



AW6-let-05

7<sup>th</sup> October 2025

Bury MBC, Development Control  
3 Knowsley Place  
Duke Street  
Bury, BL9 0EJ

Dear Sir,

**Heritage Statement**

**Construction of 3 no. industrial Units, Land adjacent Spring Street, Ramsbottom:**

Proposals for the above involve works situated in close proximity to the Ramsbottom Conservation Area, which renders this heritage statement a requirement.

Consulting with the National Planning Policy Framework (NPPF) clause 200 requires that the applicant should describe the significance of any heritage assets affected in these areas, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

**1 Nature of the Asset :**

Ramsbottom is situated in the Irwell Valley, rising 100 metres from the river, up both sides of the adjacent hills.

Its underlying geology of carboniferous sandstone is a material which has been utilised widely in the construction of the town, and gives it a distinctive harmonious colour.

The physical character of the area is entwined with its historical development because of its location.

With rivers and streams from the West Pennine Moors providing the water required for textile processes and the power for the town's early industrial development.

Wealthy mill owners requiring a local workforce organised the construction of workers cottages in which to house their employees.

Originally, a linear development followed the lower length of the valley along Bolton Street, including the construction of The Major Hotel in 1853.

The requirement for more housing during the 19<sup>th</sup> century meant building further up the hill, creating a distinctive pattern of terraces which follow the contours of the hillside.

Set behind Bolton Street, these grids of streets developed with stone terraced workers cottages dating from the 1880's and 1890's.

Where natural features occurred, such as a watercourse, these grids were interrupted to leave small pockets of land for other purposes.

Our subject site is one of these pockets, historically having one stone office structure positioned away from the watercourse, with open land to contain storage areas for joinery materials.

With more modern construction techniques developing, joinery workshops and timber stores were erected, within closer proximity of the watercourse, to fully utilise the site.



**Our subject site, sitting to the left side of the watercourse**

The stone office structure has recently been demolished, along with the associated workshop and stores under planning permission 71343, for the construction of 5 no. houses.

This application for industrial units, seeks to retain the employment / small trades aspect, historically associated with this site.

## **2 Extent of the Asset :**

Located between an existing watercourse running down from the moors into Kay Brow Lodge and the back of the terraced houses along Spring Street; also behind the terraced houses along Bolton Street.

This flat site has only one means of access, between the disused 'Smithy Garage' and the rear of The Major Public House, which is un-adopted and named Caltha Street.

A separate planning application is currently being decided to convert the garage into a new dwelling, and increase the current width of this access road.

### **3 Significance of the Asset :**

Situated on the edge of Ramsbottom Conservation Area, our site splits two areas of grid development associated with the industrial revolution.

Although of no particular significance itself, its close proximity requires sympathetic treatment such that any development does not detract from the character of the conservation area itself.

### **4 The Proposed Works :**

Our proposal is to construct three industrial units, purpose built to be suitable for modern standards of usage.

Each unit will contain a small office/reception and toilet facilities for the disabled, along with the associated car parking and manoeuvring space for medium size commercial vehicles.

Lower walls will be constructed using stone facing materials to reflect the character of the surrounding properties, and cladding materials above will be of a sympathetic, non-contrasting colour such as stone.

### **5 The Impact on the Asset :**

Removal of the original joiner's workshop, which had developed as needed over the years in 'Heath Robinson' fashion, will be replaced with new, better functioning and more attractive units.

We intend to widen the access road into Caltha Street, allowing the construction of a pavement for the future use and safety of pedestrians, offering public benefit.

Any recommendations of the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden