



Heritage Statement

Proposed site adjacent to Carr Bank Lodge, Carr Bank, Ramsbottom

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1.0 Introduction / Purpose of Document

- 1.1 This Heritage Statement has been prepared by BB Heritage Studio to accompany the Planning Application, submitted by SSHARC Limited, for a new dwelling on Carr Bank in Ramsbottom.
- 1.2 BB Heritage Studio provides built heritage advice and consultancy services. It is led by Bernadette Bone who is a qualified architect with over 17 years experience of designing in historic environments. Bernadette is an RIBA Accredited Conservation Architect (RIBA CA) and has a Post Graduate Diploma in Building Conservation (GradDiplConsAA).
- 1.3 The proposed site on Carr Bank is within the Ramsbottom Conservation Area and is adjacent to Carr Bank Lodge which is on the Local List of important buildings. As such this Heritage Statement has been prepared to satisfy the requirements of the National Planning Policy Framework (NPPF). As required by the NPPF the statement considers the characteristics of the conservation area and adjacent heritage assets in sufficient detail to understand the potential impact of the proposals on their significance.
- 1.4 This report consists of six parts. Following this introduction the second section outlines the heritage context and describes the historic background of the proposed site. The third part contains an assessment of significance which is followed in section four by an outline of the proposed works and assessment of impact. The fifth part considers the statutory requirements and section six contains the conclusions.

2.0 Heritage Context & Historical Development of the Site

- 2.1 The proposed site north of Carr Bank Lodge is located within the Ramsbottom Conservation Area and adjacent to a number of designated and non-designated heritage assets.

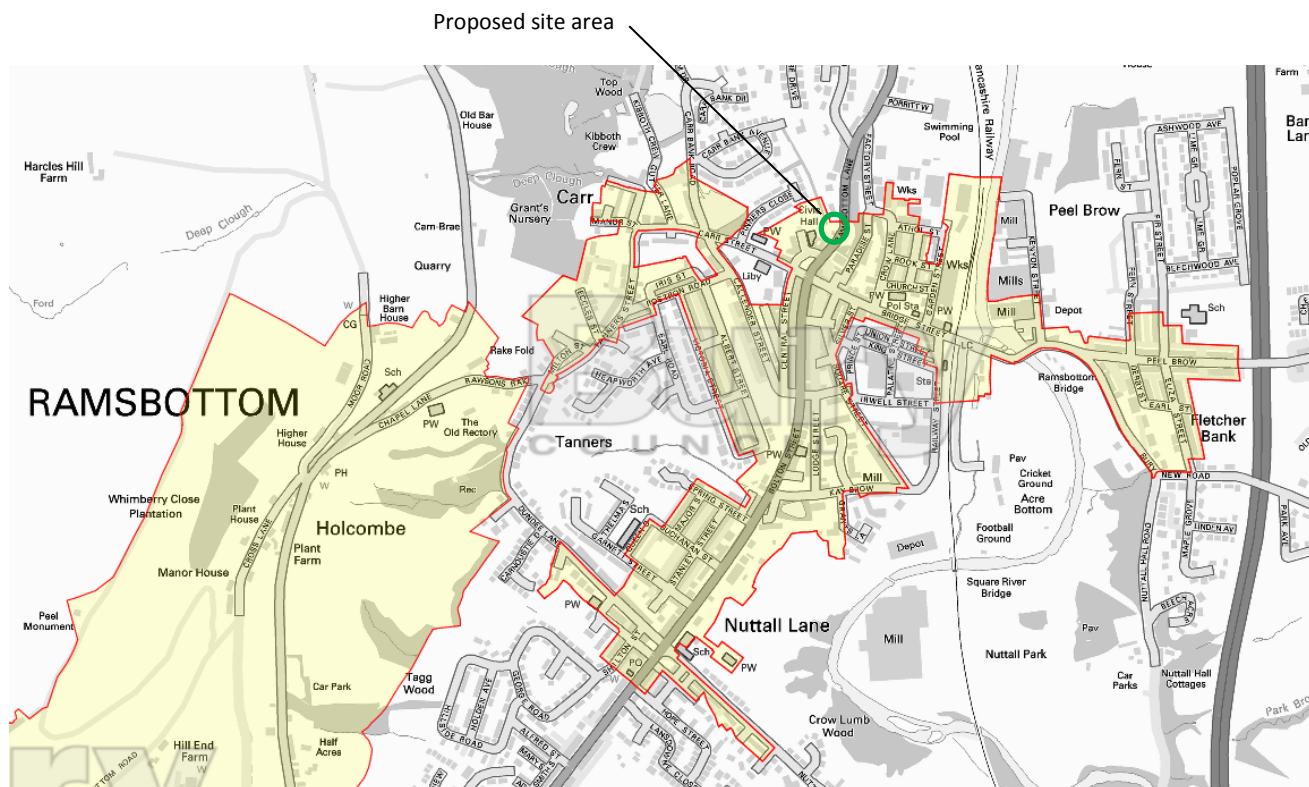


Fig.1 Ramsbottom Conservation Area Boundary Map (also showing boundary of adjacent Holcombe Village Conservation Area)

