

St Laurence's

Conservation Area Appraisal and Management Proposals



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Preface

Readers of are advised that this publication is a supporting document in the Chorley Council Local Development Framework (LDF) and therefore forms part of the evidence base. It is NOT a Supplementary Planning Document (SPD).

This document seeks to define the special interest of St Laurence's Conservation Area and identify the issues that threaten the special qualities of the conservation area. It then provides guidelines to prevent harm and achieve environmental improvements within the area. It will be used to guide future developments to ensure that all alterations respect its character.

Introduction

Conservation Areas are areas that are considered to have a special architectural or historic interest. It is important to preserve the special character of these areas for the future by imposing building restrictions to protect the appearance of these areas. Historical road layouts, grouping of buildings, street furniture and surfaces all add to the appearance and character of an area. Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council is required to review areas of special character that it thinks are worthy of preservation and designate them as conservation areas.

Within conservation areas the Council has powers to control demolition, extensions and other alterations. In some areas Article 4 Directions are used to control minor alterations that affect the appearance of buildings within the conservation area, such as installation of plastic framed windows and doors, installation of porches, creating hardstandings for cars in front gardens or any other alterations to the external appearance of the building.

Planning Permission or Conservation Area Consent is required for work to be carried out in the conservation area. This includes:

- Demolition of buildings
- Alterations or additions to the roof
- Extensions to the side or rear
- Cladding of any part of the building
- Erection of sheds, summer houses and other external buildings etc.
- Installing satellite antennae facing the street.

The Council also has powers to protect trees in conservation areas. Anyone wishing to undertake any work to a tree in a conservation would need to notify the Council and give at least six weeks' notice before starting any work. This is to ensure that the Trees and Woodlands Officer can decide whether the work is necessary and, whether a tree Preservation Order should protect the tree further.

Any enquiries concerning this document should be addressed to:

The Conservation Officer
Chorley Council
Civic Offices
Union Street
Chorley
PR7 1AL

Or visit our web site at www.chorley.gov.uk

Foreword

Conservation area designations are an invaluable way of protecting and enhancing our historic environment. Research evidence has shown that people value their historic environment and that its enhancement greatly contributes to their quality of life and economic prosperity. In this document Chorley Council in consultation with other stakeholders and, most importantly, the local community sets out its vision for the conservation area for the next five years. It is aimed at residents, businesses, agents and planners with the intention being to identify what is good and which areas need attention, and to help everyone to work together to enhance our valuable historic environment. I hope you find the contents both informative and stimulating.



Councillor Peter Malpas
Executive Member for Business

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Part 1

Character Appraisal

1 Summary

1.1 Key characteristics

The appraisal of St Laurence's Conservation Area concludes that the special interest of the area derives from the following key characteristics:

- The prominence of St Laurence's Church and grounds
- Topography creates interesting vistas and terminated views
- Soft landscape character evident by the extent of tree coverage
- Key public buildings
- Early 19th Century houses on Park Road, Park Street and Parker Street
- Inviting entrance to Astley Park
- Gateway entrance into the town centre

1.2 Key issues

The survey highlighted the following issues:

- Negative and neutral buildings that either detract from or do not add to the quality of the area
- Prominence of hard surfaces – roads, pavements and car parks, and the dominance of parked vehicles
- Negative open spaces and unsympathetic street furniture

2 Introduction

2.1 St Laurence's Conservation Area

St Laurence's Conservation Area straddles the northerly boundary of Chorley town centre. St Laurence's Church stands at the junction with Park Road and Union Street and is the oldest surviving building in Chorley. It is an important focal building bounded by soft landscaping which enhances its setting. There are other public buildings in the conservation area, most notably the library on Union Street, the 'Swan with Two Necks' public house on Hollinshead Street, and the Unitarian Chapel and church hall on Park Street.

This area displays the periods of both affluence and poverty that can be found throughout the history of the town. The larger houses on Park Road are examples of the former, reflective of when the middle classes moved to the fringes of the town in the early 19th Century, and the smaller

houses in the Water Street area, built for mill workers in the mid 18th century and then later for the Gas Works, bore witness to the latter. Some of these were demolished in the mid 20th Century and this area now features a public car park.

The conservation area has a sylvan landscape character evident by the extent of tree coverage, which softens and enhances the buildings and hard surfaces. They make a positive contribution to the area, in particular around St Laurence's Church, along Park Road and behind Water Street. Beyond the westerly boundary of the conservation area lies Astley Park, which is accessed from the War Memorial Gateway on Park Road.

2.2 The purpose of a conservation area character appraisal

Chorley Borough Council originally designated St Laurence's Conservation Area on 19 December 1985. A conservation area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

National Policy Guidance

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage advice as set out in Guidance on Conservation Area Appraisals (August 2005) and Guidance on the Management of Conservation Areas (August 2005). English Heritage is the government advisory body responsible for the overall management of the historic environment including listed buildings, scheduled monuments, parks & gardens, historic battlefields and historic wreck sites. Local authorities retain responsibility for the designation of conservation areas.

Additional guidance regarding the management of historic buildings and conservation areas is set out within Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). Government advice on archaeology, which is relevant to the St George's Conservation Area, is set out in Planning Policy Guidance Note 16: Archaeology (PPG16).

This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of Part 1: Character Appraisal)
- Provide guidelines to prevent harm and achieve enhancement (in the form of the Part 2: Management Proposals). These have an important role to play in guiding the form of developments, not just within the conservation area, but also conspicuous from it.

2.3 The local and regional planning policy context

This appraisal provides a firm basis on which applications for development within Chorley can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Chorley Council. That framework is set out in a number of documents, including:

- Chorley Local Plan Review 2003:
 - Policy HT7 (Conservation Areas)
 - Policy HT10 (Locally Important Buildings)
- Chorley's emerging Local Development Framework Development Plan Documents:
 - Core Strategy
 - Development Control Policies
 - Central Action Area Plan
 - Allocations and Designations
- Shopfronts – Design Guidelines
- Householder Design Guidance (Supplementary Planning Document)

Additionally at a regional level are a number of other documents that make reference to the importance of protecting conservation areas:

- North West of England Plan Regional Spatial Strategy to 2021
- North West Best Practice Design Guide

2.4 Other initiatives

- Astley Park Registered Park and Garden

2.5 The effects of designation

The designation of conservation areas brings, contrary to popular belief, with it a limited number of additional planning controls over and above those that are found elsewhere:

- Total or substantial DEMOLITION
- Work to TREES (providing trunk diameter is greater than 7.5cm at 1.5m from the ground).
- Cladding the exterior of a dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles.
- Extensions to dwellinghouses which extend beyond a wall forming a side elevation of the original dwellinghouse.
- Extensions to dwellinghouses of more than one storey, which extend beyond the rear wall of the original dwellinghouse.
- Any enlargement to a dwellinghouse resulting in an addition or material alteration to the roof, notably dormer windows.
- Erection of a structure on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.
- Installation of a chimney, flue or soil and vent pipe on a wall or roof slope which fronts a highway, and, forms either the principal elevation or a side elevation of the dwellinghouse.
- Installation of satellite antennae on a wall, roof or chimney that faces onto and is visible from a highway; or on a building which exceeds 15 metres in height.
- PLANNING APPLICATIONS should demonstrate that the proposals preserve or enhance the special interest of the area.

3 Location and Landscape Setting

3.1 Location and activities

Chorley is located in central Lancashire 13km south of Preston, 15km north west of Bolton and 14km south west of Blackburn. The town sits on a plateau 85m above Ordnance Datum between the valleys of the River Chor, River Yarrow and the Black Brook.

