



 **First Impression**
DRY CLEANERS

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PLENTIF

44 Bridge Street Ramsbottom

Planning Statement inc. Heritage Impact Assessment

April 2024

Version history

Project name: Shopfront Replacement to 44 Bridge Street, Ramsbottom
Project number: 069
Client: Mr Fayaz Patel

Rev:	Date:	Status	Name	Description
A	April 24	APPROVAL	Stephen Wardle CIAT Accredited Conservationist	First Issue

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Project Summary

Project Summary

SITE NAME: 44 Bridge Street
ADDRESS: 44 Bridge Street, Ramsbottom, BL0 9AQ
SITE OWNERS: Mr Fayaz Patel
LOCAL PLANNING AUTHORITY: Bury Council
DESIGNATIONS: *unlisted*
CONSERVATION AREA: Ramsbottom Conservation Area
DATE OF PROPERTY: 1820-1830 Late Regency / Early Victorian

PROJECT TYPE: Planning Statement inc. Heritage Impact Assessment
PREPARED BY: Stephen Wardle | BSc(Hons), MCIAT, MCIAT Accredited Conservationist
QA BY:
DATE: March 2024



1

Introduction

1.0 Introduction

1.1 Background

The following report presents a Historic Building Assessment has been prepared to inform the application process in relation to proposals to replace the timber shopfront to no.44 Bridge Street, Ramsbottom, BL0 9AQ, henceforth referred to as 'The Site'. This report sets out the historic development and significance of the site and its context and considers the potential and scope for change and alteration.

The site is situated on the south side of Bridge Street adjacent the Church of St Paul, and forms part of a group of terraced mill town houses with later shops at ground level. The terrace is dubbed "Dungeon Row" and was constructed during 1820-1830's. The terrace is unlisted both nationally and locally, however the site sits within the boundary of Ramsbottom Conservation Area.

The proposed scheme is intended to replace a non-original C20th timber shopfront with a hybrid aluminium/timber window framed system. The shop frontage has undergone several iterations of replacement over the years. The proposal seeks to reconfiguring the current off-set entrance arrangement to a central symmetrical arrangement similar to the original 1880's configuration when the shop was Hyrum Haworth Grocer and Confectioners.

The shop has been vacant since 2020 when the property suffered extensive fire damage. The internal shop has recently undergone extensive refurbishment works with a first-floor rear extension recently approved and built in 2023.

This report is to supplement a Full Planning application for the replacement of the timber shop front to a hybrid aluminium/timber shop front.

1.2 Methodology

This assessment sets out the historic development of no.44 Bridge Steet and provides an overview of the building's significance and heritage value. The report also assesses the impact the proposal will have on the Ramsbottom Conservation Area and the setting of the adjoining listed buildings. The document is intended to support the submission of a Planning application.

The document surveys the heritage, providing an overview of important information to foster a better understanding of the asset and its significance. It does this through assessment of the surviving building fabric and its wider context. Significance is assessed in relation to heritage interests outlined by Historic England. The aim of this assessment is to understand the site to provide a baseline against which to assess heritage impacts. This document has been written in accordance with National.

Planning Policy Framework (2021), Historic England's Statements of Heritage Significance (2019), Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008), and BS7913 - British Standards Guide to the Conservation of Historic Buildings.

The report is divided into four main sections. The first (section 2) describes the historic development of the site and the second (section 3) considers its significance together with an assessment of its surviving historic fabric. The final two sections (section 4 and section 5) describe the proposed scheme and its effects.

It should be noted that in common with many historic buildings, sites, and places, it is not possible to provide a truly comprehensive analysis of the site's historic development. The research and analysis set out in this document is as thorough as possible given the type and number of archival resources available. Research has been undertaken using the London Metropolitan Archives, Ordnance Survey mapping, the Camden Local Archives Centre, LB Camden planning website; and Historic England's Archive.

1.3 Authorship & Ownership

This document has been prepared by Stephen Wardle, BSc (Hons), MCIAT, CIAT-Accredited Conservationist.

1.4 Heritage Policy and Guidance Summary

1.4.1 Legislation

The primary legislation relating to Listed Buildings and Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 66(1) reads:

“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, 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.”

In relation to development within Conservation Areas, Section 72(1) reads:

“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”

The Courts have determined that “preserve” in the context of the Planning Acts, means the minimum requirements of the Act would be met if there is an absence of harm. This statutory requirement relates to designated heritage assets.

The NPPF and Historic England’s Good Practice Guide in Planning No. 3 – The Setting of Heritage Assets (Historic England) [GPA3] makes it clear that the setting of a heritage asset in the surroundings in which a heritage asset is experienced, is a material consideration.

*“The Courts have held that it is legitimate in appropriate circumstances to include within a conservation area the setting of buildings that form the heart of that area (R v Canterbury City Council ex parte David Halford, February 1992; CO/2794/1991) and NPPF paragraph 80, for example, makes it clear that historic towns are regarded as having a setting.”*¹

and

*“In primary legislation, the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage asset can contribute to its significance.”*²

Revised National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on July 2018, revised in February 2019, and revoked all past Planning Policy Guidance and Statements and now embodies national policies and objectives.

Chapter 16 relates specifically to ‘Conserving and enhancing the historic environment’ with paragraphs 184 – 193 being relevant to the consideration of proposals affecting heritage assets. Paragraph 189 indicates that:

“.... local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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.”

The definition of a heritage asset as set out in the NPPF Glossary includes:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Attention is drawn to paragraph 192 which requires, inter alia:

“the desirability of sustaining and enhancing the significance of heritage assets ... the wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of place.”

Paragraph 193 states that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

Paragraph 195 indicates that where a development

“will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site; and
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- c. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d. the harm or loss is outweighed by the benefit of bringing the site back into use.”

Paragraph 197 requires that consideration be given to the impact of development proposals, directly or indirectly on non-designated heritage assets. This would include unlisted buildings in conservation areas. Again, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The NPPF therefore recognizes the need to clearly identify relative significance at an early stage and then to assess the impact of development proposals in that context.

Planning Practice Guidance (PPG)

The Planning Practice Guidance (PPG) was published in March 2014 as a companion to the NPPF, replacing many foregoing Circulars and other supplementary guidance. In respect of heritage decision-making, the PPG stresses the importance of determining applications on the basis of significance and explains how the tests of harm and impact within the NPPF are to be interpreted.

