

SUMMERSEAT CONSERVATION AREA BURY

CONSERVATION AREA APPRAISAL AND AREA STUDY



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TABLE OF CONTENTS

Section 1	Introduction.....	3
Section 2	The Planning Policy Context	4
Section 3	Summary of Special Interest.....	5
Section 4	Assessing Special Interest	6
4.1	Location and Setting	6
4.2	Historic Development and Archaeology	8
4.3	Spatial Analysis.....	22
4.4	Character Analysis.....	24
Section 5	Community Involvement	32
Section 6	Suggested Boundary Changes.....	33
Section 7	Local Generic Guidance.....	34
Section 8	Summary of Issues	35
Section 9	Conservation Area Study	36
9.1	Introduction	36
9.2	Policies for the Control of Development and Change ..	37
9.3	Proposals for Area Enhancement	43
9.4	Site-Specific Proposals	49
Section 10	Sources and Contact Details	51
APPENDICES: SUPPORTING INFORMATION		53
Appendix 1: Sites of Archaeological Interest.....		53
Appendix 2: Listed Buildings		56
Appendix 3: Proposed Draft Local List Buildings		57
Appendix 4: Proposed Draft Local List Artefacts		59
Appendix 5: Suggested Boundary Changes		60
Appendix 6: Saved Regional and Local Plan Policies... 		62

Section 1 Introduction

The Summerseat Conservation Area was designated by Bury Metropolitan Borough Council in 1975.

A conservation area is an “area of special architectural or historic interest” the character or appearance of which it is desirable to preserve or enhance”.¹ Designation of a conservation area increases control over significant or total demolition of unlisted buildings, strengthens control over minor development and protects trees within its boundaries. It also ensures that any new development maintains or enhances the character of the area. Section 71 of the Act imposes a duty on the local planning authority to formulate and publish proposals for the preservation and enhancement of conservation areas. Proposals should be publicised and incorporate public comment.

“The more clearly the special architectural or historic interest that justifies designation is defined and recorded, the sounder will be the basis for development plan policies, development control decisions, and management plans for the preservation and enhancement of the character or appearance of an area”.² The purpose of the Appraisal is, in accordance with the methodology recommended by English Heritage,³ to define and record the special architectural and historic interest of the Summerseat Conservation Area. This has been used to prepare a study setting out suggested actions to maintain and enhance the special character of the area. These documents will support the active management of the Conservation Area through the development control process, including support for appeals.

The Planning and Architecture Department of Bury Metropolitan Borough Council drew up a report in 1975 proposing new conservation areas at Brooksbottoms and Summerseat.⁴ This Character Appraisal draws heavily on that report.

¹ Planning (Listed Buildings and Conservation Areas) Act, 1990.

² *Planning Policy Guidance Note PPG15, Planning and the Historic Environment* (Department of the Environment and Department of National Heritage, September 1994).

³ *Guidance on Conservation Area Appraisals* (London: English Heritage, February 2006).

⁴ Planning and Architecture Department, Bury Metropolitan Borough Council, *Summerseat: Designation as a Conservation Area* (Bury: Bury Metropolitan Borough Council, 1975).

Section 2 The Planning Policy Context

The national planning policy context is PPG15: *Planning and the Historic Environment*, Part 1, Section 4.

Bury Council operates largely as a unitary authority and the local planning policy context is Policies EN1/1 to EN1/4, EN6-10, EN2/1-3, EN3/1 and 2, EN4/1, EN6/1 and 2, EN8/1, EN 9/1 on the Built and Natural Environment of the *Bury Unitary Development Plan* and policies HS1 to HS24 of *Bury's Heritage Strategy*. See Appendix 6 for further details.

Conservation Area Consent is required for the total or substantial demolition of some buildings or structures within the Conservation Area. Permitted Development Rights for householders are slightly stricter than usual, and permission is required from the local planning authority to fell or lop a tree over a certain size.

Bury Council has published several relevant Supplementary Planning Documents: Guidance Note 6 on Alterations and Extensions to Residential Properties (2006), Guidance Note 8 on New Buildings and Associated Development in the Green Belt (2007), Guidance Note 9 on Conversion and Re-Use of Buildings in the Green Belt (2007) and Guidance Note 16 on Design and Layout of New Development (2008). This Appraisal will be a useful contributor to future Area Action Plans or Supplementary Planning Documents for the Conservation Area and will form a basis for development control decisions.

Section 3 Summary of Special Interest

The special character of the Summerseat Conservation Area derives from the following elements:

- Two distinct character areas, one being the older part of the settlement of a mixture of eighteenth and nineteenth century stone terraces and detached buildings on historic thoroughfares; the other being largely a development of the cotton industry from the late eighteenth or early nineteenth century and consisting of rows of small terraces;
- A number of buildings or monuments listed or of local architectural or historic interest;
- Traditional craftsmanship, natural resources and energy of production embodied in original building materials and architectural features;
- Visual harmony resulting from use of a limited palette of natural building materials largely of locally derived stone and stone or slate roofs;
- Rural area with an open feel and many buildings set back from the road;
- Significant views out of the Conservation Area to the north and east;
- Green open space provided by the landscaped grounds of Summerseat House and Peel Hall and mature woodland at Broad Hey Wood, which is a designated Site of Biological Interest.

A definition of the special interest of the Conservation Area is set out in section 4 of this Character Appraisal.

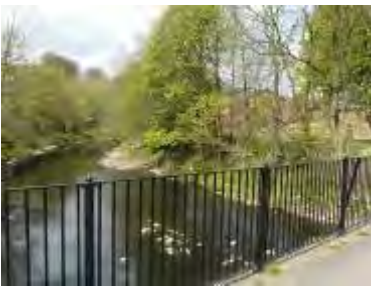
Section 4 Assessing Special Interest

4.1 Location and Setting

Location and Context

Summerseat Conservation Area lies to the west of the village of Summerseat, 2½ miles north of central Bury within and around a widening of the Irwell Valley. It lies to the west of the A56 and the M66 with the Gollinrod Gorge and Wood to the north. The Brooksbottoms/Rowlands Conservation Area lies to the north and east of the river meander.

General Character and Plan Form



River Irwell Looking North-west from Railway Street Bridge

The Conservation Area's physical character derives from its relationship with the River Irwell which has not only served as a source of water and power for the village's industry but also to mould the form of the settlement's development, initially away from the floodplain and later closer to the river. It consists of two loosely linked settlements of Higher and Lower Summerseat which sit on the slopes surrounding the wide flood plain, now with inappropriate late twentieth century infill to the west. The settlements can be viewed as distinct groupings connected by narrow winding roads and pathways. The low-piered natural stone bridges forming road crossings also make a significant contribution to the character of the area and one has been suggested for addition to the Local List. They serve not only to connect the two sides of the river valley but also to link this Conservation Area (and the village of Summerseat) with the Brooksbottoms/Rowlands Conservation Area to the east.

Higher Summerseat, which is the older, is formed by a number of small stone terraces, two public houses and a farm of varying dates set in open farmland to the east and south, in private grounds and in open space to the north, although it is enclosed to the west by recent residential development.

Lower Summerseat lies to the west and south of the Irwell and is a settlement which developed as a result of the cotton industry. It consists of small rows of stone terraces, set at right angles or along the roads. Higher and Lower Summerseat are divided by an area of mixed scrub and trees which is crossed by footpaths.

The plan form is mainly linear, following the historic road layout.

Landscape Setting

Summerseat is bordered on the east by the River Irwell. This stretch of the Irwell runs through a gorge to the east and then into a wider valley bottom with a large bend. Local geology also features yellow sandstone which has been used as a building material.

The landscape setting of Brooksbottoms has the following key characteristics:

- The whole of the river valley at this point, with its combination of mature woodland and grassland and flat land inside the river bend;
- Areas of woodland and private grounds in Summerseat House and Peel Hall;
- Green space between Railway Street and the river;
- Survival of pre-urban tracks which illustrate how the built-up area has expanded onto rural land, such as the northern end of Robin Road and the overgrown right angle running behind houses on Summerseat Lane by Summerseat House;
- Ever-present views of surrounding hills, woodland and rural landscape;
- Setting of the village on the valley sides adds to the character, providing gradient and a varied roofscape;
- Area of woodland at the top of Robin Road across the Holcombe Brook and with paths leading to Broad Hey Wood, designated as a Site of Biological Interest, Class A.

4.2 Historic Development and Archaeology

4.2.1 History and Development of Conservation Area

The history of the Summerseat Conservation Area is closely associated with that of Brooksbottoms/Rowlands.



Peel Hall in the 1970s

During the 1600s and 1700s the area of Brooksbottoms and Summerseat contained only scattered farms and hand-loom weavers' cottages in a rural setting. The earliest reference to Summerseat is from 1556 when it was known as 'summersett', meaning a hut or shelter used in summertime. Rowlands is an obscure name which may indicate that this area once belonged to a man called Rowland. In 1699, Edward Hamer, a fustian manufacturer from Tonge-within-Bolton purchased the estate of Higher and Lower Summerseat. Soon afterwards he built Peel Hall, which is dated 1706 above one of the doorways. Peel Hall originally had a Pele tower, or a fortified house with two to four storeys, attached. The estate passed to his son, Richard, who enlarged it and thence to Samuel who again added to Peel Hall in 1759.

Development in the area began in the late eighteenth century with the arrival of the cotton industry and the first mill was built in around 1773, though records do not show by whom. The River Irwell and its tributaries provided a source of water and power and there were flat sites for building in the valley bottom. Steam only replaced water power in the 1840s, although some of the mills retained water power until the early twentieth century and the Hoyle Mill at Brooksbottoms used hydroelectricity as a supplement to steam. In 1787 Robert Peel and William Yates bought the lower part of the estate and an existing three-bay mill at Brooksbottoms. They were already successful calico printers and owners of spinning mills at Bury and Ramsbottom and employed hundreds of handloom weavers in surrounding villages and hamlets. Richard Hamer was employed as the factory supervisor. Peel, Yates & Company began to develop Summerseat and Brooksbottoms and by 1803 they had five spinning mills: Brooksbottoms, Robin Road, Upper Mill, Lower Mill and Wood Road. The company built rows of terraced cottages for their workers, such as those on Robin Road and Hall Street.

Peel, Yates & Company employed a large number of children aged between 10 and 12, some of whom were pauper apprentices from as far afield as London, and Long Row on Railway Street was built to house them. Apprentices worked a 12 hour shift with an hour off for meals and recreation, sharing beds with children on the alternate shift. They were not paid and worked for food, clothing and lodging only. In order to ensure an adequate water supply, Peel channelled the Irwell to create a reservoir in the river bend and constructed an aqueduct over the river to Upper Mill. Peel went on to develop a very large business, became Member of Parliament for Tamworth in Staffordshire and promoted the Health and Morals of Apprentices Act, effectively the first British factory legislation. He was created a Baronet in 1800 and his heir, Sir Robert Peel, was Prime Minister on two occasions.

The Nineteenth Century

Peel and Yates sold their mills in 1812 to a consortium of Edward Hamer Howarth, Richard Hamer, Thomas Norris and William Hardman and Hamer added to the site at Brooksbottoms. Norris and Hardman had been employed by Peel & Yates as supervisors of the other two Irwell valley mills. The introduction of power looms to the Robin Road mill led to riots and the destruction of 38 looms. In 1824 Hamer bought out his partners' interests in the estate and became sole owner.

In 1829 Thomas and John Robinson Kay, both Methodists, arrived in Summerseat from Rawtenstall and bought Brooksbottoms Mill from Richard Hamer, adding further buildings to the site. By this time, each mill had a cluster of employees' cottages and there were areas of older cottages and farms on the higher ground to the east and west. A year later a Wesleyan Methodist chapel was built which later became known as Rowlands Methodist chapel. In 1836 Hamer built the large mansion, Summerseat House, for his son, Daniel. He himself lived outside the village at Bury Lane. Three years later John Robinson Kay married Hamer's daughter, Mary, who later inherited the Wood Road Mill and who also came from a Methodist family.

During the mid-nineteenth century Summerseat and Brooksbottoms developed into a village settlement. The census returns show a steadily developing population, although with a large proportion of young women, many of whom had come from the surrounding area and other parts of the UK to work in the mills. However, the fluctuating fortunes of the cotton industry tended to result in a transient population. In 1840 the first school was built on Hill Street and was educating 95 pupils seven years later. It was built to the Glasgow Normal School system with a gallery round the large schoolroom, from where the teacher could supervise pupils, and a playground. From 1859 the building was used as a Mechanics Institute. Kay set up a fund to train teachers and provide books and equipment. He went on to help set up the Westminster Training College and was treasurer to the Wesleyan Committee for Education. The Wood Road Mill was re-built and later owned by James Ashworth. The East Lancashire Railway line opened in 1846, linking the Manchester to Bolton line with Radcliffe, and Summerseat was provided with a station and goods platform, probably to serve Twist Mill on the other side of the river. The Wesleyan Methodist Society grew rapidly and a new chapel opened in 1847, largely financed by John Robinson Kay and designed by James Simpson in the Perpendicular Gothic style. He was a leading non-conformist in the North West of England and the chapel at Summerseat was the most notable of his few Gothic chapels. The old chapel remained empty until its demolition in 1869 when some of the material was re-used in a new chapel at Elton. Richard Hamer died in 1850 and his property was divided amongst his three surviving daughters, all of whom married mill owners. Ann married William Hampson and lived at Peel Hall.