St Laurence's Conservation Area is situated to the north of the town centre and principal shopping streets. It is urban in form although abuts the open landscape of Astley Park to the west. The core is centred on St Laurence's Church itself, with the area extending along the Park Road Gateway to the

north, and along perpendicular routes to the east of this gateway, namely Union Street, Hollinshead Street, Water Street and Park Street.

Activities in the conservation area are split between non-residential institutions, professional services and businesses, recreational and residential uses.

3.2 Topography and Geology

The surrounding landscape is varied with the rise to the Pennine moors to the east and the Lancashire Plain to the west. The underlying geology is Triassic Bunter Sandstone, overlaid with Westphalian coal measures. Soils are a mixture of fine textured calcareous with poor drainage qualities, millstone grit, carboniferous sandstones and shales, which without the addition of lime quickly become infertile.

The topography of the site is extremely varied, with significant differences in levels between, for example, Water Street and Park Road or Union Street and Hollinshead Street.

3.3 Relationship of the conservation area to its surroundings

The urban nature of the area together with the changing topography fragments many of the character areas, limits long distance views and restricts the extent to which the context of the conservation area can be judged. It is the restriction of views that gives the conservation area one of its main characteristics, drawing the observer in to observe the buildings in greater detail. Contemporary developments on the periphery, such as the former bus station site and modern housing along Water Street, offer a juxtaposition of historic and contemporary designs, which is also reflected within the conservation area itself.

4 Historic development and archaeology

4.1 Historic development

While a settlement has existed in the area now known as Chorley since the Bronze Age the town did not really flourish until the 17th century with the arrival of the cotton industry, albeit on a small, domestic scale initially. With industrialisation and mechanisation of the industry the wealth and prestige of the town began to grow until it reached its peak in the mid 19th Century.

While coal mining had a presence outside of the urban area of Chorley, it no doubt had an influence of the prosperity of the town.

The arrival of the railway in the mid 19th century caused a quickening of the pace of change, however, while levels of wealth increased so did levels of abject poverty.

The conservation area is characterised by the church of St Laurence, the oldest surviving building in Chorley, with parts dating back to the Late Medieval period (15th Century), in what was historically the centre of the town, and an interesting arrangement of streets that have evolved to the north of this building.

Church Brow was the main route out of Chorley to the north until Park Road was opened in 1822, which involved the building of a substantial embankment across the valley of the Chor. Large new houses were soon constructed along this new road, which attracted the town's elite. The current entrance to Astley Park, with its Memorial Arch and ornate railings, was constructed after the First World War and replaced the former entrance at the foot of Church Brow.

Across from Church Brow are two Georgian buildings. 'Terrace Mount' was formerly the Savings Bank, and still has the bas-relief panel of twin cornucopia (symbol of plenty) mounted on the front elevation. 'St Laurence's Lodge' is an early 19th century building which was, for many years, the local Conservative Club; then in 1984 after extensive restoration it became a night club.

The 'Chapel Steps' in Water Street were originally constructed in the early 18th century to provide access to the Unitarian Chapel in Park Street, and were reconstructed in 1985.

Historically there has been a mixed social structure of housing in the area. Residential patterns reflect the gentry moving away from the town centre, for example into town houses on Hollinshead Street and later large individual houses on Park Road, and local industry activity in the area, including handloom weaving cellars in Parker Street, cottages for mill workers in Hollinshead Street, and terraced houses for the gas works in Water Street.

4.2 Archaeology

Planning Policy Guidance Note 16 (PPG16) emphasises the importance of archaeology when considering development proposals. In many instances this translates into a requirement for an archaeological watching brief to be undertaken to document any 'finds' during the development process. Scheduled Monuments are the archaeological equivalent of listed buildings in that they are protected by legislation. There are no Scheduled Monuments within the St Laurence's conservation area.

5 Spatial analysis

5.1 Plan form and layout

The conservation area follows the form of the Park Road gateway, which runs in a north-south direction leading into the town centre, and encompasses four roads to the east of this gateway, namely Park Street, Water Street, Hollinshead Street and Union Street. As a result of the undulating topography of the area, only Park Street and Union Street form a connection with Park Road; Water Street and Hollinshead Street are sited at a lower level and are detached from this thoroughfare. Church Brow and Chapel Steps provide a pedestrian link between the aforementioned routes.

5.2 Landmarks, focal points and views

The Appraisal map identifies a number of 'focal buildings' and 'important views' both within and from just outside the conservation area boundary. St Laurence's Church is an

important landmark building with positive open space to the front and soft landscaping surrounds which enhance its setting.

Other focal buildings are situated around the church, and consist of the public library, which is a three-storey building prominently sited on Union Street, the 'Swan with Two Necks' public house at the foot of the Church Brow steps, and the three-storey Inland Revenue office building at the end of Water Street. Long distance views of the latter two focal buildings are restricted due to the topography and tree coverage.

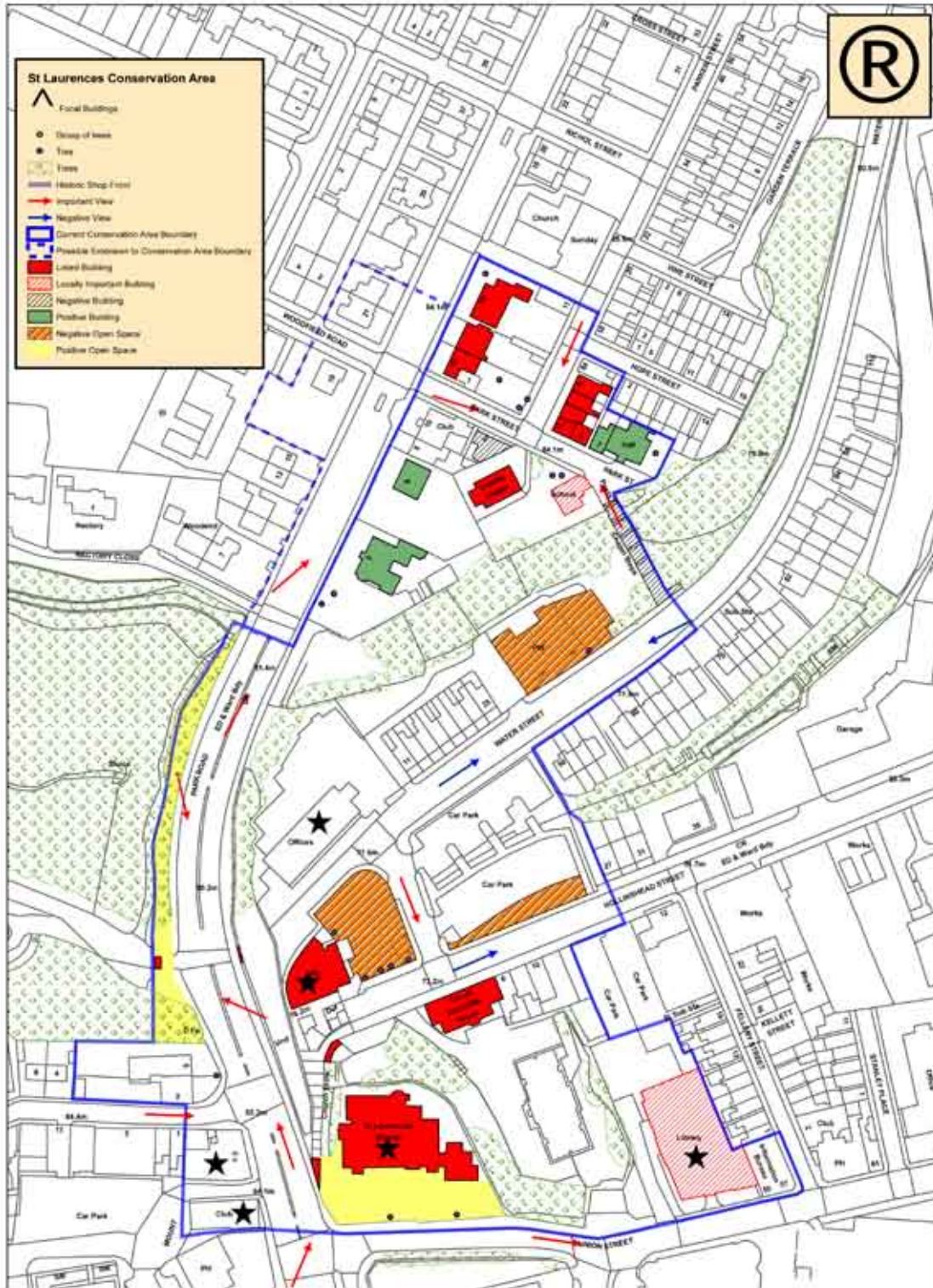
Important views are principally along the Park Road gateway travelling into and away from the town centre, towards the