- 2.2 The Ramsbottom Conservation Area was originally designated in 1977 and extended in 1988 and 2004. In 2007 adjacent conservation areas were amalgamated and extended to form the current Ramsbottom Conservation Area. The conservation area has been designated as Ramsbottom holds heritage value as a good example of a Pennine textile town. The boundary of the conservation area is shown to Fig 1 above and the proposed site area is also shown located to the northern boundary of the conservation area.
- 2.3 Ramsbottom principally developed around the manufacturing and processing of cotton in the late 18th and early 19th centuries. A manor court and Tudor chapel of ease in Holcombe provide an indication of the areas importance in medieval times. However before the late 18th century Ramsbottom itself was a rural area with only a single farm settlement.¹ In the later medieval period and into the 17th century woollen cloth manufacture offered an additional income to farming although the area remained rural until the late 18th century when the industrial development of Ramsbottom began to grow. The following map sequence shows the development of the town.

¹ Ramsbottom Conservation Area Appraisal & Management Plan



Fig 2: 1842 Tithe Map

- 2.5 The 1842 Tithe Map shows the development of Ramsbottom prior to the railway arriving in 1846. The built form is clustered along the main streets of Bridge Street / Carr Street and Ramsbottom Lane.

There is no built form on the proposed site area at this time.



Fig 3: 1850 OS Map

- 2.6 By 1850 the extent of the town has not changed dramatically, it remains similar to that shown to the Tithe Map with little development away from the main streets.

(Note the different orientation of the maps in Fig 2 & 3 with the large complex of Ramsbottom Mill seen to the bottom rhs to Fig 2 and the top rhs to Fig 3).

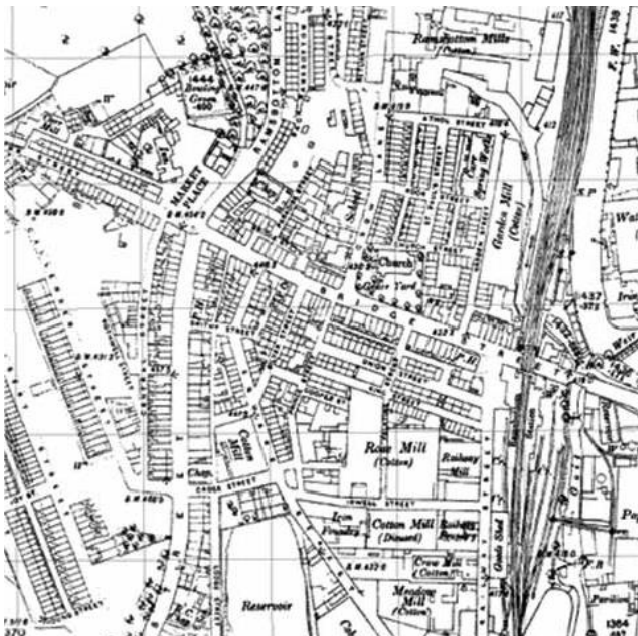


Fig 4: 1893 OS Map

- 2.7 By 1893 the extent of development had substantially increased with more cotton mills and industrial sites in the town as well as associated housing.

Carr Bank Lodge had been constructed by this date, which can be seen more clearly to the following map (fig 5:1892 OS).



Fig 5: 1892 OS Map

- 2.8 The 1892 OS map shows the proposed site area in more detail. The footprint of Carr Bank Lodge can be clearly seen. Carr Bank Lodge was constructed as the lodge for Carr Bank House, a large villa built circa 1850 for John Grant. The house was demolished in the 1940s but the lodge and stone gate piers remain and are locally listed. The proposed site area adjacent to Carr Bank Lodge is shown as wooded landscape to the 1892 map.
- 2.9 The cotton industry declined during the 20th century, and although some mills continued to be in use many were demolished in the later decades of the 20th century. However the core of the town, as demarcated by the conservation area, remains predominantly as developed by the mid to late 1800's. The immediate area adjacent to the proposed site has seen some significant changes which are shown to the following map sequence.

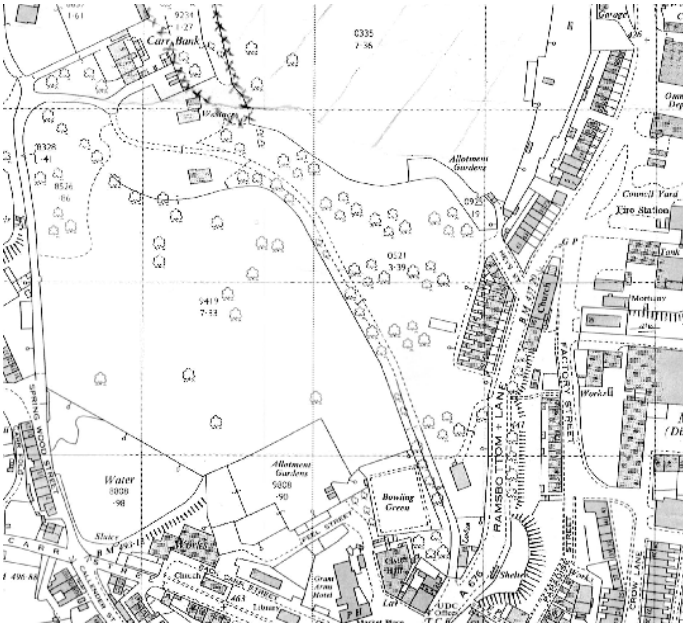


Fig 6: 1962 OS Map

- 2.10 The 1962 map shows that Carr Bank House has been demolished with new houses on its site. It also shows the start of development within the former grounds of the house, including a new dwelling to the north of Carr Bank Lodge.