The PPG also notes the following in relation to the setting of heritage asset:

“A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.”
(Ref ID: 18a-014-20140306)

¹ GPA3, ‘The extent of setting’ Box 1, pg.2

² GPA3, ‘The extent of setting’ Box 2, pg.2

**Historic England Conservation Principles:
Policies and Guidance 2008**

Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of the historic environment, including changes affecting significant places. It states that:

"New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future."* (page 59).

**Historic England Making Changes to Heritage Assets
Advice Note 2 (February 2016)**

This advice note provides information on repair, restoration, addition, and alteration works to heritage assets. It advises that:

"The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements, such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting." (page 10)

**Historic England Managing Significance in Decision
Taking in the Historic Environment Good Practice
Advice (GPA) in Planning Note 2 (March 2015)**

This advice note sets out clear information to assist all relevant stake holders in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include:

"assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness." (page 1)

**Historic England The Setting of Heritage Assets
Historic Environment Good Practice Advice (GPA3) in
Planning Note 3 (July 2015)**

This document presents guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas and landscapes. Bullet point 4 on page 2 of GPA3 states that:

"Setting in urban areas, given the potential numbers and proximity of heritage assets, is therefore intimately linked to consideration of townscape and urban design and of the character and appearance of conservation areas. The character of the conservation area, and of the surrounding area, and the cumulative impact of proposed development adjacent, would suggest how much impact on the setting should be taken into account."

Under the heading 'Views and setting' we note that the contribution of setting to the significance of a heritage asset is often expressed by reference to views which can be static, dynamic, include a variety of views across or including that asset, and views of the surroundings from or through the asset.³ At the same time it is noted that one does not need to be in direct view of a heritage asset to be within its setting. It does not depend on public rights or the ability to access it.⁴

GPA3 sets out a stepped approach to assessing setting and the role that it plays in contributing to the significance of a heritage asset/s. This process requires one to have an understanding about the significance of the asset/s in order to be able to determine if harm would arise. It is advised that the following steps are undertaken:

Step 1 – identify which heritage assets and their settings are affected;

Step 2 – assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3 – assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4 – explore the way of maximizing enhancement and avoiding or minimizing harm;

Step 5 – make and document the decision and monitor outcomes.

It is acknowledged that this is not the only method of assessing setting, the role that it plays and if a site falls within that setting. It has however stood the test of time and has been accepted by Inspectors at appeal and public inquiries.

³ Appendix 3: GPA3, 'Views and setting' paragraph 5, Pg.3

⁴ Appendix 3: GPA3, 'Setting and the significance of heritage assets';Pg.4

1.4.2 Local Policy

Unitary Development Plan, August 1997

Area RM3 – Bolton Street / Bridge Street

The Local Authority will encourage and support proposals for retailing and appropriate ancillary uses within the Bolton Street / Bridge Street area, the town’s main shopping area.

S1/2 – Main Shopping Area of Town Centre

The Local Authority will seek to maintain and strengthen the retail roles of Ramsbottom, Radcliffe and Prestwich Town Centres. The Local Authority will support modest increases in shopping floorspace; however, the main emphasis will be on consolidation and enhancement.

S2/2 – Bolton Street / Bridge Street / Ramsbottom Lane
Prime Shopping Frontages.

Within prime shopping areas identified in the Borough's town centres, the Local Authority will seek to maintain retailing (Class A1) as the predominant land use at ground floor level. Proposals for change of use or redevelopment within these areas will be assessed on their merits and by taking into account the following factors:

- a) the design and appearance of the proposed frontage;
- b) the maintenance or provision of a display window at ground floor level, where appropriate;
- c) access for the mobility impaired, where appropriate and through negotiation with the developer;
- d) whether the proposal will give rise to disturbance or nuisance;

In addition, where a proposal would lead to more than 10% of any identified prime shopping frontage being in non-retail (Class A1) use, the Local Authority will also take into account the following factors:

- e) the location and prominence of the proposal within the prime shopping frontage;
- f) the number, distribution and proximity of other premises in non-retail (Class A1) use or with planning permission for such uses;
- g) the particular nature and character of the use proposed, including the level of activity associated with it.

EN1/8 – Shop Fronts.

The Local Authority will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene. Proposals which are unsympathetic to the building or its surroundings or which break up a harmonious group of buildings will not be permitted.

EN2/1 – Character of Conservation Areas.

The Local Authority will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Local Authority will be especially concerned with encouraging and, where appropriate, implementing measures to:

- a) retain, replace and restore features of historical and architectural interest;
- d) remove dereliction and bring unused land or buildings back into beneficial use;
- e) prepare and promote design guidelines to ensure sympathetic development.

EN2/2 – Conservation Area Control.

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- a) the nature of the development in terms of its bulk, height, materials, colour, design and detailing;
- b) the relationship between the proposed development and the architectural and visual qualities of the surrounding area;
- d) in the case of the re-use of buildings or the introduction of new uses, the impact of the proposal on the character or appearance of the area and the fabric of the existing building.

Ramsbottom Conservation Management Plan,
Adopted November 2011

Policy 1

All proposals for demolition, re-development, re-building, change of use or other alteration of land and premises in the conservation have to be considered in the light of the statutory duty to preserve and enhance the conservation area. With this duty in mind, there will be a presumption against the demolition of all listed buildings and those referred to within the management plan as significant or making a positive contribution to the area’s character.

Policy 3

Where planning permission or conservation area consent is required, the following proposals should be resisted - over-large, prominent, or out of character extensions and porches; out of character dormer windows; non-traditional materials; the external cladding and rendering of walls, out of character building alterations; loss of historic building fabric; removal of outbuildings; inappropriate shop/office frontages, shutters and non-traditional signage, the building of out-of-character gates and walls, the provision of car parking in front gardens, and the location of satellite dishes in prominent locations.

Policy 6

The small shop use and character of the town centre shall be protected, and the Local Authorities policy ‘*Shop Fronts and Signs 2004*’ shall be strictly enforced. Traditional shop fronts shall not be altered other than to enhance their character.

Policy 7

Planning and conservation area consent applications will only be acceptable if the submitted information is clear, complete and comprehensive and includes full drawings of the proposals and a thorough design and access statement. The Local Authority will expect any proposal for a development within the Conservation Area to include an analysis of the surrounding area and justification of why the proposals are appropriate in the context of the area’s character. Proposals should respond to the surrounding development in terms of scale, height, massing, detail and materials. All proposals should protect or enhance the character and appearance of the Conservation Area.

Policy 10

Important views, vistas, and glimpses of the area between buildings, and controlled by important features, should be protected from damage by Development

Policy 14

Opportunities should be taken to achieve shop front and signage restoration and replacement. This can be done when private development proposals are put forward or through available grant schemes.