church of St Laurence, the inviting entrance to Astley Park, and the 19th Century buildings along Park Road. Other important views of the Church are identified within the town centre. There also are positive views towards historic buildings in Park Street, particularly towards the Chapel building from Parker Street.



Townscape Appraisal



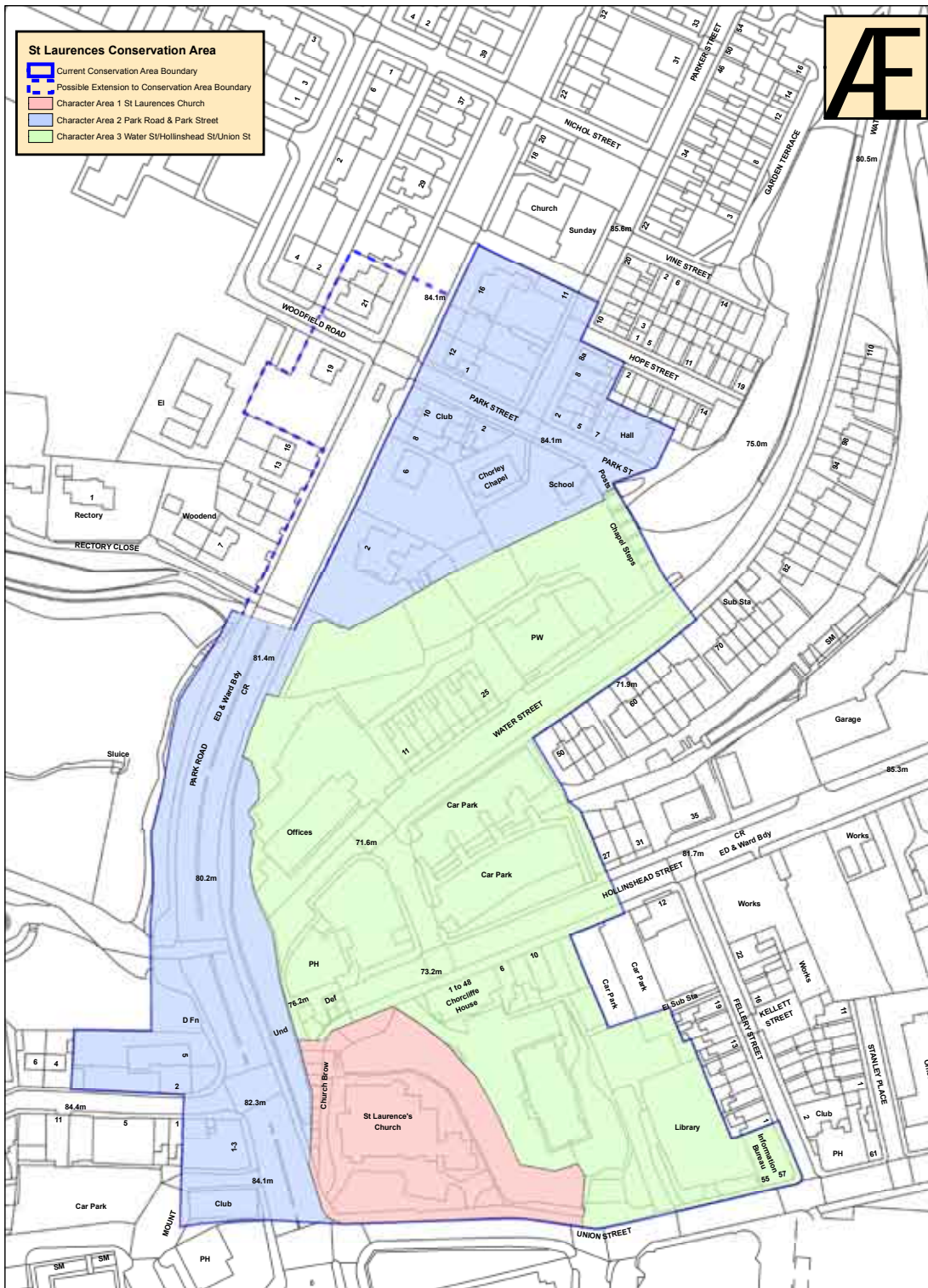
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not to scale

Character Areas



St Laurence's Conservation Area



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not to scale

5.3 Open spaces, trees and landscape

There are two small areas of public open space within the conservation area boundary. The frontage of Astley Park, seen from Park Road and including the entrance feature, has been identified as positive open space, with soft landscaping providing a taster of the Park's glory beyond. In contrast, an area to the south of the Water Street Car Park, which has soft landscaping and bland street furniture, is considered to have little amenity value.

Overall both individual and groups of trees provide a sylvan backdrop to the urban landscape, enhance the setting of important buildings, and make a positive contribution to focal views.

5.4 Public realm

Fine examples of street furniture are to be found within the conservation area, including the street lighting on the Water Street Car Park, flower containers on Union Street and Park Road, and litterbins. In contrast unsympathetic street furniture is also evident, for example on Hollinshead Street.

Hard surfacing comprises of both traditional and modern materials and styles. Examples of traditional materials can be found on Park Street, with York stone flags. Stone pavements and cobbles (as opposed to granite setts) are to be seen on the Church Brow steps. Unfortunately the presence of parked vehicles hides the attractive surfacing at the end of Park Street. The non-pedestrian areas of the highway are formed in standard tarmac, while the surfacing on Water Street Car Park incorporates stone pavements to break up the extent of tarmac and improve its appearance.



6 The Buildings of the Conservation Area

6.1 Building types

There are two types of buildings: Those with a functional role, i.e. non-residential institutions and offices or other commercial uses, and residential buildings (dwellings and flats) which are predominantly scattered towards the north of the area. The vast majority of buildings are constructed from either locally sourced sandstone or red brick. This material is also used for boundary treatments, along with black cast iron railings.



6.2 Listed buildings

There are sixteen listed buildings within St Laurence's Conservation Area. A copy of the listing descriptions is to be found in the appendix. These vary in size and style; from the scale of the Church and its associated gate tower and railings, to the simplicity of the chapel and church hall, to the grand Chorcliffe House and individual dwellings designed for middle classes on Park Road, to the more modest former handloom weavers' basements on Parker Street.

In addition, the Library on Union Street and the former school adjacent to the Unitarian Chapel are considered 'Locally Important Buildings'. The library is a significant focal building, while the former school (recently converted to a dwelling) is a more modest building framed by soft landscaping.