The 1850 map shows a large L-shaped building at Brooksbottoms Mill and what appear to be six terraces between what is now the bottom of Hill Street and the river, of which only three remain, and a



***Lammy Bank on Robin Road
in the Nineteenth century***

large reservoir within the river bend. It also shows three sandstone quarries, which would have supplied building stone locally, at the top of modern Hill Street, to the south of Rowlands Road and Railway Street. It distinguishes between Higher Rowlands, as a settlement on Rowlands Road, and Lower Rowlands to the north of the present Queens Place. It also shows the terraces off Railway Street, some of which survive, and a cotton mill at Lower Summerseat as well as the mill and cottages on Robin Road.

There was further development of the village during the 1860s. The station was re-built by the railway company's resident engineer John Perring. The goods warehouse building was probably constructed over the earlier platform at the same time. The Summerseat and Brooksbottoms Industrial Co-operative Society opened on Railway Street (closed 1963) and the present Methodist Primary School was built, again financed by John Robinson Kay, in the old sandstone quarry next to the chapel. The Primary School consisted of a large central room with a transverse wing across each end and was lit by large windows set high up to avoid distraction, with a good-sized playground. The school had to close temporarily in 1879 and again in 1895 for outbreaks of highly contagious and dangerous diseases. In 1899 the school was extended to provide another classroom, work this time financed by the mill owner, Isaac Hoyle.

In 1872 John Robinson Kay died and was buried in the chapel he helped to build. Brooksbottoms Mill was taken over by Joshua Hoyle & Sons which closed and re-built it in sandstone from the Wild's Delph Quarry at nearby Edenfield. Joshua's son, Isaac, married Mary Hamer Kay the same year and the new mill started operation in 1876, intended to employ 900 workers. However, Upper Mill and the Twist Mill closed in 1880, followed by the Robin Road Mill in 1888, probably superseded by the large mills at Brooksbottoms. In the mid-1880s, 10 rows of brick houses were built at Brooksbottoms, followed by larger houses at Queens Place for managers and overseers. Isaac Hoyle set up trusts for a medical fund to pay workers' hospital bills and provide for their convalescence, a fund for the support of a nurse and a fund for local boys to study at technical schools. A gas works was built by mill owners Hoyle and Hampson and provided street lighting. A Mission was also built on Waterside Road as a meeting place for workers. This later became St Wilfrid's Church of England Church and was extended in 1937 with the addition of a timber-framed and weather-boarded Sunday School. The 1893 map shows the Liberal Club on Robin Road, although it is not marked as such and may originally have been built as a private house. It also shows the Co-operative stores at the northern end of Railway Street where, by 1880, the Primitive Methodists had a meeting room on the first floor. At the turn of the twentieth century members bought land next to the stores and built a small chapel and Sunday school below. These buildings were demolished, probably in the early 1960s.

The twentieth Century

By the beginning of the 1900s there were only two mills trading in Summerseat and Brooksbottoms. The fluctuating fortunes of the cotton industry led to workers becoming hungry and unfit for work. In 1908 up to 38 children were given a hot meal at lunchtime and again in 1913. However, around this time public utilities were improved,

with mains water being installed in 1911 (people having previously collected water from the mills or wells) and mains sewers in 1914, thereby making a major contribution to the eradication of infectious diseases. The gas lamps were replaced by electric street lights in 1915 and mains electricity became available to residents.

In 1911 Summerseat House was sold for use as a convalescent home for girls. It is now used as a special school. On the 14th July 1912 the King and Queen visited Bury and a special train was provided to take local children to see them. After the First World War families were encouraged to move into the area and people immigrated from Scarborough, Wigan, the Isle of Man and Ireland.

In the late 1930s there was development of the housing and infrastructure in the area. Newcombe Road was constructed, improving access from the west, some cottages at Higher Summerseat and part of Kay Street, Irwell Street and Hall Street were demolished and 44 council houses built to re-house local families. By this time there were around 690 people working at Brooksbottoms Mill, some of whom were three generations of the same family, and Hoyles provided many facilities for its workers. The mill later became part of the Illingworth-Morris Group and by 1969 only employed around 200 workers.

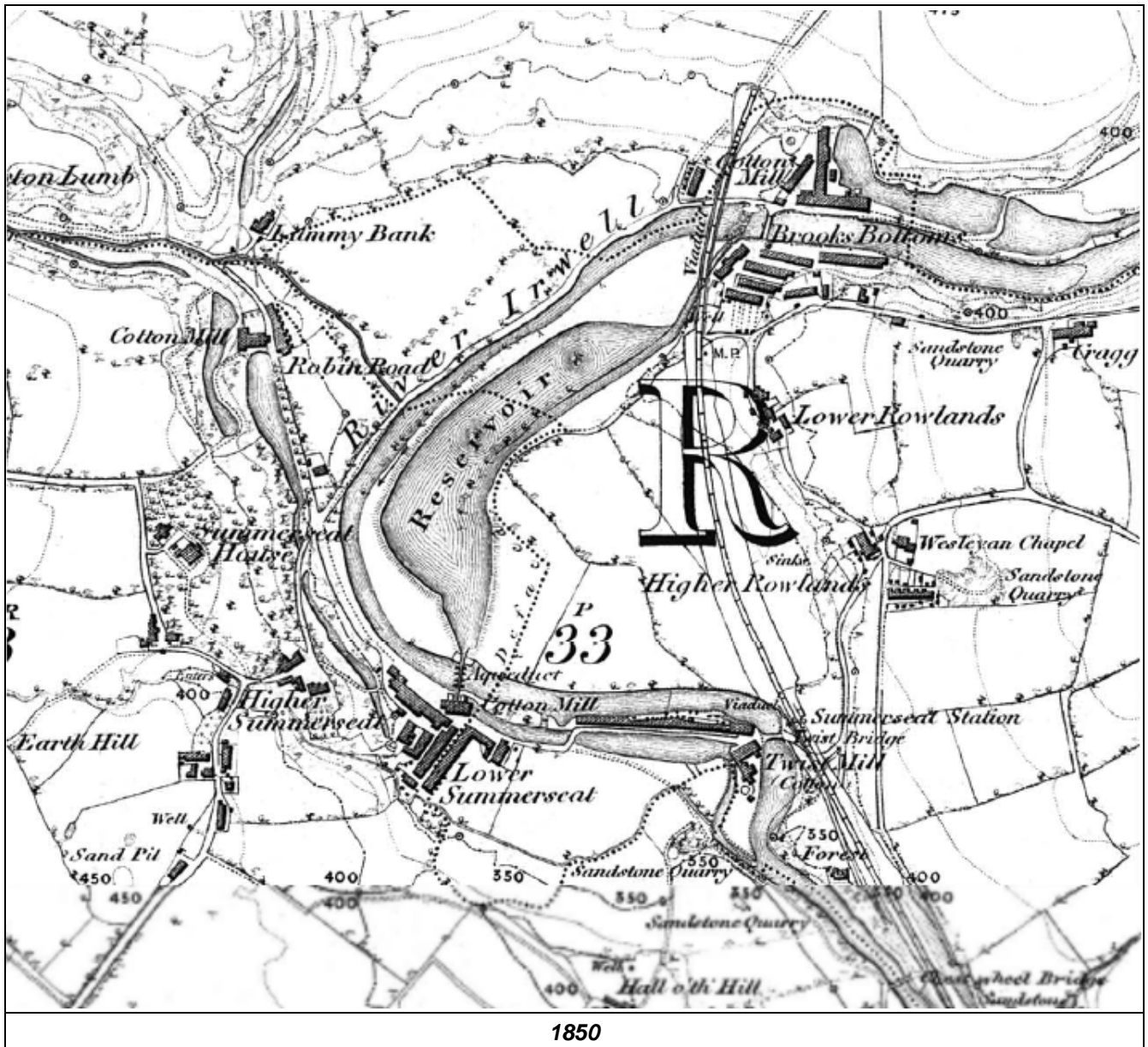
There was further development in the area during the early 1960s. Long Row on Railway Street and cottages next to Peel Hall were demolished. New development also took place around Newcombe Road. However, the railway line stopped carrying passengers in 1972 and goods traffic also declined because of competition from road transport. Brooksbottoms Mill closed and most families had to travel out of the area to work. The Wesleyan Methodist Chapel closed in 1973 and was demolished shortly afterwards as it was in very poor condition and the funds to restore it were lacking.

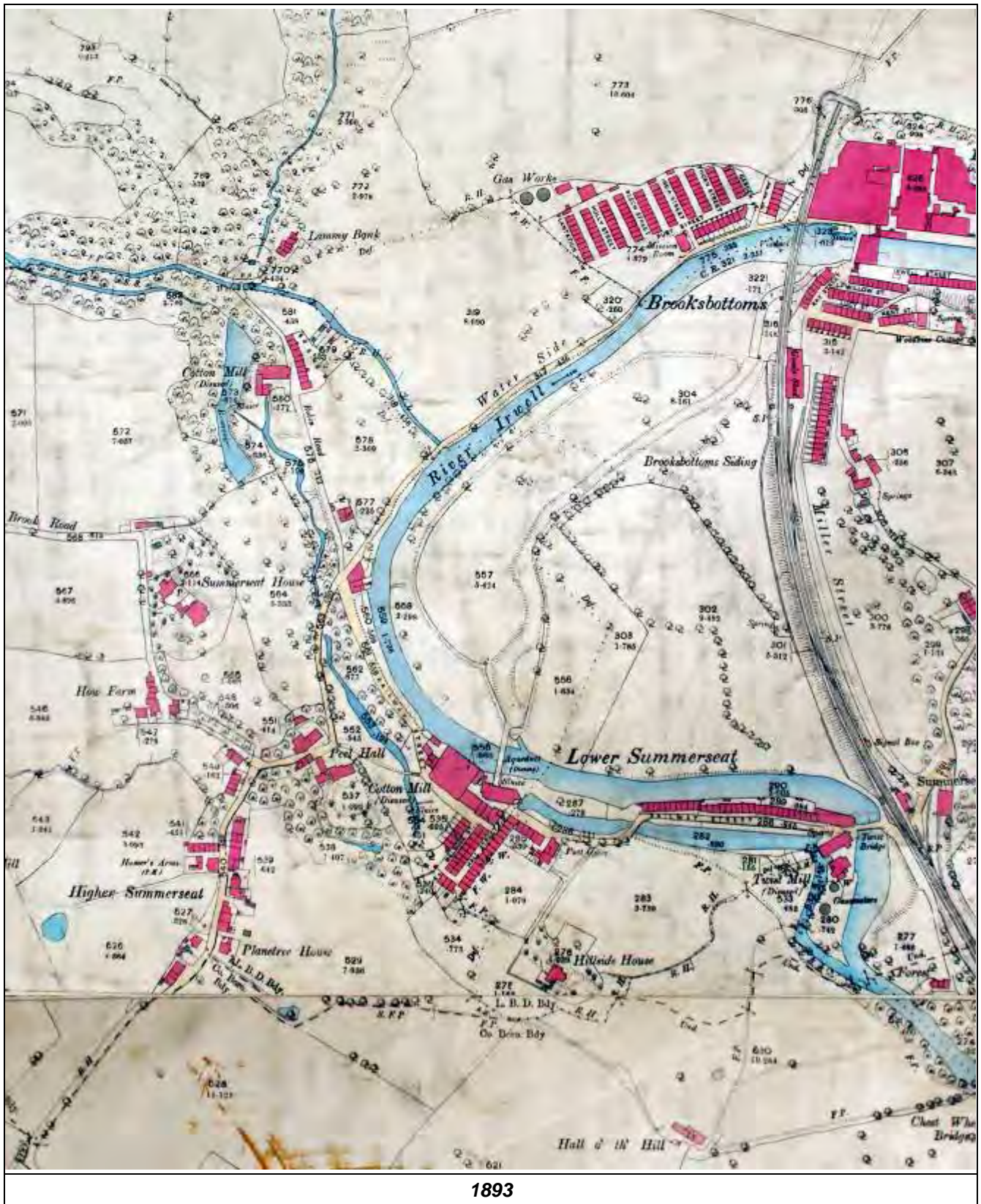
In the 1980s the Council improved the area by carrying out major refurbishment of the brick houses at Brooksbottoms. Although the front spinning section of Brooksbottoms Mill was statutorily listed, the weaving sheds, other parts of the spinning section and the chimney were demolished. The 1984 map shows development along Robin Road and Waterside Road and to both sides of Newcombe Road. In 1987 the East Lancashire Railway Company began running a steam service on four miles of the disused line, with financial assistance from Bury and Rossendale Councils. It now runs from Heywood to Bury and Rawtenstall and carries an average of 120,000 passengers every year, operating every weekend and some week days in August. The development of the railway has been a major agent in the regeneration of the Irwell valley, leading to an improvement in the area's image and attracting inward investment. The environmental improvements and reclamation of derelict land associated with the railway has won national and European recognition.

In 2005 the new Methodist Church was built next to the school. Hillside Farm is now the Waterside Garden Centre.

4.2.2 Maps Showing Sequential Development of the Area





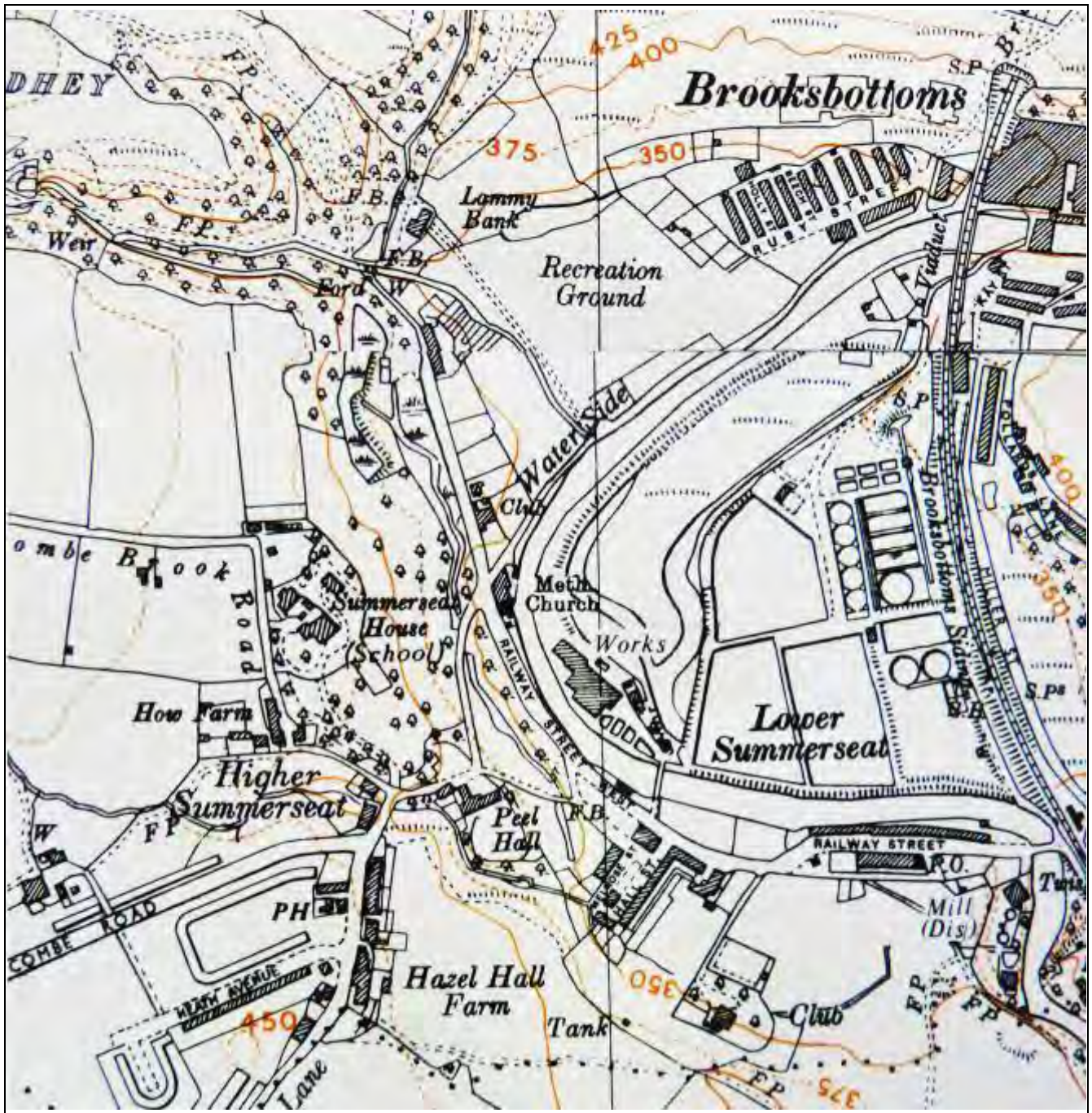




1910



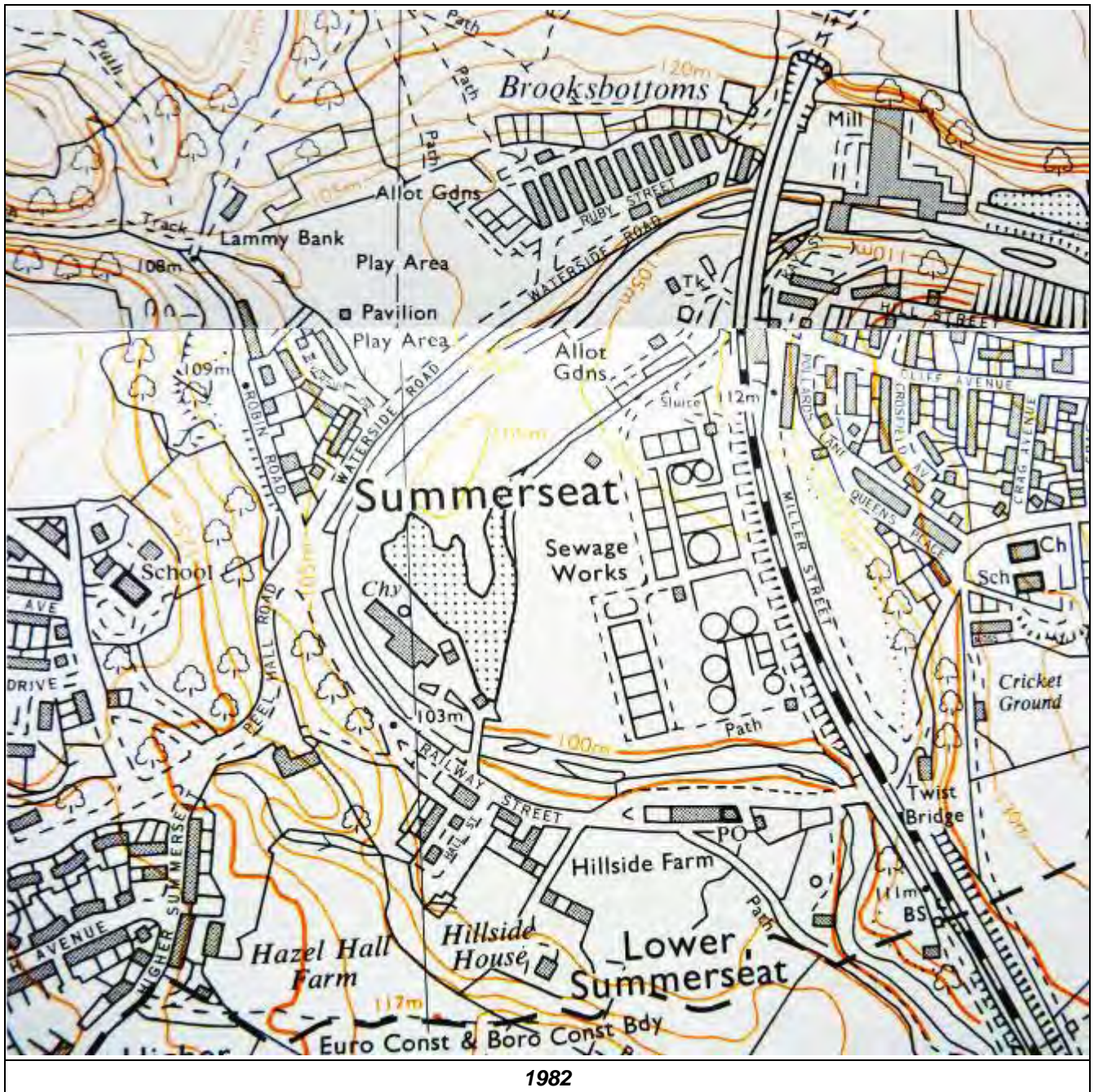
1937

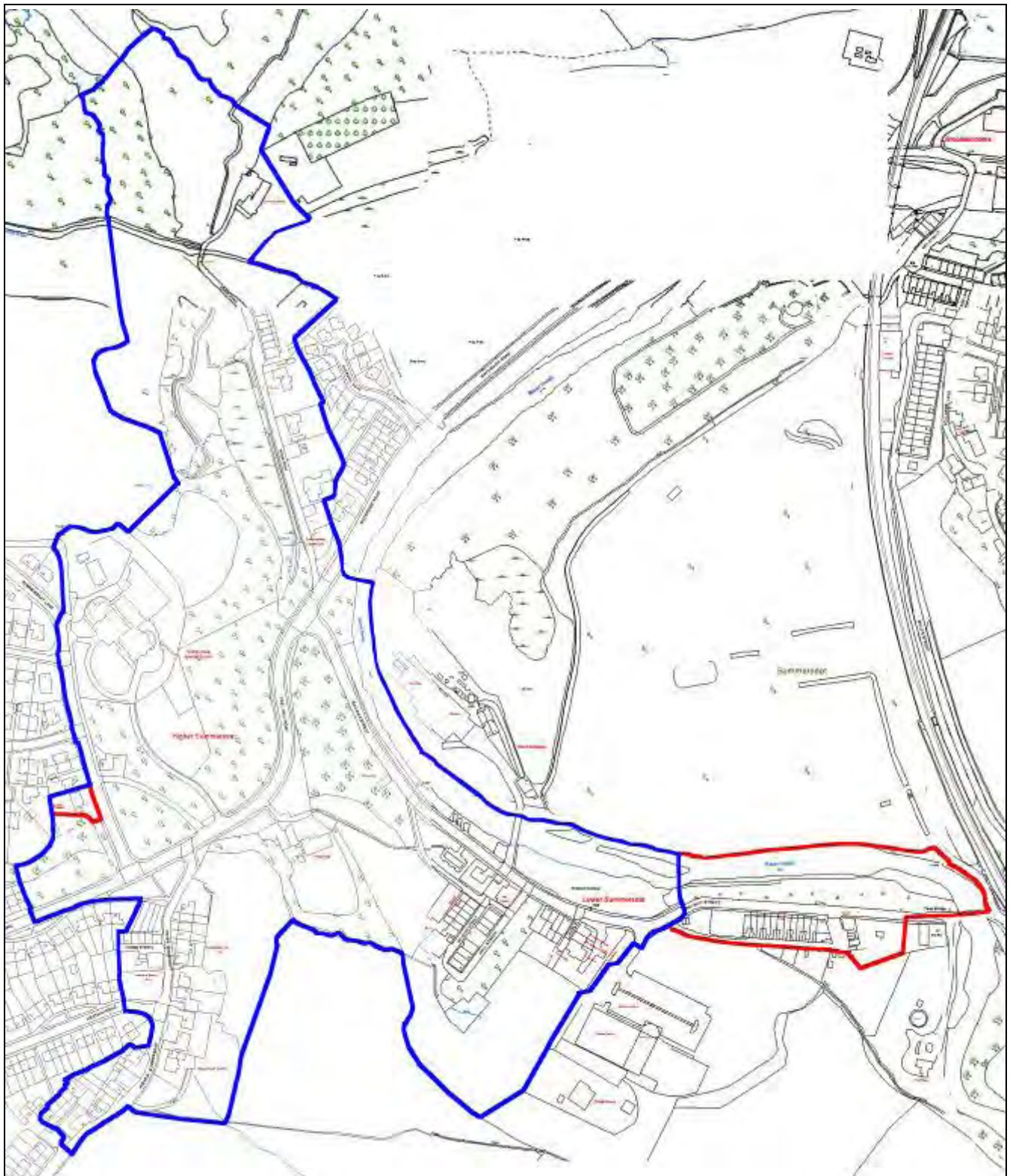


1955



1973





2009, with the existing boundary shown in Blue, and the proposed Boundary changes shown in Red

4.2.3 Significance of the Archaeological Resource

Sites and extant buildings identified on the *Historic Environment Record* (HER) are described and located on a map at Appendix 1.

There has been demolition on the sites of the former mills on Railway Street and at Robin Road and there is potential for below-ground remains at the site of the latter. However, changes to the historic road layout have included the construction of Newcombe Road, with the consequent loss of several old cottages opposite Summerseat House, and the straightening of Railway Street to run across the site of the cotton mill. The HER mentions the possible survival of remains of smaller industrial buildings under the small park off Railway Street. There has also been demolition of early nineteenth century terraced houses, particularly the terrace at Long Row on Railway Street which is believed to have been built for pauper apprentices, and of the Primitive Methodist Chapel at the northern end of Railway Street.

4.3 Spatial Analysis

Character and Interrelationship of Spaces



Peel Hall Road

The only open space within the current Conservation Area is the area around the junctions of Newcombe Road, Peel Hall Road, Summerseat Lane and Higher Summerseat. The open feeling is mainly provided by areas of grass verges and the private grounds of Summerseat House.

In the suggested extension there is another valuable open space off Railway Street on the site of the workers' terraced housing.

Key Views and Vistas



View of Peel Monument from Summerseat Lane

There are good views from the higher part of the Conservation Area, from the top of Peel Hall Road eastwards and north-eastwards over the valley, from Higher Summerseat in the same direction and from Summerseat Lane northwards. An additional and very clear view out of the existing Conservation Area, towards the Peel Monument on Harcles Hill, is afforded from the north of Summerseat Lane. Views out of the Conservation Area to the west have been affected by the late twentieth century development.



