

# Initial Heritage Appraisal

## Greater Manchester Growth Locations – Chequerbent North, Bolton (GMA5)

April 2020

### Introduction

1. This Initial Heritage Appraisal (the 'Appraisal') has been prepared by Turley Heritage on behalf of Peel Investments (North) Ltd. The purpose of the Briefing Note is to provide initial heritage advice on issues associated with promotion of land at Chequerbent North, Bolton (the 'Appraisal Site') for residential development (the 'Proposed Development') via the Greater Manchester Strategic Framework. The site reference is GMA5.
2. The Appraisal is based on a desk based assessment of the Appraisal Site and the surrounding area and a site visit undertaken on 28 January 2020. It identifies the heritage assets closest to the site and provides a broad assessment of significance and setting, including the contribution made by the Appraisal Site. It concludes by providing recommendations to be addressed in developing proposals for the site.
3. This Appraisal addresses above ground heritage assets. Below ground archaeology is dealt with separately by Nexus Archaeology.

### The Appraisal Site

4. The Chequerbent site is located approximately 4.5 km to the west of Bolton. It is roughly rectangular in shape and is adjacent to the M61 which forms its north boundary and the A6, which forms its southern boundary. To the west is the A58 and there are two large roundabouts at the north west and south west corners of the site. The east boundary of the site is delineated by field boundaries and a belt of mature trees.
5. The northern side of the Appraisal Site is open and utilised as agricultural grazing land. The southern part is developed with industrial uses including a building products warehouse and recycling centre.
6. The M62 and A58 are raised above the site to the north and west and are dominant features, visible from much of the site, though partially screened by trees.

### Relevant Heritage Assets

7. There are no designated or non-designated heritage assets within the Appraisal Site. However a number of designated and non-designated heritage assets are located within the surrounding area, and therefore the development of the Appraisal Site has the potential to impact upon their significance through development in their setting.

### Designated Heritage Assets

8. The National Planning Policy Framework (NPPF) glossary identifies that a designated heritage asset is 'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'.
9. The site is proximate to the below designated heritage assets and its development has the potential to impact upon their significance:

Heritage Asset	Asset type	Grade
Hulton Park	Registered Park and Garden	II

### Non Designated Heritage Assets

10. The National Planning Practice Guidance (NPPG) 039 defines a non-designated heritage asset as 'Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets'.
11. A search of the Greater Manchester Historic Environment Record was undertaken by Nexus Archaeology in November/ December 2010/9. The site is proximate to the below non-designated heritage assets and its development has the potential to impact upon their significance:

Asset	Asset type/source
Old Taylors	HER 4556.1.0

12. In addition to the above, a number of other buildings or structures have been identified within the 'Screening Assessment' prepared by Salford Archaeology. The report indicates that these have been identified either by a review of historic mapping, or visual on-site survey.
13. These buildings or structures are not on the HER and have not been formally identified as non-designated heritage assets. They are therefore not heritage assets based on the definition/s set out in the NPPF glossary and the guidance set out at paragraph 039 of National Planning Practice Guidance which confirms that 'a substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets'. For this reason, these buildings have not been considered further within this Heritage Appraisal.
14. Should any of these buildings or structures be identified as non-designated heritage assets in the future, the effect of development on their significance would need to be proportionately addressed in accordance with Paragraph 197 of the NPPF which would be engaged which states: 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'.

## Significance of Heritage Assets

### Hulton Park

#### **History and Development**

15. Hulton Park is designated as a grade I listed Registered Park and Garden (RPG). The park is synonymous with the Hulton family, having been owned by the family since at least 1335. The park was established by 1610 when it is identified on the John Speed map and a plan of 1772 shows buildings and two lakes. By 1808 it had been enlarged and new areas of woodland, open ground and new entrances from the north from Manchester Road and from Newbrook Road had been developed. During the late-18<sup>th</sup> and early-19<sup>th</sup> century parkland design was formulated by two highly-regarded landscape architects, William Emes and John Webb. This culminated in a country estate of significant scale and quality and combined architectural structures, woodland, meadow, large waterbodies and formal display gardens. By 1836 the park was '*laid out in plantations and pleasure grounds upon an extensive scale*' (Baines 1836). During the early 20<sup>th</sup> century a section of New Park Wood to the south of the park was developed as Hulton Colliery.

