

Ainsworth Village *Bury*

Conservation Area Appraisal & Management Plan



Bury Council
Creating a Cleaner, Safer, Greener Borough

Bury
COUNCIL

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PREFACE

Ainsworth Village Conservation Area was originally designated in 1973. The area has now been studied in detail and a draft Conservation Area Appraisal document was presented to the local community in October 2007 to seek its views on the issues to be considered when developing a strategy for the area. These were taken into account when the Local Area Partnership considered a report in January 2008 and when Planning Control Committee approved a range of actions in February 2008. This document contains the original appraisal and the subsequent management plan, which will be used to seek the protection and enhancement of the conservation area. The current management strategy does not deal with every issue. It is the start of a process, which will, through regular reviews, develop further policies and actions for the area.

This booklet should be read in conjunction with the Council's booklet, the Conservation Areas of Bury, which outlines the full implications of conservation area status. Additional information is on the Council's website www.bury.gov.uk.

Some of the statements made in the appraisal part of this document represent the discussion of issues by the Council's consultant.



Fig. 1: Ainsworth Unitarian Church

1: Purpose: Implementing Good Practice

The preparation of conservation area appraisals and management strategies is recommended by central government and is encouraged as good practice by English Heritage, the Government's principal advisory body on conservation areas.

The purpose of this document is to first describe and review the elements that contribute to the special character and historic interest of the Ainsworth Village Conservation Area, including its history, 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. The second part of the document will put forward a management plan covering issues of development and enhancement. The document is expected to be reviewed at frequent intervals.

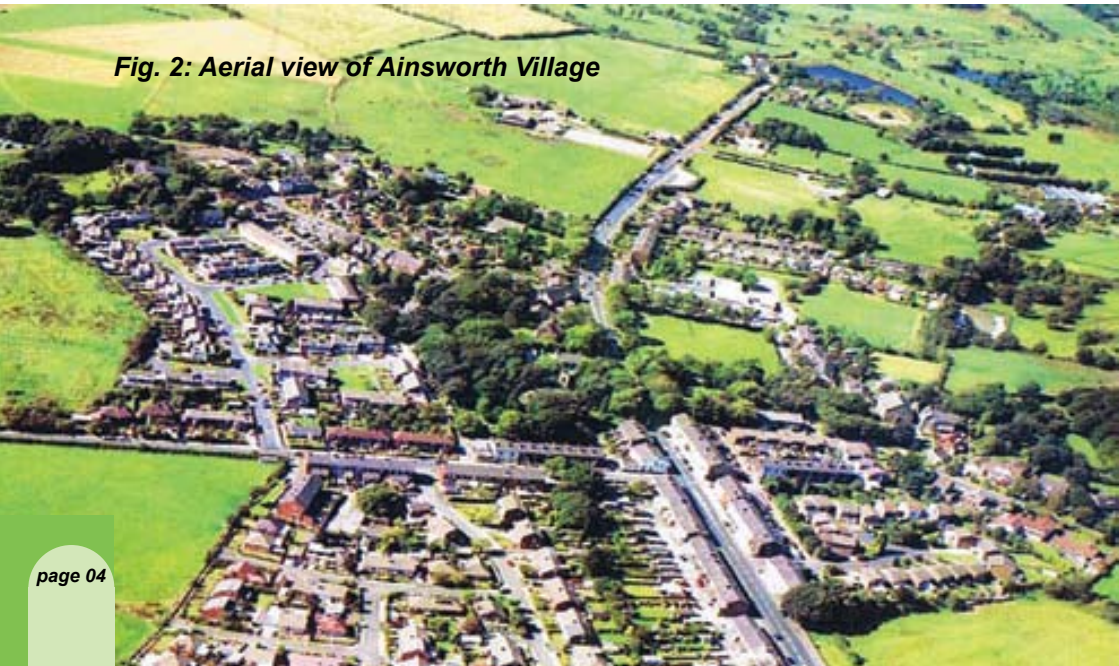
The appraisal is not intended to be comprehensive and omission of any particular building, feature or space should not be taken to imply that it is of no merit.

2: Introduction: Context within North Manchester

Ainsworth is located about three miles west of Bury town centre in Greater Manchester, on undulating ground to the south of the West Pennine Moors. The topography of the village, on a slightly elevated site, gives Ainsworth an attractive setting, with fields on all sides. The land lies between 140 and 240 metres above sea level, and the underlying geology is carboniferous sandstone, a reliable building stone. It is within the Radcliffe North Ward and is close to the boundary with Bolton MBC.

Ainsworth is a good example of a village which developed initially as a farming community, but expanded during the industrial period. The village grew during the 19th century as a result of the development of local stone quarrying and the spinning, weaving and bleaching of cotton, although there were no textile works within the boundary of the conservation area. The village now has a linear form, spread along the main east-west road (the B6196) between Bolton and Bury, a road that pre-dates the early 19th century turnpike, built to the south. Subsidiary streets and lanes lead into the fields to the south and north; many of these lanes are un-metalled which contributes to the rural character of the village. The place name of Ainsworth is Anglo-Saxon, with “worth” meaning a small enclosure or farmstead, and the prefix probably being the name of a land owner. Historically the village was also known as Cockey, now the name of the moor to the east of the village.

Fig. 2: Aerial view of Ainsworth Village

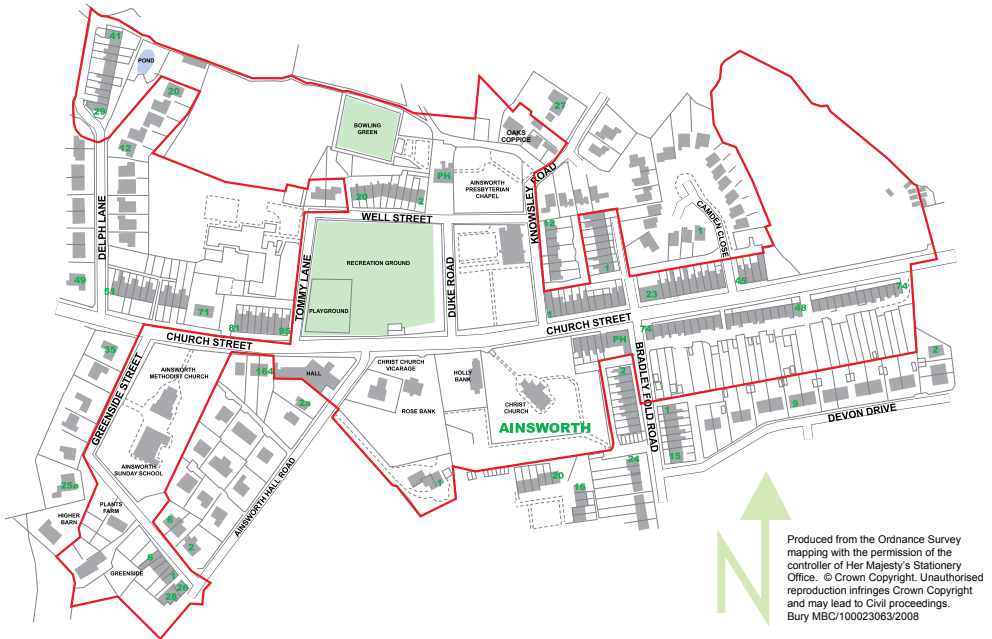


3: Conservation Area Boundary



3. Conservation Area Boundary

The 2007 appraisal of the Conservation Area undertook a review of the area boundary. A number of extensions to the Conservation Area were put forward at that time. These were considered as part of the community consultation and the assessment of the proposals by the Council. The boundary of the Conservation Area was extended by Planning Control Committee in February 2008. The extensions included a large part of Greenside, 1 to 15 Victoria Street, and the Delph. The current Conservation Area boundary is shown in Fig. 3 below.

Fig. 3: Ainsworth Village Conservation Area Map



KEY

-  Conservation Area Boundary
-  Buildings

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4: Origins and Growth of the Area

4.1 Early Ainsworth

The area has a long history of human habitation; Bronze Age burial sites and artefacts, dating back at least six thousand years, have been found on the surrounding moors.

The place name Ainsworth is first mentioned in the early 13th century, when land there was given to Cockersand Abbey by Roger de Middleton. The place name is Anglo-Saxon, derived from the word “worth” meaning enclosure; the prefix is thought to be the name of an early occupant. The village is sometimes referred to as Cockey Moor in historical documents, a name that is generally now taken to refer to the formerly unenclosed east side of the parish, on which some archaeological finds of Roman coins have been made. Cockley Chapel is marked on Saxton’s 1577 map and on John Speed’s map of 1610. The place name Ainsworth commonly occurs as a surname, and gave its name to the local Ainsworth family who during the 14th century were important land owners.

Until the industrial period, the principal occupation was small-scale farming. The historic rural settlement pattern in this part of Lancashire developed with larger villages interspersed with small farmstead groups or folds, such as Dearden Fold to the west of the village and Barrack Fold to the north. To generate additional income many farmhouses had loom-shops for weaving woollens. The open moorland of Cockey Moor surrounded the village, and was gradually enclosed during the post-medieval period; there are records of enclosure for glebelands in 1630, although the straight lines of field boundaries and lanes around the village reflect the relatively late date of enclosure; an enclosure order was made in 1812.

The first record of a chapel at Cockey Moor dates from 1515, and Camden refers to the building as “a chapel built of timber, beset round with trees”. The old chapel building was pulled down in 1831 and replaced with a new building in 1832, known as the “Chapel of Christ in Cockey, otherwise Ainsworth”. The village was historically a township within Middleton parish until it became a separate ecclesiastical parish in 1867. There is a long history of religious dissent in the village, with the church building being used for non-conformist meetings during the 17th century. In 1662 the

minister John Lever was “turned out”, taking some of the congregation with him; this led to the building of a dissenting meeting house in 1672. This first chapel was rebuilt in 1715 and is now the Unitarian Chapel on Knowsley Road.

To the north of the chapel a “Reform Club” was built in 1768 (now the old Stables), to provide accommodation and stabling for worshipers who lived away from the village. Hooks Cottage off Knowsley Road is dated 1773, although it may be earlier. Cottages on Greenside Street probably date from the late 17th and 18th centuries. The Duke William carries a date-stone of 1737. These pre-industrial buildings are important to the character of the conservation area, but most of Ainsworth’s present buildings were built after the end of the 18th century.

4.2. The impact of the Industrial Revolution

The area around Bury and Ainsworth remained predominantly rural until the later 18th century, when the spread of mechanised industry into rural Lancashire brought profound changes to the rural economy and small communities. In the case of Ainsworth, the population rose as local employment opportunities grew, with the development of stone quarries and the local textile industry. Stone quarries are shown on the 1850 OS map, together with a bleach works at Brightmet Fold to the south west of the village. In 1853 the vicar recorded that 1700 people lived in Ainsworth, mostly handloom weavers and small farmers. Moorside cotton mill was built to the east of the village in the second half of the 19th century and by 1862 the population had increased to 1,803. Local entrepreneurs expressed their wealth and status by living in large houses outside the village; John Whitehead developed a bleach works and calico works and lived at Ainsworth Hall. He was also a notable local benefactor, paying for the recreation ground and a park in Bury. Bank Field, off Ainsworth Hall Road was built in the 1830s and occupied by James Park, a surgeon in the 1850s, and later by the Crompton family.

Ainsworth has several distinctive groups of early industrial period workers’ housing; a map dating from c.1806 shows Club houses off Delph Lane

and the 1850 OS map marks these and the “club houses” along the south side Church Street. Club houses are a particular type of workers’ housing constructed by local workers with funds raised through a friendly society or co-operative society; there are other examples in West Yorkshire. Little is known about the organisation behind the building of the Ainsworth club houses, but they are thought to have been built for the men employed in the local sandstone quarries. Originally the club houses on Church Street were back-to-backs, although they are all now connected to form single dwellings; they were built in the early 19th century.

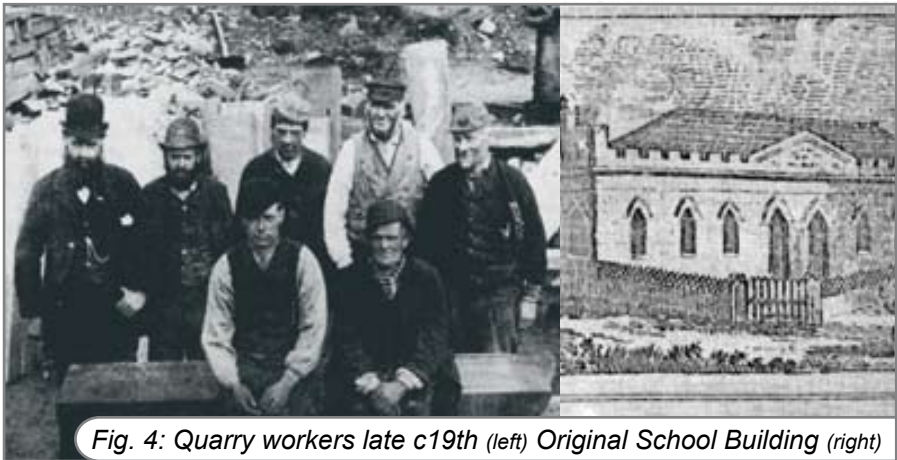


Fig. 4: Quarry workers late c19th (left) Original School Building (right)

The movement of goods in the pre-industrial period would have depended on horse-drawn transport along old routes between villages and towns. Ainsworth appears to have developed as a result of its position on the east-west route roughly equidistant between Bury and Bolton. Improvements to the layout of farmland and roads were made under the Enclosure Act; an enclosure award was made for Ainsworth and Radcliffe in 1812. The map in Fig. 5 dates from c.1806 and shows the new village road layout of straight boundaries and streets. The village was later by-passed by the turnpike road which was constructed further south in 1821. The nearest railway station was Bradley Fold. Ainsworth’s relative remoteness from canals or railways would have hindered its 19th century development. In 1904 plans were drawn up for the tram to extend to Ainsworth to Bury, which opened for passengers in 1907.