1.5 Location & Description

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 C18th and early C19th.

The site is situated on Bridge Street, adjacent the Grade II listed War Memorial and Grade II listed Church of St Paul. The property is on the junction of Crow Lane. The property forms part of a range of former cottages built between 1820-1830's which are nicknamed "Dungeon Row" due to being built on a former Dungeon. The building is constructed from local grit stone and slate roof, typical of the local vernacular of the Mill Town. No.44 Bridge Street is unlisted and sits within the boundary of Ramsbottom Conservation Area.

1.6 Current Land Use & Management

At ground floor and first floor areas are currently vacant with the previous occupation being a Dry Cleaners – *First Impressions*. This existing use class is designated **Class E** (old Class A1).

The proposed scheme is intended to retain this existing use class as designated **Class E**.

1.7 Designations

As noted above, no.44 Bridge Street is *unlisted* and is not on the Local List. The property is situated within the **Ramsbottom Conservation Area**.



Figure 1 – webbaviation.co.uk/aerial/picture.php?/31383 @

2.0

Understanding the Heritage

2.0 Understanding the Heritage

2.1 Historic Overview

Ramsbottom is located about five miles from 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 C18th and early C19th. The town and its industry prospered from around 1800 to the early part of the C20th. After a period of decline and the loss of many mill buildings, the conservation of the towns heritage has helps to build on its role as a visitor and shopping destination, and a popular stop on the East Lancashire Heritage Railway.

Ramsbottom remained rural until the last C18th. In the area now occupied by the town centre there were several farmsteads, including Crow Trees Farm in the area of St Paul's Church, a corn mill near the present Market Place and a tannery. Ramsbottom's rapid growth began in 1783 when the Bury firm of Peel and Yates, headed by Robert Peel, the father of the future Prime Minister, took a lease on the Old Ground in the area of the present Smithy Street, Square Street, Bolton Street and Bridge Street.

In 1802 Samuel and Thomas Ashton built a large mill for spinning and later for weaving cotton and industrial housing for their workers. The mill was the first large spinning and weaving mill in the town. It expanded rapidly, and in 1833 it was the largest mill in the Irwell Valley, powered by three large waterwheels and three powerful steam engines.

By 1850, when the first 1:10,000 Ordnance Survey map was published, the railway had recently arrived in Ramsbottom, and the Church of St Paul, Bridge Street, had just been built on Messrs. Ashton-owned land. The extent of the town was similar to that shown on the 1842 Tithe Map, with little development away from the main streets.

The cotton industry suffered a decline during the C20th although Ramsbottom's mills continued to produce cotton from waste into the 1980's some mills were adapted for other industries. Many of the mills were demolished as the textile industry had disappeared.

A large number of other historic buildings have been retained and are still in their original uses. The revival of the town as a tourist and shopping destination was

marked by the re-opening of the East Lancashire Railway in 1987. Visitors and residents can enjoy a town with a remarkably intact layout, form and scale, with many original features as it was built in the second half of the C19th.

Ramsbottom's physical character and historical development is related to its situation on the sides of the Irwell Valley; the rivers and streams of the surrounding West Pennine Moors provided the water for the textile processes and the power for the town's early industrial development. The urban form of the Conservation Area is focussed on the dense, compact central area around the Market Place, with more suburban development to the south and east. The sloping site of the town has influenced the distinctive pattern of terraced streets built in the late C19th both along and across the contours.

The town centre is characterised by the dense development. The commercial buildings along Bridge Street, and to the north end of Bolton Street are generally built up to the back of the pavement.

The buildings are small scale and predominantly two-storey. This unifies the appearance of the town and contributes strongly to the intimate and domestic qualities of the Ramsbottom Conservation Area.