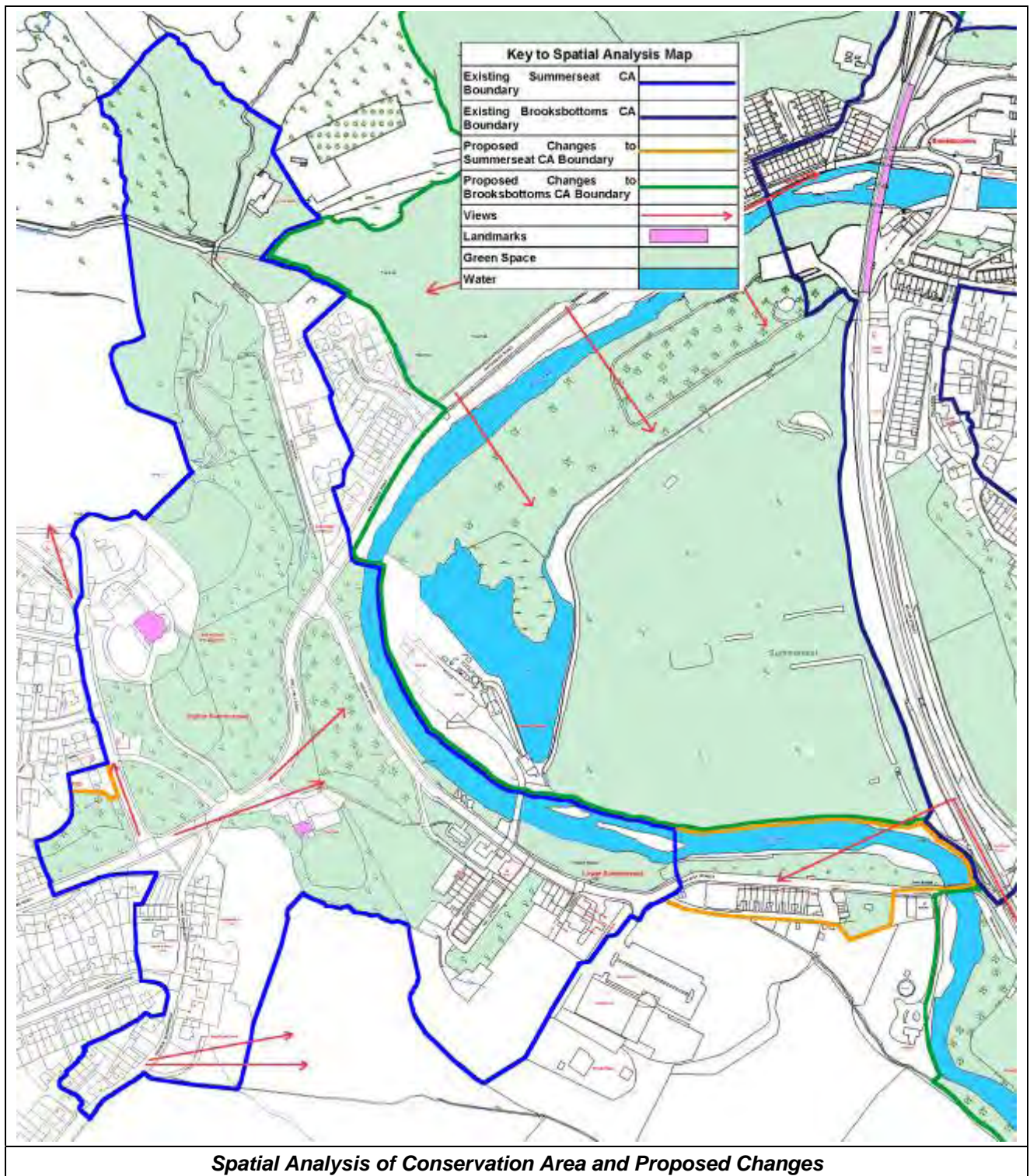
View Eastwards from Higher Summerseat



Peel Hall

Landmarks

The main landmarks within the current Conservation Area are Peel Hall and, to a lesser extent, Summerseat House, which is set back from the road. Both of these are listed buildings and document the continuous habitation of the area by local landowning families.



4.4 Character Analysis

Character Areas

Summerseat Conservation Area consists of two character areas, Higher and Lower Summerseat.

Higher Summerseat, on the west side, is the older part of the settlement consisting of a number of small stone terraces, two public houses and a farm with some of the surviving buildings dating from the early eighteenth century. This small group is set within farmland to the east and south. The area remained rather isolated until the inter-war years when the building of Newcombe Road improved access, facilitating new house building which now encloses the Conservation Area to the west. The setting of this group is much enhanced by woodland in the grounds of the listed Summerseat House and Peel Hall.

Lower Summerseat lies adjacent to the Irwell to the north and east and is largely a development of the cotton industry. The area consists of small rows of stone terraces surrounded by open scrub and pasture. The character of the area is again enhanced by the wooded valleys. The two areas are joined by Peel Hall Road and a footpath running behind Peel Hall.

Character Areas within the Proposed Boundary Extension

The extension along Railway Street would form part of the Lower Summerseat area.

4.4.1 Higher Summerseat Character Area

Prevailing or Former Uses and Their Influence on Buildings

Most of the buildings here were built as houses, albeit for a range of people. The difference in status is reflected in the size and level of decoration of the buildings; some are terraces and some are detached. Peel Hall and Summerseat House had outbuildings appropriate to their status; additional outbuildings were constructed at Summerseat House after its change to use as a school. The farm buildings at Hazel Hall Farm, although recently refurbished, are more utilitarian in character and the yard is certainly cleaner and fresher than it would have been as a working farm. The Hamers Arms is likely to have been built as two properties as a door has been filled in.

Qualities of Buildings



1 – 7 Higher Summerseat

There are two listed buildings in the area, both listed at grade II. Summerseat House and Peel Hall are very different in age and character. Peel Hall is of stone, with mullioned windows, hood-moulds and later extensions, whereas Summerseat House is a white-painted stuccoed Georgian building. There is a variety of architectural styles in Higher Summerseat: the older terrace, with stone-mullioned windows; the Georgian number 22, with its arched and keyed door surround and moulded gutter cornice; the Georgian terrace at numbers 1-7, also with moulded gutter cornice; Highfield Cottage, a Victorian villa with a large square bay window with moulded cornice, a moulded cornice over the door and a moulded gutter cornice. The buildings of Hazel Hall Farm have been refurbished to a high standard and the new buildings have been constructed in appropriate styles and materials. A number of buildings within the Conservation Area have been suggested for addition to the Local List. Most buildings are of two storeys and two to three bays and are set back from the road, either with small front gardens or in their own grounds; the terrace at 1-7 Higher Summerseat is an exception.



22 Higher Summerseat



Highfield Cottage

Building Materials

Building materials are entirely local yellow sandstone with stone detailing, local stone or Welsh slate roofs and stone or rendered brick chimneys.

Local Details



Sash Window at Summerseat House

The older houses with stone-mullioned windows tend to have timber-framed, side-opening casement windows, although most of these have been replaced. The Georgian buildings have timber-framed sliding sash windows, although many of these are also modern replacements. Summerseat House appears to have its original six over six sash windows without horns. Many of the nineteenth century buildings have moulded stone gutter cornices. Chimneys are all of stone and some are topped with a moulded cornice. Boundaries are marked by low stone walls. Some are of rubble or coursed with rounded coping stones and some have more decorative coping stones, that in front of Highfield Cottage being decorated with an incised diagonal pattern. Number 22 Higher Summerseat has a large stone gatepost with a moulded top.

The Public Realm

Street surfaces are entirely of tarmac, as are most pavements. However, original stone pavement and kerbs survive on Higher Summerseat outside both pubs and along the street on the east side. These have been proposed for addition to the Local List for greater protection. Street furniture is also of poor quality and intrusive, consisting of grey metal lampposts, yellow and white road crossing markers and red bins for dog waste.



Intrusive Street Furniture

Green Spaces and Biodiversity

Green spaces are provided by the verges and mature trees of native species either side of Newcombe Road and Peel Hall Road, giving a particularly pleasant rural feel to the latter. The private grounds of Peel Hall and Summerseat House also provide green space and woodland and further enhance the area.

Intrusion



Intrusive Fire Escape at Summerseat House

There are poor quality and intrusive tarmac paths with concrete kerbs running across the green space around the junction between Peel Hall road and Higher Summerseat.

The significance of Summerseat House is compromised by the poor quality tarmac drive and intrusive gates, fencing and fire escape.

Painted exterior stone work on the Footballers Arms is not in keeping with the character of the Conservation Area and hides the natural stone.

Number 239 Summerseat Lane (Howe Cottage) has been rendered, covered with an inappropriate concrete tile roof and fitted with inappropriate modern windows which are out of keeping with the character of the rest of the designated area.



Howe Cottage

Neutral Areas

There are no neutral areas within this character area.

General Condition

Most properties are in good condition and are well looked after by owners. There was no vacancy at the time of survey.

Problems, Pressures and Capacity for Change

There are a number of threats to the character of the Conservation Area, particularly those caused by the use of modern replacement windows and doors and insufficient control over development and alterations.

The land to the west of the area has been entirely infilled by inappropriate and intrusive late twentieth century development which has negatively affected the approach to and views into the Conservation Area. There has been an application by the Holcombe Brook Spots Club for major development including the construction of nine tennis courts, a new club house, associated car parking and a junior coaching area. This would affect the setting of the Conservation area and careful consideration should be given to its design, including materials, massing and architectural style.

4.4.2 Lower Summerseat Character Area

Prevailing or Former Uses and Their Influence on Buildings

Most of the surviving buildings were built as houses, those from the late eighteenth and nineteenth centuries being terraces for mill workers. There are several early twentieth century detached houses along Robin Road. The former Liberal Club may have been built as a detached house as it is shown on the 1850 map but not marked as a club until 1939, when it had a slightly larger footprint. The terraces were built with two rooms on each floor and have had bathrooms inserted since.

Qualities of Buildings



Terraced Housing

There are no listed buildings within this character area, although suggestions have been made for additions to the Local List. The terraces are of two storeys and two bays and are generally very plain, although they do have stone window sills and heads; some have plain stone door surrounds, some have none. The late eighteenth century terraces are smaller overall than those from the early nineteenth century. Most have stone or rendered chimneys with flat stones providing protection for the flashings although some chimneys have been lowered and capped. Some of the houses have had small slate-roofed porches added to the doorway. The terraces tend to be set up to the road or built perpendicular to it and most have small gardens. Lammy Bank is an exception, being a detached house; although this is built up to the road, the road at that point is private.

Building Materials

Building materials are entirely local yellow sandstone with stone detailing, local stone or Welsh slate roofs and stone or rendered brick chimneys.

Local Details

Almost all of the windows in the houses would originally have been timber-framed sliding sash windows but these have all been replaced in modern materials and in a variety of inappropriate styles. Most doors have also been replaced in a variety of styles.

The Public Realm

Street surfaces are entirely of tarmac, as are pavements where they exist. Street furniture is also of poor quality and intrusive, consisting of grey metal lampposts.

Green Spaces and Biodiversity



Paths into Broad Hey Wood

Green spaces are provided by woodland, both established and more recent on the site of the former cotton mill, along the west side of Robin Road, leading to Broad Hey Wood, which is itself a designated Site of Biological Interest and was described by a resident as 'one of the few remaining wild areas in Bury'. Unmanaged scrubland exists between the road and the river along Railway Street and there is a small formal park on the site of industrial buildings near Hall Street.



Small Park by Hall Street

Intrusion



Concrete Wall

There is an intrusive concrete boundary wall outside 6 Robin Road and the railings on the bridge over Holcombe Brook are of poor quality.

The outfall from the old sewage works has extensive red deposits over which water is still flowing into the river and could be contributing to pollution.

The small park to the west of Hall Street has poor quality concrete paths.



Intrusive New Development

There is also recent development on the site of the works on the other side of the river which has an intrusive tarmac driveway and concrete paths and is affecting the setting of the Conservation Area.

Neutral Areas

There are no neutral areas within this character area.