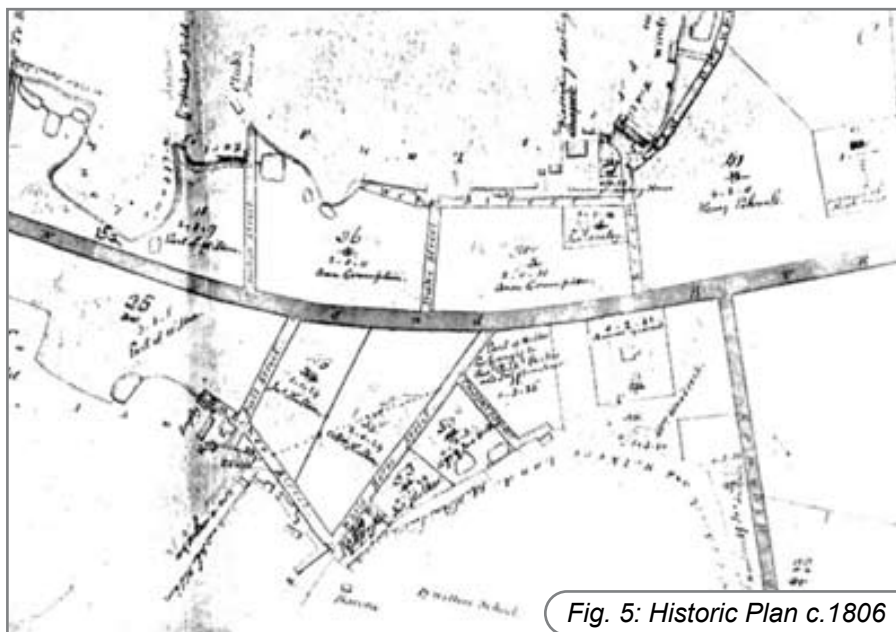
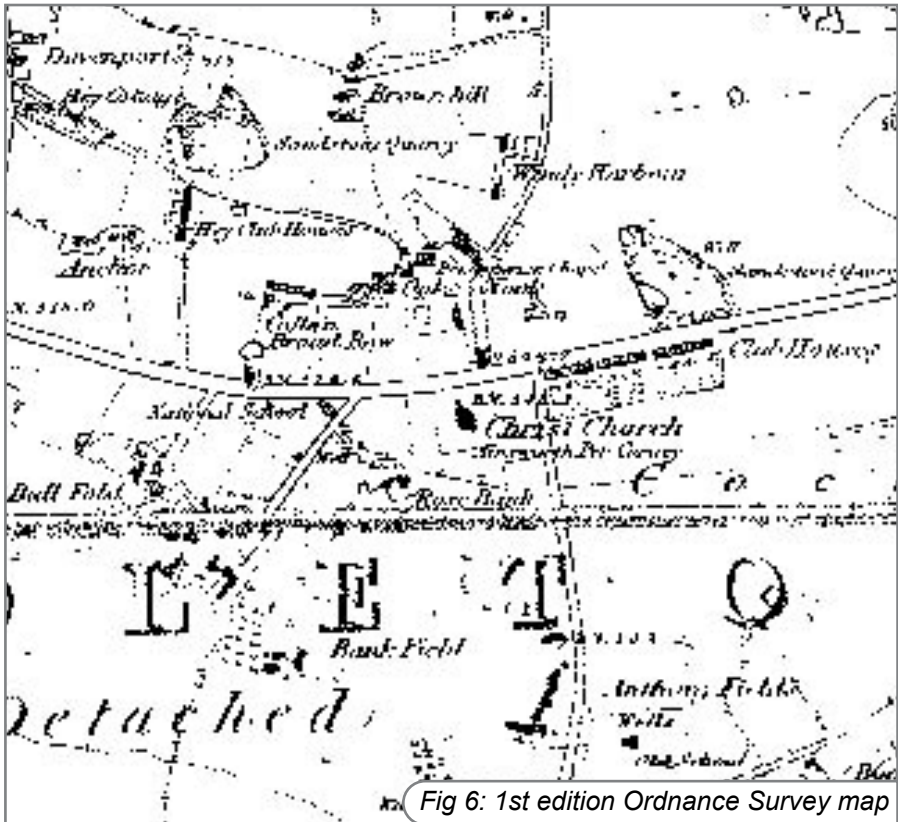


Fig. 5: Historic Plan c.1806

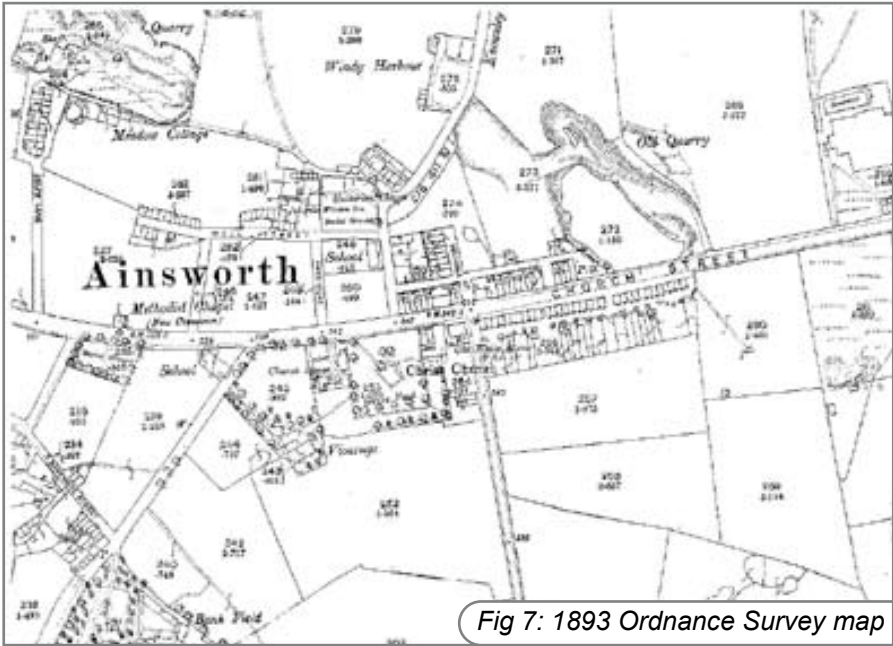
Fig. 5 also indicates land-ownership in Ainsworth; the Earl of Wilton was then the main owner, with others including Ann Crompton and the Revd. Joseph Bealey. The present Delph Lane is marked as Anchor Street, Tommy Lane is shown as Duke Street, Ainsworth Hall Road is marked as White Horse Street. The lane off Ainsworth Hall Road leading to the house now called The Old Vicarage is shown on the plan as Chapel Street. Almost no buildings except for the church are shown along the main road; the position of the church appears to reflect the early chapel pulled down in the 1831. All the houses are set-back behind open fields fronting the main road, along Well Lane, Knowlsey Road (then called Broom Field) and along Greenside Street (then called Butcher Street and Bull Street). The Unitarian Chapel is marked as the Dissenting Meeting House.

The 1st edition Ordnance Survey map (Fig. 6) was published in 1850. This shows the same road pattern and scattered houses, but with the addition of the three groups of club houses on Church Street, with their long rear



gardens clearly shown. By this date Christ Church had been re-built on its present orientation, and the National School had been built in 1838. The area around the Unitarian Chapel was then called Oaks Nook, and includes the Duke William Inn; Duke Road had been laid out by the date of this map. The building later used for the Unitarian school on Knowsley Road is shown. The house now called The Old Vicarage, off Ainsworth Hall Road, is marked as Rose Bank on this map. Beyond the edges of the village, large quarries are shown north of Hey Club Houses on Delph Lane, and to the east, north of Church Street opposite the club houses. This map also shows small features such as several wells. The first Methodist chapel

