



AW4-let-04

3rd September 2025

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

Dear Sir,

Heritage Statement

Change of Use of Smithie Garage, Caltha Street, Ramsbottom into 1 no. dwelling.

Proposals for the above involve alterations within the Ramsbottom Conservation Area, which renders this heritage statement a requirement.

Consulting with the National Planning Policy Framework (NPPF) clause 200 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.

1 Nature of the Asset :

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

Its underlying geology of carboniferous sandstone is a material which has been utilised widely in the construction of the town, and gives it a distinctive harmonious colour.

The physical character of the area is entwined with its historical development because of its location.

With rivers and streams from the West Pennine Moors providing the water required for textile processes and the power for the town's early industrial development.

Wealthy mill owners requiring a local workforce organised the construction of workers cottages in which to house their employees.

Entrance doors to these homes were located directly on street, with one window at ground floor and another at first, with a small yard to the rear.

Originally, a linear development followed the lower length of the valley along Bolton Street, including the construction of The Major Hotel in 1853 to commemorate Major John S W Grant, the founder of the Ramsbottom Rifle Volunteer Company.

The requirement for more housing during the 19th century meant building further up the hill, creating a distinctive pattern of terraces which follow the contours of the hillside.

Set behind Bolton Street, this grid of streets densely developed with stone terraced workers cottages dating from the 1880's and 1890's.

Streets were named after the Garnett family of builders who worked for the Grants in constructing many of the town's public buildings.

Sizing of house, and the amount of space in front is an indication of the original social standing of the occupants.

Rising from Bolton Street the sloping ground rising along the terraced houses was named Spring Street, with terraced blocks cut into the hillside with Stanley Street following the contours of the hill, and Major Street on even higher contours.



Directly behind the Major Public House

Set directly behind the Major Public House on Bolton Street, Smithie Garage is a single storey structure attached directly to the end terrace of number 8 Spring Street.

Listed in Ramsbottom Heritage Society's 'earliest references to houses and other buildings,' located in Ramsbottom Urban District Council (1894-1974), number 8 is recorded as being constructed during 1888.

Its occupant was George Oldroyd, listed as being a blacksmith who presumably provided his services in the premises attached.

Outlines of a hatch can still be seen between the properties, allowing George to have his meals passed to him whilst still stoking his blacksmith's forge.

Further along this row of terraces, the residents occupations are listed as railway porter, finisher, carter, wheelwright, moulder and bleacher, all trades connected with the expansion of the textile trade.

Interestingly, William Booth is also listed as a 'dobby lattice maker,' relevant to the fabrication of textile machinery, who went on to be involved in the now redundant sawmills to the rear.

Along the row, the frontages of the terraced houses are narrow, coupled with high ceilings which give a vertical emphasis to the street scene.

A sharp contrast exists between the dense spatial character of the terraces and the openness of the moor beyond.

Typically the buildings are small in scale and predominantly two storey, which unifies the appearance of the town and contributes to the intimate and domestic qualities of the conservation area.

When seen from afar, this contrast adds to the drama of the town's setting and its attractiveness.

2 Extent of the Asset :

Now separated from number 8, its use as a blacksmiths premises having been replaced by its use as an independent garage, nowadays inconvenient to be used as such and not in use.



Smithie Garage viewed from the entry to Caltha Street

3 Significance of the Asset :

Spring Street contains not just several rows of terraced houses, it demonstrates with its layout within a grid how its rapid development was constructed to follow the natural landscape.

It was constructed at a time when the British Empire was at its peak, ruled by Queen Victoria (1837-1901) during a period marked by entrepreneurs and respectability.

Both Pugin and Ruskin were writing papers to express their thoughts on the use of natural materials, defining the proper use of masonry versus steel.

Morality was high on the list, whether it be truth to constructive processes, or truth to religion; truth to society and truth to function are displayed here.

4 The Proposed Works :

Our proposal is to develop one new family dwelling on two storeys.

We intend to keep, and enhance the original stonework across the front elevation, and echo the original repetition of doors and windows seen along the row.

All materials will match the original and blend into the street scene.

A yard will be kept at the rear, similar to other properties along the row, yet modern amenities will be provided to allow use by any disabled occupants or visitors.

5 The Impact on the Asset :

A positive impact along Spring Street is mandatory, which we anticipate will be achieved by using quality materials and a high standard of workmanship.

We intend to widen the access road into Caltha Street, allowing the construction of a pavement for the future use and safety of pedestrians, offering public benefit.

Any recommendations of the Local Authority will be incorporated.

Yours faithfully,

Gary Dearden