

Supporting Information: Heritage Statement

Full Planning Application

Location: 16 Paradise Street, Ramsbottom, Bury BL0 9BS

Proposal: Demolition of existing commercial unit and erection of 2no dwellings and 1no. apartment with associated refuse and cycle storage

Date: 20th April 2020 Rev A



1. Site Description

The proposal site is situated within the Urban Boundary of Ramsbottom close to the Town Centre. The site is currently 3 commercial units that are inter connected to form a single commercial unit used to store materials and acts as office space for the applicant a local building contractor.

The site lies on Paradise Street which is a narrow street connecting Factory Street and Lord Street. Paradise Street is assumed to be un-adopted (Highways to confirm) as the Street is not finished to a level that would be suitable for adoption as there are no street lighting and the surface is finished with stone cobbles and parts with tarmac where it is again assumed drainage repairs have been undertaken.

The site lies in a mixed location of Residential Units to the North and West with Commercial units to the South and East.

2. Proposal

This proposal seeks to obtain planning permission for the demolition of existing commercial unit and the erection of 2no. 3 bedroom town houses , 1no. 1 bedroom apartment and on site refuse and cycle storage.

The development would follow the natural slope of the site and the design seeks to replicate although using more modern materials the terraced effect of the existing street scene.

The proposal also incorporates on site refuse storage for all 3 residential units having 3 bins each and also secure cycle storage for each dwelling.

The 2no. 3 bedroom dwellings would have a small raised outdoor space to utilise the shape of the site.

3. Heritage Statement

This site lies within the Conservation Area of Ramsbottom and as such requires a Heritage Statement to accompany the planning application.

4. Significance

This section assesses the relative significance of the building and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include:

- Evidential value (the physical aspects of a building that yield evidence about its past)
- Historical value (the extent to which a building is associated with or illustrative of historic events or people)
- Aesthetic value (includes design, visual, landscape and architectural value)
- Communal value (includes social and commemorative value and local identity)

These values may be tangible, for example, the listed building's grade or they may be intangible, for example, the site's association with a past event or group of people

Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its different aspects in a hierarchy. The concept was first developed in Australia by James Semple Kerr, to assist with the management of cultural assets. It has been adopted by the Heritage Lottery Fund and in adapted forms by organisations such as The National Trust and English Heritage. The established levels of significance are:

- Exceptional – important at national to international levels, reflected in statutory designations, such as Grade 1 listed buildings and scheduled ancient monuments.
- High – important at regional level or sometimes, and possibly at a regional level, for example for group value
- Low – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site

Notes within Ramsbottom – Conservation Area Appraisal and Management Document states:

The purpose of this document is to first describe and review the elements that contribute to the special character and historic interest of the Conservation Area, including its history, architecture and environment. It will also discuss the challenges to the area's protection and enhancement, and consider how best to secure the area's character and distinctiveness.

Ramsbottom is located about five miles north of Bury in Greater Manchester, on the edge of the West Pennine Moors. It is a good example of a Pennine textile town which developed around the manufacturing and processing of cotton in the late 18th and early 19th centuries. The town and its industry prospered from around 1800 to the early part of the 20th century. After a period of decline and the loss of many mill buildings, the conservation of the town's heritage has helped to build on its role as a visitor and shopping destination, and a popular stop on the East Lancs heritage railway.

The proposal site lies on the edge of the conservation area however does lie within an area of distinctive character with many of the buildings associated with the Industrial past of the town centre. The development site is currently of a poor design, and as such its removal would not be of great significance and would enhance the Conservation Area. The re-building of dwellings which would look through its design, replicate and mirror where possible the look of the buildings in the surrounding area using local materials of stone, slate and timber to significantly enhance this part of the conservation area. Although the site is not a regularly used through road and will therefore not be seen to the same degree as the main buildings within the CA, it is still felt that this development can form a significant role in enhancing the CA for future users.

Evidential – The Building is situated within a conservation area

Historical – There is no significant historical value to the existing commercial units. There is evidence of part of the unit being a section of an older red brick-built building, however the main plan has been re-built in more modern materials, and as such has no historical value

Aesthetic – The buildings do not match the buildings in the close proximity or those that they are attached to. The commercial buildings are of a poor design and of poor grade modern materials which are alien within a conservation area generally. The loss of these materials and replacement with Natural local materials would have a greater benefit to the conservation area than the loss of this unit.

Commemorative – N/A

5. Summary

The NPPF (National Planning Policy Framework) section 16, indicates the following (amongst other guidance):

Considering potential impacts

193. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

195. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

197. 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.

200. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

The development of this site and demolition of the existing unit within the conservation area would outweigh any loss to the existing poorly designed commercial unit and as such there would be no harm to the conservation area.