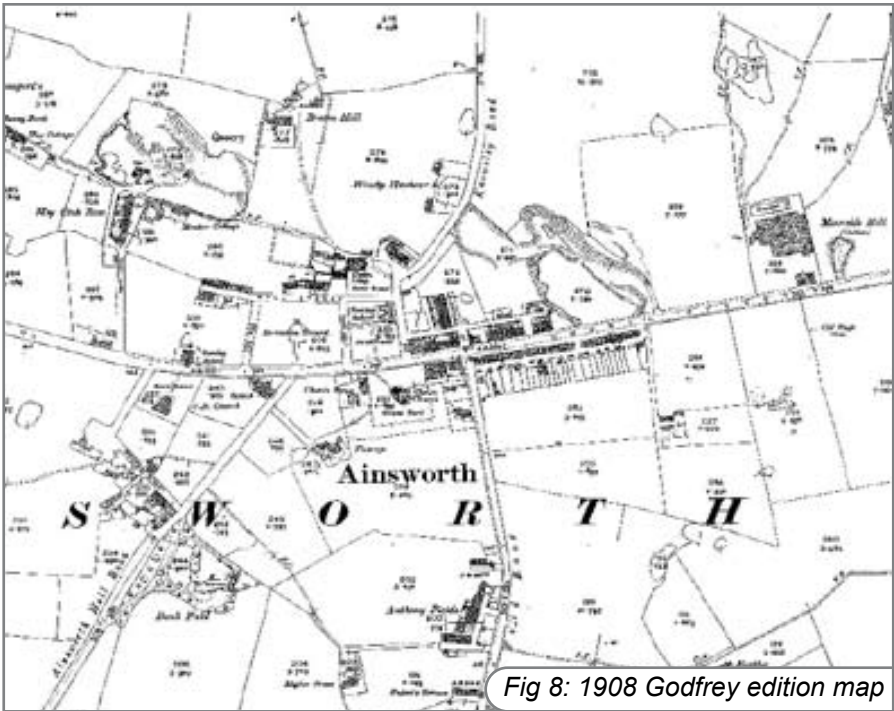
was built on the north side of Church Street in 1847, opposite the present building, although it is not shown on the 1850 OS map.



The 1893 Ordnance Survey map (Fig. 6) shows further development of terraced housing in the village. The rows of houses and shops along the north side of Church Street are shown, including the co-op, opened in 1863, and the terrace on Victoria Street dated 1875. Along the south side of Church Street, The Old White Horse public house is shown as a detached building, with a pair of houses to the west. Church House, now known as Holly Bank is shown, as well as the Vicarage off Ainsworth Hall Road. The map shows a burial ground on the site now occupied by the present Methodist Church. Both quarries had expanded in area by the 1890s; the quarry to the east of the village is marked on the map as “the old quarry” with a large worked-out area filled with water, later known as The Delph. The quarry north of Delph Lane was still active, with shafts and cranes marked on the map. A small quarry east of the Hey Club Houses is filled

with a pond. Outside the village, to the east, Moorside Mill had been built, for spinning and weaving cotton.

The 1908 Ordnance Survey map (Godfrey edition) Fig. 8, shows few further built additions to the village. The present Methodist Church opened in 1892, enabling the former chapel to be used for a Sunday school. The recreation ground was created on land between Well Street and the main road, opened in 1902. This was provided by John Whitehead of Ainsworth Hall, a local manufacturer. The ground was enclosed by railings with corner stone piers; the railings were removed during the Second World War. It is probable that the railings that line the east side of Duke Road and front the Unitarian burial ground on Church Street were erected at the same time; the corner piers are the same.



Most of the historic buildings shown on these maps survive today, with the exception of terraced houses on the site of the present school, and the original Methodist chapel whose site now holds a detached house. Most buildings remain in their original use, notably houses and places of worship. The 1838 former National School has recently been converted to a community centre. During the early 20th century the village continued to grow, with new terraces of red brick houses along Bury Old Road and south along Bradley Fold Road, outside the conservation area. The tiny library next to the Old White Horse dates from the inter-war years. The post-war change in the pattern of building in the village is marked by inter-war bungalow development along Ainsworth Hall Road and Delph Lane. Later post-war infill has further changed the character of the wider village, for example along Knowsley Road.

5.1 General Character

Ainsworth is situated on gently falling ground between the lower River Irwell and the Bradshaw Brook, on the northern side of the Manchester basin. Ainsworth is almost equidistant between Bolton and Bury; three miles west of Bury. The village has a loose, linear form and straddles the B6196, a busy road between the two towns. The land lies between approximately 140 and 240 metres above sea level. The underlying geology is carboniferous sandstone, a reliable building stone. The village has become popular with people commuting to towns in the Bury and Manchester area.

The heart of the historic village lies within the conservation area, with housing built during the second half of the 20th century around the perimeter. The surrounding fields, on rising ground to the north and falling away to the south, form the landscape setting for Ainsworth. The gentle topography and lack of new development on the north side of the village enables good views out of the conservation area into the fields beyond. The footpath network enables good views in and out of the village for those on foot. The edge of the village is defined by dry-stone boundary walls along the north and north west edges, for example along the lane to the rear of the Delph Lane cottages. The southern and western edge is less well-defined, with views obscured by 20th century housing, and boundaries tending to be of modern post and panel fences.

Key views into the village are from the main road approaching from the west or east, although these are interrupted by the level of fast-moving traffic on the road, and its overall character as a highway. The water tower to the north east of Ainsworth heralds the approach to the village, although it is outside the conservation area. The key landmark within the conservation area is the tower of the parish Church.

The historic lanes and footpaths within the village provide some interesting enclosed spaces which frame attractive views. For example, the narrow lane between The Old Stables and the Unitarian Chapel leads to open views over fields to the north, and a narrow east-west footpath between fields.



A) Methodist Chapel.

B) Delph Lane.

C) Greenside.

D) 26/28 Ainsworth Hall Rd.

E) The Old Vicarage.

F) Knowsley Rd.

G) Church Street south.

H) View from north.

I) Club houses, Church St.

J) Unitarian Chapel graveyard.

K) View from north.

L) Recreation ground.

The village centre has a varied grain. The dense grain of the terraced housing is interspersed with a relatively high proportion of loosely connected open spaces. The eastern approach to the village along Church Street has a dense, enclosed spatial character, due to the terraced housing built close to the road. This contrasts with the open spatial character of the central area of the village, where the parish church burial ground and large private gardens to the south of the road, combine with the recreation ground and Unitarian burial ground to the north to create a substantial area of green open space. These open spaces are a combination of formal spaces planned on a regular pattern such as the recreation ground, or informal private gardens.

The spatial character of a residential street is often an indication of its historic social status. Most of the early 20th century Ainsworth terraced housing was densely built up to the back of the pavement with no more than a rear yard, for example on the north side of Church Street. The back-to-back club cottages at the eastern end of the village were provided with small front forecourts and longer rear gardens, probably to provide space for vegetable gardens as a deliberate part of the housing provision. There are only a small number of detached houses, set in larger gardens in the middle of the village; grouped to the west of the church. Historically, large higher status houses were built beyond the edge of the village, such as Bank Field.

There is a sharp contrast between the dense, spatial character of the housing and the open spaces in the conservation area and the fields beyond. This is most marked on the northern half of the village, for example north of Well Street and west of the north end of Delph Lane.

The historic buildings in the conservation are generally small scale and predominantly 2-storey, although there are a few exceptions such as the Old Stables north of the Unitarian Chapel. This fairly homogenous scale unifies the built appearance of the Conservation Area. The prevailing low scale also allows larger community or worship buildings, such as the chapels and the church to be more prominent. There is little change in level within the village, although the church is built on a slight eminence which emphasises its prominence and status within the village.

5.2 Character Areas

Ainsworth conservation area can be divided into has three key areas, each with a distinctive character.

East end of Church Street (historic workers housing)



A) Club houses, Church St.
D) Church St. north.

B) Victoria St.
E) Church St. south.

C) Old White Horse.
F) Library.

