

**The Lord Raglan Public House, Mount Pleasant,
Bury BL9 6SP**

Ref: 4431

Proposed Boundary Treatment

January 2025

Background

This note serves as an update to the heritage assessment work submitted with the current scheme in September 2024. The baseline heritage context of the site remains the same and therefore, this note should be read alongside the previously provided heritage assessment work.

Proposed development

The Applicant proposes to convert The Lord Raglan Public House to form 5 two-bedroomed residential apartments over the ground/first floors and attic.¹

All the apartments would be accessed from either the existing front entrance or existing external staircase at the rear of the property in the case of the two apartments at first floor level. Otherwise, the main structural elements would remain largely unchanged. New partition walls would be used where necessary to divide rooms, with insulated panels between adjoining apartments. All existing windows would be retained. Where windows have failed, these will be replaced with like for like replacements.

An improved vehicular access would be formed on the northern side of the building leading to a parking area at the rear with four parking spaces.² This includes a new retaining wall to be built along the northern, western and southern boundary of the site.

We understand that officers have requested additional information relating to the design of this proposed boundary wall. The requisite drawing and design details are shown in drawing DA18037.0. 221.

Heritage Consideration

The site is situated within the Mount Pleasant Conservation Area and includes the Grade II listed Lord Raglan Public House.

The Conservation Area is said to be a rare and partially surviving example of a purpose-built factory village, on land purchased by industrialist John Hall in 1819. Hall expanded his textile business on the former farmland, building a mill to centralise weaving which had previously been undertaken by handloom weavers working from home in the surrounding towns. He added terraced cottages for workers, set around the Mill

¹ DAS, bottom of page 1 under heading **Proposal**

² DAS, page 2 under heading **Access**

and its lodges and the complex was substantially complete by 1903 with two final sets of terraced houses along a footpath to the west, and additions to the weaving shed and works.

In terms of vernacular and architectural styles, the remaining houses are simple and functional in form and detail showing very little adornment, reflecting the factory village origins and some are Listed Buildings. Little remains of the original mill structure except the walls to the east and south which were incorporated into the new houses adjoining them. The water tower has been reconstructed and although no longer of important historic value, it does form an interesting visual contrast to the lower terraced houses surrounding it (figure 34 of the BHS).

Existing Boundary Treatments

Materials for existing buildings and boundary features comprise quarried millstone grit and sandstone with slates, stone flags and setts on horizontal surfaces. The consistent form, colour and texture of the materials creates a visual harmony throughout the Conservation Area. The replacement of hardstanding and modern garages are highlighted as opportunities to help enhance the area's character.

Proposed Retaining Wall

The proposed wall has been carefully considered in the context of the Conservation Area. Whilst the existing design is of relatively low quality the applicant has taken the opportunity to propose an improved design which uses like for like materials as the existing walls found in Mount Pleasant. This includes the use of stone and flags as shown in the accompanying drawings.

The proposed retaining wall will cause no harm to the Grade II listed Lord Raglan and instead improve the appearance of its immediate setting, utilising appropriate materials to enhance its special interest. Such works will also preserve and enhance the character and appearance of the Conservation Area.

Jennifer Cooke, Director (Heritage & Townscape)
For and on behalf of Smith Jenkins Planning & Heritage
January 2025