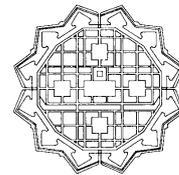


***Blackburn with Darwen Borough
Council***

Chapeltown

Conservation Area Character Appraisal

Prepared by



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1. Introduction

Purpose of Report

- 1.1 Chapelton is a small village set within open moorland some four miles to the north of the centre of Bolton and approximately five miles south of Darwen. In 2005/06, Paul Butler Associates were commissioned to prepare a character appraisal of Chapelton Conservation Area, which has been designated to preserve the special character of the village core. This document sets out an appraisal of what heritage elements make up the special character of the Conservation Area.
- 1.2 Before discussing Chapelton Conservation Area in greater detail, the remainder of this section of the appraisal provides a general introduction to Conservation Areas, character appraisals and establishes the context for the Chapelton appraisal.

What is a Conservation Area?

- 1.3 The Planning Act of 1990 requires Local Planning Authorities to determine which parts of their areas merit Conservation Area status. The Act defines Conservation Areas as *“areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”*.
- 1.4 Whilst it is important that buildings in Conservation Areas are of historic or architectural value, it is their group rather than individual value that is important, although most Conservation Areas do also contain listed buildings. The character of an area is not derived from its buildings alone, but from a combination of factors, including: the historic layout of roads and paths, characteristic building and paving materials, vistas, public and private spaces and areas of open space.

Conservation Areas in Blackburn

- 1.5 There are currently fourteen designated Conservation Areas within the Borough of Blackburn with Darwen, including over 2000 buildings. Each Conservation Area has been designated as a result of its special architectural or historic interest. Blackburn with Darwen Borough Council are obliged to protect these Conservation Areas from development which would adversely affect their special character.

Conservation Area Appraisals

1.6 The designation of any Conservation Area demonstrates a commitment to safeguarding and enhancing its special character and appearance. It is, therefore, important that the local planning authority, residents, property owners, and others with an interest in the Conservation Area are aware of what features (buildings, spaces, heritage features, trees etc) make up the areas special interest. This is best achieved by a Conservation Area character appraisal which:

- Defines the area's special historic and architectural interest, including identification of what contributes positively towards the character of the area and the existence of any neutral or negative features.
- Reviews the Conservation Area boundaries.
- Assesses the need for any sympathetic preservation and enhancement proposals.
- Provides a consistent and sound context for implementing policies and making informed development control decisions.

The Conservation Area Character Appraisal for Chapeltown

1.7 Chapeltown Conservation Area was formally designated in 1970 under the Civic Amenities Act of 1967, making it the oldest Conservation Area in the Borough. The Conservation Area focuses on High Street, the oldest part of the village and excludes the majority of post 1910 development (i.e. Station Road, Chapel Grange, Tower Court, and Bank Street).

1.8 This character appraisal was undertaken in Autumn/Winter 2005 by Paul Butler Associates on behalf of Blackburn with Darwen Borough Council, the commissioning organisation. As far as possible, the appraisal follows best practice guidance as advocated by English Heritage in their publication entitled '*Guidance on Conservation Area Appraisals*', issued in August 2005.

1.9 Community involvement was an integral part of the appraisal process and included the distribution of a freepost questionnaire to every property within the Conservation Area. Feedback was appraised and taken into account before the issue of this document.

- 1.10 It is intended that this appraisal will become a publicly available document and will be used as a reference point by Blackburn with Darwen Borough Council when taking decisions on applications for planning permission and for listed building and conservation area consent, however it should be regarded as supplementary to the policies set out in the Blackburn with Darwen Borough Local Plan.
- 1.11 The appraisal takes the form of written text and a series of appended plans. Whilst every effort has been made to highlight those features that contribute toward the special character of the area, the appraisal is not intended to be comprehensive and the omission of any particular building, feature or space must not be taken to imply that it is of no visual or historic interest to the Conservation Area.
- 1.12 The Conservation Area boundary as indicated on the appended plans is for illustrative purposes only, and is not a definitive representation of the Conservation Area as formally adopted. The definitive Conservation Area boundary plan may only be inspected at the main reception area of Blackburn with Darwen Borough Council offices, during normal office hours.

2. The Planning Policy Context

- 2.1 Future development and change within Edgworth Conservation Area will be influenced and guided by a raft of relevant national and local planning policy guidance. As required by English Heritage best practice, the following section summarises the key documents.

National Planning Policy

- 2.2 Conservation Areas are formally designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (1) defines a Conservation Area as '*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*'. It is the duty of local authorities to designate as conservation areas any area of special architectural or historic interest, whose character and appearance it is worth preserving or enhancing. Detailed guidance about the legislation is given in 'Planning Policy Guidance Note 15: Planning and the Historic Environment' (PPG15) published in September 1994.

