

Heritage Appraisal and Statement of Significance

Northerly Section of the former Grant Arms Hotel,
11 Market Place
Ramsbottom, BL0 9AJ

Proposed change of use with internal alterations to
form new office accommodation

Dated: July 2020



Equilibrium Architects Ltd
435 - 437 Walmersley Road
Bury, Lancs
BL9 5EU
Tel: 0161 797 2077



CONTENTS

- 1.0 Introduction
- 2.0 General Description and Background
- 3.0 Building Assessment and Statement of Significance
- 4.0 Impact of the Proposals on the above
- 5.0 Summary and Conclusion

Appendices

- Appendix 1 – Heritage Statement from previous application (63308)
- Appendix 2 – Existing Plans Sections Elevations
- Appendix 3 – Proposed Plans Sections Elevations

1.0 INTRODUCTION

- 1.1 The purpose and format of this Heritage Statement has been prepared to assess and inform proposals to remodel and refurbish the northerly section of the former Grant Arms Public House (A Grade II listed Heritage asset). The main building, fronting onto Market Place, received Planning Approval and Listed Building Consent for change of use from Public House to a Financial Headquarters in December 2018. It was refurbished in 2019 and is now in use. Photographs of that development are contained within the Design and Access Statement accompanying this application.

The Heritage Statement which accompanied the previous planning applications (Ref 63308 and 64145) provides a significant amount of historic information reading the former Grants Arms. The current Historic England Advice Note 12¹ discourages duplication where documentary history is well-established (Historic England Advice Note 12 p6 2019). The reader is therefore directed towards the Heritage Statement which accompanied the previous application - see Appendix 1. This provides essential contextual and historical background.

Added to this the NPPF, emphasises that the level of detail in support of applications for planning permission and Listed Building Consent should be no more than is necessary to reach an informed decision, and that activities to conserve the asset(s) need to be proportionate to the significance of the heritage asset(s) affected and the impact on that significance. At the same time those carrying out this work need enough information to understand the issues (NPPF, paragraphs 43-44 and 189).

In essence the Heritage Statement assesses the heritage significance of the heritage asset and guides proposals for change in a manner that takes account of and conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The Statement has been prepared in accordance with the general guidelines set out in Historic England Advice Note 12 and the English Heritage publications 'Informed Conservation'² and 'Conservation Principles, Policies and Guidance'³ and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. The local policy context is set out in the Bury Unitary Development Plan (1997) and general guidance is given within the Ramsbottom Conservation Area Appraisal and Management Plan (2011), both published by Bury Council.

¹ Historic England Advice Note 12

² Clarke, K, *Informed Conservation*, English Heritage 2003

³ English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

1.2 The Author Vic Fletcher is a Chartered Architect and professional member of the Royal Institution of British Architects (RIBA), with substantial experience in the field of conservation and historic buildings. The author holds a MSc (with distinction) in Conservation and Urban Regeneration.

2.0 GENERAL DESCRIPTION AND BACKGROUND

2.1 Site Location.

The former Grant Arms is situated in the heart of Ramsbottom, on the north side of Market Place. A location plan is given below in Figure 1. The application site is in three sections (red outlined).

1. Main building and external works (north of blue outlined area)
2. Parking area within the Market Place (to south)
3. Parking area within existing Car Park (to north)