6.3 Key unlisted buildings

In addition to the listed buildings there are unlisted buildings that make a positive contribution to the character of the conservation area. These are identified on the Townscape Appraisal Map as 'positive buildings'. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings.

The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage's Guidance on Conservation Area Appraisals (2005).

Further analysis and consultation will determine whether or not these buildings should be added to the 'List of Locally Important Buildings' published by Chorley Council.

Where a building has been adversely affected by modern changes and restoration is either impractical or not possible, it is excluded.

The church hall is an attractive unlisted building at the end of Park Street, grouped with the Unitarian Chapel and the Manse. It is a modest building within the streetscene, having scribed rendered walls under a low-pitched Welsh slate roof with segmental arched windows and plain timber joinery.



Adjoining the church hall is No. 7 Park Street, a two-storey dwelling which has retained many of the characteristics found on adjacent listed buildings. The building frontage is attractively constructed in red brick with stone sills and voussoirs to the windows, pediment and pilasters to the main entrance, stone plinth and quoins. The timber casement windows are not original, but attempt to reflect an appropriate early Georgian style of sash. There are signs, however, that the building is not in a particularly good structural condition as evidenced by large cracks in the gable wall and at the rear.

No's 2 and 6 Park Road are large individual 19th Century dwellings set in relatively spacious plots built to house the elite middle classes moving into this area. Both buildings have retained many of the original exterior features, including timber sash windows with stone surrounds.



6.4 Building materials and local details

The principal building materials within the conservation area are locally sourced sandstone or red brick. In many cases the heads or sills of windows are picked out in stone and quite often other details such as plinths or quoins are also detailed in stone. Many of the windows are, or would have originally been timber sashes, although many of these have been replaced by casements in either timber or UPVC. Properties on Parker Street and Park Street have retained the former loom weaving basement windows, designed to allow as much natural light into the work room as possible, as well as the cast iron railings along the front boundary. These railings are also visible on Park Road.



7 The Character of the Conservation Area

7.1 7.1 Character area 1: St Laurence's Church

Key characteristics:

This area is characterised and dominated by St Laurence's Church and its grounds. The oldest part still standing is the tower, which dates from the late Medieval period (15th Century or possibly earlier) The church has been considerably altered, including the addition of two large side aisles in the mid 19th century and a two-storey side extension in the late 20th century. The grounds remain relatively unchanged, although now encompass a parking area in front of the building and more open aspects to the south, following the demolition of buildings, reconfiguration of this end of Union Street and removal of boundary railings at the beginning of the 20th Century. Church Brow steps is now a pedestrian route only following the subsequent widening of Park Road, flanked by the Former Gateway to the churchyard and iron railings along the west boundary, which are Grade II listed in their own right.



7.2 Character area 2: Park Road/Park Street

Key characteristics:

Park Road serves as a gateway into the town centre and provides an inviting entrance to Astley Park, which extends to the west. The Georgian buildings to the south of the Astley Park entrance all have commercial uses which contribute to the vitality and viability of the town centre. To the north, early 19th Century grand houses were built, and this ribbon of development continued to expand further away from the centre. The Unitarian Chapel in Park Street is now surrounded by the former school building, Church Hall and 19th Century dwellings, which are in a tightly knit group. Some attractive buildings on Park Road are currently excluded from the conservation area

Negatives:

- The presence of the car dominates this area, whether parked, double parked in Park Street or Parker Street, or travelling along Park Road into or away from the town centre.
- Negative or neutral buildings (see townscape appraisal map) either detract from or fail to add to the quality of the architecture within the street.



7.3 Character area 3: Water Street/Hollinshead Street/Union Street

This area is characterised by the marked changes in level as dictated by the undulating, underlying topography. There is a considerable vertical separation between Union Street and Water/Hollinshead Streets. This area has seen the most change within the conservation area. Three storey buildings have been erected on Water Street and off Hollinshead Street, which have a neutral effect on the area's quality, while key historic public buildings continue to have a positive influence.

- The number of roads and car parks creates a large expanse of hardstanding and parked vehicles, which dominate views of the area.
- There are several instances of negative open spaces, neutral buildings and unsympathetic street furniture, which do not enhance the setting of the conservation area (see townscape appraisal map).



Part 2 Management Proposals

8 Introduction

8.1 Format of the management proposals

Part 1 of this document, the Character Appraisal, has identified the features of St Laurence's Conservation Area that contribute to the conservation area's special character and distinctiveness, and that should be conserved and enhanced.

Part 2 of this document, the Management Proposals tackles the negative features and builds upon the positive features identified, to provide a series of Issues and Recommendations for improvement and change.

The structure and scope of this document is based upon the suggested framework published by English Heritage in Guidance on the Management of Conservation Areas (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in section 10.

9 Issues and Recommendations

9.1 Poor public realm

The conservation area suffers from a public realm that is dominated by cars and other vehicle traffic. In particular, Park Street and Parker Street are dominated by the presence of parked cars due to the lack of off-street parking available. Views of the listed buildings are the most obstructed and furthermore this creates traffic congestion.

Whilst good examples of street furniture have been identified, an area on Hollinshead Street adjacent to the Water Street public car park has street furniture that detracts from the streetscene, and as a result this area does not make a positive contribution to the streetscene.

Recommendations:

- CA1/1: The Council will work with stakeholders to look at ways to reduce the impact of traffic within the conservation area including residents parking and traffic calming schemes.
- CA1/2: The Council will work with stakeholders to attempt to improve the street furniture in some areas.
- CA1/3: the Council will seek to introduce a Streetscape Manual in conjunction with the highways department setting out their design principles, adhering to the English Heritage publication Streets for All.



Pictures 1-5 show good public realm

Picture 6 shows dominance of parked vehicles

9.2 Negative or neutral buildings or open spaces and the quality of new developments

Although small in number, there are several buildings identified on the townscape appraisal map that have a negative or neutral impact upon the coherence and character of the conservation area because of their scale, materials or design. There is also vacant and derelict land on Water Street and featureless open space on Hollinshead Street which detract from the area.

Recommendations:

- CA1/4: The Council will encourage appropriate redevelopment of sites or buildings, and work with stakeholders to improve open spaces, that make a negative contribution to the character or appearance of the conservation area;
- CA1/5: The redevelopment of sites that include neutral buildings will be encouraged where the Council considers overall improvements to the area can be achieved;
- CA1/6: All applications for development within or affecting the setting of the conservation area will be judged with regard to national policy, including PPG15;
- CA1/7: Applications will also be required to adhere to the policies in the Chorley local Plan review 2003 and any other policies that supersede this in the emerging Local Development Framework;
- CA1/8: The Council will consider changes to the conservation area boundary to include additional buildings of historic interest and with a view to enhancing the setting of the conservation area.



Picture 1: Negative Building



Picture 2: Negative Open Space



Pictures 3&4 show Additional Buildings of Interest - Extension of the Conservation Area Boundary



9.3 Need for routine maintenance and repair

There is evidence of a lack of basic repair and maintenance of some properties. Programmes of regular maintenance for buildings are the most cost-effective way of maintaining them in good order. Further advice is available for property owners in a joint publication produced by English Heritage, the Institute of Historic Building and Conservation and the Society for the Protection of Ancient Buildings entitled 'A Stitch In Time'.

Recommendations:

- CA1/9: The Council will continue to monitor the condition of all buildings within the conservation area.
- CA1/10: The Council will encourage owners to maintain their buildings and will seek, subject to budgetary provision, to offer grant aid assistance to property owners to help with repairs, appropriate improvements, including the reinstatement of original features for buildings within the Conservation Area.



10 Monitoring review

As recommended by English Heritage this document will be reviewed every five years from the date of its formal adoption. It will be assessed in terms of the emerging Local Development Framework and government policy generally. The review will include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action;
- An assessment of whether the various recommendations detailed in this document have been acted upon and how successful this has been;
- The identification of any new issues which need to be addressed, requiring further actions or enhancements;
- The production of a short report detailing the findings of the survey and any necessary action;
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of officers from the Council. This would enable the local community to become more involved with the process and would raise public awareness of the issues, including the problems associated with enforcement.

Appendices

Appendix 1

The Historical Development of Chorley

'Chorley' is derivation of the Medieval words ceor or carl, denoting the rank of freeman with leah, meaning meadow. It is not, as some thought as result of its location on the banks of the river Chor, as this watercourse was before the mid 17th Century known as the Main Brook.

There is no evidence for the existence of a settlement in the area prior to the middle of the Medieval period, although it is likely that a Roman road passed through the area between Wigan and Walton-le-Dale.

The Borough was established in 1253 around what was later to become Market Street, however due to the Manorial status and the dispersed, sparse population of the time, the borough failed.

The oldest extant building in Chorley is the Church of St Lawrence. The oldest part of the current building dates from the 14th Century, but it is likely that a church occupied the site in pre Norman times.

Throughout the Medieval period Chorley was largely an agricultural settlement, comprising many small farms (i.e. of less than 10 acres). Only four farms were larger than 50 acres. The resultant meagre incomes that these farmers received encouraged many to seek income from other sources, most notably from the textile industry.

During the 17th Century linen, woollen cloth and felt were all being produced in Chorley and the expansion of the industry encouraged the development of the town as a trading centre. The market cross was erected in 1653.

In the 18th Century the town was still no larger in area than it had been during the Medieval period, with most of the buildings focused on Market Street, St Lawrence's Church and the Town Green. There were a number of substantial three-storey town houses along Market Street, the largest being at the southern end where development pressure was at its lowest. To reaffirm the lack of pressure on

development, most of these were built parallel to the street, whereas conversely at the northern end the houses tended to be smaller and built at right angles to the street.

Textile manufacture began to gain importance from the mid 18th Century, particularly the use of handlooms for the weaving of cotton cloth. Former handloom workers can still be seen in Chorley today, with the loom shops in the basements typified by large horizontal profile windows designed to allow as much natural light in as possible. The first spinning mills tended to be on the fringes (at that time) of the town, in Tootell Street, Water Street and Hollinshead Street.

Handloom weaving was an important local industry in Chorley by the early 19th Century. In 1816 there were 720 handlooms in the town. As a result the middle-classes moved to the fringes of the town, into new streets such as Park Road and Halliwell Street. With the decline of handloom weaving and the growth of the population, many of these basements were converted into living accommodation and the expansion of the town became focused in the east, along Water Street and around Bolton Street, south of Standish Street.

Many of these houses were poorly built, having no provision for sanitation, with the result that in 1853 the Board of Health condemned the worst of them. Despite this and the degree of overcrowding it is surprising that large areas between Market Street and the railway line remained undeveloped and that many of the older large houses retained their extensive gardens. Distinct middle class areas had developed, for example, in Pall Mall and on Park Road overlooking Astley Park.

The town really began to expand from the middle to the end of the 19th Century with two surges in the building of textile mills, in the 1850s and 1890s. Such phases of building had with them developments of housing for the mill workers, built either by the mill owners or by speculative builders. Such developments sprang up in Lyon's Lane, Derby Street and Buchanan Street. The overall result was that the area between Market Street and the railway became almost completely infilled with development.

The pattern of development at this time was typified by mill buildings surrounded by terraced housing. The period up to the First World War witnessed the building of a number

of large weaving sheds such as Diamond Mills. By 1861 Chorley had twelve weaving sheds, a printworks and twelve other cotton factories.

The second phase of building took place from 1890 to 1914 with more mills being built close to transport links, such as the railway and to major road connections for the raw materials from Manchester and Liverpool.

Coal mining had been established in Chorley from at least the 16th Century. Although outside the principle urban area the impact of the industry on the wealth of the town was considerable until its demise in the early 1900s. Similarly stone extraction was an important industry for Chorley from the mid 18th Century, but which had waned by the late 19th Century.

Chorley market was held on Town Green and Market Street into the 19th Century. After that Chapel Street (named after the Baptist chapel, opened there in 1821) began to change from a residential into a commercial area and the number of shops in Market Street grew. In 1827 there were 53 shops and 10 public houses out of 133 properties in Market Street. By 1863 there were 95 shops and 13 inns. Chorley Co-operative society was established in 1887 and by 1914 had 12 shops.

Chorley's role as a market centre fuelled the demand for hotel accommodation in the town. By 1825 there were 25 hotels, inns and taverns. Most have subsequently been demolished.

St Lawrence's remained the principle church in Chorley until the 19th Century, although the considerable Roman Catholic population of the area had been accommodated by services in Burgh Hall in the 18th Century. The first Roman Catholic Church in the area, St Gregory's was built in 1770 at Hodson's Farm, Weld Bank. St Mary's was built in Market Street in 1854. The Baptist Chapel in Chapel Street was built in 1821, the Commissioner's church of St George following shortly afterwards in 1825.

The first grammar school in Chorley was originally held in the tithe barn until the grammar school building was built on the same site in 1825, being subsequently replaced by a new building in the 1860s on Queen's Road. This building was itself demolished a hundred years later.

The earliest public buildings in Chorley were Cooper's Almshouses, built in the late 17th Century. Elsewhere the Westhoughton workhouse provided accommodation for the poor of the borough until 1788 when the parish decided to build their own in Eaves Lane, which itself was replaced by a new building on the same site in 1869, becoming Eaves lane Hospital. The first town hall was built in Market Street in 1802, being replaced by the current building in 1879. A public library was opened in Avondale Road in 1899 before relocation to the former technical college building in Union Street.

Appendix 2

Listed buildings

Church Brow, Church of St Laurence, Grade II*

Church, substantially 1859-61 and 1913-14 in Perpendicular style, with late medieval tower. Stone with slate roofs. West tower, nave with north and south aisles under separate roofs of equal height, chancel and separately roofed chapel with a transept. Battlemented tower of 3 stages has diagonal west buttresses each with 3 carved boars heads at 1st stage and cusped niche at 2nd stage; between these buttresses on 1st floor dripmould with various figured bosses in the casement (3 faces, 2 animal heads, flowers), a west doorway (probably C20) and a C19 4-light west window with curvilinear tracery and a rose in the head; 3rd stage has an arched 2-light belfry louvre with hoodmould in each side, above which the north and south sides have prominent gargoyles; slightly-projecting stair turret on south side.

Old sanctus bellcote. North and south aisles are buttressed and battlemented with prominent gargoyles; north aisle has large arched west window with 5 trefoil-headed lights with intersecting and Perpendicular tracery in the head, a gabled north doorway with heavily moulded multifoil arch, and in the 4th bay a prominent canted bay, battlemented with buttresses terminating in tall crocketed pinnacles; south aisle has a 4-light west window, and in the 1st bay a gabled entrance porch with moulded arch, a gable parapet pierced by quatrefoils, and a foliated apex finial. On nave wall over porch is large round sundial with the upper half lettered parallel with the circumference:

JOHANNES POLLARD ET ROBERTUS TOPPING
CUSTOSIAS SACRORUM
ANNO DOMINI MDCCCXXIII*

The chancel and the south chapel with its transept are in similar style, but lower. Interior: 4-bay nave arcade of octagonal columns with moulded caps and 2-centred arches linking 3 parallel vessels; nave has arch braced kingpost roof with cusped windbraces; south aisle contains relocated box pews of Standish family (c.1600, with elaborately carved twin thrones) and of Charnock family (C18, with deep canopy carried on twisted and barley-sugar posts); in chancel are various C18 and C19 wall tablets, principally of Standish family, and a glazed recess or reliquary containing old bones (reputedly relics of St. Laurence).

Church Brow, Railings extending circa 50 metres along west perimeter of St Laurences churchyard, Grade II

Iron railings c.50 metres long, on retaining wall of churchyard; probably early C19. Iron stick railings with fleur-de-lys heads above the rail, divided into groups of 10 by shaped columns with urn finials.

Corner of Church Brow and Hollinshead Street

Former Gateway to St Laurences churchyard, Grade II

Wall with doorway to churchyard, Gothick, late C18 or early C19. Brick and rubble with coursed sandstone facade. A three-bay composition, giving the appearance of 2 storeys separated by a band; the higher centre is battlemented, breaks forward slightly, has an arched doorway from the footpath and a blind quatrefoil above; slightly convex flanking walls have ogival-headed recesses below the band, and blind cruciform arrow slits above.

Park Road (east side)

Post and railings protecting raised section of Park Road on east side, extending circa 80 metres from junction with Church Brow, Grade II

Stone post and iron railings, early C19. At south end is cylindrical stone post c.2½ metres high with large stylised acorn finial; railings are composed of round sticks with knobbed heads above the rail, divided into groups of 17 by shaped posts which have acorn finials.

Park Road (west side)

War Memorial Gateway to Astley Park, Grade II

Gateway arch, probably mid C19, formerly at Gillibrand Hall (q.v.), removed to this position as war memorial c.1920. Sandstone. Semicircular arch with very large rusticated voussoirs and pendent keystone, entablature, moulded cornice, parapet, and piers with tapered pilasters which have 3 fancifully vermiculated bands. Frieze now lettered:

PRO PATRIA
1914-1918

Park Road (east side)

Nos. 12 and 14, Grade II

Attached pair of houses, 1824. Ashlar, brick and coursed rubble; slate roof hipped at right end with double chimney stacks in front and behind the ridge and one chimney on the ridge. Double-pile plan, each house double-fronted. Two storeys and basement, in classical style: ashlar facade with moulded cornice and plain parapet. Each house is symmetrical: recessed round-headed doorway with

voussoirs, engaged Tuscan columns flanking a panelled door which has fanlight with radiating glazing bars; 2 sashed windows at ground floor, 3 above (No.12 has modern replacements with glazing bars). Right return wall of No.12 is brick in Flemish bond, with ashlar basement level and diverging basement steps, and has to rear a matching single bay cottage which breaks forward. Interior: contemporary doorcases and stairs with stick balusters and curtail.

Park Road (east side)

No.16 (Park House and Wesley House), Grade II

House, early C19, formerly Methodist minister's house, now flats. Sandstone with ashlar facade, slate roof with various gable chimneys. Double-pile plan with later staircase wing set back at left end. Three storeys, basement and attic. Moulded cornice, plain parapet. Four bays; entrance in 3rd has porch with Doric columns carrying triglyphed entablature; windows sashed without glazing bars. Staircase extension to left is rock-faced. Rear has short gabled 2-storey extension with inter-alia, a round-headed window. Interior: 2 contemporary staircases with stick balusters.

Park Street (south side)

Unitarian Chapel, Grade II

Chapel, said to be early C18, extended and altered. Coursed stone blocks, stone slate roof. Rectangular single cell, with short C20 extension at south end. Front (east side) has chamfered plinth interrupted for 2 plain doorways which flank 2 tall cross windows; rear has 2 similar windows, and north gable has an arched cross window with Y-tracery in the head. Interior has been altered to provide longitudinal orientation.

Parker Street (east side)

Nos. 2, 4, 6 and 8, Grade II, Includes No.5 Park Street.

Row of 4 houses with basement loomshops, probably early C19. Coursed sandstone, slate roof with 3 chimney stacks on the ridge and one at left gable (all rendered). Two storeys and basement. Facades are uniform: to right hand side each house has a round-headed doorway with semicircular fanlight, plain stone doorcase with small impost and keystone; to left a 16-paned window on each floor, and a 12-paned window above the door, all with plain stone surrounds. Basement has 3 linked square windows with large rectangular lintels, and in front of the right of these windows a step well protected by plain iron railings tied to the front wall by a brace. Similar railings flank steps to door. Right return wall includes No.5 Park Street: brick in Flemish bond with stone quoins and basement; raised doorway with

rounded head of gauged brick and fanlight with radiating glazing bars, 2 windows each floor all with stone sills and splayed stone heads, replacement glazing with glazing bars.

Hollinshead Street (north side)

Nos. 1 and 3 (The Swan with Two Knecks), Grade II

House, probably early C19, now public house and restaurant. Brick with stone dressings, slate roof with gable chimneys. Double pile 3 bay plan with additional bay at left end and lean-to extension at right end. Three storeys. Moulded stone gutter cornice. Entrance, offset left of centre, has modern applied doorcase with unorthodox pediment; 3 windows each floor, those at ground and 1st floors have 12-paned replacement sashes with glazing bars, stone sills and splayed stone heads; those at 2nd floor are lower, with 6 panes. Addition to left has one similar sashed window on each floor (that at ground floor narrow) and lean-to at right has one 9-paned sashed window. Interior altered.

Hollinshead Street (south side)

No.2 (Chorcliffe House), Grade II

Large town house, early C19, now flats. Red brick in Flemish bond, stone dressings, two-span slate roof with one chimney at left gable, 2 at right gable, 2 on the front ridge and one on the rear ridge. Deep double-pile plan of 6 bays. Three storeys with stone plinth and coping; 3rd bay, breaking forwards slightly, has a wide elliptical-headed doorway with margin lights, Doric demi-columns, double doors, triglyph-fluted frieze and a fanlight with radiating glazing bars and 2 pierced bands, 2nd bay has a service door, with a round-headed and a square window on one sill to the right of it; otherwise, all openings have sashed windows with glazing bars, stone sills and heads (splayed at ground and 1st floors). Right return wall has 3 windows on each upper floor (mostly sashed with glazing bars). Rear has a canted bay to full height of 3rd bay (large sashed tripartite windows with glazing bars on first 2 floors, sashed windows on 3 sides of 2nd floor); doorway with rectangular stone case in 4th bay, 2 stairlight windows above (the 1st Venetian, the 2nd round-headed, and both with Gothick glazing bars in the heads); other windows in this wall sashed with glazing bars. Interior: original staircase, and some original fireplaces, but not fully inspected.

Appendix 3

Bibliography

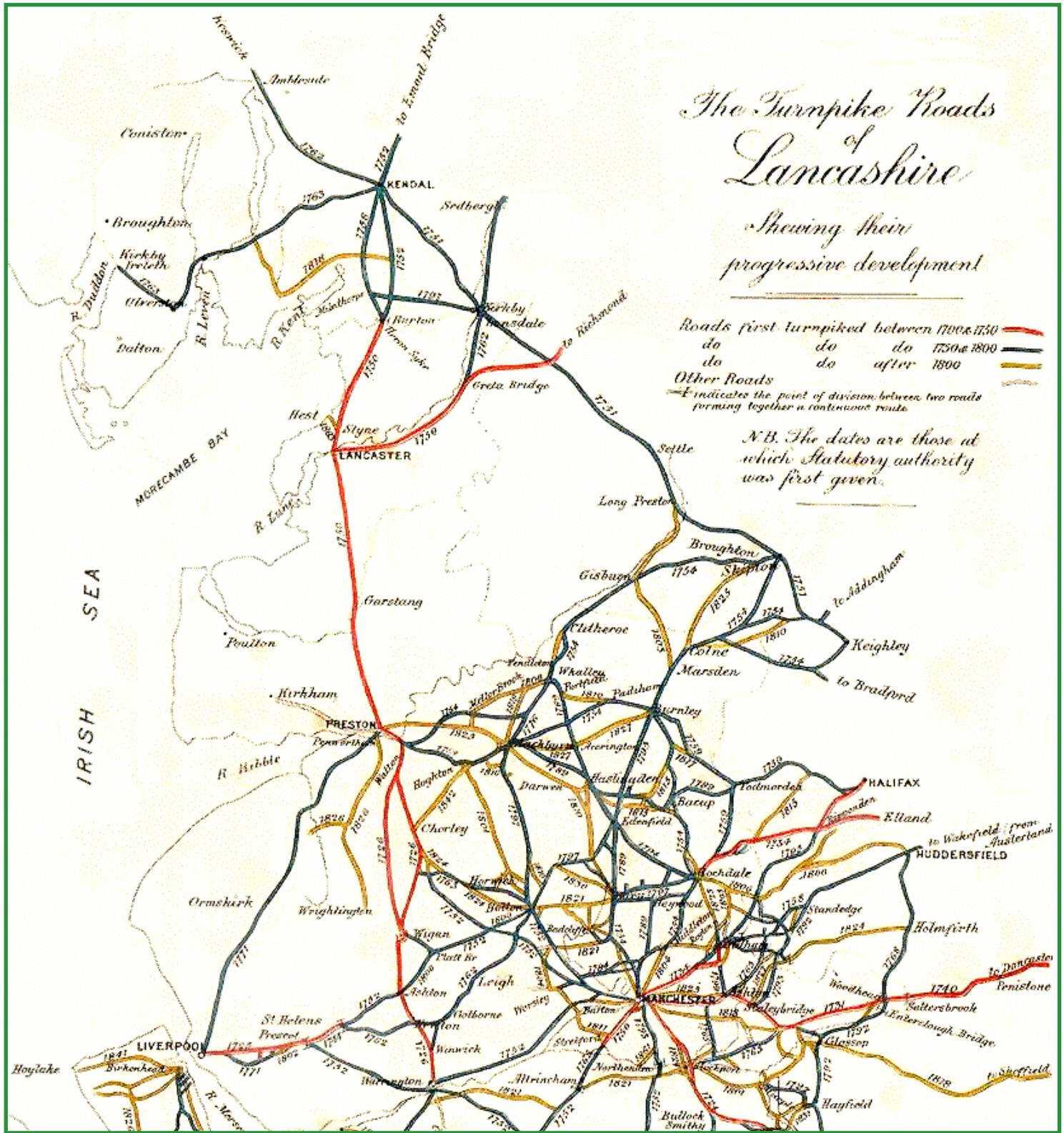
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- Hodgkinson, K, Old Chorley "In the Footsteps of Wilson", CKD Publications, Chorley, 1988.
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Appendix 4

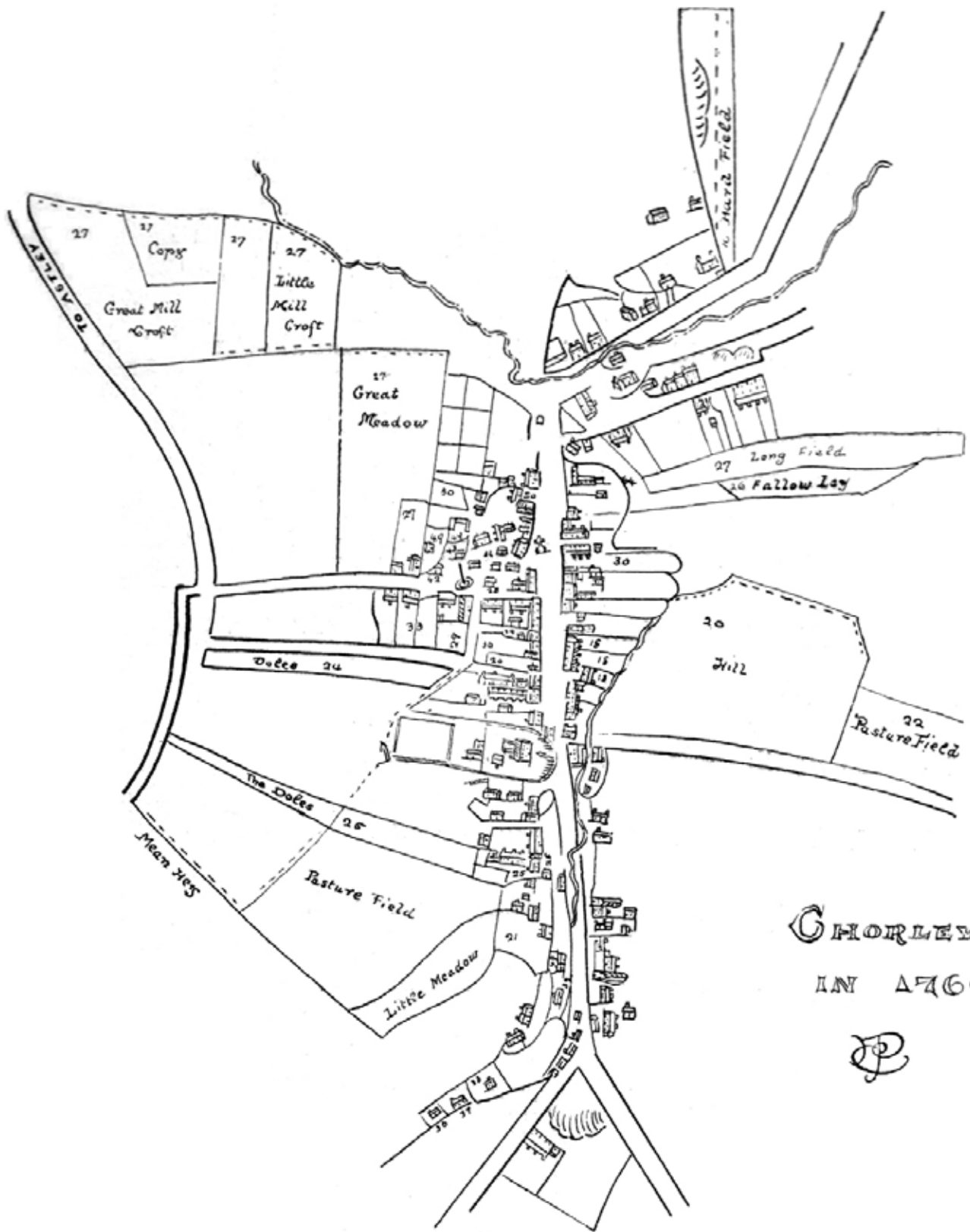
Historic Maps



Speed's Map



Turnpike Roads



CHORLEY
 IN 1769
 P

SKETCHED BY

T. C. PORTEUS.

FROM A MAP IN THE POSSESSION OF
 JOHN STANTON, ESQ.



c.1900's (pre 1922)

Appendix 5

Public consultation response report

Following the completion of the public consultation exercise on the draft Conservation Area Appraisal and Management Proposals document it was clear, albeit from the limited number of respondents, that extending the conservation area boundary to a greater or lesser extent was an ambition for the area.