The Church Street approach to the village centre is characterised by a dense pattern of terraced housing built in groups. The earliest of these are the stone-built club houses built in three groups lining the south side of the road east of Bradley Fold Road. These date from around 1830 and were built as back-to-backs for the families of quarry workers. They face The Delph, a public open space to the north that was formerly a large quarry and flooded with water in the late 19th century. To the west of Bradley Fold Road is a terrace comprised of buildings of different dates; The Old White

Horse is a mid 19th century inn, the tiny public library was built in the 1930s in the gap between the pub and the stone terraced houses to the west. Facing this group across the road is a mixed stone-built terrace of mid to late 19th century houses and a shop. Part of the group was once the co-op, but this has been partly re-fronted and refurbished for housing. Knowsley Road and the east edge of the Christ Church burial ground marks the boundary between this and the Central village area.

Central village area (chapels, church and recreation ground)

This area is notable for its large open spaces, which visually connect although they are separated by either the main road or side streets. The burial ground of Christ Church is an important historic space within the heart of the village, with the church as its focus. The burial ground with its mature trees, memorials, walls, gates and railings is a key feature in the conservation area. This is complemented to the north, across the road by the burial grounds around the historic Unitarian Chapel and Sunday School. The recreation ground of 1902 and the domestic gardens of the detached houses on the south side of the main road continue the feeling of space to the west. Boundaries are important, with a mix of iron railings and stone walls, although the railings around the recreation ground have been replaced by a hedge. The recreation ground connects visually with the school playing field and bowling green.

This area contains many of the village's historic and protected buildings.



A



B



C



D



E



F



G



H



I

A) Former National School.

B) Lych Gate.

C) Well St.

D) Recreation Ground.

E) Christ Church.

F) Unitarian School.

G) Unitarian Church entrance.

H) Unitarian Chapel.

I) Churchyard Christ Church.

Greenside, Delph Lane and the west of the village

Both Greenside and Delph Lane are slightly separate and set away from the core of the village. Both are quiet and tranquil backwaters enclosed by later development. Both would at one time have been almost separate settlements, Greenside incorporating farms (some now demolished), a public house and cottages. It contains a strong group of buildings at the junction of Greenside and Ainsworth Hall Road, set amongst small holdings and gardens with a backdrop of fields to the south. The former farm buildings are more loosely grouped and are separated by tracks, including the lane to numbers 17, 19 and 23. This area still has a very green and semi-rural feel. The later Methodist Church and school form a more formal and urban group and setting within enclosed and maintained grounds, and provide an important frontage to the tree-lined character of Bury Old Road.

Delph Lane has open views to the north and west and also sits in an area of rural character. This is further enhanced by the planting to the front of the buildings and the pond on the approach to Meadow Cottage. The character of the area is based upon the stone terraces, the stone enclosing and boundary walls, and footpaths in an open and quality landscaped setting.



A) Plants Farm.

B) Methodist Chapel.

C) Delph Lane.

D) Delph Lane.

E) Greenside.

F) Greenside.

5.3 Significant Buildings

Listed buildings



A) Hooks Cottage.

B) Christ Church.

C) The Old Stables.

D) The Duke William.

E) Unitarian Church.

F) Holly Bank.

Church Street:

- **Christ Church, Grade II.** 1832, early Gothic Revival, extended 1850s. The present church replaced an earlier chapel on this site. The short west tower is a landmark in the village.
- **Sticks in churchyard, Grade II.** Dated 1753; upright stones with grooves, timber missing.
- **Holly Bank, Grade II.** Built mid 19th century; marked as The Church House on the 1893 OS map. Late Georgian style with sash windows and a symmetrical front facing west. Front boundary wall with copings and gothic-style gate piers within the curtilage; the latter match those to the Church.

Knowsley Road:

- *Unitarian Chapel, Grade II**. 1715, extended 1773. Little altered chapel with mullioned windows and fine interior. Important example of non-conformist chapel, in an attractive burial ground. Stone walls and gate piers are within the curtilage.
- *Group of three tombs in the burial ground of Unitarian Chapel. Grade II.* 1770s chest tombs to Peter Baron, Samuel Baron and Peter Seddon.
- *No 9, Hooks Cottage. Grade II.* Vernacular house with 1773 date-stone, although may be earlier.
- *The Old Stables. Grade II.* 1768, built to provide accommodation for worshipers visiting the dissenting chapel. 3-storey height is unusual in Ainsworth. Large late 20th century extension to the side, in similar style. Mounting block against the south wall.

Well Street:

- *The Duke William. Grade II.* Painted stone inn of at least two phases, set back behind an open forecourt. The earlier range carries a date-stone of 1737, although the building could be earlier. The windows are modern replacements.

A fuller description of each building is included within the formal record of the statutory list of buildings of special architectural and historic interest.

Other significant buildings that make a positive contribution to the character of the Conservation Area:



A) Club Houses, Church St. B) Lych Gate Christ Church. C) The Old Vicarage.
D) 26/28 Ainsworth Hall Rd. E) Former National School. F) Plants Farm.

Ainsworth Hall Road:

- *The Old Vicarage*. Late 18th century house, used as the vicarage until the mid 20th century. Set in a wooded garden with a drive historically called Chapel Street. Stone-built with Welsh slate roofs.
- *Numbers 26 and 28*. Late 17th century. Random and coursed stone walls and stone flag roofs. No 26 is reported to be the original Old White Horse Inn, and contains large red sandstone blocks in the external walls.

Bury Old Road:

- *Community centre*. Built in 1838 as the National School. Simple gothic details, altered and extended in late 19th century for school use. Refurbished as a community centre, with an altered roof in the late 20th century. 19th century iron railings and gates enclose the former playground.

Church Street (South side):

- *Stone boundary walls and lych-gate to north of churchyard, and southeast gateway to burial ground.* The north wall with triangular coping is mid 19th century.
- *Library.* Tiny red brick public library, 1930s.
- *The Old White Horse pub.* Mid 19th century double-fronted pub. Stone-built, now painted. Plate sash windows with etched glass.
- *Numbers 14 - 30,* terrace of stone-built houses, built c.1830 as club houses and formerly back-to-backs. Rear additions and largely modern doors and windows.
- *Numbers 32 - 50,* terrace of stone-built houses, built c.1830 as club houses and formerly back-to-backs. Rear additions, and largely modern doors and windows.
- *Numbers 52 - 74,* terrace of stone-built houses, built c.1830 as club houses and formerly back-to-backs. Cellars to eastern cottages, rear additions.

Church Street (North side):

- *Railings to Unitarian Sunday school and burial ground.* c.1900. Railings on low stone plinth with stone end piers
- *Stone corner piers to recreation ground.* Originally connected the railings enclosing the 1902 recreation ground.

Delph Lane:

- *Numbers 23 - 41,* terrace of club houses, built late 18th century. Stone-built. Front faces east. Rear extensions and modern windows.

Greenside:

- *Plants Farm.* Possibly 18th century, stone and slate farm. Some windows altered.
- *Methodist Church.* 1892. In stone and slate. Burial ground originally mid 19th century.

5.4 Roads and Pavements



A) Church St.

B) Bradley Fold.

C) Church Street.

D) Rear of Duke William.

E) End of Delph Lane.

F) Greenside.