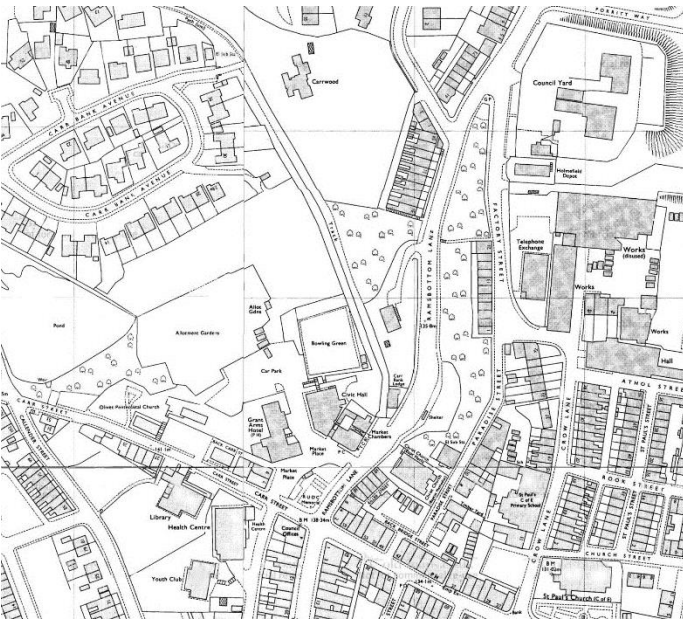


Fig 7: 1978 OS Map

- 2.11 By the later 1970's a large portion of the former grounds of Carr Bank House had been developed for housing.



Fig 8: Current OS Map

- 2.12 Further more recent development has inserted built form up to and around the bowling green and additional dwellings have been constructed to the eastern side of the lane from the lodge to the former site of Carr Bank House.

Carr Bank Lodge itself was extended to the north with a two storey extension following granting of permission in 2007. The setting of Carr Bank Lodge has therefore already seen considerable change with development within the grounds and new development adjacent to the lodge itself.

- 2.13 The following section considers the current context of the site area and the designated and non-designated heritage assets which are in proximity to the site.

Proposed site area

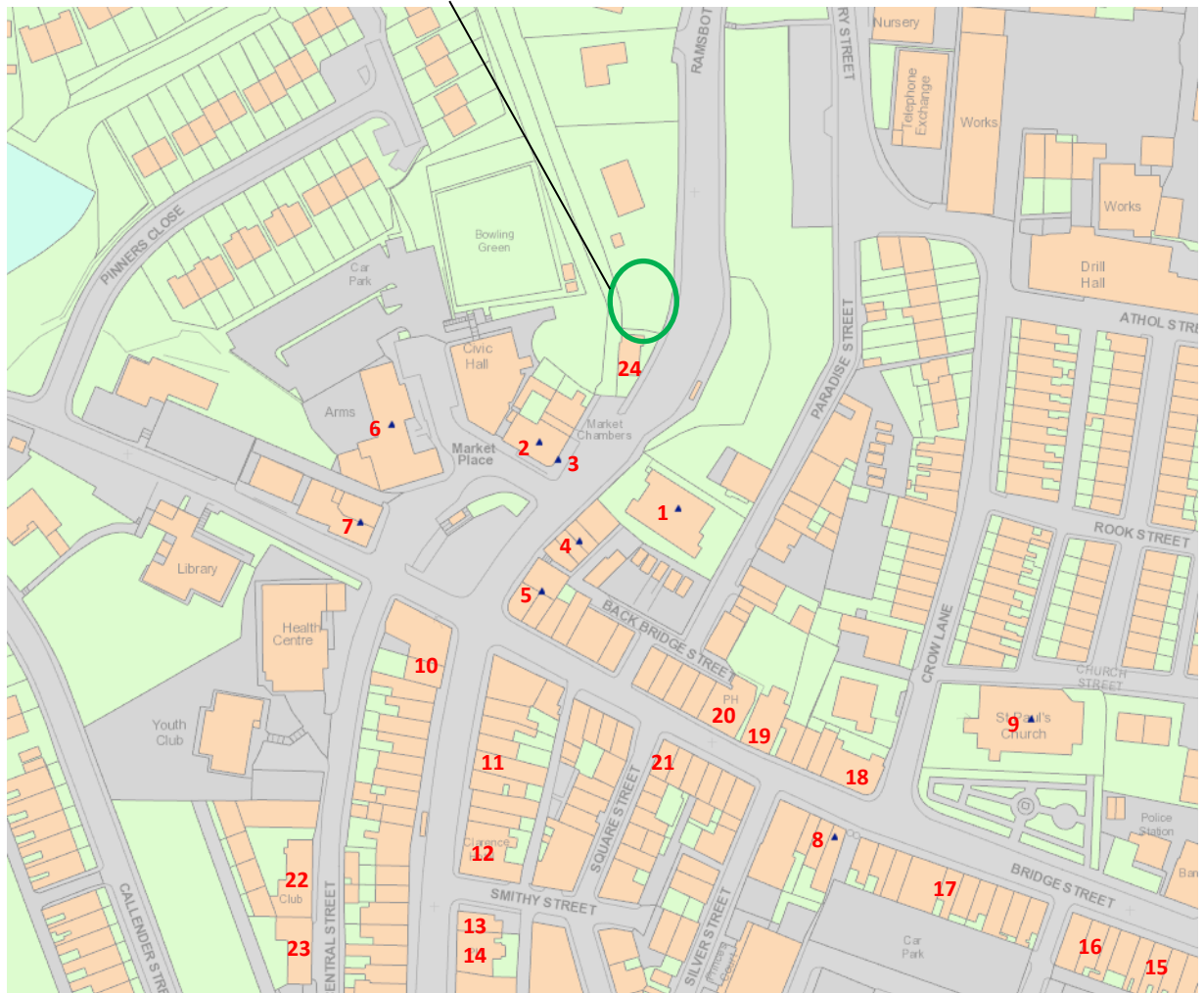


Fig.9: Location of adjacent heritage assets. <https://www.historicengland.org.uk/listing/the-list/map-search>

Key

- 1: Christ Church Chapel (Grade II Listed)
- 2: Council Chambers (Grade II Listed)
- 3: K6 Kiosk outside Civic Hall (Grade II Listed)
- 4: 10-16 Ramsbottom Lane (Grade II Listed)
- 5: 2-8 Market Place (Grade II Listed)
- 6: Grant Arms Hotel (Grade II Listed)
- 7: 7 & 9 Market Place (Grade II Listed)
- 8: 50-58 Bridge Street (Grade II Listed)
- 9: Church of Saint Paul (Grade II Listed)
- 10: 2-6 Bolton Street (Locally Significant Building)
- 11: 11 Bolton Street (Locally Significant Building)
- 12: formally The Clarence Inn (Locally Significant Building)
- 13: 23 Bolton Street (Locally Significant Building)
- 14: The Grey Mare (Locally Significant Building)
- 15: 12-20 Bridge Street (Locally Significant Building)
- 16: 22-26 Bridge Street (Locally Significant Building)
- 17: 28-48 Bridge Street (Locally Significant Building)
- 18: The Royal Bank of Scotland (Locally Significant Building)
- 19: 37 Bridge Street (Locally Significant Building)
- 20: The Royal Oak (Locally Significant Building)
- 21: 78 Bridge Street (Locally Significant Building)
- 22: The British Legion (Locally Significant Building)
- 23: 19 Central Street (Locally Significant Building)
- 24: Carr Bank Lodge (Locally Significant Building)

Designated Heritage Assets

- 2.14 Heritage Asset Location Ref 1: **Christ Church Chapel**
 Location: Ramsbottom Lane
 List Entry Number: 1163733
 Date First Listed: 29-Jan-1985
 Grade: II
 List Entry Description:
By John Garrett. Inscribed "Wesleyan Chapel" in relief capitals below eaves cornice and dated 1874 on central blocking course section with flanking scrolls above cornice. Ashlar, 2-storey front. 4 arched openings, inner ones on ground floor doors, outer ones in narrow advanced wings with pediments over pilaster strips. Inner bays on ground floor have wide pilasters with horizontal rustication supporting entablature. Keystones, sill-bands and other mouldings. Central steps. Of value as peripheral item in group of listed buildings in centre of Ramsbottom.
- 2.15 Heritage Asset Location Ref 2: **Council Chambers**
 Location: Ramsbottom Lane
 List Entry Number: 1067249
 Date First Listed: 29-Jan-1985
 Grade: II
 List Entry Description:
Probably c.1850. Classical building on corner with Market Place. Ashlar. 3 storeys. 6 sash windows with 4 more on left-hand return front and one on rounded corner (which has bracketed cornice to ground floor one and bracketed pediment to first floor). The window on ground floor each side of corner is larger, with glazing bars forming 3 arched lights and bracketed pediment over. Below 4th window of front is depressed- arch vehicular entry. On Market Place the ground rises so that at left end on first floor door, with bracketed cornice, takes place of window. Sill bands. Quoins. Eaves cornice with blocking course and simplified pediment over corner. (The Civil Hall, linked to the rear, is not included.)
- 2.16 Heritage Asset Location Ref 3: **K6 Kiosk outside Civic Hall**
 Location: Ramsbottom Lane
 List Entry Number: 1356842
 Date First Listed: 01-Dec-1987
 Grade: II
 List Entry Description:
Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.
- 2.17 Heritage Asset Location Ref 4: **10-16 Ramsbottom Lane**
 Location: Ramsbottom Lane
 List Entry Number: 1318188
 Date First Listed: 29-Jan-1985
 Grade: II
 List Entry Description:
Early C19. Terrace of 2-storey houses of dressed coursed masonry. In matching style to Bridge Street. On first floor each has one sash window (some altered) with wider one to No 16 and extra one (over extra door) to No 14. On ground floor each has arched, keyed doorway on right; but Nos 10 and 12 have probably original shop windows with dentilled cornice over pilasters; No 14 has shopfront (including shop door) with cornice over fluted Doric ¾-columns and arched lights and No 16 has C20 bowed show-window. Gutter – cornice.