#### **Landscape Interest**

16. The principal building, Hulton Hall was demolished in the 1950s and its site is now planted with trees. It historically formed a central group with stables. To the west is an informal lake and gardens and pleasure grounds, planted with trees and rhododendrons. To the south is a kitchen garden area. The parkland comprises expanses of open ground, grazing and belts of woodland and is divided into two by Mill Dam Stream. To the north of the former stable blocks is the Hulton Park Home Farm. This comprises 20<sup>th</sup> century agricultural buildings and a 19<sup>th</sup> century farmhouse.
17. The principal entrance is from the east boundary on Newbrook Road, which is marked by a large carriage entrance flanked by pedestrian entrances. A curving drive leads west. A second entrance from Manchester Road is to the north and further entrances exist from Plant Lane but are no longer in use.
18. Key surviving features of the work by Emes and Webb comprise water features including lakes and streams that extend from the north-west of the park, past the former house site, the pleasure grounds, walled kitchen gardens, extensive pleasure grounds, and the walled garden and associated woodland.

#### **Contribution of Setting**

##### *Description of Surroundings*

19. Hulton Park encompasses a wide area of landscape, defined by Manchester Road to the north. To the east and south the boundary is largely enclosed by areas of residential development and to the west the boundary is defined by field boundaries, beyond which is open areas of agricultural land. Much of the land abutting the site boundaries within the designated area is planted with mature trees.
20. Beyond the boundary the wider setting of Hulton Park is characterised by a mix of uses including areas of urban residential development, and more rural open landscape. The M61 is a short distance to the north.

### *Experience of the Asset*

21. The scale of the parkland and density of trees which enclose its boundaries limits any clear appreciation of it from the surrounding area. The location of site access points to the east on Newbrook Road and north on Manchester Road indicate the location of the park.

### *Contribution of Appraisal Site*

22. The Appraisal Site is located to the north west of Hulton Park, to the north of Manchester Road. At its closest point the site is approximately 150m from the designated area but there is no visual connection with the site due to the density of trees along the site boundary. The vast majority of the designated area including the central core of landscape features is distanced from the Appraisal Site and has no visual connection to it. There is no known functional or historic connection between the site and the registered park and garden and it makes no contribution to its significance.

### **Old Taylors (Non-designated heritage asset)**

#### ***Architectural and Historic Interest***

23. Old Taylors is of architectural and historic interest as a high status 18<sup>th</sup> century double pile dwelling. It is constructed in handmade brick, with a squared rubble stone section reaching to the sill level of the ground floor windows. It has a slate roof with central stack. The central door is accessed via paired stone steps and has a modern timber pitched porch roof and windows are timber sash with glazing bars.

#### ***Contribution of Setting***

24. Old Taylors is located at the northern side of Manchester Road (A6) and positioned at the back of pavement. It forms one of an irregular group of largely traditional buildings to the north and south side of Manchester Road. To the rear is a defined garden space and beyond, the Appraisal Site and the M61 motorway. To the south, beyond the road and houses is open rural landscape, though this is screened by buildings and trees.
25. Manchester Road is a busy route and the proximity of the road and the Chequerbent Roundabout to the west defines the experience of the asset, with an urban character and moving traffic. Old Taylors is experienced as part of group of traditional buildings which illustrates its historic character and context. The Appraisal Site is to the rear of the building but largely screened from view due to dense trees within its rear garden. The Site forms part of its mixed setting.

#### **Heritage Considerations**

26. Development of the Appraisal Site would result in change in the landscape surrounding Hulton Park but will not be visible from within the park, and it is noted that the setting of the park is already characterised by a mix of uses including residential development.
27. Whilst the development will be close to Old Taylors, and may be visible from its rear garden space, or in views from Manchester Road, it will be experienced as part of its existing mixed setting which already contains both commercial development, road infrastructure and open landscape. The development of the site would not affect the ability to appreciate the architectural and historic interest of the building or its experience as part of a group of traditional buildings.

28. Based on our initial assessment of the heritage asset and the proposed masterplan (as shown in the Chequerbent North Development Framework Summary, March 2019) there are no heritage constraints to the development of the Appraisal Site and it is considered that the development of the site could be delivered with no impacts to Hulton Park RPG or Old Taylors Non-designated heritage asset.

April 2020

PEEM3004