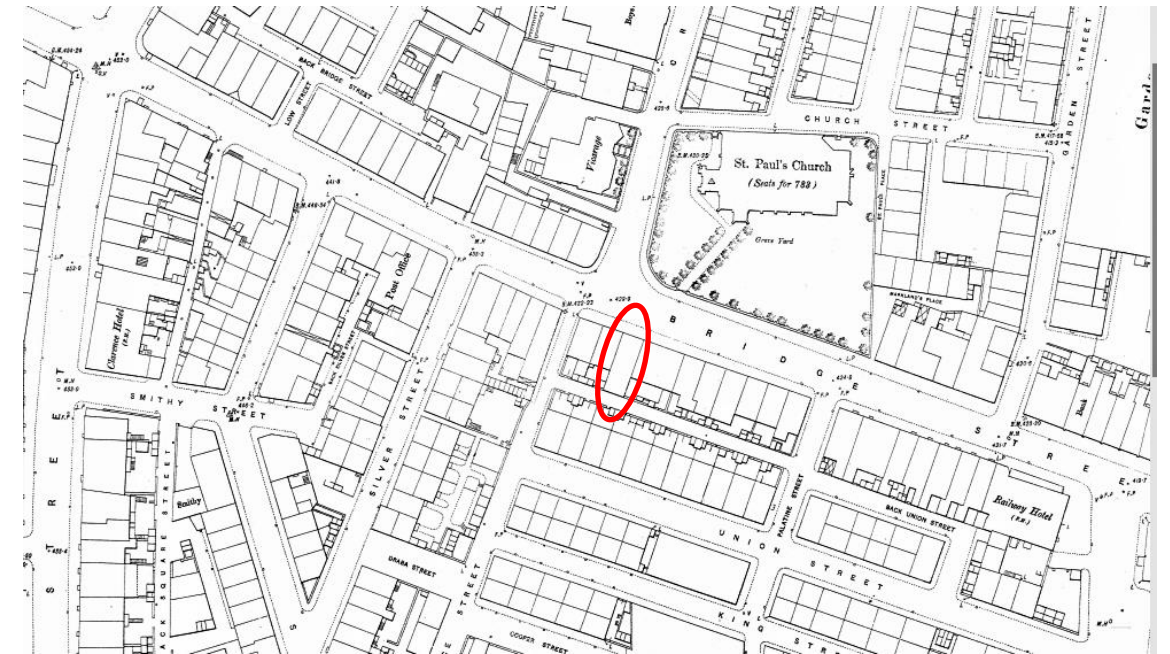


Figure 2 – 1892 Map

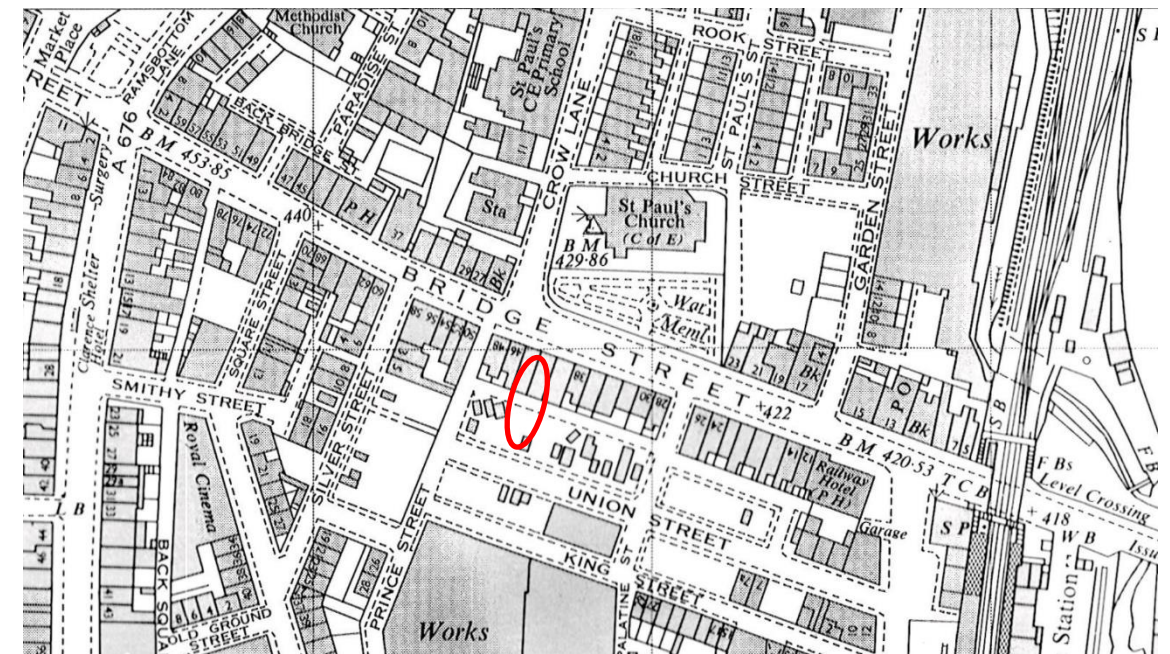


Figure 3 – 1964 Map

2.2 Dungeons Row, 28-48 Bridge Street

2.2.1 Exterior – Front Elevation

North facing, Dungeons Row (no.28-48 Bridge Street) is situated on the southside of Bridge Street, flanked by Princess Street to the west and Palatine Street to the east; the two-storey building is constructed from local grit stone with a slate roof. There is a stone box gutter at eaves level with a central first floor window to each property.

The nickname “Dungeon Row” derives from a former dungeon which once stood in the corner of a field, now the site of no.48 Bridge Street.

Formally build as houses by Messrs Ashton for weavers to the local cotton mills between 1820 and 1830, the ground floor was later converted into retail uses during the 1880s. The row was built opposite Crowtrees Orchard and Meadow, which is now in the main opposite the Church of St Pauls Burial Ground.⁵



Figure 4 – Image from St Paul Church. Dungeon Row.



Figure 5 – Dungeon Row Plaque, Ramsbottom Heritage Society

⁵ The Country and Church of the Cheeryble Brothers, Pg.114

2.3 Ramsbottom Conservation Area

Ramsbottom Town Centre was designated a Conservation Area in July 1977 under the Town and Country Planning Act 1971. At the time it was considered that the special quality of the area was beginning to be gradually eroded and that the threat of redevelopment was increasing. The designation took place because of the character of the centre was thought to be important enough to be protected and, in the longer term, enhanced. The Conservation was extended in 1988. In 2004, Tanners and Bury New Road Conservation Areas was designated. On 27th March 2007, Bury Council's Planning Control Committee authorised the amalgamation of the Ramsbottom Town Centre, Tanners and Bury New Road Conservation Areas to form one larger Ramsbottom Conservation Area.

The Conservation Area is centred on the town's axial point at the Market Place and reaches out long two main arterial routes of Bolton Street running north to south, and Bridge Street running west to east. Ramsbottom Conservation Area primarily focuses on the C19th commercial, retail and civic developments of the town.

The Conservation Area exemplifies the best of the stone architecture which dominates the valley area to the north of Bury and includes a significant number of listed buildings.

The Ramsbottom Conservation Area Appraisal, which was adopted in November 2011, encapsulates the significance of the area in its origins of predominantly a C19th development.

It is the varied, mixed use of the area which gives it a distinct character and appearance, along with the traditional appearance of the buildings built in local gritstone, slate roofs and timber shop fronts.

2.3.1 Designated Heritage Assets within the Setting

- Figure 8 demonstrates the location and proximity of predominantly Grade II listed buildings within the curtilage of no.44 Bridge Street. These include:
- o Church of St Paul [ref: 1163267] **Grade II**
 - o Ramsbottom War Memorial [ref: 1457403] **Grade II**
 - o 50-58 Bridge Street [ref: 1162977] **Grade II**



Figure 6 – Church of St Paul, Grade II (background) War Memorial, Grade II (foreground)