- 2.18 Heritage Asset Location Ref 5: **2-8 Market Place**
 Location: Ramsbottom
 List Entry Number: 1067237
 Date First Listed: 29-Jan-1985
 Grade: II
 List Entry Description:
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).
- 2.19 Heritage Asset Location Ref 6: **Grant Arms Hotel**
 Location: Market Place, Ramsbottom
 List Entry Number: 1318181
 Date First Listed: 17-Jul-1975
 Grade: II
 List Entry Description:
Circa 1828. Symmetrical classical front of painted ashlar. Three storeys. Four sash windows with top opening lights. Tuscan half-columns to doorway. Clock on top storey. Sill bands. Quoins. Slate roof. Older rear wing, possibly C18 in origin, rendered, with slate roof and arched doorway with imposts. The Grant brothers who opened the hotel in 1828 are claimed as models of Cherybles in Nicholas Nickleby.
- 2.20 Heritage Asset Location Ref 7: **7 & 9 Market Place**
 Location: Market Place, Ramsbottom
 List Entry Number: 1356808
 Date First Listed: 29-Jan-1985
 Grade: II
 List Entry Description:
Probably c.1840. Plain symmetrical classical frontage forming west side of Market Place. Ashlar. 3 storeys. 4 sash windows (with altered glazing). C20 shopfronts. Framing pilaster strips. Sill bands. Eaves cornice. Included as part of central Ramsbottom group.
- 2.21 Heritage Asset Location Ref 8: **50-58 Bridge Street**
 Location: Ramsbottom
 List Entry Number: 1162977
 Date First Listed: 29-Jan-1985
 Grade: II
 List Entry Description:
Circa 1840. Ashlar. 3-storeyed range between Prince Street and Silver Street. 12 uniform equally spaced sash windows in all, mostly with glazing bars; architraves; cornice hoods on first floor. Eaves cornice and blocking course. Quoins. Shop-fronts across ground floor; many C20, but cornice (perhaps of c.1825) partly survives.
- 2.22 Heritage Asset Location Ref 9: **Church of Saint Paul**
 Location: Bridge Street, Ramsbottom
 List Entry Number: 1163267
 Date First Listed: 29-Jan-1985
 Grade: II
 List Entry Description:
1844-50, by I and J P Holden. In early English style. Chancel, vestry, nave, south porch, west tower and small recess spire. Lancet windows. William Grant of Nuttall Hall paid for organ chamber, organ and choir stalls in 1870, and largely paid for Palmerston aisle, with stained glass window.

Non-Designated Heritage Assets

Locally significant buildings. Descriptions taken from the Ramsbottom Conservation Area Appraisal

- 2.23 Heritage Asset Location Ref 10: **2-6 Bolton Street, Ramsbottom**
Description:
Built 1825 as dwelling houses and shop. Numbers 2 & 4 were later converted to beerhouses, The Commercial Inn and the New Market Inn. The block became council offices in 1965.
- 2.24 Heritage Asset Location Ref 11: **11 Bolton Street, Ramsbottom**
Description:
Butcher's shop with little altered frontage, c1830. Rare example of an unspoilt 19th century butchers shop front. Known to have had continuous use as such since late 19th century.
- 2.25 Heritage Asset Location Ref 12: **formerly The Clarence Inn, Ramsbottom**
Description:
1830'2 pub with good frontage
- 2.26 Heritage Asset Location Ref 13: **23 Bolton Street, Ramsbottom**
Description:
Built 1833 with smithy beneath, and accessible from Smithy Street
- 2.27 Heritage Asset Location Ref 14: **26 Bolton Street, Ramsbottom**
Description:
The Grey Mare, typical beerhouse. Built by John Hamer in 1883, the frontage was rebuilt sometime before 1891.
- 2.28 Heritage Asset Location Ref 15: **12-20 Bridge Street, Ramsbottom**
Description:
3-storey, ashlar-built 1849 terrace of shops. Number 20 was formerly the Swan Inn, it is very narrow being only 8ft wide.
- 2.29 Heritage Asset Location Ref 16: **22-26 Bridge Street, Ramsbottom**
Description:
3-storey Odd Fellows Hall on first floor dated 1849, shops below.
- 2.30 Heritage Asset Location Ref 17: **28-48 Bridge Street, Ramsbottom**
Description:
1820s/1830s, good 2-storey block of shops, formerly known as Dungeon Row, and includes 46 Bridge Street, with a 19th century style shop front.
- 2.31 Heritage Asset Location Ref 18: **The Royal Bank of Scotland, Bridge Street, Ramsbottom**
Description:
Arts & Crafts style bank, once William Deacon's Bank, c1900.
- 2.32 Heritage Asset Location Ref 19: **37 Bridge Street, Ramsbottom**
Description:
Striking late 19th century gabled shop, built 1862 as a primitive Methodist Chapel, later a co-op store and employment exchange.
- 2.33 Heritage Asset Location Ref 20: **Royal Oak Public House, Bridge Street, Ramsbottom**
Description:
A former beerhouse, The Dyers' Arms and built by the Bury Brewery Company.

