

Heritage Statement

Springview House
Carr Fold Lane
Off Carr Street
Ramsbottom

1. Introduction

- 1.1. The heritage statement has been prepared to support an application for planning permission for the construction of a single new four bedroom dwelling with an attached annexe.

2. Identifying Heritage Properties

- 2.1. **7 and 9, Market Place** is a grade II listed building in Ramsbottom, Bury. English Heritage Legacy ID: 1356808.

Description of the property:

"Probably c.1840. Plain symmetrical classical frontage forming west side of Market Place. Ashlar. 3 storeys. 4 sash windows (with altered glazing). C20 shopfronts. Framing pilaster strips. Sill bands. Eaves cornice. Included as part of central Ramsbottom group."

- 2.2. **Grant Arms Hotel, Market Place** is a grade II listed building in Ramsbottom, Bury. English Heritage Legacy ID: 1318181.

Description of the property:

"Circa 1828. Symmetrical classical front of painted ashlar. Three storeys. Four sash windows with top opening lights. Tuscan half-columns to doorway. Clock on top storey. Sill bands. Quoins. Slate roof. Older rear wing, possibly C18 in origin, rendered, with slate roof and arched doorway with imposts. The Grant brothers who opened the hotel in 1828 are claimed as models of Cherybles in Nicholas Nickleby."

- 2.3. **Council Chambers, Ramsbottom Lane** is a grade II listed building in Ramsbottom, Bury. English Heritage Legacy ID: 1067249.

Description of the property:

"Probably c.1850. Classical building on corner with Market Place. Ashlar. 3 storeys. 6 sash windows with 4 more on left-hand return front and one on rounded corner (which has bracketed cornice to ground floor one and bracketed pediment to first floor). The window on ground floor each side of corner is larger, with glazing bars forming 3 arched lights and bracketed pediment over. Below 4th window of front is depressed- arch vehicular entry. On Market Place the ground rises so that at left end on first floor door, with bracketed cornice, takes place of window. Sill bands. Quoins. Eaves cornice with blocking course and simplified pediment over corner. (The Civil Hall, linked to the rear, is not included.)"

- 2.4. **K6 Kiosk Outside Civic Hall, Ramsbottom Lane** is a grade II listed building in Ramsbottom, Bury. English Heritage Legacy ID: 1356842.

Description of the property:

"Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door."

- 2.5. **2-8, Market Place** is a grade II listed building in Ramsbottom, Bury. English Heritage Legacy ID: 1067237.

Description of the property:

"Includes No 59 Bridge Street Circa 1840. 3-storey, 3-bay ashlar-fronted range including rounded corner and one-bay return at right-hand end. Austere classical style. Sash windows, the one on the corner being wider (expanded to show window on ground floor), with surround, and on lower floors, cornice. Original ashlar cornices and pilasters frame shop windows and doors (No 8 having decorated metal glazing bars to overlight; No 59 having C20 shopfront possibly covering original)."

- 2.6. **10-16, Ramsbottom Lane** is a grade II listed building in Ramsbottom, Bury. English Heritage Legacy ID: 1318188.

Description of the property:

"Early C19. Terrace of 2-storey houses of dressed coursed masonry. In matching style to Bridge Street. On first floor each has one sash window (some altered) with wider one to No 16 and extra one (over extra door) to No 14. On ground floor each has arched, keyed doorway on right; but Nos 10 and 12 have probably original shop windows with dentilled cornice over pilasters; No 14 has shopfront (including shop door) with cornice over fluted Doric $\frac{3}{4}$ -columns and arched lights and No 16 has C20 bowed show- window. Gutter - cornice."



Legend:

- 1: 7 and 9, Market Place
- 2: Grant Arms Hotel, Market Place
- 3: Council Chambers, Ramsbottom Lane
- 4: K6 Kiosk Outside Civic Hall, Ramsbottom Lane
- 5: 2-8, Market Place
- 6: 10-16, Ramsbottom Lane

3. **Impact**

- 3.1. As the map above shows, all listed buildings are completely out of site from proposed works with a minimum distance being 209 metres, this is not taking in to account the increased distance from the gradient. Therefor the proposed works will not affect the listed buildings to any degree.
- 3.2. The stone used for construction of the proposed works will match the surrounding properties in colour and size as to not look out of character, grey slate roofing is to be used to match the surrounding properties in colour and material.
- 3.3. The proposed construction is the most effective and appropriate form of building design to achieve the required space whilst respecting the appearance and character of the buildings surrounding the property.
- 3.4. The proposed construction is situated behind heavily dense hedges and bushes, which is parallel to the primary route, this being the Road to the front of the property, meaning the property will not be visible while passing the property on the Road, Carr Street.

4. **Conclusion**

- 4.1. The proposed property is sensibly designed to take the natural aesthetics of the area into consideration in an attempt to respect the character and appearance of the surrounding properties.
- 4.2. Due to the gradient of the surrounding area and road, the proposed property will be hidden predominantly from public eye behind foliage.
- 4.3. The proposed property is considered to have no negative impact on the surrounding area due to the maintainment of the surrounding aesthetics, if anything we see it as a positive edition to the area as it replaces a currently overgrown site.