

Heritage Statement

44 Bridge Street

Ramsbottom

Bury

BL0 9AQ

Replacement Shop Front.

May 2023



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1.0 INTRODUCTION

This Heritage Statement accompanies an application for planning consent to replace the existing shopfront at 44 Bridge Street, Ramsbottom. The ground floor was formerly occupied by a dry cleaners, however the site is currently vacant.

Guidance for heritage statements emphasises the need for the documents to be appropriate in length. The nature of the property encompasses a number of distinct elements and features, the extent of the proposed works and the designation and surrounding architectural buildings have driven the length of this document.

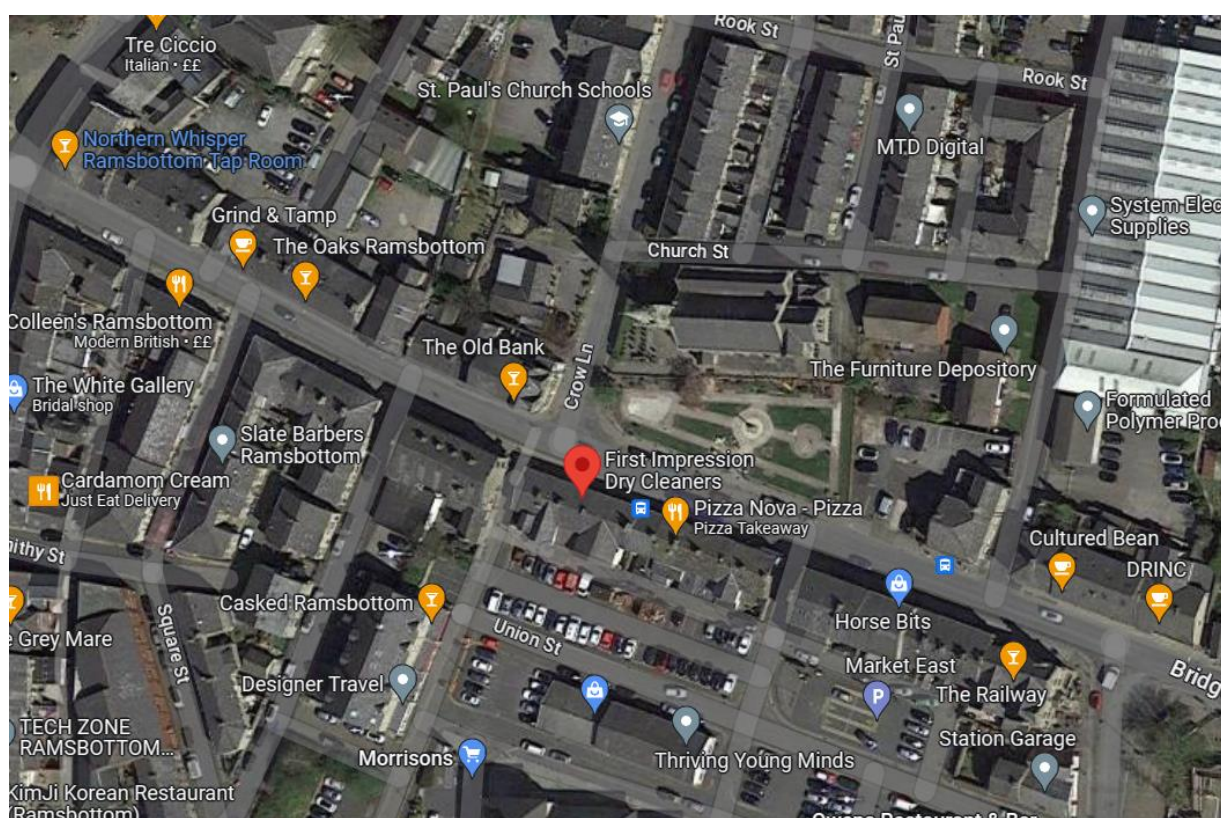
The application site relates to a two storey mid-terrace property within the centre of Ramsbottom. The ground floor of the property is of commercial use. The Applicant seeks the removal of the existing shopfront and for the construction of a new shop front with aluminium window frames and a stone stall riser. The existing timber pilaster and timber signage areas are proposed to be retained and repaired/repainted.

In terms of Heritage value, the property itself is located within the Ramsbottom Conservation Area. It is necessary therefore to consider the proposal in terms of the Town and Country Planning Listed Building and Conservation Act.

The terrace, and neighbouring terraces are occupied by a variety of shop/commercial units. The building apparently dates from the late C19th, with shop frontage at ground floor and an open passage to the side leading to the back of the building. A stairway internally provides access to the upper floors of the building which in the past has been used as ancillary storage.



The above image indicates (red circle) the location of the proposed site. The red Line indicates the Conservation Area boundary.



The aerial image above indicates the location of the site amongst other commercial units.