Ainsworth is unusual in having a high proportion of un-metalled side and back lanes, with no segregation between pedestrians and vehicles. This gives these spaces in the conservation area an informal, un-regulated character, and in winter they tend to be muddy. Footpaths around the edge of the village have an attractive rural character enclosed by stone walls or hedges. The main road has a tarmac surface with extensive road markings for traffic calming, and the adjoining footways are in tarmac or concrete paving, for example on the north side of Church Street. Side roads such as Ainsworth Hall Road are tarmac with concrete kerbs and tarmac footways. There are few traditional laid surfaces in the public realm, although some small areas of cobbled surface have been retained on back lanes or in private yards, for example to the rear of the Duke William. The strip of cobbles beside The Old Stables opposite the Unitarian Chapel is of interest.

5.5 Trees and Green Spaces



A) Methodist Chapel grounds.

B) Methodist Chapel.

C) Delph Lane.

D) Site of Bank Field.

E) Footpath.

F) Christ Church.

G) Holly Bank.

H) Recreation Ground.

I) Burial Ground.

Large green spaces and mature trees are important in Ainsworth. Whether formal or informal, public or private, these green areas provide relief from the main road and provide the setting for some of the village's most important buildings. Most of the formal open spaces have a specific function as burial grounds, associated with the churchyards of Christ Church, the Methodist Church and the Unitarian Chapel. These are important for many reasons; for their spiritual significance, the architectural value of the memorials, for their social history interest and their ecological and educational potential. Trees and shrubs are important features of these spaces, together with their boundaries.

Other formal green spaces include the bowling green north of Well Street, originally a municipal facility and now run by the Radcliffe Bowling Club. This is enclosed with evergreen hedges, which provide shelter and privacy. The 1902 recreation ground was laid out as a formal space and was the gift by John Whitehead, a local manufacturer. This now has a more informal appearance, partly due to the removal of the original railings during the Second World War. The field behind the school is an informal grassed area used for play.

The least formal and one of the most picturesque of the conservation area's spaces is the pond at the north end of Delph Lane. Originally a small quarry, the flooded excavation makes an attractive feature, edged by exposed rock and trees. The Delph, on the north side of Church Street was filled by a large pond until the 1960s, and occupies the site of a large sandstone quarry, worked until the late 19th century.

Private domestic gardens are also important in the conservation area, although as most of the terraced housing fronts directly onto the footway, rear gardens are only found around larger houses. The exception is the area of long rear gardens behind the Church Street club houses, although garages and sheds now occupy some of the space. Railings, walls and gate piers, in a variety of historic designs, are also important features of domestic gardens in the conservation area, used to mark the boundary between private and public space.

5.6 Features and Materials

Historic buildings within the Conservation Area are mostly constructed from the local sandstone - a fine-to-medium grained buff-grey sandstone. The stone gives the village its distinctive colour and is also connected with the history of local quarrying. Building stone is generally laid in regular courses, using roughly dressed blocks.

Ashlar with fine tooling is used for details such as door surrounds; there are good examples on the Church Street club houses. There are also good stone details such as quoins and coved and moulded cornices supporting concealed box gutters, and on the many walls and posts referred to below.

Accrington brick, a smooth, bright red brick was used for some 20th century terraced housing, with terracotta for details such as front wall copings.

Some domestic buildings have been rendered, particularly along the north side of Church Street and on Well Street. Different colours of render tend to break up the unity of terraces.

Roofs are either stone slate on the earlier properties, or Welsh slate on later 19th century buildings, with some roofs re-roofed in modern concrete tile.

Iron railings are used to protect important spaces such as burial grounds, and there are good examples along Duke Street and to the rear of the burial ground for Christ Church. The railings formerly around the recreation ground were removed during the Second World War. Railings are not a strong feature of private gardens in the village.

Stone walls enclose the domestic gardens of larger houses such as Rose Bank, but terraces either have no front walls or low brick or dry stone walls. The club houses on Church Street formerly had open frontages, now partly defined with modern railings on planted areas. Dry stone walls are an important feature in the conservation area and contribute to the rural character of the village. With either half-round or flat copings, these walls were built as field boundaries, and also define footpaths or lanes. There are a few examples of slab fences in Ainsworth; made of large

sandstone slabs set on edge, and probably locally quarried. One is a feature on the north side of Church Street, and there are others to the rear of the Duke William pub.

Gate piers are used to define the entrances of higher status buildings such as churches and chapels, and larger houses.

Stone corner piers are also a feature of the recreation ground and part of the formal layout of this area. The corner piers match those around the Unitarian burial ground seen on Duke Street.

Doors and window frames are the least durable of the original building materials in the village. Few examples of these features now remain. Many have been replaced with a range of upvc doors and windows in different designs, finishes and colours. Few such replacements are appropriate to the area's traditional and basic character.

Examples of traditional features and materials are shown on page 30.



A



B



C



D



E



F



G



H



I



J



K



L

A) Church St.

D) Church St.

G) Mounting Steps.

J) Delph Lane.

B) Church St.

E) Rear of Duke William.

H) Duke Street.

K) Delph Lane.

C) Church St.

F) Unitarian Chapel Side Gate.

I) Methodist Chapel.

L) Christ Church.

6.1 Introduction

The character of the Ainsworth Village Conservation Area has been described in the earlier sections of this appraisal. National conservation guidelines place a responsibility on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas and, in exercising their planning powers, to take into account the desirability of preserving or enhancing their character or appearance.

This conservation area appraisal and the management proposals were prepared for circulation to and discussion with area residents as part of a consultation process during 2007. There is broad support from the local community and the community association for the policies and actions which form the management strategy.

The Ainsworth Village Conservation Area is a generally well preserved area which has suffered relatively little large-scale change within its boundaries. The changes which have taken place, however, could easily be compounded, and the result would be serious erosion of the character of the area. When alterations which seem minor in themselves become widespread, cumulatively they can have a far-reaching effect on the appearance of the area. While some residents have taken pride in the original features of their properties, alterations have begun to have a damaging effect. Drawing attention to the special features of the place and setting this in an historic framework is seen as a way of highlighting what is best about the area to help inform individual owners so they can avoid works which might erode the special qualities of the area.

Erosion of detail has taken place with the removal of chimneys and the introduction of flues and satellite dishes; the replacement of original doors and windows; changes to roofing materials; and the introduction of unsympathetic fencing and replacement garden walls.

Conservation policies recognise that change takes place and that individuals wish to improve their properties and environment. What the policies seek to do is to guide the way changes are made so that the traditional character of the area is preserved.

Following consultation within the area, the Council has delayed consideration of stricter planning controls until proposed detailed design guidance and the grant scheme arrangements are complete. The design guidance will guide residents in altering or extending their homes in the area. This will be prepared as general advice and will also cover other Conservation Areas.

As indicated above, this third section sets out a possible management plan for the Ainsworth Village Conservation Area. These proposals should be read in conjunction with the appraisal of the designated area, set out in pages 2 to 30. The proposed policies and recommendations are intended to preserve the character and appearance of the Conservation Area, to assist in managing change without compromising the historic environment and to put forward proposals for its enhancement.

The plan is divided into two sections. The first sets out policies for the preservation of the special interest of the area, while the second relates to proposals for enhancement.

There is no time scale allotted to the actions put forward. The Council is required to prepare plans for all its conservation areas and it is not currently possible to do this and also take up all actions resulting from all of the plans.

6.2 Policies for the Control of Development

The following policies are directed at ensuring that change is in sympathy with the area's character. These should be read in conjunction with the Council's booklet, Conservation Areas of Bury, which gives general guidance on conservation areas and explains when planning permission is required for the alteration and extension of dwellings. They should be taken into account when consideration is being given to proposed alterations and when guidance is required.