Blackburn with Darwen Borough Local Plan (April 2002)

- 2.3 The Blackburn with Darwen Borough Local Plan was formally adopted in April 2002 and covers the period to 2006. It describes the Council's intentions for the development and use of land within the Borough and forms the basis against which planning applications are assessed. The plan contains specific policies designed to protect and enhance the Boroughs heritage.
- 2.4 Policies of particular relevance to Chapelton include; Policy HD11 '*Development in and adjacent to Conservation Areas*', Policy HD12 '*Alterations to Unlisted Buildings in Conservation Areas*', Policy HD13 '*Alterations to Listed Buildings*', Policy HD14 '*Demolition of Listed and Demolition of Unlisted Buildings in Conservation Areas*', Policy RA1 '*Green Belt*', Policy RA12 '*Design of Development in Rural Areas Including Villages*' and Policy RA14 '*Development within the Villages of Belmont, Chapelton, Hoddlesden and Pleasington*'.
- 2.5 In accordance with national policy, Blackburn with Darwen Council has begun to produce a Local Development Framework (LDF) which when adopted in 2009 will replace the Local Plan.

Supplementary Planning Guidance

- 2.6 Supplementary Planning Guidance produced by Blackburn with Darwen Council complements Local Plan policies and aims to raise awareness of good design and to improve the quality of new development. Relevant Supplementary Planning Guidance includes: 'Conservation Areas' (Adopted 1999), 'Listed Buildings' (Adopted 1999) and 'Village Appraisals' (Adopted 1999). The latter document considers six villages in the Borough, including Chapelton.

Implications of Conservation Area Status

- 2.7 Conservation Area status is not intended to stifle new development nor to preserve areas as museum pieces. Conservation Areas will be allowed to evolve to meet changing demands although the Council when taking development control decisions will take extra care to ensure that the special architectural and historic qualities of Chapelton are not eroded.

2.8 In Chapelton the normal requirements for planning permission and building regulation approval apply with some additional restrictions:

- Conservation Area Consent is required for the demolition of most buildings or structures. The advice of the Council should be sought before undertaking any demolition.
- The Council must be given six weeks notice of any intention to undertake works to cut down, lop, prune or uproot any trees over a certain size in the Conservation Area.
- Planning applications will be carefully considered by the Borough Council to ensure that they enhance or preserve the special character of the area. Particular attention will be paid to scale, height, materials and detailing of proposals including boundary treatments. The impact of any development outside the boundary of the Conservation Area, which might affect its setting and character, will also be carefully considered. In order to be able to consider the implications of development proposals, the Council will normally require proposals within the Conservation Area to be submitted in the form of a full, and not outline, application.

2.9 In addition, works which elsewhere are classified as permitted development in The Town and Country Planning (General Permitted Development) Order 1995 also require planning consent in accordance with Article 4 '*Directions restricting permitted development*' of the Order, including:

- Various types of cladding
- The insertion of dormer windows into roof slopes
- The erection of satellite dishes on walls, roofs or chimneys fronting a highway
- The installation of radio masts, antennae or radio equipment

2.10 Developers are advised to check with the Borough Council at an early stage on the need for any permissions. Unauthorised work can lead to prosecution and the Council may take enforcement action requiring the work to be 'undone'.

3. Summary Definition of Special Interest

- 3.1 The special interest of Chapelton Conservation Area is derived from its fine eighteenth and nineteenth century buildings and its village character. Almost without exception the buildings within the Conservation Area date from pre-1910 and for the most part are sited to front High Street. High Street gives the village a strong linear form. The settlement has grown organically and this is reflected in the varied buildings and detailing within the Conservation Area.
- 3.2 Rows of cottages dating from the early nineteenth century and terraced houses dating from the late nineteenth century provide the backbone of the village and contribute significantly toward its special interest. The transition from cottages to terraced houses reflects the transition of the village from a predominantly rural economy in the mid-late nineteenth century, to a more industrialised economy with the development of mills and bleach works. The cottages and terraced houses are interspersed with some notable community buildings including St Anne's church, which would have formed the focus of village life.
- 3.3 Sandstone is the predominant building material and this combined with stone flag roofs and later slate roofs act as a unifying influence and contribute greatly toward the special interest of the Conservation Area. The majority of property is two-storey with occasional three storey buildings. The rural setting contributes greatly to the character of the village and the commanding ridgeline position of the village provides a variety of attractive countryside views and vistas.

4. Location and Setting

Location and Context

- 4.1 Chapelton lies within undulating moorland to the north of Bolton. The settlement is a small village, the majority of which was developed between the eighteenth and nineteenth centuries. The Conservation Area encompasses the majority of the village, with only newer developments to the north and west excluded from the boundary.