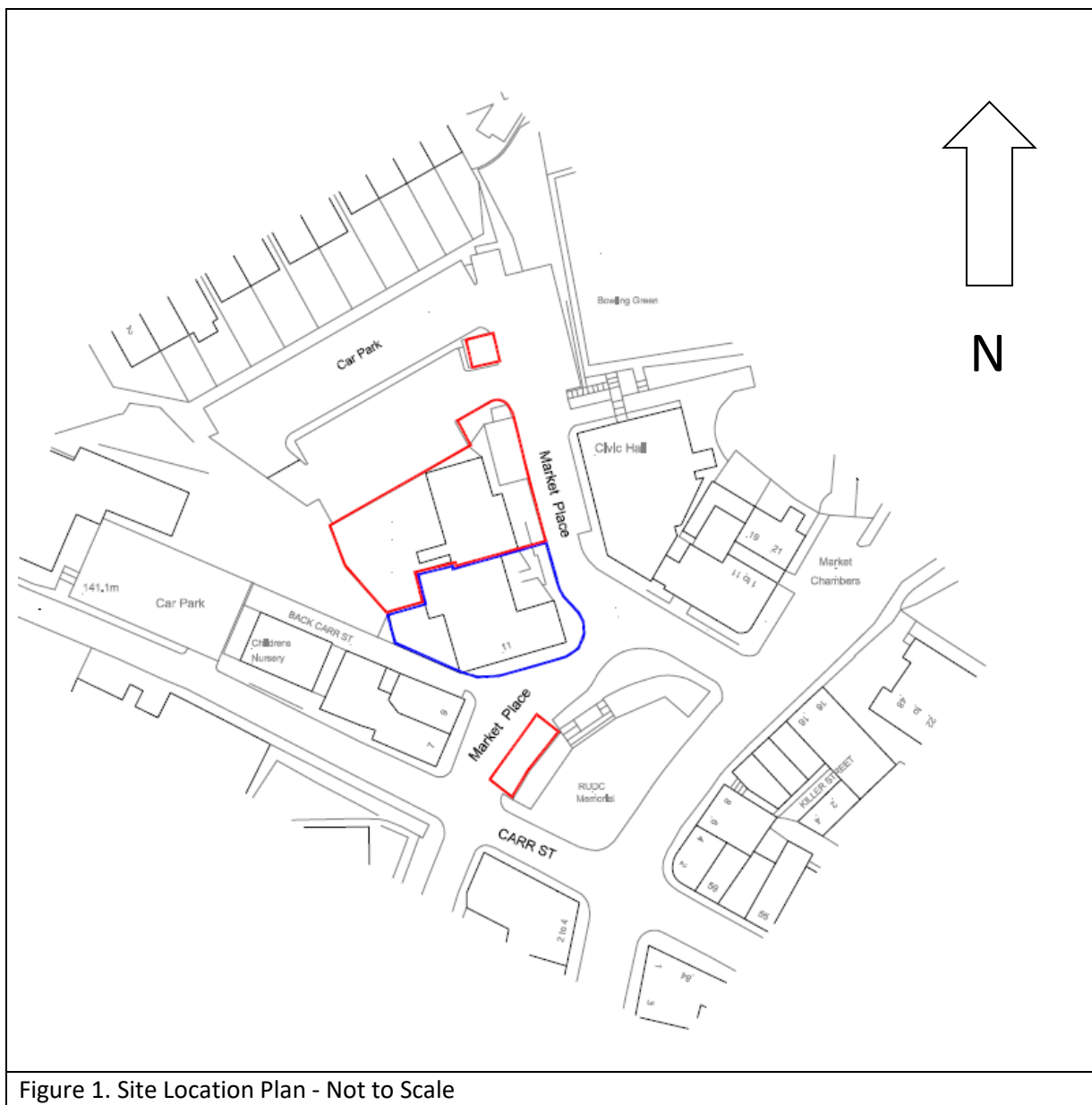


Figure 1. Site Location Plan - Not to Scale

2.2 Site Description and context

The building in question forms the northerly section of the former Grant Arms PH (now Rosebridge Group IFA Financial Headquarters). The recently remodelled building lies to the south, the Civic Hall to the east, a car park to the north and hardstanding/paving to the west.

The site is elevated from the Market Place and lies on a gently sloping site which rises from south to north. The main entrance lies off Market Place.

The building comprises a two-storey building built of traditional load bearing masonry and pitched slated roofs. Its form appears as two distinct structures literally 'butted together' with roofs formed in opposing directions. The masonry has a rendered finish which has been stone coursed and painted. Internally the building has been significantly altered and adapted over the years, externally alterations appear to be less so.