2.34 Heritage Asset Location Ref 21: **78 Bridge Street, Ramsbottom**

Description:

Former beerhouse, the Shoulder of Mutton, with evidence of blocked up side window in Back Square Street. Built in the mid 1830's.

2.35 Heritage Asset Location Ref 22: **The British Legion, Central Street, Ramsbottom**

Description:

Former Ramsbottom Industrial Provident Society buildings (1879)

2.36 Heritage Asset Location Ref 23: **19 Central Street, Ramsbottom**

Description:

Late 19th century, built to house a fire engine, ambulance and stabling for horses, the towns mortuary in the mid-20th century, now a vets surgery.

2.37 Heritage Asset Location Ref 24: **Carr Bank Lodge, Ramsbottom**

Description:

Carr Bank Lodge and stone gate piers, c. 1850 former lodge for the demolished Carr Bank House.

Setting of Adjacent Heritage Assets and Viewpoints

- 2.38 The location of the proposed site on a bend in Ramsbottom Lane means that the points within the Conservation Area at which the proposed development will be visible are limited. The proposed site is principally visible from adjacent to 10-16 Ramsbottom Lane looking north (see Fig 10 below) and from just north of Christ Church Chapel (see Fig 11 below).



Fig 10: View of Proposed Site adjacent to 10-16 Ramsbottom Lane



Fig 11: View of Proposed Site adjacent to the north of Christ Church Chapel

- 2.39 The site is more prominently visible from the north outside of the conservation area on the bend in Ramsbottom Lane (see Fig 12 below).



Fig 12: View of Proposed Site from the north, outside of the conservation area

- 2.40 Although there are a considerable number of heritage assets concentrated around the Market Place; due to the limited viewpoints from which the proposed site can be seen it has been assessed that the development will be seen in the setting of the following heritage assets;

- Heritage Asset Location Ref 24: **Carr Bank Lodge, Ramsbottom**
- Heritage Asset Location Ref 1: **Christ Church Chapel**
- Heritage Asset Location Ref 2: **Council Chambers / Civic Hall**
- Heritage Asset Location Ref 4: **10-16 Ramsbottom Lane**

- 2.41 The proposed site area is currently overgrown but includes a stone retaining wall to Ramsbottom Lane (see Fig 12 above) and a lower height stone retaining wall to the former coach drive (see Fig 13), both of which are likely to have been constructed c.1850 alongside Carr Bank House and Lodge as they would have demarcated the former grounds to Carr Bank House. These are the only known features on the site and the historic maps suggest that there has never been buildings on the site previously.



Fig 13: View looking south along the former coach drive

3.0 Assessment of Significance

3.1 An assessment of significance is a requirement for any planning application that affects a heritage asset. This section of the report provides an assessment of the heritage merit of the application site based on desk based research and site visits. The assessment has been carried out with reference to the heritage values as defined in the English Heritage document *Conservation Principles, Policies and Guidelines* which can be summarised as follows;

- Evidential value – the potential of a place to yield evidence about past human activity (i.e. archaeological interest)
- Historical value – the ways in which past people, events and aspects of life are connected through a place.
- Aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place (i.e. architectural and artistic interest)
- Communal value – the meanings of a place for the people that relate to it.

3.2 A statement of significance follows uses the following ‘grades’ of significance

- Exceptional – the elements of the heritage asset which are of exceptional value (equivalent to Grade I)
- High – the elements of the heritage asset which are of high value (equivalent to Grade II*)
- Considerable – the elements of the heritage asset which are of moderate value (equivalent to Grade II)
- Some – the elements of the heritage asset which are of some value (equivalent to local listing status)
- Neutral – the elements of the heritage asset which have neutral value
- Negative – the elements of the heritage asset which have a negative impact or are visually intrusive
- Undefined – any elements which could be of heritage value but have yet to be determined due to lack of available information

3.3 Evidential Value

As noted above, evidential values are those that derive from the potential of a place to yield evidence about past human activity (Conservation Principles para.35). These values will usually comprise physical remains inherited from the past and tend to be primarily archaeological in form. Consequently, the ability to understand and interpret the evidence is diminished in proportion to the extent of its removal or replacement (Conservation Principles para.36).

The proposed site area provides some limited evidential value in the sections of retaining walls which are likely to date from c.1850 and the construction of Carr Bank House and Lodge. The historic maps suggest that there has never been buildings on the site previously and as such the potential for evidential value is very limited.

