
BOWLAND SURVEYORS LTD.

The Flat. 84 Bridge Street, Ramsbottom, Bury. BLO 9AG

Heritage impact assessment for proposed roof lights.

For Holdens Chartered Surveyors

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Version 1.0

1.0 INTRODUCTION

1.1 The aim of this report is to assess the potential impacts to heritage significance by virtue of the installation of roof lights at 84 Bridge Street, Ramsbottom. The building is sited within the Ramsbottom Conservation Area and is within the setting of a grade II listed building, 2-8 Market Place LEN: 1067237, the listing description for the listed building is as follows;

1.2 *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).*¹

1.3 The proposals building, along with the majority of the nearby buildings are of late C19th origin and are built from coursed gritstone blocks, with little dressings aside from quoins, heads and cills with pitched slate roofs. 84 Bridge Street retains single-glazed timber windows which are likely not original. The buildings within the conservation area are therefore illustrative of the historic development of the town.

1.4 The issue for consideration is whether the proposals to install Velux roof lights to the front and rear roof slopes of number 84 will intrude on the setting of the listed building and the conservation area to a degree which harms heritage significance.

¹ Historic England listing description. See here: <https://historicengland.org.uk/listing/the-list/list-entry/1067237?section=official-list-entry>

2.0 HERITAGE IMPACT ASSESSMENT

2.1 Whilst the proposed Velux-style windows to the front roof slopes will be visible from further north beyond the cross-road junction there will be very little, if any intervisibility between them and the listed building. The proposed Velux's will therefore not feature in major views of the listed building and harm to heritage interest will likely not occur.

2.2 Likewise, the proposed Velux's will be visible from the road further north but will not intrude on the setting of the conservation area to a degree or in a manner that harms heritage significance.

2.3 The proposed Velux's to the rear roof slope will not be visible and will therefore not harm heritage significance from this location.

2.4 To ensure that harm will not occur it is proposed by the applicant to install flush-fitting lights that do not protrude beyond the slates and thus will retain continuity of the roof slope. The proposals therefore preserve the character and appearance of the conservation area and the setting of the listed building.

2.5 Paragraph 208 of the NPPF (2023) states: *Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

2.6 As discussed above, less than substantial harm will not occur due to the installation of Velux-style roof lights. Therefore, paragraph 208 is not engaged and public benefits need not be demonstrated. However, it is worthwhile to note that the proposals to install roof lights and create additional space within the building bring about the optimum viable use of the property.