In response to these and other queries raised by the exercise a limited re-survey of the areas in question was undertaken in June 2009. This re-survey examined the following areas:

- Hollinshead Street
- Water Street
- Parker Street
- Park Road
- Commercial Road
- Astley Street
- Vine Street
- Garden Terrace
- Hope Street
- Areas adjoining the Swan with Two Necks and Park Road

In each case the area was examined to determine whether it was of conservation area quality, in the professional opinion of the Council's Conservation Officer. In every case after careful consideration it was decided that none of the areas suggested for extension were of suitable quality in terms of historic buildings, landscapes, views or trees.

There were no buildings of historic, aesthetic or architectural quality in any of these areas. No outstanding views or open spaces and no unprotected trees that would warrant the additional protection that conservation area designation would bring.

In designating new or extending existing conservation areas one must always be mindful not to devalue the currency by including areas that are not worthy of inclusion. Conservation areas must have special qualities that make them stand out from their surroundings. The combination of buildings, open spaces, trees and views must be such that they have a special architectural, aesthetic and historic value.

Consequently it is not proposed to extend the St Laurence's conservation area boundary beyond that already suggested in the Appraisal and Management Proposals report.

Reference No.	Respondent's Details	Comment	Response/Action
StL/09/0001	Alistair Cain	<ul style="list-style-type: none"> • Extend the boundary to include the whole of Parker Street and the surrounding streets – Park Road including Commercial Road up to Water Street then include the whole of Water Street and everything between Water Street and Park Road. • Road surfacing should be returned to cobbles/setts. • Park Road should be remodelled as the premier gateway into Chorley, but must include traffic calming measures – narrow the roadway and introduce traffic lights. • Introduce/reintroduce trees along Park Road. • Revise the road layout in front of the Town Hall. • Introduce residents parking zone in Park Street and Parker Street. 	<ul style="list-style-type: none"> • Options for the extension of the conservation area boundary are being considered for this and other respondents. • LCC Highways will, unfortunately only consider standard materials, i.e. tarmac/bitmac unless additional funding for installation and maintenance is available from the local authority or elsewhere. • Discussions with LCC Highways engineers will be entered into with a range of proposals being discussed, including proposals for traffic calming and tree planting and street lighting enhancements for Park Road. These options will be included in the Management Proposals. • The layout in front of the Town Hall has now been amended. • Options for a residents parking scheme are being considered and will be added to the Management Proposals.

Reference No.	Respondent's Details	Comment	Response/Action
StL/09/0002	Not given	Current boundary is correct, buildings labelled correctly, no other issues.	No comment required.
StL/09/0003	Mr & Mrs M Gibbs	<ul style="list-style-type: none"> • Introduce parking restrictions in Park Street. • Clean up 'The Steps' as they are a "real eyesore". 	<ul style="list-style-type: none"> • The possibility of a residents parking scheme is being considered. This option will be included in the Management Proposals. • The options for enhancement works to the steps will be included within the Management Proposals.
StL/09/0004	Jane & Alistair	<ul style="list-style-type: none"> • Extend the conservation area north to include the planted river escarpment, open spaces abutting Parker Street, Old Sunday School on Parker Street and stone cottages fronting Water Street at its junction with Commercial Road. • Extend the conservation area boundary north to include properties between 16 Park Road and Commercial Road to Astley Road. • Parking is a problem. • Remove daytime parking charges in Chorley town centre to boost trade and discourage parking in residential areas. • Status of 1 Park Street. Is it appropriate to list replacement railings to the frontage of 12 Park Road? • Park Street was formerly known as Chapel Street. • Applejax and Astley Fitness Centre are both important buildings. • Problems with Japanese Knotweed on land opposite the Swan with Two Necks and on the planted escarpment on Water Street opposite Garden Terrace. 	<ul style="list-style-type: none"> • A number of options for the extension of the conservation area have been suggested and will be considered. Where appropriate these will be included within the Management Proposals. • Parking issues have been already highlighted in the appraisal and the option of a resident parking scheme will be added to the Management Proposals. • Amendments to listing descriptions are a matter for English Heritage at the National Monuments Record Office, who can be approached directly by owners or any interested party where corrections are warranted. Contact them directly via e-mail on NMRInfo@english-heritage.org.uk or phone 01793 414600 or write to NMRC, Kemble Drive, Swindon, SN2 2GZ. • Amendments to the Townscape Character Map will be considered in terms of Applejax and Astley Fitness Centre. • Landowners will be contacted with a view to clearance of Japanese Knotweed/ Himalayan Balsam and other invasive species.

Reference No.	Respondent's Details	Comment	Response/Action
StL/09/0005	Jack Smith - -	<ul style="list-style-type: none"> • Some trees are in need of specialist maintenance. Particular areas of concern are the area adjacent to Chapel Steps – a semi wild area. • Additional planting of trees and flowering shrubs would enhance the area – West side of Water Street, the west side of Church Steps, adjacent to the (soon to be empty) Tax Office building. • St Laurence's Lodge. • Use of appropriate street furniture, paving materials etc could greatly improve the appearance of the area. • Problems of parked cars obliterating views of buildings. • Endorse the proposal to extend the boundary, but extend still further – Water Street as far as Commercial Road, then to Park Road, the are to the north of Chapel Steps, into Astley Park to include the Cenotaph and the west end of Queens Road. • Drinking Fountain on Park Road – is the structure worthy of listing, could it be removed to a more obvious location (it has already been removed from its original location anyway), perhaps within St Laurence's churchyard? • Extend the conservation area southwards from St Laurence's Lodge to include the two blocks adjacent to the Town Hall. • Add enhanced planting of flowering shrubs such as Buddleia to the embankment to the west side of Church Brow. • Create a seating area from the top of the steps on Church Brow near to the churchyard gates with planting extended past The Swan with Two Necks up to the Tax Office building. • Remove the brick planter adjacent to the old gateway to St Laurence's Church adjacent to the Swan with Two Necks. • Restoration of the old wall adjacent to Chorcliffe House previously removed when the seating area for the Swan with Two Necks was extended, or create a low wall topped with railings from the old stone gateway adjacent to the footpath in Hollinshead Street to create a walkway to the new flats behind Chorcliffe House. • Restore the old steps behind the stone gateway to St Laurence's Church to create an interesting historical feature with suitable planting. • Extend the conservation area along Hollinshead Street to include Hollinshead Street Chapel. • Negative building (garage) adjacent to The Swan's car park. 	<ul style="list-style-type: none"> • Landowners will be approached with a view to maintenance of neglected areas, including pruning of trees, clearance of weeds etc and planting of additional, more appropriate shrubs. The Grounds Maintenance teams within Chorley Council will address publicly owned areas. • Issues of street furniture and paving materials are discussed in the appraisal document and possibilities for enhancement/replacement with more suitable items will be included in the Management Proposals. • Problems of parked cars will be addressed within the management proposals, including the option of a residents parking scheme. This will be included within the Management Proposals. • Options for further extension of the Conservation Area boundary will be considered and where appropriate included within the proposals. • Discussions with St Laurence's PCC about possible relocation of the drinking fountain will be examined and included within the Management Proposals. Also to be discussed is the option for creating a seating area and enhancing the planting schemes around the church and the possible restoration of the old steps on the north side of the church. • Options for the enhancement of other areas, including examination of planters and possible reinstatement of historic walls will need to be discussed with respective landowners. These suggestions can all be added to the options within the Management Proposals document. • The Townscape Analysis map will be amended to show the garage at the rear of the Swan with Two Necks as a negative building. • Extension of the Conservation Area along Hollinshead Street to the Chapel will not be considered as this would encompass areas which are clearly not worthy of designation. The Chapel is already designated as a Locally Important Building.