General Condition



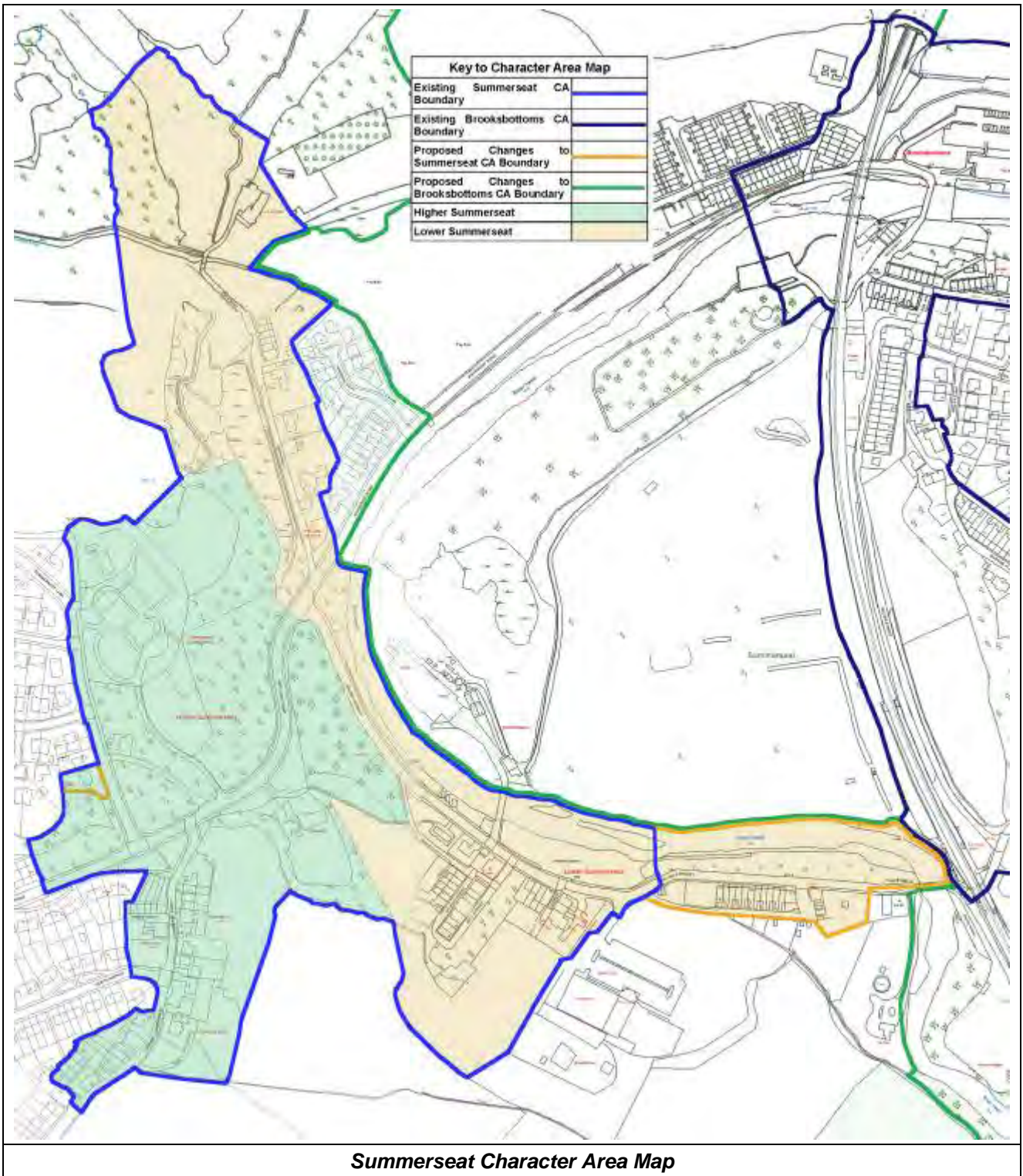
Former Liberal Club

Most properties are in good condition and are well looked after by owners. However, the old Liberal Club, in a prominent position by Waterside Road and now owned by a developer, is derelict. A resident reported that lack of management of the trees on the west side of Robin Road meant that they were intruding on residents' light.

Problems, Pressures and Capacity for Change

There are a number of threats to the character of the Conservation Area, particularly those caused by the use of modern replacement windows and doors, insufficient control over development and alterations and empty buildings.

There has recently been development at Summerseat Garden Centre, to the east of the current Conservation Area on Railway Street. Much of the remaining undeveloped land is on steep wooded slopes.



Summerseat Character Area Map

Section 5 Community Involvement

Both English Heritage and Government guidance recommend the involvement of residents and businesses within conservation areas.

‘The greater public support that can be enlisted...the more likely it is that policies for the area will be implemented voluntarily and without the need for additional statutory controls.’⁵

It is therefore essential that preparation of the Appraisal and Management Plan involves those with an interest in the Summerseat Conservation Area. Consultation will be carried out in line with the principles set out in Bury Metropolitan Borough Council’s approved Statement of Community Involvement. The Council will place draft documents on its website, write to all local residents and businesses and hold a public meeting.

⁵ *Planning Policy Guidance note PPG15, Planning and the Historic Environment* (London: Department of the Environment and Department of National Heritage, September 1994), Section 4.7.

Section 6 Suggested Boundary Changes

At the time when the Summerseat Conservation Area was designated, boundaries were often drawn very tightly. It is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit, such as twentieth century buildings, and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces. The proposed boundary changes reflect the results of a detailed survey of the Conservation Area and include previously unrecognised buildings and open spaces which deserve the additional controls provided by inclusion in a conservation area. It is proposed to exclude one house from the conservation area, and to include one area.

It is proposed to exclude 180 Summerseat Lane from Conservation Area. This late twentieth century house is of no special architectural or historical interest and has been built since the Conservation Area was designated, to the South of what was then Home Farm.

It is proposed to include the remainder of Railway Street as far east as and including the Twist Bridge but excluding the Waterside Garden Centre. This would provide additional protection to the green space and mature trees between the road and the river, on the historic site of Long Row and to the terrace of early twentieth century brick houses to the south of the road, of which number 190 has its original windows with leaded glass and door. The bridge has been proposed for the Local List.

Conservation Area boundary changes are detailed in Appendix 5.

Section 7 Local Generic Guidance

Bury Council has published very useful guidance, *Living in a Conservation Area – a guide for householders*, which is available on the website.⁶

The consequences under the Planning (Listed Buildings and Conservation Areas) Act 1990 for a designated conservation area are:

- 'Conservation Area Consent' is required for works of total or substantial demolition of:
 - any building within a conservation area exceeding 115 cubic metres in volume;
 - A boundary wall or fence over 1m in height adjacent to a highway, or 2m in height elsewhere.
- The alterations and extensions that can be made to a domestic property without needing planning permission are more limited in a conservation area than elsewhere.
- The local authority has a duty to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area and its setting in the exercise of its planning functions.
- Trees in a conservation area are protected by the Act. Special provisions also apply to trees within conservation areas. Six weeks notice in writing must be given to the local planning authority before carrying out work on trees which are greater than 7.5 centimetres in diameter (measured 1.5 metres above the ground) or 10 centimetres if thinning to help the growth of other trees.

Bury Council has also published a number of relevant Supplementary Planning Guidance Notes: number 6 on *Alterations and Extensions to Residential Properties* (2006), 8 on *New Buildings and Associated Development in the Green Belt* (2007), 9 on *Conversion and Re-use of Buildings in the Green Belt* (2007) and 16 on *Design and Layout of New Development in Bury* (2008).

⁶ Available at:
<http://www.bury.gov.uk/Environment/LandAndPremises/Conservation/ConservationAreas/LIACA.htm> [accessed 10.06.09].

Section 8 Summary of Issues

- Views into the Conservation Area marred by modern roads and development;
- Poor quality street furniture, such as metal street lamps, bollards and dog waste bins;
- Loss of historic street surfaces which have been replaced by tarmac, resulting in some diminution of character and appearance;
- Intrusive and inappropriate twentieth century development in styles out of character with the Conservation Area surrounding it on the west;
- Intrusive concrete boundary wall on Robin Road;
- Intrusive features on the listed Summerseat House;
- Poor condition of the listed Howe Cottage;
- Loss of original windows and doors and replacement with inappropriate designs and materials;
- Inappropriate painting of exterior stonework;
- One vacant and derelict property in a prominent position off Waterside Road;
- Proposed development in the field to the north of Summerseat Lane.

Section 9 Conservation Area Study

9.1 Introduction

The Conservation Area Character Appraisal has provided the basis for developing a study on control of development and change and proposals for enhancement for the Conservation Area. 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.

The Conservation Area Character Appraisal and the proposals contained within this study were prepared for circulation to residents as part of a consultation process during 2010.

The Summerseat Conservation Area is a generally well preserved area which has suffered from some demolition of the mill buildings and early workers' terraces and the encroachment of twentieth century development. Other changes have taken place which could 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 many residents have taken pride in the original features of their properties, alterations are beginning to have a damaging effect. Drawing attention to the special features of the place and setting this in a 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.

Although not yet widespread, erosion of detail has taken place with the introduction of satellite dishes, the replacement of original doors and windows, changes to roofing materials and the introduction of replacement garden walls and unsympathetic fencing.

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 the traditional character of the area is preserved. A successful conservation policy depends to a large extent on the participation and support of all owners and occupiers of properties in the Conservation Area, of all other authorities who have statutory responsibilities within the designated area and of the public generally. The Council hopes that the publication of the draft proposals will help to kindle interest and support which are necessary if an area is to be successfully conserved.

Other alterations, such as replacement of street lamps and original pavement materials, introduction of signage and so on, relate to works of maintenance and road safety measures carried out by the Council. Such works are essential for the safety and comfort of residents but there may be scope for replacing some elements with

those in more sympathetic materials as routine repairs and replacements are undertaken.

As well as guarding against damaging alteration, the study aims to consider how the area can be enhanced and to ensure that modern needs can be catered for in a sensitive way.

The study is divided into three sections. The first sets out policies for the preservation of the special interest of the area, while the second relates to general proposals for enhancement. The final part of the study contains proposals for various specific sites that have been identified as opportunities for development or enhancement. There is no timescale 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 the actions resulting from all of its plans.

9.2 Policies for the Control of Development and Change

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 publication *Living in a Conservation Area* 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, subject to public views and consultation.

Suggested Boundary Changes

Best practice guidance contained in PPG15⁷ and English Heritage guidance⁸ states that the boundaries of existing conservation areas should be kept under review. Parts which are no longer special should be excluded. Where drawn too tightly, the conservation area should be extended to include more recent phases or plots associated with buildings of historic interest.

The Conservation Area Appraisal considered that it is now recognised that conservation area boundaries need to be seen within a wider context of urban development. Designated areas should provide protection to buildings that were perhaps not previously considered to be of architectural merit and to the spaces between buildings, such as streets and neutral areas. It is also the case that further information can come to light about the historic importance of buildings and spaces.

⁷ Department of the Environment, Transport and the Regions and Department of National Heritage, *Planning Policy Guidance: Planning and the Historic Environment (PPG15)* (London: Department of the Environment, Transport and the Regions and Department of National Heritage, 1994).

⁸ English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

It is therefore considered appropriate to exclude 180 Summerseat Lane from the Conservation Area. This late twentieth century house is of no special architectural or historical interest and has been built since the Conservation Area was designated, to the south of what was then Home Farm.

It is also considered appropriate to include the remainder of Railway Street as far east as and including the Twist Bridge but excluding the Waterside Garden Centre. This would provide additional protection to the green space and mature trees between the road and the river, on the historic site of Long Row and to the terrace of early twentieth century brick houses to the south of the road, of which number 190 has its original windows with leaded glass and door. The bridge has been proposed for the Local List. The Waterside Garden Centre consists of late twentieth century buildings of no special interest and there are very few visible remains of the Twist Mill in the garden of the twentieth century house now occupying the site.

Action 1

Amend the boundary of the Conservation Area as shown on the proposals map:

- To exclude 180 Summerseat Lane;
- To include the remainder of Railway Street as far east as and including the Twist Bridge but excluding the Waterside Garden Centre.

The Summerseat and nearby Brooksbottoms/Rowlands Conservation Areas both have their origins in the seventeenth century farming community and developed in the late eighteenth century with the introduction of the cotton industry and both share buildings of the same type and character. As they currently lie so close to each other, and given the suggested boundary extensions which will mean that they share boundaries, it is proposed to merge them to create one conservation area, which could be called the Summerseat Village Conservation Area as the village itself currently lies within the Brooksbottoms/Rowlands Conservation Area.

Action 2

To merge the Summerseat Conservation Area with the nearby Brooksbottoms/Rowlands Conservation Area.

Future Demolition

Legislation provides for control over the demolition of buildings in conservation areas (subject to various exceptions). Paragraph 4.27 of PPG15 – *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 (paragraph 3.16 – 3.19 of PPG15).

The Significant Buildings map accompanying this document identifies all buildings within the designated area and the suggested boundary extensions which are proposed for addition to the Local List and those which make a positive contribution to the townscape. There should be a presumption against the demolition of all these buildings.

Action 3

The Council will only grant conservation consent for the demolition of a building proposed for the Local List or a building that makes a positive contribution to the townscape of the Conservation Area (as identified on the Significant Buildings map) if it has been fully justified against the criteria laid out in PPG15 paragraphs 3.16 – 3.19.

Minor Alterations and Extensions

Any work that materially affects the external appearance of a building requires planning permission, subject to certain 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 and the erection of and alteration to boundaries. However, within conservation areas some development (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. Within conservation areas, the size of extension that may be erected without special 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 use of a modern material, such as plastic (PVC-u). The accumulative effect of door and window replacement 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 nature of the area, which is the reason for its designation.

Action 4

Where planning permission is required, the Council will resist the replacement of doors and windows which 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.

The traditional materials used for the external walls of the buildings establish the appearance of the Conservation Area.

Action 5

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

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

Action 6

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

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 carefully designed. Extensions at the side or rear are generally to be preferred, except where these elevations have also been carefully designed or are open to public view. Extensions should be subordinate to the building to which they are attached, should use similar or complementary materials, and should reflect or complement its style and appearance.

Action 7

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

Article 4 Direction

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. The effect of the alterations and extensions that are possible under permitted development rights, such as the erection of small porches and extensions, the creation of hard-standing and the removal of boundary walls, has begun to damage the character and appearance of the Conservation Area. The cumulative effect of further alterations of this nature will seriously erode the special interest of the area, which is the reason for its designation.

Action 8

The Council will consider 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).

Boundary Walls

Many of the properties in the Conservation Area have stone walls and gate posts 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. Proposals to create car hardstandings could result in the removal of walls and gates.

Action 9

As part of proposals that require planning permission, the Council will discourage the removal of stone walls and gate posts that contribute to the character or appearance of the Conservation Area.

Land Use

The character of the Conservation Area relies partially upon the existing pattern of land use. Any major changes to these land uses will affect this character. At present, there are commercial uses on Higher Summerseat, with educational uses at Summerseat House and the remainder of the area is residential.

Action 10

The Council will carefully consider how proposals for change of use may affect the character of existing land or buildings within the Conservation Area.

Landscape Issues

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.

Action 11

The Council will generally resist proposals to cut down, top or lop trees in the Conservation Area. When trees are removed or die they should be replaced with new trees of appropriate species and size.

There is only one open space within the Conservation Area which is very important to its character. This is the area around the junctions of Newcombe Road, Peel Hall Road, Summerseat Lane and Higher

Summerseat. In the suggested extension, there is another valuable open space off Railway Street on the site of the workers' terraced housing. All these spaces need to be protected from built development.

Action 12

The Council will resist all proposals to develop the significant open spaces within the Conservation Area with buildings.

Unused or Underused Land

New development in unused or underused land needs to be appropriate for the character of the Conservation Area in terms of size, massing, style and materials. The Conservation Area Appraisal notes that the layering of history in the Conservation Area is of interest. However, the introduction of additional large volume buildings could damage the mix and the surviving lines of burgage plots that give interest to the Conservation Area. In general terms, high volume buildings can threaten the scale and grain of the Conservation Area and could be intrusive here.

The Conservation Area is not homogenous in built form and larger buildings currently within it include Peel Hall and Summerseat House. This recommendation seeks to ensure that the scale and grain of development is appropriate, in accordance with advice contained in paragraph 7.9 of the English Heritage document *Guidance on the Management of Conservation Areas*.

Action 13

Any new development should ensure that the footprint and massing of new buildings fits into the existing urban grain and respects the historic character of the Conservation Area.

Setting of the Conservation Area

The Conservation Area Appraisal identified that the setting of the Conservation Area is important, that late twentieth century development has already negatively affected the setting to the west and recent development at the former print works has negatively affected the setting of the designated area.

Action 14

The Council will take the setting of the Conservation Area into account in any proposal for new development just outside its boundaries.

Planning Documents and Guidance

Although some relevant general Supplementary Planning Guidance Notes are available, as is the Council's publication on conservation areas, residents would benefit from formal guidance directly

applicable to the Conservation Area. This would provide design guidance on extensions and alterations.

Action 15

The Council will prepare a design guide for the Conservation Area to provide advice and guidance for residents on the subject of extensions and alterations which will form a material consideration in planning applications.

Suggested Monitoring and Enforcement Arrangements

English Heritage guidance recommends the development of procedures⁹ for monitoring change in conservation areas on a regular basis (every five years), such as photographic surveys and recording.

Action 16

A mechanism for monitoring change on a regular basis will be developed.

English Heritage guidance also recommends that the special character of conservation areas is protected and enhanced by enforcement of the controls applied. In March 1998, the Cabinet Office, in partnership with the Local Government Association, published the central and local government *Concordat on Good Enforcement*, a voluntary non-statutory code setting out best practice.¹⁰

Action 17

The Council will continue to take enforcement action within the Conservation Area where appropriate.

9.3 Proposals for Area Enhancement

Protection and Enhancement of Important Views and Vistas

It is important that the significant linear views (visual axes) are preserved from encroachments, inappropriate developments or loss of enclosure. The quality of these visual axes is subtle, and is subject to a wide variety of potential threats including demolition of corridor walls, installation of street signage and other visual clutter, or encroachment by large buildings, projecting signs, advertisement hoardings and so on. These threats will need to be assessed and managed as they arise.

⁹ English Heritage, *Guidance on the Management of Conservation Areas* (London: English Heritage, 2006).

¹⁰ Cabinet Office and Local Government Association, *Enforcement Concordat* (London: Cabinet Office and Local Government Association, March 1998).

Action 18

Important visual axes will be preserved and enhanced including:

- from the top of Peel Hall Road eastwards and north-eastwards over the valley;
- from Higher Summerseat in the same direction;
- from Summerseat Lane northwards;
- out of the existing Conservation Area, towards the Peel Monument on Harcles Hill, from the North of Summerseat Lane.

Highways, Footways, Lighting and Signage

It is also important that the plan form of historic routes is respected as this has affected the present character of the Conservation Area. Peel Hall Road, Summerseat Lane and Higher Summerseat were present in 1818. The others were all present by 1850 and served the growing industrial community.

Action 19

The following historic routes will be protected from amendment to their plan form wherever possible within the scope of the Planning Legislation:

- Peel Hall Road;
- Higher Summerseat;
- Summerseat Lane ;
- Robin Road;
- Waterside Road;
- Railway Road.

The Conservation Area Appraisal identified a loss of historic street and pavement surfaces which are now exclusively tarmac and have a negative effect on the character of the area.

Action 20

The Council will seek to restore the traditional appearance of the streetscape and consult the Conservation section on future enhancements to the footpaths in its ownership in the Summerseat Conservation Area.

The traffic through the village is affecting the setting of the current Conservation Area. Any future public works to the carriageway should take full account of the potential effect they will have. Pavements and crossings must be suitably maintained and improved in order to facilitate their use by pedestrians. Best practice for the management of historic streets is contained in English Heritage guidance.¹¹

¹¹ English Heritage, *Streets For All North West* (English Heritage, 2005).

Action 21

The Council will seek to work in partnership with the County Council over new schemes to improve the control of traffic flow and pedestrian access across the streets of Summerseat. It will seek to ensure that new and existing hard surfaces, road signage and other items of street furniture will preserve the special character of the Conservation Area.

Repair and Improvement of Buildings

Summerseat Conservation Area is characterised by varied pitched roof forms. The original roofs are covered with local stone flags or natural slate.

Action 22

If re-roofing is required, salvageable slates or stone slabs should be re-used where possible, the balance being made up of reclaimed material. The use of concrete or clay tiles or synthetic slates would be inappropriate. Where possible semi-detached houses and terraces should be re-roofed as a whole to preserve a unified appearance.

Stone and brick chimney stacks with clay pots make a strong contribution to the skyline and add to the character of the area.

Action 23

Chimney stacks and pots should be retained at their original height with their original banding and detailing although the flues may not be in use.

The Council also supports the following broad guidance:

- 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 standardized alternatives. Replacement windows should be timber, which should be painted. Joinery should be painted rather than stripped or stained.
- 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.
- 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 and

less expensive. The installation of additional and new pipe work on the front or primary elevations should be avoided.

- External brickwork should not be painted and, if it is to be cleaned, a non-abrasive method should be used. Careless repointing to brickwork can seriously affect the appearance of the property and the work should only be entrusted to an experienced contractor using a weak mortar mix and traditional pointing method.

Some of the buildings within the Conservation Area have lost their original doors, windows and other features. As a result their character has been eroded. As proposals come forward for alterations and extensions, there may be an opportunity to encourage the reinstatement of such features.

Action 24

The Council will encourage the reinstatement of doors, windows and other features to their original pattern.

Buildings which are not of national significance do not merit statutory listing, yet many areas have not been surveyed for relisting recently and may contain buildings of listable quality. However, buildings which are valued for their contribution to the local scene, or for local historical associations, may be included on lists of *locally important buildings*. The *Heritage Protection White Paper* encourages the use of local designation to provide communities with the opportunity to identify and manage those aspects of their heritage that are important to them.¹² Local planning authorities may formulate policies for their protection through development control procedures.¹³ Buildings and artefacts which contribute to the character and appearance of the Conservation Area are identified in Appendices 3 and 4.

Action 25

The following buildings and artefacts are identified as being of local architectural or historic interest – the ‘Local List’. They do not enjoy the full protection of statutory listing:

- 22 Higher Summerseat;
- 20 Higher Summerseat;
- Hamers Arms, Higher Summerseat;
- 46 to 56 Robin Road;
- Stone Pavement on Higher Summerseat;
- Twist Bridge, River Irwell.

Heritage-led regeneration has a key role to play and funding of historic building repair and restoration would assist with achieving

¹²Department for Culture, Media and Sport, *Heritage Protection for the 21st Century* (London: Department for Culture, Media and Sport, March 2007).

¹³Department of the Environment, Transport and the Regions and Department of National Heritage, *Planning Policy Guidance: Planning and the Historic Environment (PPG15)* (London: Department of the Environment, Transport and the Regions and Department of National Heritage, 1994) para 6.16.

wider aims for the area while preserving and enhancing the special local character. Possible sources of funding would include the Heritage Lottery Fund, English Heritage and the Regional Development Agency.

A 'building at risk' is defined as one in a poor state of repair and often vacant and redundant from its original use. The buildings are at risk of loss or further deterioration unless action is taken to arrest the neglect and decay. The appearance of the Grade II listed Summerseat House has suffered from inappropriate and intrusive features including a fire escape and flat-roofed extension.

Action 26

Opportunities to secure funding for the preservation and enhancement of statutory listed buildings in the Conservation Area will be pursued. Particular attention will be given to the following 'heritage at risk':

- Summerseat House.

The Council will encourage appropriate maintenance of historic buildings. The Council will continue to monitor the condition of its listed buildings on a regular basis and consider using its powers to serve urgent works or repairs notices where necessary.

Buildings within the existing and proposed extensions to the Conservation Area were identified in the Appraisal as being at risk, such as the former Liberal Club. Urgent works and repairs notices can be very effective in helping to secure the future of historic buildings and sites. Local authorities should make full use of their statutory powers if listed buildings, or unlisted buildings that contribute positively to the special interest of a conservation area, are falling into decay.¹⁴

Action 27

Action may be considered under Section 215 of The Planning Act 1990, and/or sections 48, 54, and 76 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to secure the repair of listed and unlisted buildings within the Conservation Area, and to ensure that untidy lands and sites are addressed where appropriate.

Removing Environmental Problems

The Character Appraisal identified certain environmental problems which are having a detrimental effect on the character of the Conservation Area. Local residents are in the best position to report such problems and the Council should work with residents' groups to clear up in an appropriate and timely manner.

¹⁴ English Heritage, *Management of Conservation Areas* (London: English Heritage, February 2006).

Action 28

The Council will work with residents to respond to reports of environmental problems and will clear up in an appropriate and timely manner.

Landscape and Trees

Trees are a particular feature of the Conservation Area but they mature and die. Therefore, every effort should be made to provide for new and replacement tree planting within new developments.

Action 29

The Council will encourage the planting of new and replacement trees of appropriate species and size where appropriate as part of all developments within the Conservation Area.

Improvements to Support Beneficial Uses

There is a shortage of local facilities and services for residents and visitors within the village.

Action 30

The Council will encourage appropriate proposals for employment opportunities and services for residents, subject to the policies referred to in this document.

Public Realm

Within the Conservation Area there is a variety of materials used for paving. Along some roads, such as Higher Summerseat, stone flags and cobbles remain, but elsewhere tarmac has replaced the traditional materials. There is also poor quality and intrusive street furniture, such as metal street lamps, bollards and dog waste bins on Peel Hall Road. All of this is detrimental to the character and appearance of the area. Any future public works to the carriageway should take full account of the potential effect they will have. Pavements and crossings must be suitably maintained and improved in order to facilitate their use by pedestrians. Best practice for the management of historic streets is contained in English Heritage guidance.¹⁵

Action 31

The Council will prepare a public realm strategy that can be used to provide a consistent and appropriate approach to all works within the public realm, including work by utility companies. Subject to external grant support, the Council will produce and implement a programme of reinstatement and enhancement to the public realm.

¹⁵ English Heritage, *Streets For All North West* (English Heritage, 2005).

All outdoor advertisements affect the appearance of the building or neighbourhood where they are displayed. The survey identified an advertising sign of one of the pubs in poor condition at the northern end of Higher Summerseat.

Action 32

The Council will ensure that all proposed advertisements accord with Policy EN1/9 of the Local Plan and the subsequent relevant policies that will be adopted in the forthcoming LDF.

Redevelopment Opportunities

Within the Conservation Area all proposals for development are opportunities to enhance the character and appearance of the designated area. It is therefore important for full details (including detailed plans, sections, elevations and landscape proposals) to be available as part of the planning application.

Action 33

The Council will not consider an application for planning permission for development within the Conservation Area unless it includes full details of all elements of the proposal.

Action 34

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, style and materials. All proposals should protect or enhance the character and appearance of the Conservation Area. Proposals should show how they conform to the criteria laid out in PPG15 paragraphs 4.14 and 4.16-4.20.

The Character Appraisal identified intrusive buildings and sites and opportunities to improve them should be sought to ensure the preservation or enhancement of the character and appearance of the Conservation Area, in accordance with Section 72 of the Planning (Listed Buildings and Conservation areas) Act 1990.

Action 35

Opportunities for the improvement of the intrusive buildings and areas identified within this Appraisal will be sought, should an application for planning permission be submitted on those sites.

9.4 Site-Specific Proposals

The previous two sections have set out a general approach for the preservation and enhancement of the Conservation Area. However, there are a number of sites within the designated area that have been

identified as opportunities for development or enhancement. These are considered below.

Summerseat House

The significance of the Bury Council- owned Grade II listed Summerseat House is compromised by the poor quality tarmac drive and intrusive gates, fencing and fire escape.

Action 36

Consider working with the Pupil Learning Centre to develop a repair and conservation scheme for the house and grounds which should at least aim to replace the drive with a more appropriate surface, the gates and fencing in appropriate materials and style and the fire escape with a more appropriate design.

Former Liberal Club, Robin Road

The unlisted former Liberal Club, in a prominent position by Waterside Road and now owned by a developer, is vacant and gives a neglected appearance to the designated area.

Action 37

If deterioration worsens, the Council should consider serving an Urgent Works notice under section 54 of The Planning (Listed Buildings and Conservation Areas) Act 1990 to the owner to secure immediate repairs. As this is an unlisted building, the agreement of the Secretary of State would have to be obtained.

Trees on Robin Road

A resident reported that lack of management of the trees on the west side of Robin Road opposite the terrace meant that they were intruding on residents' light.

Action 38

The Council will assess the condition of the trees on Robin Road and, if appropriate to do so, will take action to lop branches.

Section 10 Sources and Contact Details

Published and Unpublished Works

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Archives and Libraries Consulted

Reference & Information Services, Bury Central Library

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APPENDICES: SUPPORTING INFORMATION

Appendix 1: Sites of Archaeological Interest

Sites of Archaeological interest recorded by the Greater Manchester Archaeological Unit Sites and Monuments Record.

SMR Number 356.1.0 Summerseat House

Several variations on the spelling of Summerseat. Built in 1836 by R. Hamer, cotton mill owner. Later converted to a special school. Present house is 2-storey stucco covered building, large porch with Tuscan columns; side lights with trellis glazing bars; hipped slate roof; 1-storey flat-roofed extension with tripartite window in return front. Interior: elliptical arch between hall and staircase, with iron balustrade of sinuous floral design and cupola above with elaborate plasterwork. Georgian in appearance. It was held by the Rawstornes, one of whom had 2 messuages and land in 1583 which was sold to Thomas Warburton. In 1911, this house was sold to Manchester Corporation for conversion to a convalescent school for girls.

SMR Number 11208.1.0 Twist Bridge

Twin arch stone built bridge over the Irwell. Appears on the 1850 map and again on both the 1894 and 1930 maps. Parapet wall has an iron 2-bar railing with decorated supports. The footing protect [?projects] to the north but not to the south. Stands to a maximum height of 10m, now a dual lane road bridge (2)(3). This site has low group, potential, threat, diversity, rarity, vulnerability, fragility and survival values; a moderate to high condition value and a low to moderate importance value

SMR Number 9302.1.0 Higher Summerseat

Marked as a settlement of seven buildings along Newcombe Road on the Tithe Award for Elton . A cluster of around seven buildings is shown. The settlement has been extended, forming a ribbon development along the main road to the south, and consists of at least ten buildings. Still shown as a ribbon development.

SMR Number 9303.1.0 Three Structures (site of)

Site shown as three buildings east of the road junction at Summerseat on the Tithe Award for Elton, not named. The buildings are shown but not named. Shown on the 1910 map as housing, apparently built over.

SMR Number 9304.1.0 Lower Summerseat (site of)

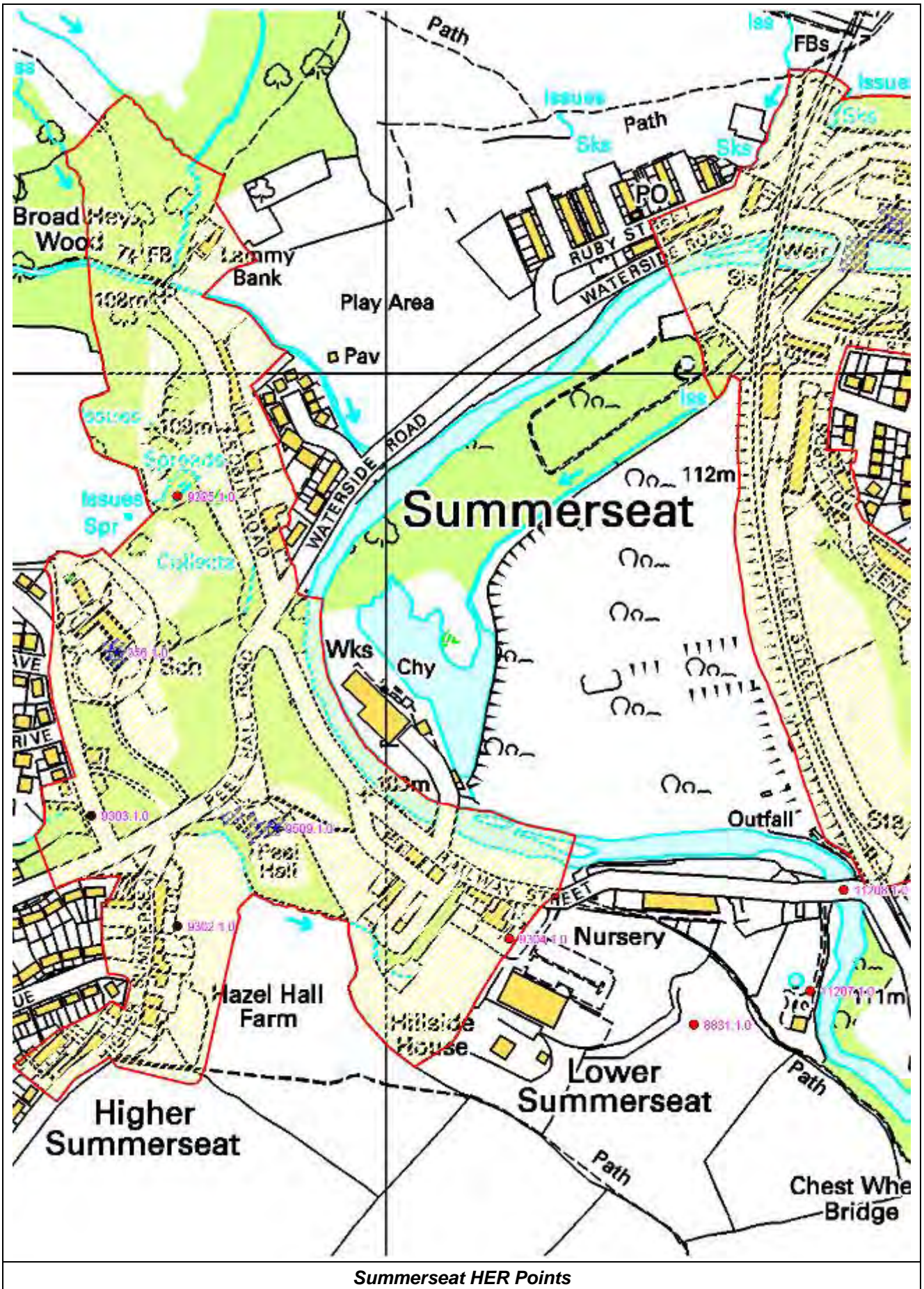
The Tithe Award for Elton shows seven industrial buildings along Railway Street. These are L-shaped and rectangular in plan. Shown as a complex of buildings marked "Lower Summerseat", with a cotton mill to the north-east on the river bank . Still appears as a large complex of buildings, not named. The cotton mill appears and a footbridge is shown over the Irwell . The complex has been built over, the mill site being shown in faint outline. There may be some possible survival of the smaller industrial buildings.

SMR Number 9305.1.0 Robin Road

Tithe Award for Elton shows two buildings and two reservoirs along Robin Road. Shown as "Cotton Mill" with one rectangular & one L-shaped building. Still shows two reservoirs. L-shaped building has been altered. Shown but not named. L-shaped building has been altered, northern extension has been removed and an extension has been built to south. Easterly reservoir also removed but a mill leat or race leads to Lower Summerseat settlement. Marked as disused but extant. Mill stream was probably fed by a stream through Broad Hey Wood via a feeder from Holcombe Brook. Visible evidence of mills may remain on the ground. A small early nineteenth century industrial community, with c.1800 stone/slate roof workers' cottages, now Lammy Bank and terraced housing.

SMR Number 9509.1.0 Peel Hall

Built 1706 by Edward Hamer. Did have Pele Tower attached, probably demolished 1812. Mainly C18. Stone. Two storeys. Central section has gabled front, 2x2-light mullioned windows under drip moulds on first floor only. Doorway under right-hand window is dated "H/EM/1706" on panel over shaped lintel, studded door. Coping: moulded kneelers. To right, at right-angles, linked by one bay of walling with studded wall to garden, is a wing dated "Hamer/Saml Marth/1759" on left-hand half, which has one window with splay mullions (3-light above & 4-light below); right-hand outer half is of outbuilding character, probably of later date. Left of central section, one window on ground floor, two above, altered, with drip moulds. Far left is late C19 section, not included.



Appendix 2: Listed Buildings

There are two listed buildings within the Conservation Area, both listed at Grade II.

Newcombe Road

SD 71 SE NEWCOMBE ROAD 5/152 Summerseat 9.8.66 Peel Hall - II Mainly C18. Stone. 2 storeys. Central section has gabled front, with 2 x 2-light mullioned windows under drip-moulds, on first floor only. Doorway under right-hand window is dated "H/EM/1706" on panel over shaped lintel and has studded door. Coping: moulded kneelers. To the right, at right angles and linked by one bay of walling with studded door to garden, is wing dated "Hamer/Saml Marth/1759" on left-hand half, which has one window with splay mullions (3-light above and 4-light below); the right-hand outer half is of outbuilding character and probably much later in date. To left of central section has one window on ground floor and two above, altered but with drip-moulds. Far left is later C19 section, not included.

SD 71 SE NEWCOMBE ROAD 5/151 Summerseat - Summerseat House - II Built 1836 by Richard Hamer, cotton mill owner. Large detached house. Symmetrical rendered front. 2 storeys. 5 sash windows (some missing glazing bars). Large, wide porch with Tuscan columns supporting entablature. Door 3 moulded and fielded panels wide and 4 tall. Side lights with trellis glazing bars. Fanlight with depressed head across door and side lights has delicate decorative glazing bars. Dentilled eaves cornice. Hipped slate roof behind blocking course. 2 tall central stacks. One-storey flat-roofed extension to left, with tripartite window with narrow side lights in return front. Interior: elliptical arch between hall and open-well stair-case, which has iron balustrade of sinuous floral design and cupola above with elaborate plasterwork surround of high quality.

Appendix 3: Proposed Draft Local List Buildings

There are currently no buildings within the Conservation Area on the Bury Local List. The following are proposals for addition to the Draft Local List.



Hamers Arms

Hamers Arms, Higher Summerseat

This pub marks the historic association with the Hamer family and is shown on the 1850 map. It may have been built as two houses as one door is blocked up. The door surrounds are arched and keyed.



22 Higher Summerseat

22 Higher Summerseat

This stone cottage has an arched and keyed door surround, a moulded gutter cornice and is roofed in stone. There is a date stone marked 'HMP 1836'.



20 Higher Summerseat

20 Higher Summerseat

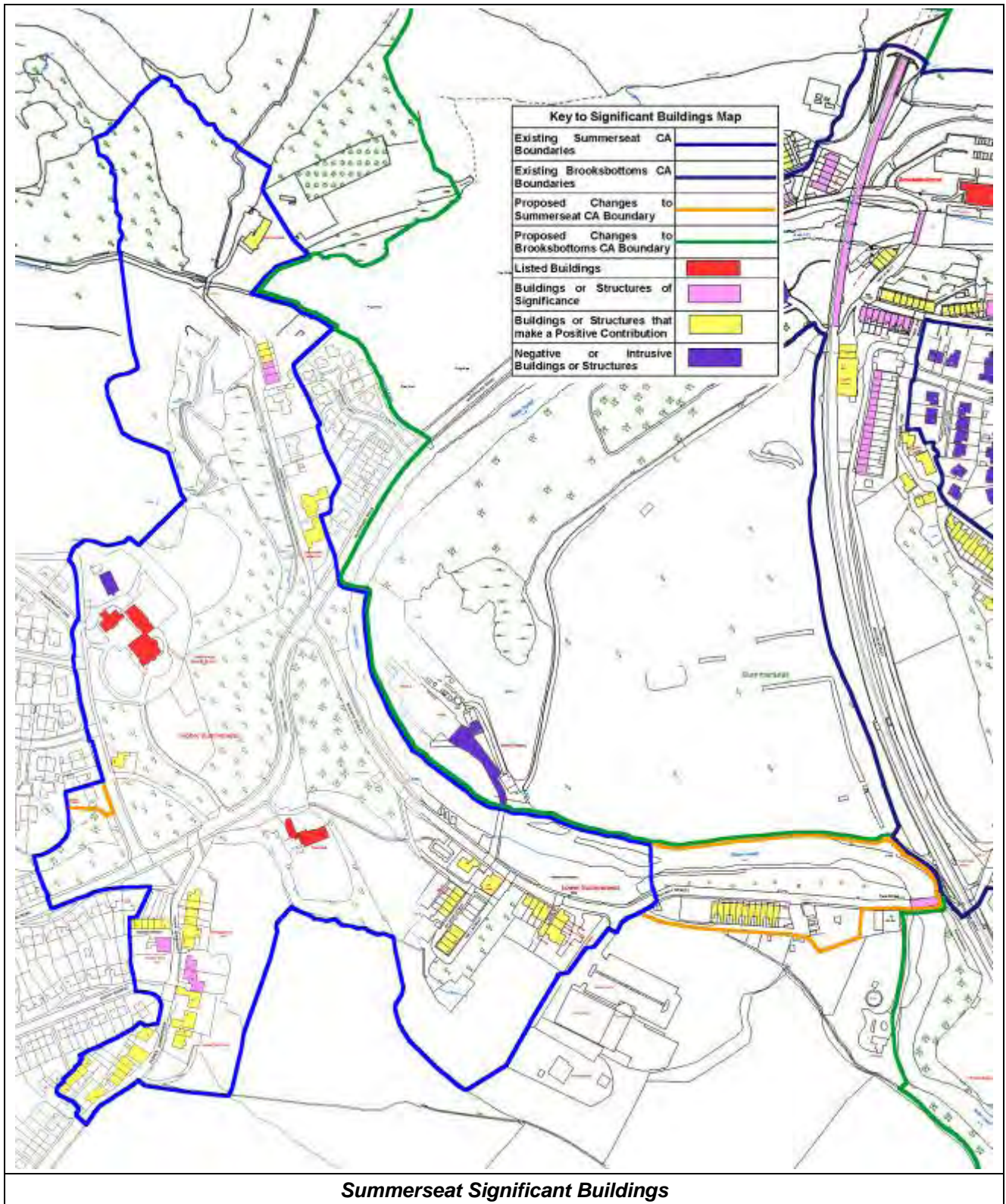
Also known as Highfield Cottage, this stone Victorian villa has a mullioned window on the ground floor with the original sashes, a cobbled yard and elaborately carved gate posts. It is dated 1873.