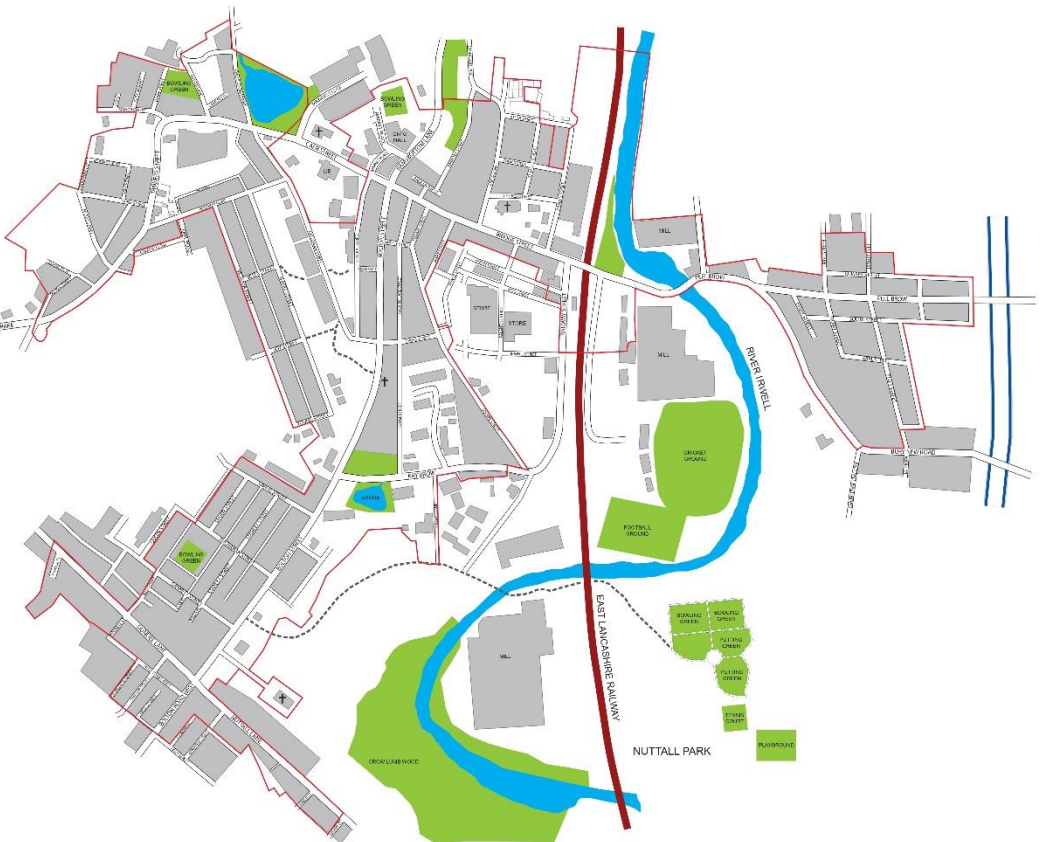


Figure 7 – Conservation Area Boundary produced by Bury Council: Ramsbottom Conservation Area

2.3.2 Setting

Situated within the town centre of Ramsbottom, Bridge Street runs from the River Irwell to the east, up to the Market Place in the west. At the western end it is joined by Bolton Street which runs from the north to the south.

A remarkable feature of the area is the large number of traditional timber shop fronts which run along these two main arterial roads through the town, with independent artisan shops. Another key feature to the town, is the East Lancashire Railway which runs from Heywood to Rawtenstall.

LEGEND

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Scheduled Ancient Monument

Conservation Area



Figure 8 – Extract of Statutory Designation Map

2.4 History & Development

“About the lower end of the present block of buildings extending from Silver Street to Prince Street, flanked at either extremity by the premises of Mr Barlow, in the corner of a field, all alone, stood the dungeon. Its site was just about opposite Crow Lane. When, in after years, it disappeared, and the Messrs Ashton built the houses extending from Prince Street to Palatine Street – the row – then opposite Crowtrees Orchard and Meadow, and now in the main opposite St Paul’s Burying Ground – they were commonly called Dungeon Row.”⁶

Thomas Sharples a reed maker at Cotton Mill and his wife, Alice; lived at the property during 1830’s until 1870’s. The average ground rent to Grant Lawson Estates was £10 0s 0d yearly rent.

Peter Wood a Block Dresser and his wife Nancy lived at no.44 Bridge Street with their son John who was a Bleach Works Mechanic, and daughter Elizabeth who was married to Robert Armstrong. Elizabeth and Robert has two children, Emily and Robert Jr. Robert Jr. died at the age of four years old and was buried at Emmauel Church, Holcombe on 12th June 1877.

Henry Greenwood purchased Dungeon Row in 1955, converting three houses into a tinsmiths and ironmonger’s emporium.

Hyrum Haworth lived at no.28 Union Street was a grocer and importer of German Yeast. He purchased no.44 Bridge Street in 1880, converting the former house into his shop – *H.Haworth Grocers and Yeast Importer* (see Figure 9).

No.44 Bridge Street became uninhabited in 1901, however reopened as a Grocers during 1905. The shop was run by Hyrum, his wife Sarah and four of their children Alice, James Ellen and Hyrum Jr.

After the death of Hyrum Haworth at the age of 77 in 1926, the shop was bought by Jim and Alice Aspin and turned into *Parry’s Sweet Shop* and later became *W.Ashworth, Confectioners*.

During 1978, the shop front was dramatically altered with a large timber fascia and pillars installed. *Card Drop Inn* (see Figure 11) was the occupier selling cards and gifts until the 1990’s when the shop changed to *Price Freeze* (see figure 12) selling discounted frozen foods.

In 1994, the shop front was altered once again and became a dry cleaners known as *First Impressions* (see figure 13). After a fire in January 2019, the building has remained unoccupied since.



Figure 9 – H.Haworth Grocer and Sweet Importer, 1880 (Source: Ramsbottom Heritage Society)

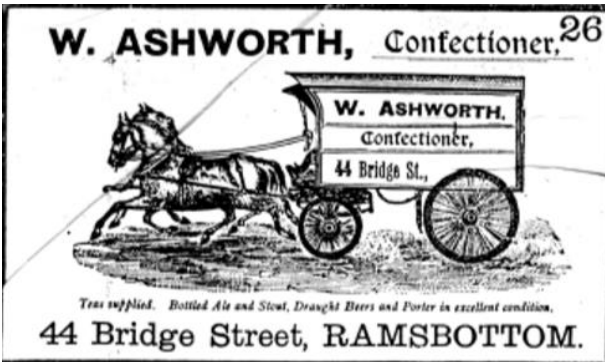


Figure 10 – W.Ashworth Confectioners, C20th advertisement (Source: Ramsbottom Heritage Society)



Figure 11 – Card Drop Inn, 1980’s (Source: Ramsbottom Heritage Society)



Figure 12 – Price Freeze, 1991 (Source: Ramsbottom Heritage Society)



Figure 13 – First Impressions Dry Cleaners, 1994 (Source: Ramsbottom Heritage Society)



Figure 14 – First Impressions Dry Cleaners, 2019 (Source: Ramsbottom Heritage Society)

⁶ The Country and Church of the Cheeryble Brothers, Pg.114

2.5 Relevant Planning History

There is only one previous application that relate to the site:

- 2023 (reference 69628): *Replacement of existing timber shop front with aluminum shop front and stone stall riser*
– REFUSED
- 2021 (reference 66417): *First Floor Extension at Rear*
– GRANTED
- 2011 (reference 53550): *First Floor Extension at Rear, Change of use of First Floor from Store to Self-Contained Flat*
– REFUSED
- 2007 (reference 47550): *Conversion of Former First and Second Floor Office Accommodation over Shop Premises to form 4no. Apartments and Carparking for 4no. Vehicles*
– GRANTED
- 2006 (reference 47196): *Conversion of Former First and Second Floor Office Accommodation over Shop Premises to form 4no. Apartments*
– WITHDRAWN by Applicant
- 1994 (reference 94/29631): *New Shop Front*
– GRANTED
- 1984 (reference 84/15722): *Change-of-Use from Shop to Amusement Centre*
– REFUSED

3.0

Assessment of Significance

3.0 Assessment of Significance

Following guidance outlined in Historic England’s Conservation Principles, Policies and Guidance (2008), along with the more recent Historic England Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets, the following section will aim to assess any heritage interest(s) that the site might hold.

