

HERITAGE STATEMENT

**10-14 PARADISE STREET
PLUS THE SMITHY
RAMSBOTTOM
BL0 9BS**

DAVID HORNSBY B.Sc., DPA, FRICS, BCAS

**DAVID HORNSBY CONSERVATION & CHARTERED
SURVEYORS
39 FORE HILL AVENUE
DONCASTER
DN4 7EU
TEL NO 01302 371723 & 07939200779**

EXECUTIVE SUMMARY

- **The proposals involve refurbishment of non-designated heritage assets within a designated Conservation Area. The premises although in occupation are in a dilapidated state requiring a significant level of investment.**
- **The properties are not being utilised to their maximum potential and this results in lack of investment to spend on the properties. The existing use of residential on first floor accommodation and car maintenance on the ground floor is contributing to the negative impact on the designated Conservation Area.**
- **The development as proposed to provide 5 residential units rather than a use within a single occupation better reveals the character and Significance of this part of the Conservation Area. Historically the character of this part of the Conservation Area is typified by occupiers using premises in conjunction with other premises in a densely developed area comprising of many individual properties. Reverting back to 4 separate uses /occupiers is more in keeping with this character.**
- **As well as the proposed development being sympathetic to the past it preserves the original character as well as improving the appearance of the Conservation Area.**
- **The proposed scheme accords with a number of Historic England policies as well as Paragraph 200 of the National Planning Policy Framework (2019). Therefore, the proposed scheme should receive favourable consideration.**

CONTENTS

EXECUTIVE SUMMARY

- 1) INTRODUCTION: GENERAL MATTERS**
- 2) HISTORICAL BACKGROUND & CHARACTER OF THE AREA**
- 3) THE PROPOSALS**

1. INTRODUCTION: GENERAL MATTERS

- 1.1. David Hornsby Conservation & Chartered Surveyors have been appointed to provide conservation advice in respect of the refurbishment /conversion of 10-14 Paradise Street Ramsbottom together with adjacent premises known as The Smithy.**
- 1.2. A heritage statement is required because the application site is located in the Ramsbottom Conservation Area.**
- 1.3 David Hornsby is a specialist Conservation Chartered Surveyor accredited by RICS (Royal Institution of Chartered Surveyors) in building conservation and undertakes conservation work throughout the UK specialising mainly in historic houses(ranging farmworkers cottages through to large country houses and estates), but also industrial, commercial properties, public houses, religious buildings, farming and associated buildings military buildings of the 20th century as well as acting as an expert in listed building and enforcement proceedings.**
- 1.4. For the purposes of preparing this report specific regard has been had in respect of the National Planning Policy Framework (2019), Historic England's policy documents such as Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment. Also, regard has been given to the Ramsbottom Conservation Area Appraisal 7 Management Plan prepared by the Metropolitan Borough council of Bury and published 2011.**
- 1.5 Although I have not undertaken a full character assessment of the Conservation Area, I have undertaken some research in relation to the properties located on Paradise Street sufficient to provide some meaningful discussion in respect of the proposals of the application.**
- 1.6 This heritage statement complies with all reasonable requirements of paragraph 189 National Planning Policy Framework 2019 with the content being proportional to the heritage assets involved and provides sufficient detail to understand the significance of heritage assets and the impact of the proposals on those assets.**
- 1.7. The property is located just to the north of Ramsbottom town centre. At the moment all the properties the subject of the planning application are in a single ownership although I will provide evidence to show that this was not always the case. There is limited commercial use on the ground floor and mainly residential on the first floor.**
- 1.8. The properties are in a dilapidated condition and essentially are deemed to have a negative impact on the designated heritage asset, which in this case is the designated Conservation Area. The properties are not listed and are therefore non -designated heritage assets.**

1.9 The scheme which is proposed takes into account the character of the street as indicated in the Conservation Area Appraisal and provides an excellent opportunity for an active beneficial use to provide use to enhance the character of this part of the Conservation Area. I'm entirely satisfied that the scheme provides substantial enhancement to the character of the conservation area and I'm very pleased to support the detail of the application.

2 HISTORICAL BACKGROUND & CHARACTER OF THE AREA

- 2.1 Ramsbottom is located on the lower slopes of the Irwell Valley developed initially as a consequence of woollen spinning but with the industrial revolution in the mid 19th century a number of cotton mills were established in the town. Urban residential development followed in the form of terraced street.**
- 2.2. The Conservation Area Appraisal indicates that the central area is compact but dense development is a characteristic of the central area. The main commercial street is located on Bridge street and on Bolton Road. To the north of Bridge Street narrow streets and alleyways add to the tight and intimate feel of the Conservation Area with the appraisal noting Back bridge street as a good example. Paradise street is just off Back Bridge Street.**
- 2.3 Based on my research the properties forming the application have had mixed used with residential and commercial uses.**
- 2.4. No 8 which is not part of the application according to the 1911 census was known as the Model Institution Lodging House accommodating 37 males and 26 females. Next door No 10 was a Tripe Works and stable which was occupied by James Whittaker who also had premises on Bridge street. No 12 was a private house in the occupation of a Mr Hall. Other premises were used as a potato warehouse a cooper's shop and a bakery. The only other property on Paradise street mentioned in the census was a workshop (with no name given) and a transforming station) Research of a Bury Trade Directory of circa 1900 indicated that Richard Schofield a plumber held premises on Paradise Street , Michael Wood a Cooper also had premises on Paradise Street and also Major Street. Joseph Booth a currier (involved in finishing and dyeing works to tanned leather) is indicated as having premises on Paradise Street and also 32 Bolton Road.**
- 2.5 It can be seen therefore that residential was an important use for the street as well as small workshops and yards used in conjunction with other premises. The main points to note that there was no single occupier of the application premises. It is not clear how the buildings were apportioned between the various uses but the number of uses are consistent with the dense development and narrow roads described in the Conservation Area Appraisal.**
- 2.6 The multitude of commercial uses have long since gone and as indicated in the Design & Access Statement the buildings are in a dilapidated condition. I would strongly suggest that the commercial use of the ground floor as a motor repair business is not the optimum use of the buildings and this is a further factor that is having a negative impact on the appearance of the Conservation Area.**

3 THE PROPOSALS

3.1 The proposals, although involving refurbishment of the properties, retain the current semi workshop appearance and at the same time introducing a contemporary style of much needed housing into the area. The housing is very sustainable and located very close to the town centre.

3.2. The proposed development appears to accord with a number of policies and should therefore be looked upon favourably by the local planning authority. The first raft of policy relates to Historic England's Heritage Works. Historic England states in this latest document reviewed in 2017

"Our built heritage represents an important echo of our past.

It is a huge resource helping to shape how our towns, cities and rural areas look and feel. Using the historic environment as an asset, and giving it new life, has also been one of the cornerstones of the economic and social revival of our towns and cities. The careful integration of heritage assets into regeneration projects has played an increasingly important and successful role in many major regeneration schemes and provides opportunities for conservation and development to work together to transform the built environment.

Evidence from across the country, and picked up in our new set of case studies, demonstrates that 'heritage works' and is a valuable asset that has an important role to play as a catalyst for some of the most successful regeneration projects in the country. There is a strong economic case for regenerating historic buildings – the benefits relate not only to the individual buildings, but also to the wider area and community".

3.3. Paradise Street and surrounding streets have suffered from significant levels of decline in the last half of the 20th century and as indicated in the Design & Access Statement much needed investment is required. Investment in terms of the refurbishment of buildings which are no longer capable of reasonable and economic use sufficient to allow for income to carry out refurbishment works to sustain the heritage features of the properties is an important consideration. The residential use proposed throughout is sustainable development and provides much needed residential accommodation whilst respecting the heritage of the past. The evidence from Historic England's numerous case studies over the years indicates that Conservation backed refurbishment schemes can result in greater returns and offers some incentive for other owners of nearby underutilised sites to invest in their properties and by doing so help to preserve and enhance the character of the area.

3.4. The proposed development also accords with Paragraph 200 of the National Planning Policy Framework (2019)

“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 the asset (or which better reveal its significance) should be treated favourably.”

3.5. The refurbishment of existing buildings which were previously in multi occupational use far better reveals the significance of the Conservation Area generally. Some of the buildings according to the research that I have undertaken were used in conjunction with other premises held by the occupiers. In two instances the other premises occupied were on Bridge Street and this provides some physical and human connection to the main commercial Street of the town. In the vast majority of cases the buildings are likely to have been ancillary to other commercial premises and therefore this adds to the intimacy referred to in the Conservation Area Appraisal. It is the multi- occupational use and relationship with other premises together with the density of development which helps to identify the original character of this part of the Conservation Area. The scheme therefore better reveals the character and significance of this part of the Conservation Area. The sympathetic treatment of the main elevations is not what is normally associated with contemporary residential development and evokes an inquisitive thought process with regard to the historic past uses and occupation be it residential or commercial uses.

3.6 The proposals are entirely beneficial to the Conservation Area causing no harm or loss of significance and therefore should be treated favourably by the local planning authority.

David Hornsby B.Sc., DPA FRICS, BCAS

2 June 2020