- 4.2 There are a number of listed buildings within the Conservation Area, which are discussed in detail in subsequent sections. Within the Conservation Area, the majority of buildings are sandstone built properties including cottages and terraced houses. The cottages are a reminder of the agricultural roots of the village and the terraced houses an indicator of the later industrialisation, which reached out to touch the village in the nineteenth century.
- 4.3 Chapelton is one of a number of villages and hamlets that collectively form Turton, the largest of the townships in the ancient parish of Bolton-le-Moors. Prior to the Local Government Act 1972 and 1974, the area was part of the Turton Urban District Council. Following local government restructuring in April 1974, Chapelton now falls within North Turton with Tockholes ward. Although historically associated with Bolton, Chapelton is now under administration of Blackburn with Darwen Borough Council following this restructuring.
- 4.4 Whilst the Conservation Area focuses on the distinctive village core of Chapelton, later ribbon development along Wellington Road blurs the southeastern boundary of the village, which merges to some extent with the neighbouring hamlet of Turton Bottoms.

General Character and Plan Form

- 4.5 Chapelton is essentially a small village. There are approximately eighty domestic properties within the Conservation Area. The settlement is arranged at either side of the B6391, which links Darwen with Bolton. The influence of the serpentine north-south road gives the village a linear plan form. Despite this linearity, the heart of the village is reasonably dense.
- 4.6 The northern boundary of the Conservation Area is formed by the transition of High Street into Green Arms Road. The eastern boundary of the Conservation Area is formed by: the recent residential development of Tower Court, a recreation ground and the boundary wall of St Anne's Churchyard beyond which the topography falls away towards the Wayoh Reservoir. Chapel House Farm marks the southern boundary of the Conservation Area. The western boundary follows the rear plots of properties fronting the western side of High Street.

Landscape Setting

- 4.7 The settlement sits on a platform of higher ground that falls away to Wayoh reservoir to the north. Two kilometres further to the north is Turton and Entwisle Reservoir and beyond that the bleak uplands of Turton Moor. To the west of Chapelton, the land falls away slightly and then rises up to meet the railway line beyond which is a higher ridge of land known as 'Turton Heights'. To the east of Chapelton in the valley bottom is the hamlet of Turton Bottoms and to the north of this is the larger village of Edgworth.
- 4.8 The raised topography of the village permits views from Tower Street and the eastern boundary of Chapelton across the Wayoh valley towards the neighbouring village of Edgworth with reciprocal views from Edgworth to Chapelton. Views of the valley to the west of the village are permitted from the northwestern edge of the village.
- 4.9 St Anne's Church (Building Reference 47) is a local landmark and is situated in the southeast of the Conservation Area on an elevated platform of land, lifting the church and spire above the village. The Chetham Arms public house (Building Reference 12) is another local landmark. Its three-storey design makes it taller than most other buildings and this combined with its prominent siting on a bend in the High Street allows it to be viewed from the south and north of the village.

5. Historic Development

Origins and Historic Development of the Area

- 5.1 A church is known to have existed in Chapelton since 1111, when Roger de Poitou, cousin of William the Conqueror, built a chapel in the ancient township of Turton. The name of the village of Chapelton derives from the existence of this chapel. The church was rebuilt in the early 17th century, late eighteenth century and again in 1840-1841, however, the settlement appears to principally date from the eighteenth and nineteenth centuries, although Chapel House Farm (Building Reference 1) and Chetham Farm House 87-89 High Street (Building Reference 14) are notably older (17th century).
- 5.2 In 1333, Turton Fair was established on Chapel Fields, the land immediately adjacent to the existing St Anne's Church. The celebrations originally started as an all-night service

to commemorate the patron saint of the chapel, originally St. Bartholomew, a derivative of St. Botolph; Christian missionary to the northern heathen tribes. Gradually feasting, drinking, trading, and bartering were added until it became a Fair. The tradition continued as Turton Agriculture Fair until 1932. William Sheldrake cited Turton Fair and Chapelton in 1789 in his poem *'A Picturesque Description of Turton Fair'*.

- 5.3 Chapelton is surrounded to the north and west arable farmland and moorland. It is likely that the development of the rural community was based on agricultural employment and associated trades and on industrial employment with the arrival of cotton mills and a bleachworks in the mid nineteenth century. Tower Mill and the bleach works were demolished in the early 1990's and replaced by residential development.
- 5.4 The settlement pattern of the village is an irregular agglomeration of buildings, which take an essentially linear plan form along High Street. More recent residential development has taken place to the north and west, outside the Conservation Area boundary.