3.4 Historical Value

As noted above, historical values derive from the ways in which people, events and aspects of life can be connected through a place to the present day (Conservation Principles para.39). The evidence may be either illustrative or associative.

The proposed site area provides some limited illustrative historical value as its boundaries provide physical evidence of the boundaries of the former grounds of Carr Bank House. The adjacent Carr Bank Lodge is of some illustrative and associative historical value as it provides evidence of the former House and grounds. Both the illustrative and associative historical value are limited by the fact that Carr Bank House was demolished in the 1940's and the former grounds have been developed.

3.5 Aesthetic Value

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place (Conservation Principles para 46), in particular architectural and artistic interest.

The proposed site area has very limited aesthetic value, the existing stone boundary walls provide some aesthetic contribution to the conservation area.

3.6 Communal Value

Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory (Conservation Principles para 54).

The proposed site area has negligible communal value. The space has not been used for recreational purposes (as is the case with the adjacent bowling green) and therefore the communal value is negligible.

4.0 Proposed Works

- 4.1 The proposed works are described in detail within the accompanying application documents which include the Planning Statement and the proposed drawings. As such the proposed works are summarised here in sufficient detail to provide the context for the assessment of impact.
- 4.2 The proposals are to construct a single dwelling comprising two storeys on a level site formed by the use of a steel sheet piling retaining structure to the north boundary faced with local stone, with a courtyard area to the front, on the site to the north of Carr Bank Lodge. Vehicular and pedestrian access to the site will be from Ramsbottom Lane and the former coach drive which is shared with Carr Bank Lodge. The ground level of the proposed dwelling will provide two bedrooms, a family bathroom, utility room, playroom and plant room in conjunction with the PV solar panels and ASHP installation, with external space for car parking and refuse/recycling bins. The upper level will provide a further two bedrooms, kitchen/dining/living open plan space. The proposed wall materials are a punched faced and ashlar natural stone finish panels. The roof covering will be in blue slate incorporating recessed PV solar panels to the south elevation.
- 4.3 The development will require the removal of the trees and overgrown planting currently on the site. Perimeter planting and the stone retaining wall will remain to the side facing Ramsbottom Lane.

The form, massing and materials of the proposed development have been carefully considered to ensure that they are complimentary to the adjacent locally listed Carr Bank Lodge. The proposals for a four bedroom dwelling are appropriate to the size and location of the site ensuring that the built form will be complementary in scale and massing to the adjacent Lodge. The use of contemporary architectural language will ensure that the Lodge remains legible as the historic built form in this location. The materials have been selected to respond to the local vernacular and are therefore appropriate both for the Conservation Area and also for development that is within the setting of designated and non-designated heritage assets.

In response to the rising topography in this location the eaves and ridge line of the proposed dwelling will be higher than Carr Bank Lodge, however due to the limited viewpoints from which the proposed development can be seen and the use of complementary materials the development is considered to be appropriate for the conservation area and not to cause harm to the setting of adjacent designated and non-designated heritage assets. It is considered that the proposed development will have a positive impact and offer a positive contribution to the existing streetscape of the Ramsbottom Conservation Area.

The retention &/or rebuilding of the stone boundary walls will ensure that the limited evidential, historical and aesthetic value of the site will remain.

5.0 Statutory Requirements

- 5.1 The aim of the following statement is to demonstrate that the proposed works meet the requirements of the Planning (Listed Buildings and Conservation) Act 1990 and the NPPF.

PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

- 5.2 Section 72 requires that (1) in a conservation area special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Response: The proposed new development seeks to ensure that the character of the conservation area is preserved by ensuring that the works are appropriate in form, scale, massing and materials therefore having a positive impact and offering a positive contribution to the existing streetscape of the Ramsbottom Conservation Area.

NPPF

- 5.3 The NPPF has placed emphasis on sustainable development which is defined under three categories;
- 1) Economic
 - 2) Social
 - 3) Environmental
- 5.4 NPPF makes it clear that a proposal that fails to adhere to historic environment policies in the NPPF is not sustainable development. The 12 Principles set out in para 17 include the need to “*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*”
- 5.5 Section 12 (paras 126 – 141) of the NPPF is specific to conserving and enhancing the historic environment.
- 5.6 Para 131 states ‘*In determining planning applications, local planning authorities should take account of:*
- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*
 - *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - *the desirability of new development making a positive contribution to local character and distinctiveness.*’

Response:

As noted above to para 5.2 the proposed new development seeks to make a positive contribution to local character and distinctiveness by proposing built form which is carefully considered in its scale, massing and materials.

- 5.7 Para 132 states ‘*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. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration of or destruction of the heritage asset or development within its setting.*’

Response:

The proposed development will result in a minor change to the setting of adjacent designated and non-designated heritage assets. The proposed development will be visible within the setting of Christ Church Chapel when

entering the Conservation Area from the north along Ramsbottom Lane. Due to the careful consideration given to the form, scale, massing and materials of the proposed development and its relationship to Carr Bank Lodge the proposals are considered to be appropriate and not considered to cause harm.

