

HERITAGE STATEMENT

Conversion of Basement to Self Contained Flat

68 Tanners Street Ramsbottom BL0 9ES

Number 68 Tanners Street is within Ramsbottom Conservation Area which was adopted with its current boundaries in 2007. An Appraisal and Management Plan was produced in 2011.

The National Planning Policy Framework (NPPF) was issued in its latest revised form in July 2021. Paragraph 194 requires an applicant to describe the significance of any heritage asset affected. "The level of detail should be proportionate to the asset's significance and no more than is sufficient to understand the potential impact of the proposal on their significance".

Ramsbottom grew hugely as a town during the nineteenth century with numerous textile mills and houses for the workers. The Tanners Area is characterised by stone houses with slate roofs in short terraces on sloping streets. Number 68 Tanners Street is at the end of such a row. However, it is not typical of the houses in the area being double fronted. It appears to have been built separately from the rest of the row.

Access to the front door is via a large stone step with wrought iron railings. There are steps down to a basement which has windows to the side elevation onto Milton Street. A window to a light well on the front elevation has been blocked off. The house is in good condition and has been modernised, including white upvc windows. The basement is used only for storage.

The basement is ideally suited to being converted to a residential unit for a single person, with a living room/bedroom and separate kitchen and shower room. The floor and walls would be damp proofed. Thermal and acoustic insulation would need to comply with Building Regulations, with sound testing to ensure no disturbance to the house above.

Unlike Holcombe Conservation Area there is no Article 4 Direction restricting permitted development rights. The only changes to the building will be a new door to the basement and re-using the light well to illuminate the kitchen. The submitted drawings include elevations and existing and proposed plans.

The NPPF encourages the granting of planning permission for sustainable development and supports the provision of a variety of dwelling types. There will be no affect on the amenity of neighbours and no harm to visual amenity.

The new door and window will be barely visible. The proposed development will preserve and enhance the appearance and historic character of Ramsbottom Conservation Area.