6. Archaeology

- 6.1 There are few 'recorded' archaeological remains including above ground, earth works and buried deposits within Chapelton Conservation Area and that area immediately beyond its boundary. One exception is Chapel House Farm (Building Reference 1) to the south of the Conservation Area which is thought to be the result of a merger of two timber framed sixteenth or seventeenth century buildings and is listed on the Lancashire County Council Sites and Monument's Record (SMR).
- 6.2 Most settlements contain archaeological evidence of their origins and development, of the economy and industry of the community and of the lives and lifestyles of past inhabitants. Chapelton is unlikely to be any different and new sites will undoubtedly be discovered in the future.
- 6.3 In the wider area, there is certainly evidence that the township of Turton was settled in prehistoric times, remains found on the nearby moors include a Druid circle, standing

stones and copper and bronze artefacts. The name Turton is thought to derive from two early British/Anglo-Saxon words: *Twr*, *Tur*, *Tor*, meaning tower, and *tun* meaning town.

7. Spatial Analysis

The Character and Interrelationship of Spaces within the Area

- 7.1 The character of the Conservation Area is enhanced considerably by the open space within and immediately adjacent to it. The largest area of public open space in the Conservation Area is St Anne's churchyard. The churchyard accommodates one third of the land area of the Conservation Area and defines the southeastern boundary of the area.
- 7.2 The majority of properties within the Conservation Area are built to the back of pavement and do not have front gardens. There are some exceptions including the later terraced houses fronting Tower Street (Building References 28 - 31) which are set back slightly from the pavement to accommodate small front gardens. Their low stone boundary walls, formerly surmounted by iron railings, clearly define the extent of the front gardens. A terraced row (Building References 45 - 46) fronting High Street, close to St. Anne's Church, also has front gardens.
- 7.3 Almost without exception, all the rows of cottages and terraced houses have rear yards or cottage gardens. The alleyways and narrow paths and roads (Streetscape References 9, 10, 12, 19 & 20), which provide access to these, contribute greatly to the character of the Conservation Area.
- 7.4 The distinction between public and private space is not so clearly defined at Chapelfields (Building References 39 - 44). Here the orientation of the properties is at right angles to High Street, with the buildings located presumably so as to take advantage of views of St Anne's Church. The siting is unusual with the properties seeming to have been built back to front. Each property has a front garden between it and the Churchyard. A narrow pathway known as Charlotte Street (Building Reference 44) runs the length of the terrace connecting all the gardens together. As a consequence, the distinction between public and private space is ill defined. These properties do not however have

rear gardens and are sited to the back of pavement of Chapelfields (the street). This quirkiness contributes to the character of the Conservation Area.

- 7.5 Beyond the eastern boundary of the Conservation Area, the sports pitches contribute considerably to the character of the area by permitting uninterrupted views from High Street, via Tower Fields and Chapelfields across the Wayoh valley towards Edgworth.

Key Views and Vistas

- 7.6 The ridge top position of the Conservation Area permits views from Tower Street and the eastern boundary of Chapelton across the Wayoh valley towards the neighbouring village of Edgworth. Views of the valley to the west of the village are permitted from the northwestern fringe of Chapelton. The views and vistas of the surrounding countryside, the vistas being framed by stone buildings, make a significant contribution to the village charm and character of the Conservation Area. Key views and vistas are illustrated on the plan entitled 'Townscape Analysis' which is attached as an appendix.

- 7.7 At the southeast of the Conservation Area, St Anne's Church sits on a higher platform of land that is elevated above Chapelton. The church and spire is a prominent local landmark, and can be viewed from strategic points within the village as well as being clearly visible across the Wayoh valley from vantage points in Edgworth to the east.

- 7.8 Unfolding views towards St Anne's Church are seen from Tower Fields, beyond the trees at the boundary of the churchyard. Vistas, defined as a distant view or prospect seen through an opening framed by buildings or other means of enclosure are evident at various points within the Conservation Area. Entering the village from both the north and south along High Street allows tantalising glimpses of the village beyond. From High Street gaps in the frontages created by Tower Street and Chapelfields provide views across the Wayoh valley towards Edgworth. Reciprocal vistas are evident westerly down Chapelfields towards High Street.

