

7 Market Place, Ramsbottom
Bury. BL0 9AJ

Design and Access / Heritage Statement

This Statement has been prepared to accompany a planning application for the change of use and sub-division of the upper floors of the above address. The proposal is to subdivide the first and second floors of the front building into two, one bed apartments, whilst changing the use of the first floor of the rear, from a vacant retail unit to a two bedroom apartment. The building is listed and lies within the conservation area, extract from the listing below:

SD 71 NE MARKET PLACE 3/149 - Nos 7 and 9

GV II

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.

Listing NGR: SD7901116994

The building is currently used on the ground floor as a pharmacy, with public access off Carr Street, the first floor to the rear is accessed off Back Carr Street and is a vacant retail unit, whilst the upper floors to the front are and have always been whilst in the current ownership vacant, all as the existing plans.

The upper floors are to be renovated and brought into use, with internal sub-division as the proposed plans.

The upper floors have fallen into disrepair, and it is the clients intention to address the issues before they get any worse. There are signs of water ingress to the upper floor above the front windows, presumably failure of the front gutter, and there are signs of structural movement of the gable wall which will require tying back into the internal wall.

The existing fabric of the building will remain largely unaltered, apart from the openings indicated, as part of the proposals windows will be replaced, with vertical sliding sash to the front building, to match the adjoining neighbours No 9 and to the first floor rear with frames to match those already in place, all to meet current thermal requirements.

Access to the retail unit will remain as it is currently, whilst the access to the apartments will be off Back Carr Street, where also a bin and cycle store will also be situated.