46-56 Robin Road

46 to 56 Robin Road

This stone terrace of workers' cottages was built to house workers at the Robin Road mill, across the road. The houses have plain stone door surrounds, slate roofs and stone chimneys and have a stone pavement in front. This terrace appears to be earlier than the terrace to the north, being altogether smaller in construction. It appears on the 1850 map and has been dated by Jean Price to pre-1818.



Appendix 4: Proposed Draft Local List Artefacts

There are currently no artefacts within the Conservation Area on the Bury Draft Local List. The following are proposals for addition to the Draft Local List.



Stone Pavement

Stone Pavement on Higher Summerseat

The stone pavement, gutter and kerbs outside the Footballers Arms and Hamers Arms and continuing along the street on the east side are an unusual survival of an original street surface and should be protected.



Twist Bridge

Twist Bridge, River Irwell

This stone bridge is marked on the 1818 map and has two arches with a central pier.

Appendix 5: Suggested Boundary Changes



180 Summerseat Lane

To exclude 180 Summerseat Lane from Conservation Area. This late twentieth century house is of no special architectural or historical interest and has been built since the Conservation Area was designated, to the South of what was then Home Farm.

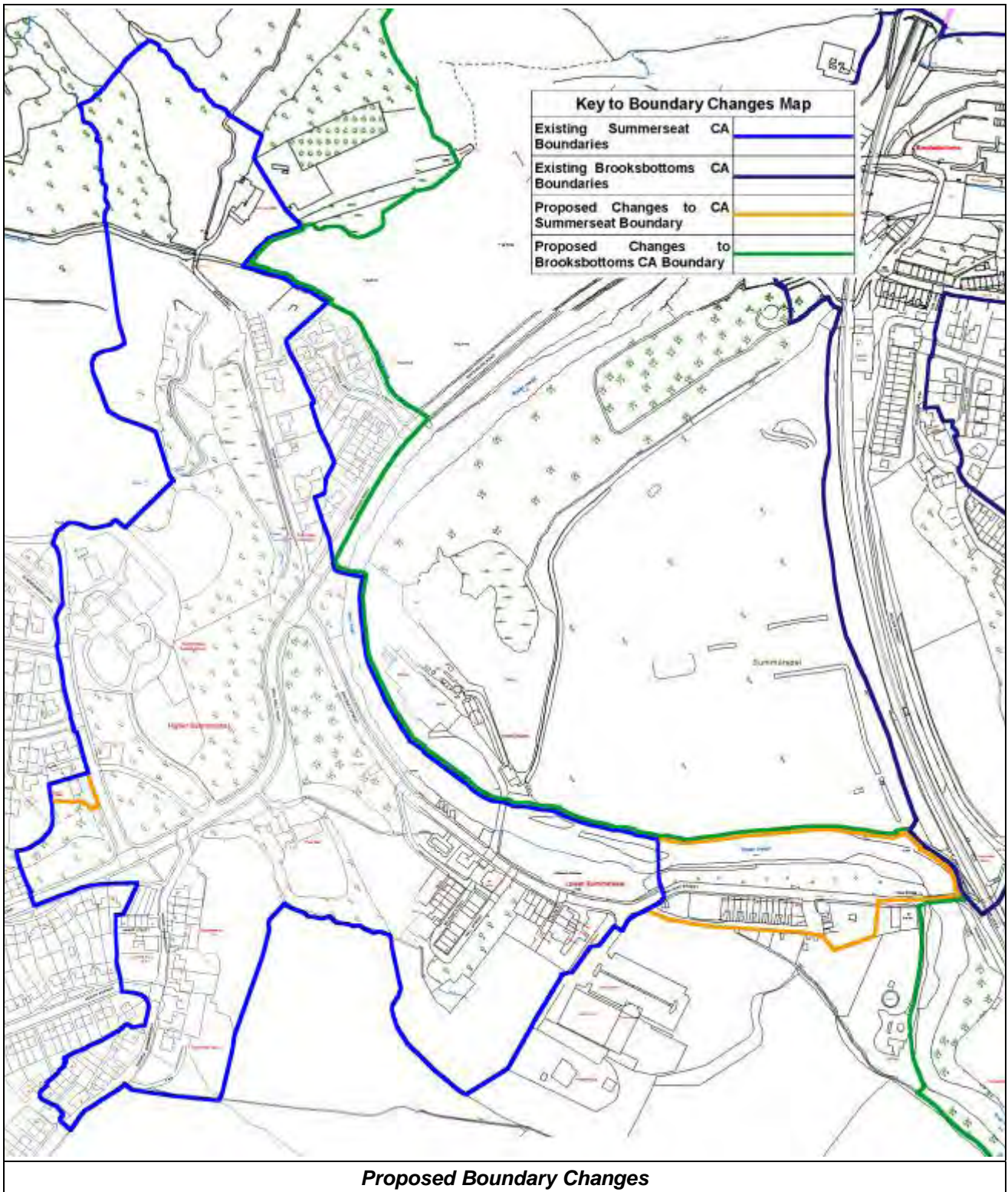


190 Railway Street

To include the remainder of Railway Street as far east as and including the Twist Bridge but excluding the Waterside Garden Centre. This would provide additional protection to the green space and mature trees between the road and the river, on the historic site of Long Row and to the terrace of early twentieth century brick houses to the south of the road, of which number 190 has its original windows with leaded glass and door. The bridge has been proposed for the Local List. The Waterside Garden Centre consists of late twentieth century buildings of no special interest and there are very few visible remains of the Twist Mill in the garden of the twentieth century house now occupying the site.



Green Space off Railway Street



Appendix 6: Saved Regional and Local Plan Policies

***Bury Unitary Development Plan*¹⁶**

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 - Townscape and Built Design

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

EN1/3 - Landscaping Provision

Development proposals will be required to make provision for incidental open space and landscaping to the Council's satisfaction.

EN1/4 - Street Furniture

The Council will encourage the provision of suitably located and well designed street furniture which satisfies the requirements of pedestrians, shoppers and other users, and enhances the character and appearance of the urban street scene, including open spaces. In particular, the Council will seek to ensure that the siting and design of street furniture satisfies the following considerations:

- meets the needs of all users including the mobility impaired, in terms of safety and adequacy;
- does not detract from highway safety;
- does not interrupt main pedestrian flows or hinder access for emergency vehicles;
- reflects the traditional design and materials in the locality, is of robust construction and does not detract from the amenity and appearance of the street scene.

¹⁶Bury MBC, *Bury Unitary Development Plan* [online] Available at: http://www.bury.gov.uk/Environment/Planning/DevelopmentPlanning/Unitary_DevelopmentPlan/ViewUDP.htm [accessed 08.04.09].

EN1/6 - Public Art

The Council will encourage the incorporation of works of art in appropriate new developments.

EN1/7 - Through Routes and Gateways

The Council is concerned to improve the quality of development along through routes and at gateways, and will require new proposals fronting major through routes and at the identified gateways to display a high standard of design and landscaping.

EN1/8 - Shop Fronts

The Council will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene. Proposals which are unsympathetic to the building or its surroundings or which break up a harmonious group of buildings will not be permitted.

EN1/9 - Advertisements

The Council will seek to control advertisements in the interests of amenity and public safety in order to enhance the quality of the Borough's environment. In doing so the Council will have particular regard to the following considerations:

- the characteristics of the local neighbourhood, including scenic, historic, architectural and cultural features;
- the scale and massing of existing buildings and structures;
- the nature of the predominant land use in the locality;
- the presence of Listed Buildings or Conservation Areas;
- any proposals for land use change in the area;
- with reference to the countryside, land-form, the quality of immediate surroundings, landscape character and background features;
- the effect on the safe use of any form of transport, including the safety of pedestrians.

EN1/10 - Telecommunications

The Council will give favourable consideration to proposals for new telecommunications developments. In assessing such proposals the Council will have regard to the following:

- the operating requirements of available and new telecommunications technology, and the national telecommunications network;
- the legal requirements of telecommunications code system operators;
- siting and design - including the opportunity for sharing masts or siting on existing buildings, height, ancillary development, landscaping, screening and the type and colour of materials used;
- the visual and physical impact, especially on the Green Belt, river valleys, Special Landscape Areas, Listed Buildings, Conservation Areas, ancient monuments and archaeological remains.

EN2/1 - Character of Conservation Areas

The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- retain, replace and restore features of historical and architectural interest;
- retain and enhance existing landscape features including trees, parks and gardens;
- initiate and promote environmental improvement/enhancement schemes such as landscaping, refurbishment of street furniture, traffic management and pedestrian schemes;
- remove dereliction and bring unused land or buildings back into beneficial use;
- prepare and promote design guidelines to ensure sympathetic development.

EN2/2 - Conservation Area Control

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;
- in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

EN2/3 - Listed Buildings

The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building;

- the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape;
- the need to protect the setting of the Listed Building;
- the impact of associated ancillary facilities and infrastructure works.

EN3/1 - Impact of Development on Archaeological Sites

Where a development proposal is submitted which will affect an archaeological site, the developer should submit sufficient information on the potential impact of the development to allow the Council to make a full and proper investigation into its archaeological consequences. The Council will have regard to the following criteria in determining the importance of an archaeological site and the impact of any proposal:

- the historic importance of the site;
- the quality and condition of the site;
- the rarity value of the site;
- the nature of the proposed development;

- the level/degree of disturbance;
- the permanence of the proposal;
- the siting of associated infrastructure/services.

EN3/2 - Development Affecting Archaeological Sites

On sites where development is considered to be acceptable in principle, consent will only be granted if:

- the development is designed in such a way as to minimise the level of disturbance and damage;
- development is programmed so that such sites and remains can be investigated in accordance with a previously agreed scheme of excavation and evaluation;
- where damage or disturbance is unavoidable, arrangements are made for the archaeological recording of the site prior to and during development.

EN4/1 - Renewable Energy

The Council will encourage proposals for the provision of renewable energy sources, subject to compliance with other policies and proposals of the Plan. In particular, the Council will seek to ensure that proposals:

- do not involve an unacceptable loss of amenity, for example through visual intrusion and noise;
- would not have an unacceptable adverse impact on the setting of scheduled ancient monuments, Conservation Areas, Listed Buildings and archaeological remains;
- would not have an unacceptable adverse impact on areas of Green Belt, Special Landscape Areas and areas of ecological importance;
- would not result in a health or safety risk, or nuisance to the public;
- where necessary, include an environmental assessment as part of the planning application;
- would not have an unacceptable adverse impact on the Borough's natural environment.

EN6/1 - Sites of Nature Conservation Interest (Sites of Special Scientific Interest, National Nature Reserves and Grade A Sites of Biological Importance)

Planning permission will not be granted for development in or in the vicinity of a designated or proposed site of national or county/regional importance (Site of Special Scientific Interest or National Nature Reserve or Site of Biological Importance which has been identified as of national or county/regional importance i.e. Grade A) which would destroy or adversely affect, either directly or indirectly, the nature conservation interest of the site, unless it can be demonstrated that other material considerations outweigh the special interest of the site.

EN6/2 - Sites of Nature Conservation Interest (Local Nature Reserves and Grade B and C Sites of Biological Importance)

Planning permission will not be granted for development which would damage either directly or indirectly, the nature conservation interests of sites of particular ecological significance (Local Nature Reserves or Grade B and C Sites of Biological Importance) unless conditions can be imposed that would acceptably mitigate those impacts.

EN8/1 - Tree Preservation Orders

The Council will make Tree Preservation Orders where they are needed to protect trees and woodlands.

EN9/1 - Special Landscape Areas

In those areas identified on the Proposals Map as Special Landscape Areas, any development which is permitted will be strictly controlled and required to be sympathetic to its surroundings in terms of its visual impact. High standards of design, siting and landscaping will be expected. Unduly obtrusive development will not be permitted in such areas.