A comprehensive set of photographs, of the existing building, can be found in the Condition Report which forms part of this application. However, a select number of photos follow to assist the reading of this document.

2.3 General Photographs



View from north east



View from north west



Dilapidated interior



Replacement roof constructions

2.4 Relevant and previously documented information

The previous planning application (66308) was supported by a significant Heritage Statement. For ease of reference that document can be found in Appendix 1.

The following appropriate heritage information is available within that document.

- Early Ramsbottom and the influence of the Grants family
- Development adjacent the Grant's Arms Inn and Market Place from 1850
- Reference to the Ramsbottom Conservation Area Appraisal

2.6 Heritage Asset Designation.

The Grant Arms is a Grade II Listed building. The Building is located within the Ramsbottom Conservation Area, designated in 1975. The listed building and Conservation Area are both designated heritage assets in accordance with the National Planning Policy Framework (2012).

The listing description for the building is given below.

SD 71 NE MARKET PLACE 3/148

Grant Arms Hotel 17.07.75 GV Grade II

Circa 1828. Symmetrical classical front of painted ashlar. Three storeys. Four sash windows with top opening lights. Tuscan half-columns to doorway. Clock on top storey. Sill bands. Quoins. Slate roof. Older rear wing, possibly C18 in origin, rendered, with slate roof and arched doorway with imposts. The Grant brothers who opened the hotel in 1828 are claimed as models of Cherybles in Nicholas Nickleby.

Listing NGR: SD7902017021

2.7 Planning History

A detailed planning history forms part of the Design and Access Statement which accompanies this application.

3.0 BUILDING ASSESSMENT AND STATEMENT OF SIGNIFICANCE

3.1 Introduction

The following appraisal is cognisant of guidance published by English Heritage (2008) and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012) and that of Historic England Advice Note 12 which outlines a suggested structure for a Statement of Heritage Significance. Interestingly Advice Note 12 also states that this is not the only method of working providing an analysis of the property is thorough and that the description of the significance of the heritage asset forms the central point of the statement (page 13).

3.2 Building Assessment

Prior to the writing of the Statement of Heritage Significance an assessment of the building fabric was carried out as an appropriate Condition Report and this is contained in a separate document which forms part of this application. In summary the existing building and its condition could be described as follows:

- A traditional load bearing brickwork building with masonry walls and traditional pitched slated roofs.
- The roof structure to south element of the building has been renewed with purlins, rafters with the inclusion of sarking felt. An older section of roof remains on the north side where torching remains. Roofs are of purlin and rafter construction supporting the covering over.
- Externally the buildings have been rendered and painted and present themselves in a reasonable condition and a building which has been maintained. The elevations appear to retain the majority of original external openings but with alteration and adaptation to the westerly elevation.
- Internally the building comprises traditional load bearing walls and timber floors. The exposed structure reveals a building which has been significantly altered and adapted over the years and includes a number of wide openings where the ground floor was opened up for dining areas. Added to this there is a significant amount of contemporary brickwork to the external envelope.
- Ground Floors are a combination of timber and asphalt on solid construction. Poor condition.
- First Floors are timber boarding on joists. Poor condition.

3.3 Statement of Significance

Having assessed the building fabric Advice Note 12 suggest an assessment which is dependent upon significance and complexity i.e. modest, more harmful and complex.

In our assessment we are addressing this matter as a modest proposal given that there are only modest changes to the external appearance and internally the building is literally a shell with only one notable historic feature, that of a cast iron column at first floor supporting roof structures.

Internal rebuilding and remodelling, over the years reveals little of the historic brickwork although there is evidence of a blocked window opening adjacent the stair wall at ground floor level.

3.4 The Heritage Asset and its Significance

Understanding the Form and History of the Heritage Asset

As previously noted the history of the Grant Arms was described in the previous Planning Application which included its historic development and context.