8. Character Analysis

Activity, Prevailing or Former Uses and the Influence of these on Plan Form and Building Types

- 8.1 The built fabric of Chapelton has been influenced by three prevailing phases of influence: firstly the growth of the village as a focus of agricultural activity, secondly the influence of industrialisation and thirdly the decline of economic activity and the development of the village as a domestic/commuter settlement.
- 8.2 The original growth of the village would have been based on agricultural employment and associated trades. Cartographic data supports this view. The 1893 plan, for example, makes reference to Meadow Croft Farm (Building Reference 18), Higher Howarths Farm (Site of Building Reference 2) and the Farmers' Arms public house. Agriculture appears to have been the key economic influence on the form of the village and would almost certainly have been the economic driver for the development of the farm labourer's cottages on High Street. The village grew organically, indicated by the irregular siting of buildings and the variety of design differences evident as styles and fashions changed as the village grew and developed over time.
- 8.3 The mill boom and industrialisation of nearby town and cities in the eighteenth and nineteenth centuries did not leave Chapelton untouched. The application of steam technology to power mills and a seemingly insatiable world demand for cheap textiles encouraged the development of mills in ever more remote locations. The proximity of the railway benefited Chapelton in this respect and allowed the village to be considered as a suitable location for a new mill. The arrival of industrial employment in Chapelton in the form of steam powered Victoria Mill (located next to the former Turton and Edgworth Station) and the subsequent development of Tower Mill (cotton mill) and a bleach works influenced the development of the village and introduced a more regular and planned grain to parts of the settlement where terraced houses were constructed to provide accommodation for workers. Between 1894 and 1910, terraced housing of this type was constructed on Tower Street and High Street.
- 8.4 The decline of the mills and cessation of industrial land use in the village has been followed by a revival in the fortunes of the village, which has developed as a popular

residential location benefiting from good views, fresh air and an atmospheric village environment. The village appears to be essentially a commuter settlement without shops and with former industrial land having been redeveloped for housing. The former Farmers Arms has been converted to housing and the main non-residential uses to survive include the Chetham Arms Public House and St. Anne's Church.

Contribution of Statutorily Listed Buildings to Special Interest of the Area

8.5 St Anne's Church and Ashworth Monument (Building Reference 47)

The present church is grade II listed and dates from 1840, however, it is certainly not the first religious building to be sited here. Roger de Poictou built the first Chapel in 1111. In 1523, the chapel is recorded as being *'in the gift of'* Ralf or Rauff Orrell, Lord of the Manor of Turton. During this period it served parishioners living in isolated farms and crofts, and who could not travel to Bolton to the parish church. In 1630, Humphrey Chetham, purchaser of Turton Tower, rebuilt the chapel. He later founded Chetham Hospital and Library in Manchester, and donated goodly books to the parishes of Turton and Walmsley for the use of parishioners. These chained books and their ornate carved chest are on view at nearby Turton Tower, southwest of Chapeltown.

8.6 In 1717, Samuel Chetham secured a 'Queen Anne's Bounty', a grant of money used to supplement income for church and clergy. It is possible that the church's name was changed from St. Bartholomew's to St. Anne's at this time in recognition of this assistance. In 1779 the chapel was rebuilt yet again as a long low building with mullioned windows, leaded panes, and a gallery reached by an outside staircase. It is reputed that these early chapels were sited to the southwest of the present church, however there is no evidence to substantiate these claims.

8.7 In 1837, Turton became an ecclesiastical parish and population increases made a larger church necessary. As a result the present church was built between 1840 and 1841, perhaps by John Palmer, in decorated style. The Bishop of Chester, the Right Reverend John Bird Sumner D.D, dedicated the church on October 2nd, 1841.

8.8 St Anne's Church is situated in the southeast of the Conservation Area on a small natural raised platform, elevating the church above the village. It is built in ashlar with a slate roof. The west tower carries a spire and is a local landmark.

8.9 Approximately 50m south of St Anne's Church within the churchyard is the Ashworth Monument, a Grade II listed classical style raised tomb chest monument in sandstone, dedicated to the memory of Giles Ashworth, elder of the village of Edgworth who died in 1828 and various members of the family.

8.10 **Chapel House Farm, High Street** (Building Reference 1)

This Grade II Listed former Farmhouse dates from the early seventeenth century or earlier whereby making it one of the oldest buildings within the Conservation Area. Constructed in local vernacular style with a stone base with coursed sandstone rubble walls and slate roof, Chapel House Farm has a substantial timber-framed interior.

8.11 **75, High Street** (Building Reference 9)

This is a simple double fronted Grade II listed cottage thought to date from the mid-eighteenth century and constructed of watershot-coursed sandstone. It retains four attractive stone mullioned windows to the front elevation. 75 High Street projects forward of the established building line of High street adding interest to the streetscape. During the nineteenth century, the building was named 'Tower Fields' and then possessed five acres of land. The name suggests a link with nearby Turton Tower.

8.12 **Chetham Arms Public House** (Building Reference 12)

Chetham Arms Public House is a three storey Grade II listed public house, which dates from 1746 and is constructed of coursed sandstone rubble with a slate roof in the local vernacular style. Until 1823 the inn was named the Black Bull when the name was altered to reflect the large panel bearing the Chetham coat of arms and the initials H.C on the central façade. It is thought that the initials H.C. probably stand for Humphrey Chetham, a collateral descendant of the earlier and more notable Humphrey Chetham who purchased Turton Tower in 1628. Adjoining the public house at left side, but not included within the listed building designation, is a former stable and courtroom where the manor court was held probably from 1746. This block has been converted into two cottages.