- 5.8 Para 135 states *'The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset.'*

Response:

The proposed development will result in change to the setting of the existing Carr Bank Lodge which is a non designated heritage asset as it proposes development to the north of the Lodge. The Lodge provides historical evidence for the previous Carr Bank House and retains the gate posts and railings associated with the entrance to the former coach drive. However the site has witnessed significant changes from the mid 1900's onwards following the demolition of Carr Bank House. This has included substantial development within the former grounds of Carr Bank House and a 2 storey extension to the Lodge itself to the north.

The change associated with the proposed development has been carefully considered to ensure that the proposals are appropriate and complementary both to the Lodge and the Conservation Area and other adjacent heritage assets. As such the change associated with the proposed development is not considered to cause harm.

- 5.9 Para 137 states: *'Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'*

Response: The proposed development meets the requirements of para 137 as it seeks to make a positive contribution to the Ramsbottom Conservation Area and a positive impact on the setting of the adjacent assets. The proposals will ensure that this site has a long-term viable use and offer a positive contribution to the streetscape further enhancing this part of the Ramsbottom Conservation Area.

LOCAL PLANNING POLICY

- 5.10 Bury Council's local policies for conservation areas are contained within the adopted Bury Unitary Development Plan, Chapter 6: Environment, as follows.
- 5.11 ***EN1 – BUILT ENVIRONMENT: The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.***

Of relevance to the proposed development are the following policies;

EN1/1 – Visual Amenity: Development will not be permitted where proposals would have a detrimental effect on public views of prominent or important buildings, especially those in areas of architectural or historic interest.

Response: The proposed new development seeks to ensure that there will be no detrimental effect on visual amenity. The proposals have been carefully sited and designed so as not to have any serious detrimental effects on the surrounding area, buildings and views.

EN1/2 – Townscape and Built Design: The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- *The external appearance and design of the proposal in relation to its height, scale, density and layout;*
- *The relationship of the proposal to the surrounding area;*
- *The choice and use of materials;*
- *The design and appearance of access, parking and service provision;*
- *Landscaping, including the use of natural landscape features, and open space provision;*
- *The use of lighting.*

Response: The proposed new development seeks to ensure that it is sensitive to the particular character and townscape of Ramsbottom. The height, scale and siting are appropriate to the local townscape. The choice and use of materials is based on the local vernacular in its use of stone. The key existing landscape features of the stone retaining walls are being retained, repaired and rebuilt.

5.12 ***EN2 – CONSERVATION AND LISTED BUILDINGS: The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.***

Of relevance to the proposed development are the following policies;

EN2/1 – Character of Conservation Areas: The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas.

The Council will be especially concerned with encouraging and, where appropriate, implementing measures to:

- *Retain, replace and restore features of historical and architectural interest;*
- *Retain and enhance existing landscape features including trees, parks and gardens;*
- *Remove dereliction and bring unused land or buildings back into beneficial use;*

Response: As previously stated the proposed new development seeks to ensure that the character of the conservation area is preserved by ensuring that the works are appropriate in form, scale, massing and materials therefore having a positive impact and offering a positive contribution to the existing streetscape of the Ramsbottom Conservation Area. The proposals do require the removal of the existing trees on the site but the benefit of bringing an unused parcel of land into beneficial use is considered to outweigh the loss of the group of trees within this part of the Conservation Area.

EN2/2 –Conservation Area Control: Development within a Conservation Area will only be acceptable if it preserves or enhances the special character of appearance of the area.

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

- *The nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- *The relationship between the proposed development and the architectural and visual qualities of the surrounding area;*

Response: As previously states, the proposed new development seeks to ensure that it is sensitive to the particular character and townscape of Ramsbottom. The height, scale and siting are appropriate to the local townscape. The choice and use of materials is based on the local vernacular in its use of stone. The key existing landscape features of the stone retaining walls are being retained, repaired and rebuilt.

6.0 Conclusions

6.1 The proposals are to construct a single dwelling comprising two storeys on a level site formed by the use of a steel sheet piling retaining structure to the north boundary faced with local stone, with a courtyard area to the front, on the site to the north of Carr Bank Lodge.

6.2 This Heritage Assessment has concluded that although the proposals will result in a minor visible change within the Ramsbottom Conservation Area, due to the location of the site on the bend in Ramsbottom Lane, the points within the Conservation Area at which the proposed development will be visible are limited. In addition the form, massing and materials of the proposed development have been carefully considered to ensure that they are complimentary to the adjacent locally listed Carr Bank Lodge. The proposals for a four bedroom dwelling are appropriate to the size and location of the site ensuring that the built form will be complementary in scale and massing to the adjacent Lodge. The use of contemporary architectural language will ensure that the Lodge remains legible as the historic built form in this location. The materials have been selected to respond to the local vernacular and are therefore appropriate both for the Conservation Area and also for development that is within the setting of designated and non-designated heritage assets.

6.3 It is therefore concluded that the proposals will have a positive impact and offer a positive contribution to the existing streetscape of the Ramsbottom Conservation Area. Therefore the proposals accord with local policy and the requirements of the NPPF.