Following the approval for Change of Use and Listed Building Consent the main building (to the south) is now a Financial Headquarters for Rosebridge a part of Group IFA. The previous development formed a new party wall leaving to the north, the section of the building described in this application.

In addition to an understanding of its architectural history survey drawings showing plans, sections and elevations are contained in Appendix 2.

Understanding the Proposal

Advice Note 12 recommends that the Client describes the proposed changes in a manner which is directed towards those matters of crucial concern particularly those that impact on significance.

These proposals (See Appendix 3) can be outlined in brief as follows:

External Fabric

- Retention of the existing envelope with no extensions proposed.
- Repair of the existing fabric where required to rendered areas and the slate roof covering.
- Modifications to the external wall on the west elevation including alteration and adaptation of isolated openings.

Internal Fabric

- Opening up of the existing building to form a contemporary office environment (akin to Phase 1 of the Grant Arms).
- Retention of the cast iron column at first floor level.
- Modifications to the supporting roof structure.
- Renewal of wall and floor finishes.
- Introduction of wcs
- Introduction of a small area of glazed flooring which defined the location of the existing staircase

Assessing the Significance of the Heritage Asset

The previous planning application referred to for the main building (63308) described in full a series of heritage values associated with the Grant Arms Public House, these included:

- Evidential value
- Historic value
- Communal value
- Aesthetic value

As previously noted the reader is directed to this document (Appendix 1) as supporting information as they are still applicable.

The new guidance issued by Historic England in Advice Note 12 refers to the various interests associated with any historic property, those are:

- Archaeological interest
- Architectural and artistic interest
- Historic interest

It seems clear in an assessment of the northerly portion of the former Grant Arms that the predominant heritage interests are (1) architectural and artistic and (2) historic:

(1) Architectural and Artistic Interest

“These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.”

(2) Historic:

“An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”

Given the above we would assess the significance as follows:

Architectural and Artistic Interest

It is clear from the previously documented information on the Grant Arms PH that this portion of the building was earlier in date than the southerly end. This was the residence of the Grant family circa 1780 as noted in the Heritage Statement (Appendix 1). The building is of simple form built of traditional load-bearing brickwork and pitched roofs. The primary form comprises 2 rectangular blocks abutted and with pitched roofs in different directions.

Architectural appearance. Interestingly, although the Ramsbottom vernacular is natural stone, this building unusually is formed in brickwork with little stonework noted. The external appearance is rendered and painted. Added to this the brickwork internally clearly dates from different generations with significant areas contemporary brickwork i.e. to the east elevation. The extensive alterations and adaptations internally make any true assessment difficult as one tries to find the original.

This is modest domestic architecture, but graced with simple elegant openings with stone lintels and cills of fine proportions (particularly to the Market Place elevation). The coursed rendered finish is a distinguishing feature and atypical of the Ramsbottom vernacular architecture.

Internally there is loadbearing brickwork construction supporting floors and the roof. At first floor level, there is an interesting construction where a cast iron column is clearly seen supporting roof structure. The majority of internal roof constructions are contemporary.

Historic Interest

The historic interest within this property lies in its use as the Grant family's first residence. The use as a Public House was a later in date but one which was maintained for well over a century and became a focal point for the Ramsbottom community.

Interestingly, the listing description pays little attention to this element of the building but suggests it as an earlier construction;

"Older rear wing, possibly C18 in origin, rendered..."

4.0 IMPACT OF THE PROPOSALS ON SIGNIFICANCE

4.1 The Proposals as Drawn

The proposal for this building is to form a contemporary office building within a historic setting and to make the building sustainable, thereby securing its long-term future. This will involve two primary alterations / adaptations:

1. External Fabric.

It is the intention to retain the existing fabric and form of the building and leave its aesthetics in place other than the west elevation where modest alterations have been made to window openings to allow the insertion of isolated larger openings for natural light.

2. Internal Alterations.

- a) Removal/adaptation of a select number of internal walls to suit the more modern form of office
- b) The replacement of select areas of internal apex brickwork (supporting the purlins) with traditional timber kingpost trusses.
- c) The existing cast iron column will be retained although given its structural integrity cannot be proved a new steel beam will be inserted over.
- d) The introduction of a glass floor for the passage of light in the vicinity of the existing stairwell
- e) Renewal of internal floor, wall and ceiling finishes.

3. External Works

Improvements to the external works include the renewal of ground finishes and the introduction of car parking on the west side. Added to this boundary fencing will be renewed with a combination of iron railings to the north and timber fencing to the west.

4.2 Impact on Significance

External Fabric

The general improvements of repair and maintenance to walls and windows will enhance the existing character.

There is a modest impact on the significance of the external appearance to the west elevation. The proposals illustrate the alteration and adaptation of the window and doors openings to form:

1. The tall window
2. A larger ground floor opening

Internal Fabric

Given that the current interior presents itself as a shell there are less than modest impacts to the significance:

1. Removal of selected areas of existing load bearing brickwork (supporting purlins) and replacement with traditional timber kingpost trusses. Where walls are removed piers / columns will reflect the line of the original structure.
2. Introduction of a glazed floor where historically this would be timber

Note. These proposals are cognisant of the Victorian cast iron column and the importance of its retention.

4.3 Justification for the Above

The main building to the south side of this proposal received Planning Permission for Change of Use and restoration in 2018. One of the primary reasons for justification was sustaining the viability of a PH/hotel in this vicinity and the investment required.

This section of the building, the former remaining dining and bedroom areas, is no different. This proposal therefore intends to restore a dilapidated heritage asset into a contemporary office building to bring new life and footfall in to the centre of Ramsbottom Town Centre.

To do so will require modest changes to the external and internal fabric to provide accommodation of a similar nature and quality to that previously approved for the adjacent section of the building, and we commend these proposals to you.

5.0 SUMMARY & CONCLUSION

This Heritage Statement provides an overview of a design process guided by a detailed understanding of heritage significance and the need to conserve and, where possible, enhance significance through the intelligent management of change.

The designers of the proposed scheme have ensured that, through an initial analysis of heritage significance, the designers have tried to preserve the heritage significance of the building by minimising disruption to the fabric.

It is appreciated that there will be modest harm to the significance with changes to the external appearance on the rear but this has to be balanced by the need for those changes i.e. the creation of modern office space, to make the building as a sustainable asset for future generations.

Ramsbottom Town Centre is an architecturally and historically significant place. The proposals for the restoration to the northerly section of the former Grant Arms Public House, if permitted, will only strengthen the significance and character of the Conservation Area and bring a heritage asset, with doubtful future and in severe decline, back into sustainable use.

Signed: *V Fletcher* VJD Fletcher FdA MSc BA BArch RIBA

Date: 20th July 2020

Equilibrium Architects Ltd
435-437 Walmersley Rd
Bury
Lancashire
BL9 5EU

Heritage Appraisal and Statement of Significance

Grants Arms Hotel, 11 Market Place
Ramsbottom, BL0 9AJ

Proposed change of use with internal alterations to
form new office accommodation



CONTENTS

- 1.0 Introduction
- 2.0 General Description and Background
- 3.0 Building Assessment and Statement of Significance
- 4.0 Analysis of the Proposed Works
- 5.0 Summary and Conclusion

1.0 INTRODUCTION

1.1 The purpose and format of this Heritage Statement has been prepared to assess and inform proposals to remodel and refurbish the Grant Arms, Ramsbottom, BL0 9AJ. The Grant Arms is a Grade II Listed Heritage Asset. In addition to being listed, the building also falls within the Ramsbottom Conservation Area and is therefore both a designated heritage in its own right and forms part of a larger designated heritage asset. In essence the Heritage Statement assesses the heritage significance of the site and guides proposals for change in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of national planning policy for conservation of the historic built environment.

