



PM7-let-02

19th November 2021

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

**Heritage Statement : Installation of plant in the rear yard, with slate roof over at:
62 Bridge Street, Ramsbottom. BL0 9AG**

Proposals for the above involve alterations within the Ramsbottom Conservation Area, where an Article 4 Direction, removes all permitted development rights.

Consulting with the National Planning Policy Framework (NPPF) clause 189 requires that the applicant should describe the significance of any heritage assets affected in these areas, including any contribution made by their setting.

The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

This Heritage Statement is therefore a requirement.

1 Nature of the Asset :

Our subject property is a two storey stone workers cottage constructed during the early 1800s and subsequently converted to be a shop during Victorian times.

It features a Victorian timber shop front which is well preserved.

2 Extent of the Asset :

Small in scale with an internal width of just over 4 metres, as was the typical size of a worker's cottage of the early 1800s.

To the rear is a single storey out-rigger and small yard with rear gate allowing access to the back street.



Well preserved Victorian timber shop front

3a Significance of the Conservation Area :

Ramsbottom is situated in the Irwell Valley, rising 100 metres from the river, up both sides of the adjacent hills.

It remained rural, well into the 1700's utilised only for farming.

Around the surrounding hills, farmsteads and rural villages had grown such as Holcombe Village which provided a break point in the journey along the turnpike from Bury leading to Edenfield and beyond.

Evocatively described in Bury Conservation Appraisal 2010 (Kathryn Sather and Associates) as an area of tightly knit small hamlets amidst fields of pasture and small woodlands, along old packhorse and turnpike routes, dating from 17th century and earlier.

One of these routes departed the turnpike, to drop down a steep path known as The Rake and follow a rutted track which ran alongside a brook, now named Bridge Street, to reach a crossing point over the river.

Downstream in the town of Bury, a bleaching and dyeing works was already flourishing under the ownership of 'Peel and Yates.'

With rivers and streams from the West Pennine Moors providing the water and power required for textile processes, Peel and Yates saw the opportunity for further development.

During 1783 the construction of new factories and offices started under their guidance, marking the beginning of the change from a rural economy to one of industrialisation.

Workers cottages were built to house the workforce during the early 1800s arranged in linear form along the main streets.

Being economical in size, their frontages are narrow, coupled with high ceilings giving a vertical emphasis to the street scenes.

With its underlying geology of carboniferous sandstone this was the most convenient material to employ in the construction of the town, giving the whole area a distinctive and harmonious colour.

By the early 1890s the town had grown to be a dense mass of buildings around the central core.

Demand for services and supplies increased, so the location of the cottages around the centre of Ramsbottom, tenants were encouraged to convert them into shops.

Victorian timber shop fronts were retro-fitted during the conversions.

3b Significance of the Asset :

As with many of the workers cottages along Bridge Street, its conversion displays a small shop character which is the key ingredient that makes the area special.

Small units occupied by independent traders, many retaining their 19th century details such as timber pilasters, decorated capitols and stone stall risers.

As the 'Conservation Area Appraisal' highlights, sometimes it is not the quality of an individual building that makes a contribution to the character of the conservation area, but it's inclusion within the group.

This very much applies to 62 Bridge Street, being important that all details and features mainly contained across the front elevation, are preserved or restored where ever possible.

4 The Proposed Works :

A separate application for works to the shop front will be submitted in tandem with this application for the installation of plant, with a slate roof covering.

The plant has already been installed by the previous management without the benefit of any planning consent, and is currently covered using a sub-standard profiled aluminium roof cover, which is not in character with the area.

Our proposal is to remove this cover and replace with a pitched roof weathered using natural slate, to be in keeping with its surroundings.

There is currently a refrigeration unit mounted at the end of the refrigerators partially impeding access to the external staircase, and which emits intermittent fan noise.

We propose to relocate this to the inside of the building, removing the partial obstruction of the stair, and removing an element of noise from the fans.

Also, previous management insisted on the requirement of using a Euro-bin in which to dispose of waste.

New management accepts that it is possible to split waste into smaller wheelie bins, which will physically fit between the rear yard gate posts.

Our proposal is therefore to store all waste bins inside the yard, only to be wheeled into the back street on collection days.



Stairs in the rear yard

Refrigeration units with profilled aluminium cover

5 The Impact on the Asset :

A positive impact within the Conservation Area is mandatory.

Containing the refrigeration units within the enclosed yard keeps everything out of sight.

Viewed from outside the yard, only the proposed roof will be visible, which we now propose to be slate to be in character with the conservation area.

Removing the Euro-bin from a permanent position in the back street, and replacing with smaller wheelie bins to also be contained within the yard, is also beneficial to the Conservation Area.

Any additional requirements from the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden