

Design & Access Statement

Heritage Statement

Studio JMA

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19 Central St, Ramsbottom, Bury,

BL0 9AF

Section 01

01

Introduction & Site Context

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Introduction

This Heritage Statement has been prepared in support of a planning application for the refurbishment, alteration and change of use of 19 Central Street, Ramsbottom. The site lies within the Ramsbottom Conservation Area and comprises a traditional town centre building formerly in use as a veterinary practice. The proposals include:

- Subdivision of the ground floor into two commercial units
- Conversion of the upper floors to two self-contained residential apartments
- Formation of a rear dormer extension
- External refurbishment works

This statement assesses the significance of the heritage asset and the impact of the proposals in accordance with the National Planning Policy Framework (NPPF) and relevant local policy.



02

Site Heritage and Context

Assessment of Significance

Site Heritage and Context

The application property forms part of a wider terrace along Central Street, contributing to the established urban grain and character of Ramsbottom town centre.

The conservation area is characterised by:

- Traditional masonry buildings
- Active ground floor frontages
- Upper floor residential or ancillary uses
- A consistent rhythm of narrow plot widths

The subject property makes a positive but not exceptional contribution to the conservation area. Its significance derives primarily from:

- Its role within the continuous street frontage
- Its scale, proportions, and relationship to neighbouring buildings
- Its contribution to the mixed-use character of the town centre

The building has, however, been subject to limited maintenance, and elements of its external appearance detract from the overall quality of the conservation area.

Assessment of Significance

The building is considered to be a non-designated heritage asset within the conservation area.

Its significance can be summarised as:

- Townscape value: contributing to the rhythm and enclosure of Central Street
- Architectural value: modest, typical of local vernacular rather than individually distinctive
- Historic value: reflective of Ramsbottom's evolution as a mixed-use town centre

There are no features of high architectural or historic sensitivity that would be adversely affected by sensitive alteration.

03

Impact of the Development

Impact of the Development

Ground Floor Alterations

The subdivision of the ground floor retains the established commercial use and active frontage.

- The building's contribution to the street scene is preserved
- The finer grain of two units better reflects the historic pattern of development
- No harm is caused to the significance of the conservation area

Upper Floor Conversion

The conversion of the upper floors to residential use:

- Reflects the traditional and established pattern of residential accommodation above commercial premises
- Secures the long-term viable use of the building
- Does not alter the external appearance in a harmful way

This element of the proposal is considered heritage-neutral to beneficial.

Dormer Extension (Rear Elevation)

The proposed dormer is located on the rear elevation and has been designed to minimise impact:

- Positioned below the ridge line
- Contained within the existing roof form
- Finished in dark, recessive materials
- Not prominently visible from public viewpoints

As such, the dormer does not detract from the character or appearance of the conservation area and is considered to result in no harm, or at most very minor less than substantial harm.

Impact of the Development

External Refurbishment

The proposed external works include:

- Replacement windows
- Introduction of conservation rooflights
- Application of render to unify materials
- General repair and improvement

These changes:

- Improve the visual coherence of the building
- Remove elements of poor condition
- Enhance the overall appearance

This represents a clear heritage benefit, contributing positively to the conservation area.

04

Conclusion

Conclusion

Paragraphs 205–208 of the NPPF require that great weight is given to the conservation of heritage assets.

Where a proposal results in less than substantial harm, this must be weighed against the public benefits of the development.

In this case:

- Any harm is negligible or less than substantial
- The proposals deliver clear public benefits, including:
 - Regeneration of an underutilised building
 - Enhancement of the conservation area
 - Provision of new housing
 - Support for local economic activity

The proposal therefore accords with national policy.

At a local level, the scheme complies with Bury UDP Policy EN2, which requires development within conservation areas to preserve or enhance their character and appearance.

The proposed development represents a sensitive and proportionate intervention within the Ramsbottom Conservation Area.

The scheme:

- Preserves the building's contribution to the street scene
- Introduces changes that are largely confined to the rear
- Enhances the external appearance and condition of the property
- Secures a viable and sustainable long-term use

Overall, the proposals will preserve and enhance the character and appearance of the conservation area, and fully comply with both national and local heritage policy.