Demolition of buildings

Legislation provides for control over the demolition of buildings in conservation area (subject to various exceptions). Paragraph 4.27 of PPG 15 - Planning and the Historic Environment indicates that, "The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area." It goes on to indicate that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings (paragraphs 3.16 – 3.19 of PPG15). Control also extends to some boundary and garden walls.



Paragraph 5.3, identifies listed and other significant buildings within the designated area. These are generally the ecclesiastical buildings constructed in the nineteenth century, and the early or larger residential properties that are important to the village character. Paragraph 5.5 also identifies structures, particularly walls and gatepost that make a positive contribution to the townscape. There should be a presumption against the demolition or removal of all of these buildings and structures.

Policy 1:

The Council will only grant conservation consent for the demolition of a significant building or a building or structure that makes a positive contribution to the townscape of the Conservation Area if it has been fully justified against the criteria laid out in PPG 15 paragraphs 3.16 – 3.19.

In addition, the Conservation Area includes a number of listed buildings, the demolition and alteration of which is also controlled by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Trees

Section 211 of the Town and Country Planning Act 1990, as amended, requires that anyone proposing to cut down, top or lop a tree in a conservation area must give six weeks notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to make a tree preservation order.



Trees make a major contribution to the character and appearance of the Conservation Area and to its setting. Some are already covered by tree preservation orders but it is recommended that the Council undertake a comprehensive tree survey of the whole of the Conservation Area, plus its setting, to determine whether additional tree preservation orders are required.

Policy 2:

The Council will consider whether additional tree protection orders are required and will generally resist proposals to cut down, top or lop trees in the Conservation Area. However, when trees are removed or die they should be replaced with new trees of appropriate species and size.

Hedges

Many of the properties in the Conservation Area have hedges along their boundaries and these are an important feature of the area, contributing to its character and appearance. Those along front boundaries are very important within the street scene, helping to delineate the public and private spaces.



Policy 3:

Generally, the Council will discourage the removal of boundary hedges and, as part of proposals that require planning permission, the Council will resist the removal of hedges that contribute to the character or appearance of the Conservation Area.

Open Spaces and Gardens

There are several areas of open space within the Conservation Area that are very important to its character. These are the Churchyards at the Unitarian Church, Christ Church, and Methodist Chapel; and the green areas at the Recreation Ground, the Delph, and the bowling green, and the space around the pond at Delph Lane. All these spaces also form part of views and vistas around the village and need to be protected from built development.



Policy 4:

The Council will resist all proposals to develop the large open and green spaces within the Conservation Area with buildings, and also proposals that will adversely affect the important views and vistas within, out of, and into the Conservation Area.

The residential character of the area is largely established by the pattern of past development, which generally consists of terraced housing and some significant houses in large plots. The garden areas to these dwellings form an important part of the area's character and there should be a presumption against new residential development in the garden areas of existing dwellings.

Policy 5:

The Council will resist proposals that would result in the development of garden areas to the detriment of the traditional character of the Conservation Area.

Land Use

The character of the Conservation Area relies upon the existing pattern of land uses. Any major changes to these land uses will affect this character. New non-residential uses should not normally be permitted in those parts of the Conservation Area away from Church Street/Bury Old Road.



Policy 6:
The Council will resist proposals for the change of use or character of existing residential land or buildings within the Conservation Area.

Commercial Uses

Within the Conservation Area, non-residential uses cover ecclesiastical buildings, the community centre, the library, a shop and the Public Houses. The external alteration of these buildings together with any security and signage proposals can have a significant impact on the village character.



Policy 7
The Council will resist proposals for the unsympathetic extension, alteration or signage proposals affecting the non-residential buildings in the Conservation Area. Discontinuance notices will be used in connection with poor or out of date signage.

Materials

Traditional materials, such as natural stone and slate, used for the external walls and roofs of the buildings have established the character and appearance of the Conservation Area.



Policy 8:

The Council will resist all proposals to construct or clad buildings with materials that are not traditional and appropriate to the appearance of the Conservation Area.

Dormer Windows

Dormer windows are not a traditional feature in the Conservation Area. The introduction of dormer windows would damage the architectural qualities and overall appearance of the area.



Policy 9:

The Council will resist all proposals that involve the construction of dormer windows.

Satellite Dishes

The widespread erection of satellite dishes and radio equipment on buildings would have a detrimental impact on the appearance of the Conservation Area.



Policy 10:

Where planning permission is required, the Council will resist all proposals that involve the erection of satellite dishes and radio equipment in prominent locations within the Conservation Area.

Extensions

Extensions to buildings can be detrimental to their appearance either because of their location, size or design. Extensions (including porches and canopies) on the front or principal elevations of buildings should be avoided as these elevations have usually been either carefully designed or are part of a larger terrace unit. Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are prominent in the street scene. Extensions should be subordinate to the building to which they are attached, should use the same or complementary materials, and should reflect or complement its style and appearance.

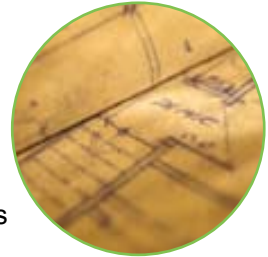


Policy 11:

The Council will resist proposed extensions that are too dominant, in a prominent location, or are otherwise detrimental to the character of the building to which they are attached, or to the character or appearance of the wider Conservation Area.

Planning Applications

It is important that planning and conservation area consent applications are complete, comprehensive and clear in terms of the proposals put forward, and that they can be understood by the local planning authority and the community. Drawings and photographs should accompany planning applications and, amongst other matters, the design and access statements should explain why the proposals are considered to be appropriate within the Conservation Area. Guidance on what information is required to ensure the validation of applications is outlined on the Council's website www.bury.gov.uk



Policy 12:

Planning and conservation area consent applications will only be acceptable if the submitted information is clear, complete and comprehensive and includes full drawings of the proposals and a thorough design and access statement. The Council will expect any proposal for a development within the Conservation Area to include a full analysis of the surrounding area. Proposals should respond to the surrounding development in terms of scale, height, massing, alignment and materials. All proposals should protect or enhance the character and appearance of the Conservation Area.

Minor Alterations/Permitted Development

Any work that materially affects the external appearance of a building requires planning permission, subject to permitted development rights. Under normal planning control certain works to dwellings are classified as permitted development and do not require planning permission. This includes small alterations and extensions, the erection of



buildings, enclosures or pools required for a purpose incidental to the enjoyment of a dwelling house (such as a swimming pool), the provision of some hard surfaces, the erection of and alterations to boundaries, and changes to windows and doors. However, within conservation areas some developments (that in other areas would be permitted development) are not classified as permitted development. This includes various types of cladding; the insertion of dormer windows; and the erection of satellite dishes on walls, roofs and chimneys fronting a highway. Also, within conservation areas the size of extensions that may be erected without specific planning permission is also more restricted.

Work that affects the external appearance of a building can include the replacement of doors and windows, particularly if it involves a change in the design or the use of a modern material, such as plastic (PVC-u). The accumulative effect of door and window replacement, and other small scale changes, is beginning to damage the character and appearance of the Conservation Area. The effect of further alterations of this nature will seriously erode the special interest of the area, which is the reason for its designation.

Policy 13:

Where planning permission is required, the Council will resist the replacement of doors and windows, and other changes, where the proposals would adversely affect the appearance of the building, and where the proposal would be detrimental to the character of the building or to the character of the wider Conservation Area.

Local planning authorities may remove (or apply for approval to remove) permitted development rights by way of an Article 4 Direction. This means that certain developments that would otherwise not require planning permission would be brought under control. This action has been considered as part of the appraisal and future plans but the consultation feedback did not give strong support to the action, and consequently an interim policy has been approved.