The level of significance will be assessed based on the scale below:

Exceptional: Heritage interests having national or international importance, usually found where assets are designated at grade II*, grade I, scheduled monuments, and UNESCO World Heritage sites.

High: Heritage interests having national importance, usually found where assets are designated at grade II*.

Medium: Heritage interests having regional importance, usually found where assets are designated grade II. Also, generally applies to Conservation Areas.

Low: Heritage interests that make a positive contribution to their area, group or setting. Usually, non-designated heritage assets and historic townscapes.

Neutral: Historically unimportant. These ratings are intended to address the heritage values outlined below, and do not relate to the significance of specific buildings, spaces, or areas of fabric.

3.1 Archaeological Interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

The condition of any potential remains on the site is likely to be poor due to high levels of disruption from urban development during the 1820-1830's. The location of the former Dungeon which sat in the corner of a former field sits at no.48 Bridge Street, therefore any archaeological interest would be low.

With regard to any potential building's archaeology, interest is also limited due to lack of any early material within the buildings itself.

The archaeological value of no.44 Bridge Street is **low**.

3.2 Architectural & Artistic Interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved.

More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

No.44 Bridge Street is located in the middle of a typical mill town terrace holding minimal architectural interest. Constructed from local grit stone and slated hip roof, materials historically used widely across the brough of Ramsbottom. The ground floor timber shop frontage is a C20th addition, replacing an earlier iteration of a replacement to the original shop frontage of 1880.

The architectural interest of the building is increased by its position within Bridge Street and the wider context of the Ramsbottom Conservation Area. The building is framed by similar buildings.

The architectural and artistic interest of no.44 Bridge Street is **medium**.

3.3 Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

No.44 Bridge Street holds historic value in relation to the development of Bridge Street within the wider context and setting of the Ramsbottom Conservation Area. The building forms part of a group of generic two-storey mill town terraces known locally as "Dungeon Row". Originally built for residential use for local weavers to the nearby cotton mill, the ground floor was converted to commercial use in 1880 and was used as a Grocers Shop - *Hyrum Howarth Grocer and Importer of German Yeast*.

The historic value of no.44 Bridge Street is **low**

4.0

Summary of Proposed Work

4.0 Proposal

The following scheme has been designed to balance an approach that is sympathetic to the surrounding Conservation Area, whilst providing an enhanced security shop frontage, paying homage to the original 1880's shop frontage of H.Haworth Grocers and Yeast Importers (see Figure 15).



Figure 15 – H.Haworth Grocer and Sweet Importer, 1880
(Source: Ramsbottom Heritage Society)

The proposal seeks to reinstate a central door position within the fenestration, aligning with the first-floor window above. The door width aligns with the window reveals above to accommodate a DDA compliant door width.

The reintroduction of the stone stall riser below the window reinstates this original design, providing a more robust detail compared to the present timber stall riser that is prone to deterioration due to the close proximity of the kerb edge and inclement weather that is often seen in the Irwell Valley. The stone stall riser is a typical detail which can be seen on several buildings within the Conservation Area, including the neighbouring property of no.46 Bridge Street.

The proposal seeks to use a hybrid aluminium and timber window system. Aluminium on its own would be incongruous to the setting of the Conservation Area, and typically the timber shop front should be replaced using timber on a like-for-like basis. Timber however does not provide the required minimum-security rating for the proposed shops end-use; and an alternative approach is required to achieve this minimum-security requirement, whilst maintaining a balanced approach within its setting.

A standard aluminium window frame system would typically have a frame width of 52mm (approx.). This would be at odds with neighbouring traditional shop fronts where the window frames are typically a lot thinner. With the introduction of a sacrificial profiled treated hardwood timber capping, this can reduce this appearance of a heavy window frame; with the timber profile being able to replicate any profile design required. The sacrificial timber frame is fixed to the aluminium frame behind with a separating layer of high-density foam seal tape to compensate for differential movement. The screw head fixing will be covered by a sunken wooden pellet. The timber will be painted in Heritage colours, and will require cyclical maintenance to prevent deterioration, similar to a traditional timber shop front.

Internally, a roller-shutter will be installed to provide an additional layer of security for the proposed shops end-use. The installation of a roller shutter externally would be incongruous to the Conservation Area, however with this being installed internally this will not impact on the setting.