8.13 Old School House, 97 High Street (Building Reference 16)

This Grade II listed former schoolhouse dates from the eighteenth century and was constructed in watershot-coursed sandstone with stone quoins at the corners. The former rear additions once provided the school accommodation, however, when a new schoolhouse was built adjacent to St Anne's Church in the south of the village, the old school was abandoned and the accommodation demolished. In a report on the Lancashire Charities, made to the House of Commons in 1840, this school is described as *'an ancient school in this township [of Chapelton] to which is appropriate a dwelling house for the use of the master and a school room but it is not known from whom these premises were derived'*. At this time the school, schoolhouse and right of patronage then belonged to a Mr. H. Seymour Hoare.

8.14 Chetham Farm House, 87- 89 High Street (Building Reference 14)

This Grade II listed building was constructed as farmhouse and probably dates from early seventeenth century. It served as a local Inn prior to the construction of the Chetham Arms in 1746, whereby making the building one of the oldest within Chapelton Conservation Area. Constructed in the local vernacular style of coursed sandstone rubble with stone quoins at the corner and a sandstone roof, the High Street elevation is characterised by stone mullioned windows with label moulds above the ground floor windows.

8.15 110, 112 & 114 High Street (Building Reference 20 & 21)

A grade II listed farmhouse, shippon and attached cottage dating from 1749. The farmhouse is constructed of coursed sandstone rubble with stone quoins to the farmhouse and shippon, and has a roof comprising of sandstone. The shippon was originally constructed with a rounded wagon arch, which is now blocked. The attached cottages are set back slightly from the building line.

The contribution of unlisted buildings

8.16 Whilst the listed buildings are undoubtedly significant and make an important contribution to the special architectural and historical interest of Chapelton, overall the special character of the Conservation Area is formed by the many unlisted buildings

within its boundary. Many of these were constructed before 1910 and make a positive contribution to the special architectural and historic character of the Conservation Area.

- 8.17 Although the unlisted buildings span different eras, they have almost exclusively been constructed in sandstone and slate, displaying a basic architectural unity with the listed buildings discussed above. Common architectural features such as plain stone door surrounds and cast iron drainage goods are also in evidence.
- 8.18 The unlisted buildings are of considerable historic interest as they provide a built record of the transition of the village from a purely agricultural settlement comprising of farm houses and cottages through to a more planned pattern of development involving the erection of mills and terraced houses.
- 8.19 In plan form, the layout of the cottages fronting High Street is generally irregular, particularly on the western side of High Street. The size and shape of building plots is varied as are building lines, which vary between blocks. Despite building heights generally being two-storey with pitched roofs, the ridge and eaves heights tend to be irregular and the rooflines vary. In part this is due to the settlement having grown sporadically and organically over the years.
- 8.20 The roofline on the eastern side of High Street is more consistent (Building References 22-27). The 1894 - 1910 terraced properties are particularly uniform in terms of characteristics. They are of later construction than the cottages and are characterised by semi-circular fanlights over the door with arched mould with keystone.
- 8.21 The terraced row on the northern side of Tower Street (Building References 28 – 31) displays a consistent building line reflecting the more planned nature of the period. These houses were set back from the street and provided with small front gardens bounded by low stonewalls previously surmounted by railings. These provide a consistent boundary to Tower Street.

Notable Unlisted Individual or Groups of Buildings

- 8.22 The terraced row on Chapelfields (Building References 39 – 44) is located at right angles to High Street, with the gardens of the properties accessible from High Street via a shared pathway, which traverses the row along Charlotte Street. The façades of the

buildings are aligned with the edge of the street, laid with stone setts. The buildings located towards High Street are older than in the east. These older buildings display many consistent vernacular architectural characteristics including splayed stone window headers and low doorframes, whilst the chimneystacks are taller than the newer buildings. These features identify the Chapelfields terrace as a group of buildings of note.

Local Details

- 8.23 The quality of the local townscape is further enhanced by the location of a grade II listed stocks and market cross in a small Garden of Remembrance off High Street to the north of the Conservation Area. The market cross (Streetscape Reference 4) is a replica of the original Turton Cross, which consisted of a stone pedestal on two steps, and an attached set of stocks. It is believed that the pedestal was never surmounted by a cross, but by a sundial that had long ceased to exist. The original cross was removed to the grounds of Turton Tower in approximately 1845 where it now stands. A weathered sandstone octagonal pedestal is all that remains of the cross and now this stands on a reconstructed base, whilst the wooden shaft and small surmounting cross are modern. The stocks are of unknown date, but are probably from the eighteenth or nineteenth century and whilst the base of the stocks is intact, they show indications of restoration. A wall plaque in the Garden of Remembrance commemorates their restoration in 1933.
- 8.24 The two wooden lych gates of St Anne's Church are positive historic features and contribute significantly to the character of the church that of the Conservation Area.