Policy 14:

That the Council delay consideration of the implementation of an Article 4 direction (removing permitted development rights set out in Classes A, B, E, F and G of Part 1 of Schedule 2 of the Town and Country Planning (General Development Order) 1995) until (1) a design guide is prepared providing advice and guidance for residents on the subject of extensions and alterations and for use in connection with voluntary arrangements for compliance with good practice, and (2) the grant system referred to in Policy 15 is adopted.

Minor Alterations and Repair

Until such time as comprehensive guidance is prepared, the Council supports the following broad interim guidance:



- (a) Repair of traditional and decorative external
woodwork is preferable to replacement. Window
sills which require replacement should be cut out
and replaced with new matching timber pieces joined in a traditional
way. Where windows and doors have deteriorated beyond repair,
consideration should be given to having new units made to the
original design, rather than to replace them with modern standardised
alternatives. Replacement windows and doors should be in timber,
which should be painted. External joinery should be painted rather than
stripped or stained.
- (b) Where possible new alarm box and satellite dish fittings should be
mounted below eaves level and at the rear or side of the property. Main
elevations should remain uncluttered. See-through mini satellite dishes
cause the least harm.

- (c) If re-roofing is required, salvageable slates should be reused where possible, the balance being made up of reclaimed material. The use of concrete tiles or synthetic 'slates' can be inappropriate. Where possible semi-detached houses and terraces should be re-roofed as a whole to preserve a unified appearance.
- (d) Chimney stacks should be retained although the flues may not be in use. Steel flues located in roofs are out of character with the area.
- (e) Where replacement of rainwater goods is necessary, off the shelf PVC-u is seldom appropriate. There are convincing copies of cast iron and timber sections in other materials that are lighter, less expensive and are easy to maintain. The installation of additional and new pipe work on the front or primary elevations should be avoided.
- (f) External stone or brickwork should not be painted and, if they are to be cleaned, a non-abrasive method should be used. Careless and dominant re-pointing of stone and brickwork can seriously affect the appearance of the property, and the work should only be entrusted to an experienced contractor using a weak to medium mortar mix, and traditional pointing methods.
- (g) Existing boundary walls and gateposts should be retained and protected from removal and relocation. In some streets, proposals to create car hardstandings by removing walls and gates should be resisted. In others, designs should take great care not to lose this part of the area's heritage.
- (h) When trees are removed or die they should be replaced with new trees of appropriate species and size.

6.3 Policies and Actions for Enhancement

In addition to their responsibility for the preservation of conservation areas, local planning authorities are also required to propose policies and actions that will lead to enhancement. This can be achieved through both the development control process, as described above, or by proposing specific actions. Where a package of actions is proposed, implementation may depend, in large part, on successful bids for funding from outside the Council.

Many parts of the village are well looked after and the area benefits from a stable and high quality environment. There is little or no prospect of significant change or development within the Conservation Area, and the range of opportunities for significant improvement are limited. However, the following is proposed.

Grants Aid and Support from Bury Council

The Council has an annual budget, approved each year, primarily to assist in the repair and restoration of listed buildings. The Council has now agreed to this being used in a similar way for buildings in Conservation Areas. The detailed implementation of the grant system is currently being designed, and this is to be directed at works that enhance the character of this and other Conservation Areas. The money available each year is not substantial and its use should be directed at assisting restoration of features such as windows and doors in individual buildings and in the repair and restoration of freestanding stone walls and railings. Other grants, either local or national, may become available for enhancement work in Conservation Areas. Where these could be made available, the Council will submit its own applications or support the community in its submissions.

Policy 15:

The Council will support the restoration and repair of properties, boundary walls and railings through grant assistance, in line with the criteria and guidance within the approved grant system.

Policy 16:

The Council will seek financial support from grant giving bodies and support the Ainsworth community in grant applications for Conservation Area enhancement where the proposals meet the grant criteria.

Design Guidance

The Council is keen to see the character of the area protected when changes are made to buildings and land in the area. There is currently only limited written and drawn information available to help area residents and builders consider the best approach to changes and improvements.

Policy 17:

The Council will produce design guidance for the extension and alteration of buildings in Conservation Areas.

Knowsley Road and the Unitarian Chapel

The condition of Knowsley Road is extremely poor in the vicinity of the Unitarian Chapel and The Stables. Road levels are also causing concern for the condition of the chapel through the possible ingress of water into the basement of the building. The Chapel is a grade II* listed building.

Policy 18:

The Council will work with the community to seek to solve the problems associated with Knowsley Road and its impact on the Unitarian Chapel.

Highways/Public Realm

The appraisal, and community comment, has raised a range of issues associated with the highways in the village. There are differing views within the community about the upgrading and adoption of some of the unmade streets. Their improvement is also beyond current budgets without significant additional external funding. Comments have also been made about street lighting in the village, where replacement is also beyond current budgets. However, consideration can be given to changes that are affordable and are about good practice. This can, at the appropriate time, cover the materials and details of repair and upgrading of the streets, signage and street furniture and a more visually sympathetic form of traffic calming within the village.

Policy 19:

The Council will consider the nature and character of Ainsworth Village and the Conservation Area when considering proposal for the repair and upgrading of the highways and street furniture.

Information and Interpretation

Ainsworth has a long history and much remains from earlier times in the way of structures and spaces. The story of the village should be told through an information board in the village and a trail leaflet, which could also involve the surrounding settlements and farms. In addition, the management plan should be freely available in booklet form from both the Council and the community association.

Policy 20:

In consultation with the community the Council will produce an information board and trail leaflet that will outline the history and character of the village, and will publish the management plan.

7: Contacts

COUNCIL CONTACTS

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, Head of Planning, Engineering and Transport Services
Bury Council, Planning Division
Craig House, 2nd Floor, 5 Bank Street, Bury, BL9 0DN

Conservation Officer

Tel: 0161 253 5317

Email: implementation@bury.gov.uk

Development Control

Tel: 0161 253 5432

Email: planning@bury.gov.uk

USEFUL CONTACTS

Bury Archives Service

Bury Art Gallery, Museum and Archive, Moss Street, Bury, BL9 0DR

Tel: 0161 253 6782

Email: archives@bury.gov.uk

English Heritage

North West Region, Suites 3.3 & 3.4, Canada House, 3 Chepstow Street,
Manchester, M1 5FW

Tel: 0161 242 1400

Email: customers@english-heritage.org.uk

Ainsworth Community Association

Honorary Secretary, 30 Knowlsey Road, Ainsworth, Bolton, BL2 5PZ

8: Acknowledgements

Draft Appraisal

- The Architectural History Practice Ltd

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- Ainsworth Community Association

Photographs

Figures 1 & 2

Ainsworth Community Association

Figure 4

Images from The Book of Radcliffe by Frank Sunderland and The Story of Cockey Moor by the Rev K.P. Bullock

All other Figures

Bury Council and AHP Ltd

**PLEASE NOTE:
CONSERVATION AREA BOUNDARIES MAY BE ADJUSTED
AND UPDATED. ALWAYS CHECK WITH THE COUNCIL'S
CONSERVATION OFFICER TO BE SURE OF CURRENT
BOUNDARIES**



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**Craig House, 5 Bank Street, Bury, BL9 0DN
(March 2008)**

Graham Atkinson

Director of Environment and Development Services

Bury ● Prestwich ● Radcliffe ● Ramsbottom ● Tottington ● Whitefield

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