2.0 PLANNING POLICY

The key theme of delivering sustainable development is at the core of all the policies and objectives in this document. Sustainable development incorporates not only an environmental role (protection of heritage and townscape assets of value), but also a social role (supporting the communities health and social needs) and economic role (contributing to building a strong, competitive and responsive economy by supporting growth and the provision of infrastructure).

There is a presumption in favour of sustainable development. This means approving development that accords with the development plan without delay (where the development plan is up to date) and (where the development plan is silent), granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to give special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

‘Significance’ with regard to heritage assets is defined by the NPPF as: ‘The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.’

Planning practice guidance identifies that substantial harm is a high test and may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

When considering potential impacts, the **NPPF** provides the guidance below-;

Paragraph 189 of the NPPF - “In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, 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. As a minimum the relevant historic

environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

BURY LOCAL PLAN

Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP are relevant to this proposal.

In addition to the Conservation Area considerations Policy EN1/2 seeks to ensure that proposals do not have an adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Policy EN1/8 further seeks to ensure that proposes for new and altered shop front properly respect the architectural elements of the building and the character of the surrounding street scene.

3.0 CONSERVATION AREA

The Conservation Area is centred on the town's axial point at Market Place and reaches out along Bolton and Bridge Streets, primarily focused on the 19 Century commercial, retail and civic development of the town as shown below and overleaf. The Conservation Area exemplifies the best of the stone architecture which dominates the valley area to the north of Bury and includes a significant number of listed buildings.

The rapid growth and development of Ramsbottom began in 1783 when the Bury firm, Peel and Yates, took a lease on land in the Ramsbottom area. The industrialists developed the area to expand their textile mills, factories and offices, evidence of which still remain all over the Ramsbottom area, giving this small northern town its industrial characteristic and charm, popular with visitors and locals.

Bridge Street was developed in the early 19th century. Historical O.S. maps show the construction of Bridge Street sometime between 1844 to 1891, originally as an extension of Water Street, now the top half of Bridge Street. Bridge Street was mainly stone worker's housing converted later to shops. It is now a key commercial area to in the town centre, with predominantly retail uses, mainly small businesses selling products ranging from fashion, to bars and eateries. 44 Bridge Street follows the typical aesthetic of the surrounding area of stone built terraces with traditional timber window frames and 19th century shop fronts and is sympathetic to the character of the town.



The image above shows Bridge Street, with its traditional timber window frames and 19th century shop fronts including the sympathetic character of the town.

4.0 PROPOSAL IMPACT

The application property comprises a mid-terrace property located along Bridge Street in the centre of Ramsbottom. The property is located within the designated Ramsbottom Conservation Area and is within a highly commercialised location. The ground floor of the property is of a commercial use. As shown below, a number of neighbouring properties have been modified to include traditional durable shopfronts.



Image above shows the poor condition of the existing timber shopfront which has a negative impact on the character of the area.

The town centre is characterised by dense development, with the commercial buildings on Bridge Street being built up to the back of the pavement. The small shop character within this row is a key element of what defines the character of the Conservation Area and as such this needs to be retained or restored when possible.

The existing shop front is in a poor state of repair, with the existing timber surrounds detracting from the character of the street scene. The proposed introduction of a stone stall riser reflects the style and materials of other shop fronts along Bridge Street and is therefore considered to be acceptable.

The use of aluminium framing would replicate the existing profile of the timber framing and as such is considered to be acceptable. The retention, and repair of the existing timber pilaster is welcomed and would

help to maintain the rhythm and character of the row. The retention of the area proposed for signage is also considered to be acceptable and would not dominate the frontage of the premises. The gap retained between the cill of the first floor window and the top of the signage area replicates the rhythm of the existing fascia signs of the neighbouring shops and as such is considered to be in keeping with the area.

It is considered the new shopfront would help maintain and regenerate this prominent area of Ramsbottom and introduce a continued use for the site to ensure that it is an attractive place to live, work, play and visit.

The public benefits of the new shopfront and continued use of the site by virtue of this development for the future users would have a positive but neutral impact on the building itself and the surrounding Heritage Assets, the application should therefore be supported.

Therefore, in this instance it is considered that the works proposed would preserve the Character of the Conservation Area and as such complies with the NPPF, and UDP Policies EN2/1, EN2/2, EN1/8 and EN1/2.

5.0 CONCLUSION

In conclusion, the application would have a neutral impact on the character and appearance of the area by way of the shopfront design and materials proposed and by retaining some of the historic features. It should be noted there would also be some public benefits of keeping the site occupied in future which would maintain the upkeep of the conservation area and the setting of the wider heritage assets. The application therefore accords with UDP Policies EN2/1, EN2/2, EN1/8 and EN1/2, and the NPPF, in addition to Sections 66 and 72 of the 1990 Act.