Prevalent and Traditional Building Materials and the Public Realm

- 8.25 Buildings in the Conservation Area were traditionally constructed from grey sandstone. This stone is usually coursed, with the surface of the blocks showing a tooled finish. The size of blocks used varies with building age. Buildings constructed in the eighteenth century or earlier are characterised by thin stones of varying sizes with larger stone quoins at the corners. The size and regularity of blocks increases in the later nineteenth century buildings. A characteristic feature of older buildings is the use of stone as a roofing material, whilst more recent buildings are roofed in blue-grey slate.

- 8.26 There is also surviving evidence of historic means of enclosure constructed from traditional materials. The boundary wall of St Anne's Church (Building Reference 47) is constructed from grey sandstone and as such reflects the building material and style of the majority of buildings within the Conservation Area. Inverted stone flags define the frontage of numbers 60 to 68 High Street (Building References 45 - 46), whilst the frontages of the terraces on the north of Tower Street are defined by low sandstone walls, which were originally surmounted by railings.
- 8.27 The majority of the Conservation Area is surfaced in modern materials including tarmac and concrete paving slabs, however, historic surfaces do survive in isolated areas. The farmyard of Meadowcroft Farm (Streetscape Reference 7), Chapelfields (Streetscape Reference 19) and Back High Street are all surfaced with rectangular sandstone setts laid in horizontal course, whilst stone paving slabs survive in Tower Street (Streetscape Reference 11).

The Contribution made to the Character of the Area by Greenery and Green Spaces, and its Ecology and Biodiversity Value

- 8.28 The character and setting of a Conservation Area can be considerably enhanced by the open spaces within or nearby them. Neither Chapelton nor the Conservation Area contains any open spaces that are listed on the 'Register of Parks and Gardens of Special Historic Interest' as compiled by English Heritage.
- 8.29 In terms of the setting of the Conservation Area two areas are worthy of note. Beyond the south western boundary of the Conservation Area lies Billy Brook Fields; a traditional hay/water meadow which is worthy of mentioning because of its designation as County Biological Heritage Site. Also worthy of note outside the eastern boundary of the Conservation Area is a large public sports field, which is important since it permits uninterrupted views from High Street, via Tower Fields and Chapelfields across the Wayoh valley towards Edgworth.
- 8.30 The largest area of green space within the Conservation Area itself is the churchyard affiliated with St Anne's Church (Building Reference 47). The walls, gravestones and burial plots here contribute toward the historic interest of the space. Clusters of mature trees also help define the boundaries of the churchyard. The trees on the western

boundary contribute considerably to the streetscape of High Street and to this part of the Conservation Area.

- 8.31 The streetscape of the Conservation Area is enhanced considerably by the mature trees both within Tower Street (Streetscape Reference 11) and within High Street (Streetscape Reference 4) adjacent to the stocks.
- 8.32 The majority of buildings within the village are built at the back of pavement and are without front gardens. One exception is the terraces on the northern side of Tower Street (Building References 28 – 31) which are set back slightly from the pavement to accommodate small front gardens which help green the streetscene here.

The Extent of Loss Intrusion or Damage (the Negative Factors)

- 8.33 Chapelton Conservation Area does not contain any negative or intrusive buildings that detract from the area's character or any buildings, which are at risk or in a serious state of disrepair. However, uPVC windows have replaced many of the traditional timber window frames in many of the unlisted buildings and must be considered to be a negative influence. Steps should be taken to prevent further loss of traditional fenestration.
- 8.34 The character of Chapelton Conservation Area suffers visually as a result of on-street car parking. Parked vehicles can dominate High Street at times, which detracts from the character of the area. Whilst on street parking is certainly a negative factor, it is difficult to see how the situation might be changed for the better since garages are certainly not a feature which ought to be encouraged within the Conservation Area.

The Existence of Neutral Areas

- 8.35 Neutral areas are defined as areas that neither enhance nor detract from the character or appearance of the Conservation Area. A bungalow constructed on the southern part of High Street (Building Reference 2), opposite St Anne's Church in the early 1980's is certainly a neutral influence on the Conservation Area. Whilst the bungalow format does not make a positive contribution to the character of the Conservation Area, the use of sympathetic materials means it does not detract from it either.