Figure 16 – Proposed Elevation – 069 (05) 006

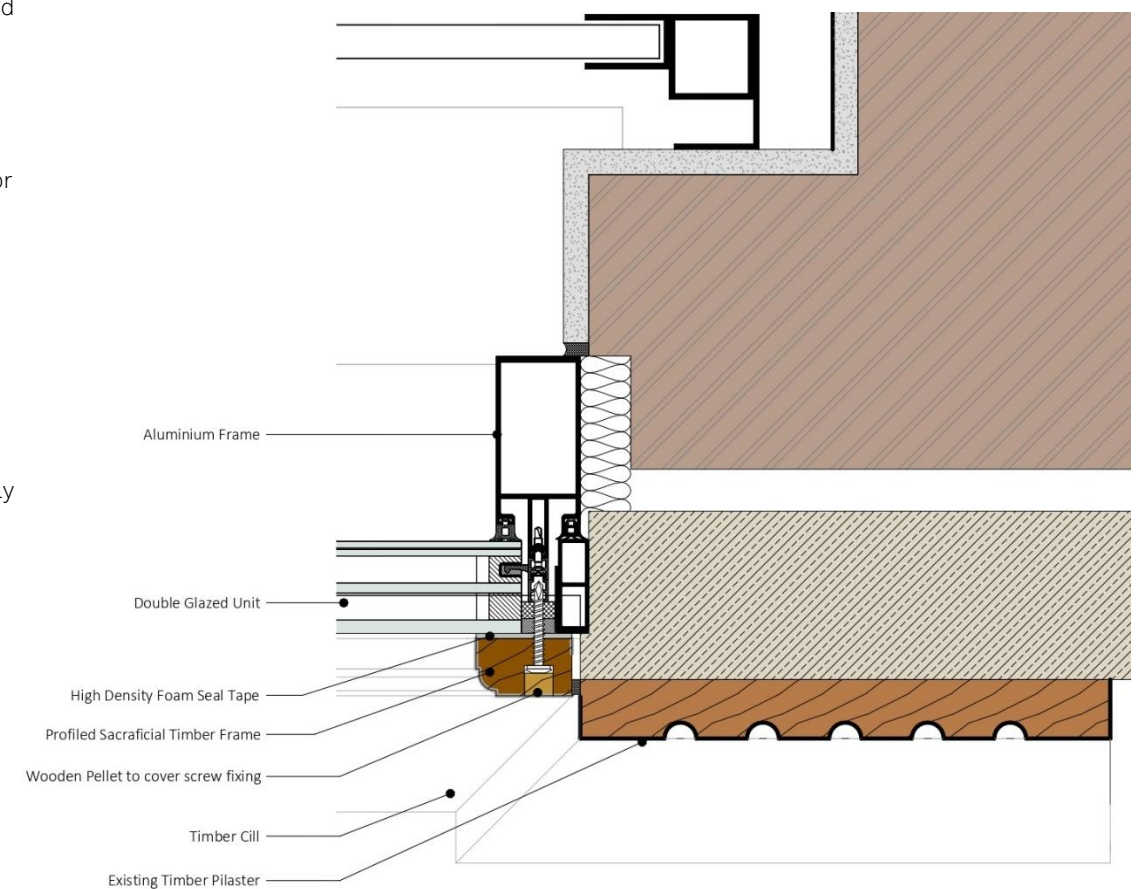


Figure 17 – typical proposed timber frame detail – 069 (31) 010

5.0

Heritage Impact Assessment

5.0 Heritage Impact Assessment

5.1 Methodology

Impacts will be assessed and scaled per British Standards BS7913 guidance for the scale of impacts, which correlates with the ICOMOS Guidance on Heritage Impact Assessments. ICOMOS suggest a 9-point scale spectrum for defining the impacts of proposed changes, which is included here in Figure 19. This scale is a useful tool within the context of the benefit and harm dichotomy of the NPPF. The scale provides the opportunity for beneficial outcomes to be quantified, balanced, and considered alongside the NPPF outcomes of: no harm, less than substantial harm, and substantial harm. Together they create a holistic approach to assessment.

Assessment of Scale of Specific Impact and Change

The **scale of change** is based on the level of proposed intervention and how much potential the intervention has to alter fundamental principles of significance of the asset. The scale of impact relates this to the significance of the asset in question. It is important to note that impacts can be both direct and indirect, and do not only relate to the physical fabric. Change and impact can also be primary or secondary; temporary or permanent; reversible or irreversible; and may arise as a consequence of construction or operation of the proposed development. For the purpose of this assessment, the following definitions have been applied:

Direct impacts are those that arise as a primary consequence of the Scheme. Direct impacts can result in the physical loss of part or all of an asset, and/or changes to its setting. Setting is, *‘the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.’*

Direct impacts resulting in physical loss are usually permanent and irreversible; normally occur as a consequence of construction; and are confined within the development footprint. The magnitude of these impacts will depend on the proportion of the asset affected, and whether its key characteristics would be affected.

Direct impacts that affect the setting of an asset can occur as a consequence of construction or operation of the scheme and can affect assets some distance from the development. Assessment of impacts on setting refers to perceptible visual and aural effects that can be appreciated at a given time. Such impacts may be temporary or permanent, reversible, or irreversible depending on the extent to which the cause of the impact can be removed. Impacts may also be transient where occurrence is sporadic or of limited duration, for example related to hours of operation or the frequency of passage of vehicles.

Indirect impacts occur as a secondary consequence of construction or operation of the development and can result in physical loss or changes to the setting of an asset beyond the development footprint.

Severity of impacts has been judged taking into account their direct and indirect effects and whether they are temporary or permanent, reversible, or irreversible. The cumulative effect of separate impacts has also been considered. The magnitude of impact (summation of direct and indirect impacts) is assigned one of the descriptors; impacts may be adverse or beneficial.

VALUE OF HERITAGE ASSET	SCALE & SEVERITY OF CHANGE/IMPACT (EITHER ADVERSE OR BENEFICIAL)				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High (Grade I/Scheduled Monument)	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High (Grade II*)	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium (Grade II/Conservation Area)	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low (Locally Listed)	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible (Non-Designated)	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

Figure 18 – Significance/Scale of Impacts Table

No Change	Negligible Change	Minor Change	Moderate Change	Major Change
No material change to the heritage asset or its setting.	A minor change or alteration, but unimportant. Having no visual or indirect impact on the asset or its setting. Slight changes to use or access.	A minor change to an element of fabric or setting that results in a noticeable difference. Limited indirect impacts or changes to character.	Changes to an element, including replacement, or insertion of a new element, where the asset or its setting has clearly been modified. Noticeable indirect impacts.	A change of great extent, including the complete removal of an element. Changes to most or all of the asset or its setting. Total alteration of the asset. Extreme indirect impacts.

Figure 19 – Definition of types of change

Major beneficial	Moderate beneficial	Minor beneficial	Negligible beneficial	Neutral	Negligible adverse	Minor adverse	Moderate adverse	Major adverse
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Figure 20 – 9-point scale of impact

5.2 Impact on the Conservation Area

The national and local policy requires the impact upon the significance of a designated Conservation Area shall be preserved or enhanced.

The Ramsbottom Conservation Management Plan states that no.28-48 Bridge Street, known as Dungeon Row, make a positive contribution to the character of the Conservation Area ⁷.

Ramsbottom has largely succeeded in avoiding the vouge for modernisation which has changed so many shopping centres and which has so often led to a dull uniformity. This does not mean that the area has stood still. In the C19th the shops in the centre were formed by the conversion of houses and since that time, change has continued. Further changes will take place in the future, and it is hoped that these can be guided to strengthen the area's character.

Small shop character is a key ingredient in what makes the area special. Bolton Street and Bridge Street, and some of the streets in between, are characterised by small units occupied by independent traders. Some units retain their 19th century details, with timber pilasters, decorated capitals, stone or timber stall risers, doors and window frames. Others show details from later periods and record the story of architectural styles in the town for over 150 years. It is important that these frontages and details are retained, and where possible restored when the opportunity arises.

During the second half of the 20th century some alterations were made to frontages and to signage, not always in the best interest of the area's character. Modern materials and designs were introduced, and shops expanded in size, with large areas of glass windows. The designation of the conservation area has helped to stem such changes, and in recent years some frontages have been returned to something of their earlier character. This latter trend should continue when opportunities arise. Since 2004, the Local Authority has implemented specific guidance in this area through its published *Shop Fronts and Signs Guide*.

