

Heritage Design & Access Statement

Barwood Lea Mill
Grants Lane
Ramsbottom
Bury
BL0 9NB



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This document has been prepared on behalf of the client by Cube PSL Ltd – Building and Surveyor specialists.

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1. Introduction

This Heritage Design and Access Statement is a supplementary document that seeks to support Full Planning for the replacement of an existing Main Entrance Door and 1no Sash Window.

Proposal

Replacement of existing timber arched head main entrance door, and side lights, replacement of sash window to first floor communal area.

Location

The application site is in Ramsbottom, Bury within the administrative area of Bury Council. Ramsbottom Conservation Area was originally designated in 1977 and extended in 1988 and 2004.

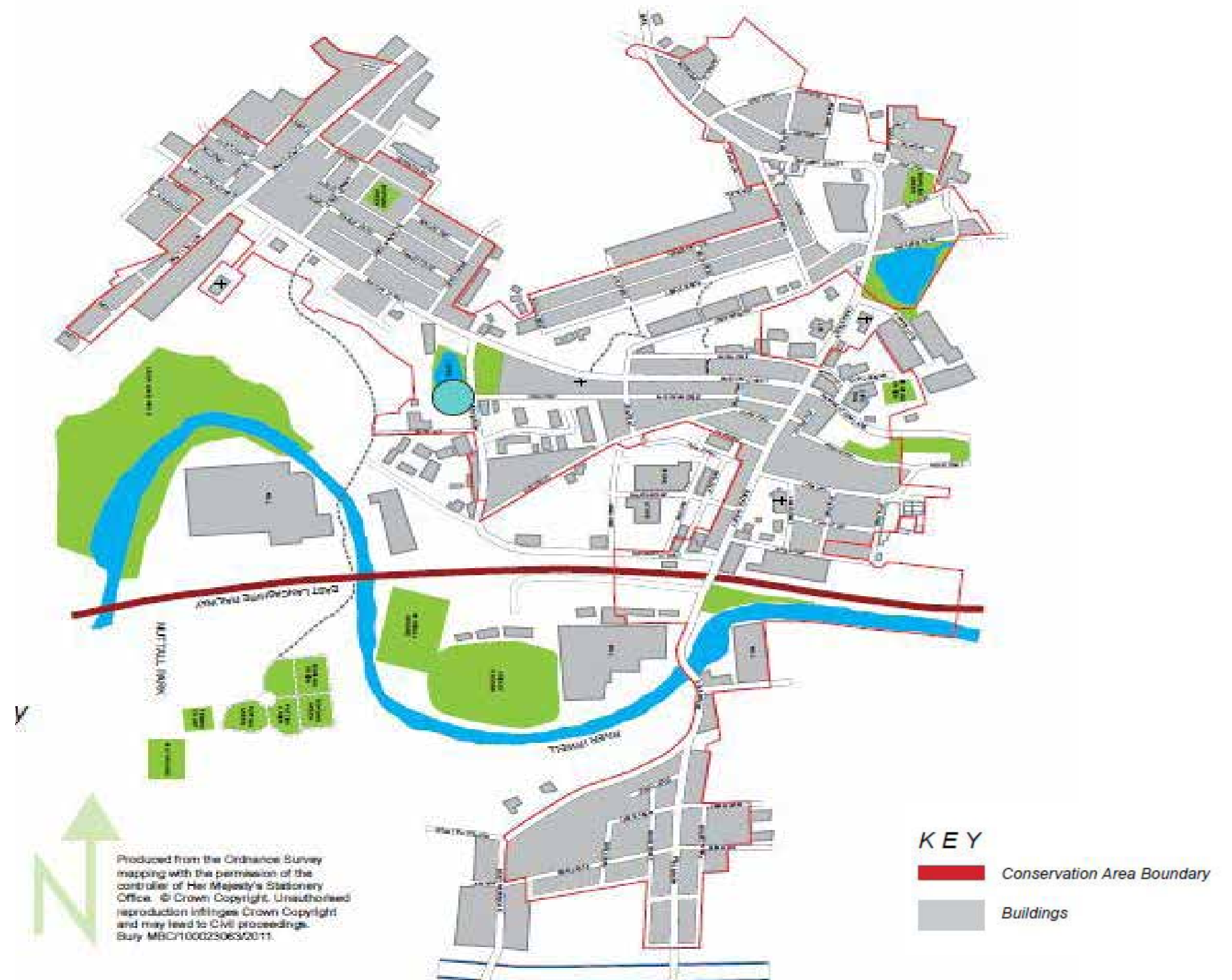
Ramsbottom is located about five miles north of Bury in Greater Manchester, on the edge of the West Pennine Moors. It is a good example of a Pennine textile town which developed around the manufacturing and processing of cotton in the late 18th and early 19th centuries. The town and its industry prospered from around 1800 to the early part of the 20th century.

In 2007 the Council approved the amalgamation of the then Ramsbottom, Tanners and Bury New Road Conservation Areas to form the current Ramsbottom Conservation Area. This is a substantial area that takes in the centre of Ramsbottom and parts of the valley sides around. The conservation area also climbs to the west to meet the boundary of Holcombe Village Conservation Area.

Address

Barwood Lea Mill, Grants Lane, Ramsbottom, Bury, BL0 9NB

Right - Bury Ramsbottom Conservation Area Boundary Map



2. Site Context and Heritage Statement

Historical Context

Barwood Lea Mill is not Listed. Barwood Lea Mill is constructed from the original late-18th century Barwood House, listed Grade II, Stable block situated next to Kay Brow lodge that served as the reservoir for works lower down the landscape, and is now the focus of a small public park.



[Site Context - 1844 OS Map](#)



[Site Context 2024 Satellite](#)

Brief Overview

Barwood Lea Mill is a residential development located on Grants Lane in Ramsbottom, Bury, Greater Manchester. This stone-built mill conversion comprises 16 period flats, predominantly constructed between 1800 and 1911.

Originally constructed in the 1780s as stables for Barwood House, the building was later converted into a mill. In the 20th century, it underwent a significant transformation into 16 luxury apartments. The structure retains its original sandstone rubble walls and hipped slate roof, preserving its industrial character while incorporating modern amenities.

Barwood Lea Mill exemplifies a successful integration of historical architecture with modern living, offering insight into the adaptive reuse of industrial buildings in the 21st century.

The mill's design reflects its industrial heritage, featuring large, symmetrical facades with multiple sash windows, some of which have been altered over time. The central entrance is marked by a segmental-headed doorway with a shallow porch supported by two columns. Internally, the apartments have been refurbished to include electric heating, and fitted kitchens, blending contemporary comfort with historic charm.



[Barwood Lea Mill - Before Residential Development](#)

Planning History

The building has undergone modifications, notably in the mid-20th century captured in the below planning History.

93/29343

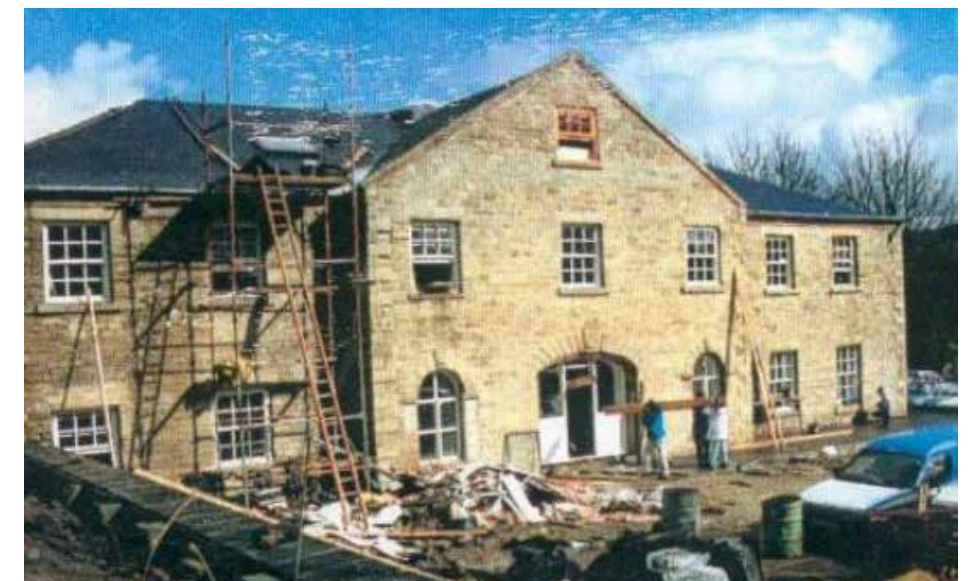
Full applications for the demolition of late additions as part of the conversion of the Mill to 16 Apartments. The application was approved with conditions in January 1994.

89/23790

Full applications for the conversion of the mill to create 7 apartments. The application was approved in March 1990.

87/19929

Full applications for the conversion of industrial buildings to 8 Flats, 3 Terraced Houses and 1 Detached House. The application was withdrawn in September 1987.



[Barwood Lea Mill - Residential Development](#)

3. Design Statement - External

Replacement of existing Fenestration

Replacing the existing Main Entrance single-glazed timber door and sash window above with a new double-glazed timber door and sash window offers a range of benefits while remaining sympathetic to the architectural and historic character of the building.

1. Improved Thermal Efficiency

A new double-glazed door and sash window will significantly enhance the building's communal areas, thermal performance by reducing heat loss, contributing to lower energy consumption and improved indoor comfort levels. This aligns with current sustainability goals and building performance standards.

2. Enhanced Acoustic Insulation

Double glazing helps to reduce external noise intrusion, offering a quieter and more comfortable interior environment.

3. Preservation of Historic Character

The replacement door is designed to match the style, proportions, and detailing of the original, using high-quality hardwood timber. This ensures continuity with the building's historic appearance while incorporating modern performance benefits.

4. Increased Security

Modern double-glazed doors offer improved security features, including stronger glazing and upgraded locking mechanisms, enhancing the safety of the property without compromising aesthetics.

5. Reduced Condensation

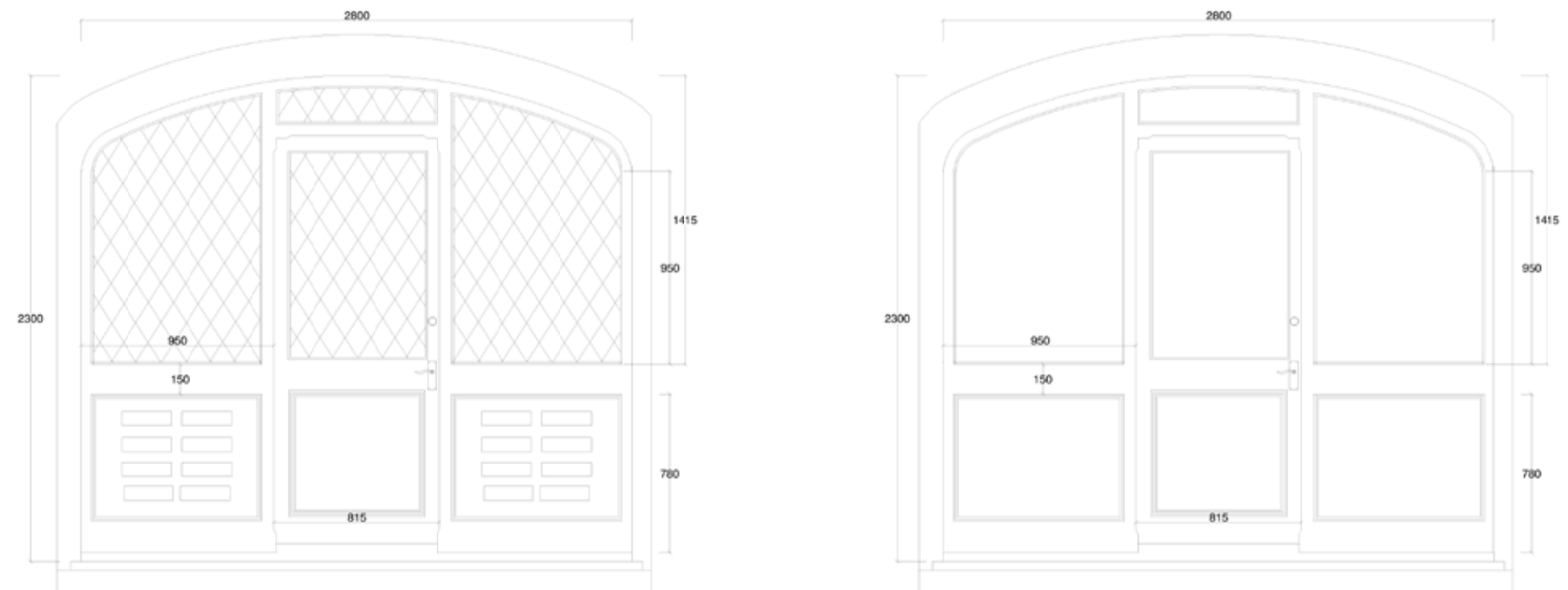
Double glazing helps to minimize condensation on internal surfaces, protecting both the door and surrounding building fabric from potential moisture-related damage.

6. Long-Term Durability and Reduced Maintenance

The new timber door and window, will be treated with appropriate protective coatings, providing greater durability and reduced ongoing maintenance compared to aging original joinery.

7. Contribution to Building Conservation and Usability

By improving energy performance and usability while respecting the building's heritage, the replacement door and window support the long-term conservation and functional viability of Barwood Lea Mill.



Existing & Proposed Main Entrance Door



Existing Door Condition



Existing Door Condition



Existing Window

4. Summary

Ramsbottom Conservation Area Management Plan

7.2 Policies to Protect the Area’s Character

Policy 9

The Council has approved additional planning controls covering dwellings in one conservation area within the Borough as a pilot study. This is currently being monitored. There is no current approval to introduce additional planning controls in Ramsbottom. However, there are some particularly sensitive areas in the town where the alteration of dwellings could damage the quality of the area. The area will be monitored and further control will be sought if changes begin to further damage area character. If approved, additional controls would normally cover;

Replacement of windows and doors

Removal or concealment of architectural detail

The enlargement or creation of new exterior openings

Demolition or lowering of chimney stacks

Alterations to roof shapes and changes to roofing materials

The rendering or cladding of external walls, and the painting of brick and stone

The erection of satellite dishes

The demolition or erection of boundary walls, railings, fences and gates

The creation of hardstandings

The addition of extensions, porches or outbuildings.

Policy 19

When considering planning applications and development proposals the duty to enhance the conservation area may be addressed through the achievement of the following – the planting of trees and hedges where appropriate; the provision or reinstatement of walls and railings, reinstatement of doors and windows and other original architectural detail.

The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning (Listed Buildings and Conservation Areas) Act 1990 is the legislative basis for decision making on applications that relate to the historic environment. Section 16 imposes a duty on the local planning authority such that “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

A similar duty Section 66 applies in relation to granting planning permission which impacts on a listed building or its setting. As a minimum, therefore, the impact of development proposals on the listed building should be neutral to not engage the presumption within the Act against the grant of permission.

The proposals would preserve both the listed building and its setting. Therefore the presumption against the grant of planning permission within the Act is not engaged.

Summary

The proposals above will have no impact on the original or historical character and appearance of the exterior of the Building.

The proposals will have no material effect on the internal original or historical architectural fabric, as works are focused only to the external elevation.

The effect of the proposals will be to improve thermal performance to communal areas and will also ensure a higher level of safety residents.

Aesthetically the like for like replacement of the spring sash window and main entrance door will have no significant impact to the facade, and the removal of the diamond lead feature to the glazing and the letterboxes will improve the overall aesthetic, simplifying the detail against the stonework.

NPPF (December 2024)

The proposal does not involve harm to the listed building and would be beneficial in its effects.

It is therefore our view that in terms of the NPPF there is no “harm to the significance of the heritage asset(s)”. Therefore the requirement to test and balance any harms and benefits as outlined in paragraph 194 is not triggered.

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