General Condition

- 8.36 Chapelton Conservation Area and the buildings within it can generally be considered to be in good general condition. Many of the vernacular architectural characteristics, which make the area special, survive, whilst the public realm appears to be equally well managed.

Problems, pressures and capacity for change

- 8.37 Economically the desire to develop new housing in Chapelton is likely to be the most significant pressure for change within the village at large. Extending the village envelope should certainly be resisted: any significant new housing development would have the potential to spoil the setting of the Conservation Area. The Conservation Area itself is unlikely to be able to accommodate anything other than perhaps the odd infill development.

- 8.38 In 1997, Chapelton Conservation Society published an appraisal that summarised the views of Chapelton residents following a comprehensive questionnaire survey. The report identified traffic speeds through the village as a major concern for residents in addition to the visual dominance of parked vehicles within the village. Unfortunately insensitive traffic calming schemes have spoiled many a picture-postcard village and any physical measures should only be used selectively and only then as a last resort after other means such as driver education have failed.

Opportunities for enhancement

- 8.39 There are few opportunities to intervene to enhance the fabric of the Conservation Area, which for the most part is in good condition. It is understood that local residents are involved in a campaign to reopen Turton railway station, which lies beyond the Conservation Area boundary, after 35 years of closure. Residents hold the view that better access to the railway would enable rail commuting to Manchester and Blackburn which could reduce commuter dependency on the car, reduce car parking demands in Chapelton and hence improve townscape quality within the Conservation Area.

9. Community Involvement

- 9.1 Community involvement was integral to the preparation of this character appraisal process, augmenting local knowledge and understanding, whilst encouraging ownership. A freepost Chapelton Conservation Area Appraisal questionnaire was distributed to every property within the boundary of the Conservation Area and invited a representative of each household to become involved in the preparation of the Conservation Area Character Appraisal.
- 9.2 Questions were asked regarding: the respondents own dwelling, their perception of what made up the '*special architectural and historic character*' of Chapelton Conservation Area generally and the existence of any negative elements that might need to be addressed. A total of 80 questionnaires were distributed with the response rate an encouraging 20%. Of the respondents, 12 stated that they would be willing to attend a further consultation event.
- 9.3 Representatives of relevant local organisations: Chapelton Conservation Society, Turton Local History Society and Friends of Turton Tower, were informed of the character appraisal and invited to assist in the preparation of the document through the provision of archive material. Responses were received from representatives of the Chapelton Conservation Society.
- 9.4 The questionnaire feedback and views of the Chapelton Conservation Society were carefully considered when writing this document.

10. Suggested Boundary Changes

- 10.1 As part of this appraisal, the accuracy of the existing Conservation Area boundary was reviewed. This review was led by an analysis of the special character of the Conservation Area and of the area immediately beyond its boundary, and through gathering the views of those consulted.

10.2 The consensus view was that the Conservation Area boundary should not be reduced from its existing size. Three areas were identified, however, which might be appropriately included in an enlarged Conservation Area. The 'Heritage Assets' plan that accompanies this document identifies the following areas as being worthy of further investigation.

- 1. St Anne's Vicarage (Building Reference 48) is historically associated with St Anne's Church and is located to the south of the village but beyond the existing Conservation area boundary. The building displays many similar architectural characteristics to the remainder of the village. This notable building is excluded from the current boundary, which has led to the suggestion that the current boundary be extended to incorporate the building. The boundary could also be further extended easterly along Wellington Road in the direction of Turton Bottoms to incorporate an additional 16no. terraced dwellings (Building Reference 49) into the Conservation Area. These buildings display many of the vernacular architectural styles evident in the main area of the village.
- 2. Second, the existing Conservation Area boundary could be extended eastwards from the boundary of the St Anne's church graveyard to include the former school house (Building Reference 50), a building of notable architectural character that dates from the nineteenth and is historically associated with St Anne's Church and with Chapelton generally.
- 3. Finally, the sports adjacent to the current boundary was identified as suitable for inclusion in a revised Conservation Area by many of the local residents. The football ground permits uninterrupted views across the Wayoh valley and is reputed to be one of the oldest in England, with references to the ground from as early as 1856.

Document Information:

PBA Project Number: 05/365
File name: Chapelton CAA
Printed: 24 March 2006

Appendices

Appendix 1: How to get involved with Conserving Chapelton

Appendix 2: Plan: The Growth of Chapelton

Appendix 3: Plan: Approximate Ages of Buildings

Appendix 4: Plan: Heritage Assets

Appendix 5: Plan: Townscape Analysis

Appendix 6: Plan: Photographic Building and Streetscape Survey

Appendix 7: Historic Ordnance Survey Plans

Appendix 8: Photographs, 14 October 2005 (CD)

Appendix 9: Historic Photographs

Appendix 10: Visual Dictionary of Architectural Terms