A variety of shop fronts of different ages exist within the Conservation Area. The early shop fronts have windows of modern size with stone pillars to each side, a stone plinth below and moulded cornices above. Slightly later examples have intricate timber framing with high quality moulded and decorated detailing. If we are to maintain the character and variety of the own centre, then the few remaining examples of these shop fronts should, as far as possible, be retained.

A few shop fronts has been altered or replaced on more than one occasion in the past, similar to that of no.44 Bridge Street. These have been totally transformed, with some retaining parts of their original form or detail. There is no reason why changes to these shops should not continue, and if sensitively handled they should greatly improve the attractiveness of the whole area.

Modernisation is often necessary to bring the interior of the premises up to good order, but it is not always the most appropriate treatment of a buildings exterior in a historic town centre. In the recent past, attempts have been made to transform shop fronts by introducing uPVC and aluminium framings, perspex panels, tile and mosaics, either together or separately. These may be appropriate in modern shopping precincts but may of the modern materials used tend to become outdated quickly, with the use of these materials on a historic building creating visual conflict and a cluttered looking street scene.

In architectural terms, the introduction of large areas of glass on the ground floor with no obvious means of supporting the upper floors is difficult to reconcile with the appearance of solid stone walls above. The problem of the visual link between the shop front and the upper floors can be overcome by retaining the enclosing elements from existing frontages, such as stone or timber piers, stall risers and the fascia's above.

Within this frame, the frontage can be altered and its affects on the building can be cushioned. This allows existing architectural details to be retained

and improved rather than hidden behind sheets of plastic, defaced or removed in some instances. Repair or replacement of rotten timber framing or more substantial alterations can sometimes provide a new opportunity to make the fascia an integral part of the frontage. New framing can also allow for modern standards of display while still ensuring the vertical elements are incorporated.

One design aspect that is crucial to maintaining the character of the Conservation Area is the use of plinths or bases to the shop window. Removing these during modernisation detracts from the visual anchor to the ground and can in many instances make the display of certain goods difficult. Where stone plinths exist these should be retained, particularly if they form part of an all-stone window surround.

The most traditional method of locating the business name and nature of the services offered is to locate a fascia board on the highest point of the shop frontage. It is necessary that such signs should be of a size and treatment which makes them readable at a distance, whilst maintaining the balance of the shop frontage below. For reasons of clarity and to avoid visual clutter, the information contained on the fascia should be kept to a minimum. The proportions of the fascia should not dominate to the extent that it creates a visual barrier between the ground and the upper floors.

Many of the earlier shop fronts was designed with a strong cornice so that the upper limit of the shop front has a strong and definite finish. This cornice was always below the cill line of the first-floor windows and below it was the fascia of sufficient dimensions to carry a sign. Increasing the size of the fascia board so that it covers or removed the cornice and the cills above obliterating the architectural details diminishes the character of the frontage.

The proposals presented in Section 4 (page 21) will constitute as a **moderate change** to the setting and character of the asset, resulting in a **neutral/slight impact**. This change is considered to be neutral in

nature and will result in no harm to the significance of the asset and surrounding Conservation Area.

The existing timber shop front is in a poor state of repair, with the existing timber stall riser detracting from the character of the surround area due to its current condition. The deterioration of the timber stall riser is exacerbated by the narrow pavement and the close proximity to the kerb edge. The incorrect specification of timber when the shopfront was replaced in 1994 also has a bearing influential factor on this deterioration, coupled with poor maintenance. The replacement of this timber stall riser to be of stone, would have a **moderate beneficial** change on the character and appearance of the Conservation Area, reflecting the neighbouring properties along Bridge Street, and its neighbouring property of no.46 Bridge Street. The stone stall riser reinstates the original design from 1880 and would be constructed using local gritstone to match the existing.

The change in configuration to a central door entrance that aligns with the first-floor window would have a **moderate beneficial** change on the character of the Conservation Area, providing uniformity to the buildings fenestration. The central location reinstates the original design from 1880, with the door opening width designed to be DDA compliant, providing an accessible entrance to the proposed shop.

The main supporting structure of the shop front is proposed to be constructed from an aluminium frame which would typically have a major adverse impact on the Conservation Area. This impact is negated with the introduction of a sacrificial timber profiled frame, replicating the appearance of a traditional timber shop front. The use of the aluminium frame will provide an enhanced security rating for the shop front which would be unachievable with a traditional timber frame. A traditional aluminium shopfront would typically provide a plain wide boarder frame of 52mm (approx.), which can appear incongruous with neighbouring properties that have traditional shop frontages. With the introduction of the sacrificial

timber capping, this can be profiled to soften the appearance of the frame, providing detail to the shop frontage and a narrower frame. The introduction of the hybrid aluminium and timber shop frontage will have a **slight/moderate** change to the setting and character of the asset, resulting in a **negligible adverse impact**.

The introduction of an internal roller shutter further enhances the security of the premises for the proposed shop use, which would be incongruous to the setting of the Conservation Area if installed externally. This would conflict with CMP Policy 3. Therefore, the installation of the roller shutter internally will have a **neutral impact** on the Conservation Area.

Summary

The proposed works will constitute as moderate change to the setting and character of the Conservation Area, resulting in a **neutral/slight impact**. This change is considered to be **neutral** in nature and will result in no harm to the significance of the Conservation Area.

5.3 Conclusion

The shop front proposal with retained timber detailing and the reintroduction of a stone stall riser reinstates the original shop frontage of 1880, whilst bringing the unoccupied building back into use on the active shopping frontage of Bridge Street.

Whilst the main structure of the proposed timber shop frontage will be constructed from aluminium framing, the outside will be capped with a sacrificial timber frame, providing the appearance of a traditional timber profiled shopfront. The proposed works will constitute as a **moderate change** to the setting and character of the asset, resulting in a **neutral/slight impact**. This change is considered to be neutral in nature and will result in no harm to the significance of the asset and surrounding Conservation Area.

The proposed works are deemed to accord with both the NPPF, and Local UDP Policies: Area RM3, S1/2, S2/2, EN1/8, EN2/1 and EN2/2; and CMP Policies 1, 3, 6, 7, 10 and 14; whilst preserving and enhancing the significance of both the asset and character of the Conservation Area setting. As such, there is no reason why the Local Authority should not favourably consider the application.

6.0

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6.0 Bibliography

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