The Statement has been prepared in accordance with the general guidelines set out in the English Heritage publications 'Informed Conservation'¹ and 'Conservation Principles, Policies and Guidance'² and in particular responds to heritage policies outlined in Chapter 12 of the National Planning Policy Framework (DCLG, 2012). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. The local policy context is set out in the Bury Unitary Development Plan (1997) and general guidance is given within the Ramsbottom Conservation Area Appraisal and Management Plan (2011), both published by Bury Council.

1.2 The Author Vic Fletcher is a Chartered Architect and professional member of the Royal Institution of British Architects (RIBA). With substantial experience in the field of conservation and historic buildings. The author holds a MSc (with distinction) in Conservation and Urban Regeneration.

1.3 Methods of Research and Investigation Inspections of the site were carried out in August 2018 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the site and those planning policies that affect/control change.

¹ Clarke, K, *Informed Conservation*, English Heritage 2003

² English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

2.0 GENERAL DESCRIPTION AND BACKGROUND

2.1 Site Location.

The Grant Arms is situated in the heart of Ramsbottom, on the north side of Market Place. A location plan is given below in Figure 1.

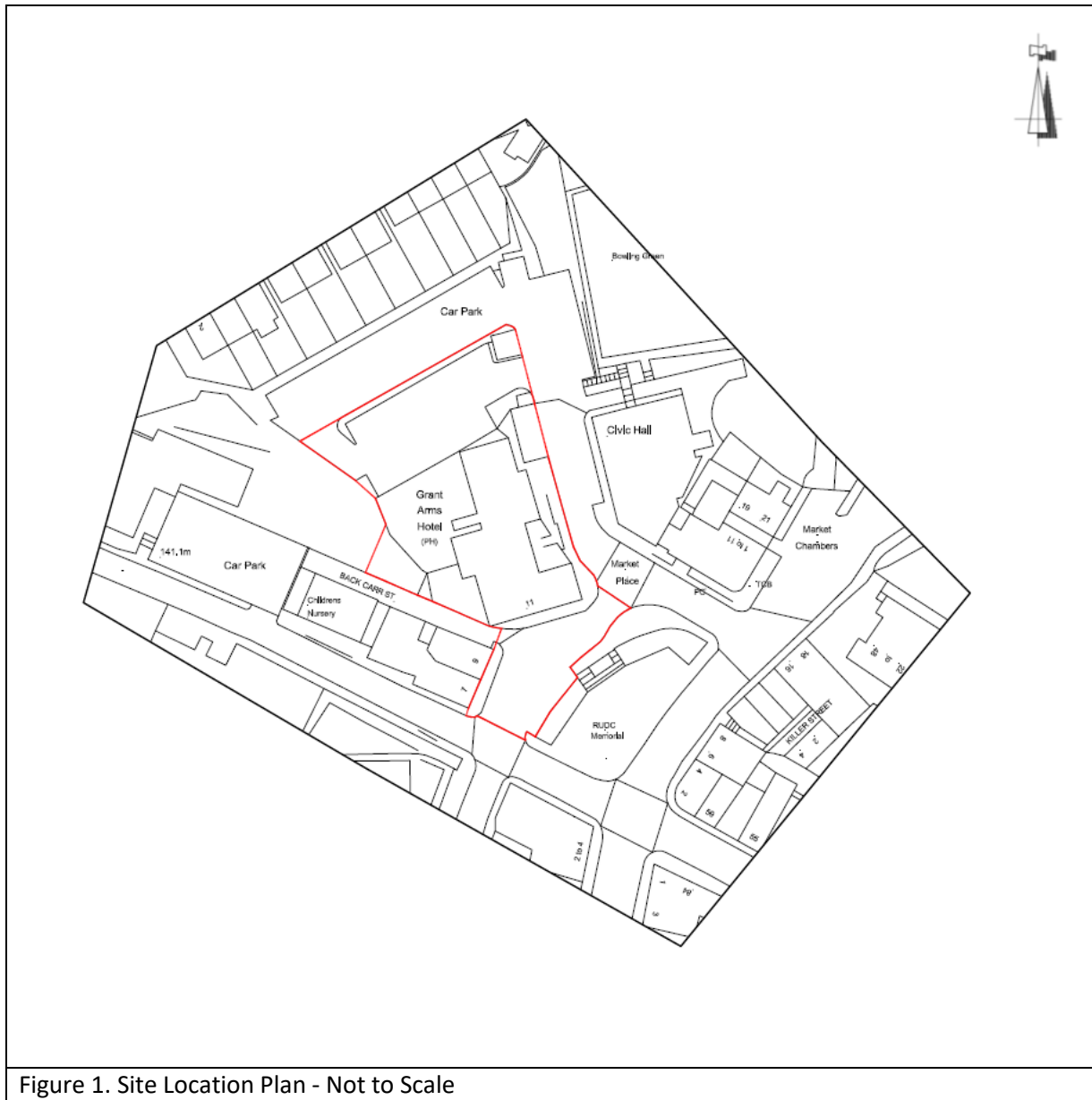


Figure 1. Site Location Plan - Not to Scale

2.2 Site Description.

The Grant Arms is situated on the north side of Market Place forming an imposing frontage and back drop to the town square. The Civic Hall lies to the east, 2 storey stone-fronted commercial properties to the west and the attractive Market Place to the south with feature tilting bronze vase. A car park lies to the north accessed off Market Place.

The site is elevated from the Market Place and lies on a sloping site which rises from south to north. This results in a building which is stepped internally, the lowest storey accessed via Market Place.

The Grant Arms comprises an imposing building which is T-shaped in plan, it is a combination of a 3 and 2 storey structure, plans of which can be found in the accompanying Planning Application.

Whilst the building has been altered and adapted over the years much of the original form remains. The southerly 3 storey portion of the building with its imposing front onto market place with little alteration, through the years and the rear section (which runs north to south) with various extensions as the building was extended to meet the growing demands of a hotel.

The main frontage building is built with loadbearing masonry and fine ashlar to the south and east. There is a traditional saddleback pitched slated roof. The rear of the building predominantly 2 storey load bearing masonry with painted coursed render finish and pitched slated roofs.

The building was constructed as a Public House in 1828, by the Grants family.

There follows general photographs of the site, which include some interior photographs of the Public House and describe evidence of alteration and past changes. The internal references to rooms are found on drawings:

1. C-0378-02B - Lower Ground Floor Plan as Existing
2. C-0378-03A - Existing Upper ground Floor Plan and Existing First Floor Plan
3. C-0378-04A - Elevations as Existing
4. C-0378-05A - Existing Sections AA & BB

The photographs which follow show general photographs of the entire building, although this Heritage Appraisal appertains solely to the main frontage building and the immediate adjoining section running north to south.

2.3 General Photographs



Figure 2. Frontage and gable from the south east. Imposing frontage, fine ashlar detailing.



Figure 3. East gable formed with ashlar masonry.



Figure 4. Elevation from the east indicating the rear extension with render finish.



Figure 5. Elevation from north east (for context reasons).



Figure 6. View from car park (for context reasons).



Figure 7. Elevation from the garden (from north west). This illustrates the later additions of the single storey extension with dual pitched roof enclosing the existing kitchen.



Figure 8. Existing roofs over kitchen in poor condition and the main roof chimneys and elevations in need of repair and restoration. Windows in poor condition.



Figure 9. Flat roof over store (looking east) in a failing condition. Built in to the original staircase window.



Figure 10. View of later extensions from the west including the steel fire escape from the upper floor of the frontage building.



Figure 11. View of frontage building gable from the west, built in random rubble. Note brick infill below chimney.



Figure 12. Flat roof over the later 1970s (assumed) extensions with parapet wall.



Figure 13. Elevation from Back Carr Street forming the side wall of the existing WCs.



Figure 14. Lower ground floor Male WCs.



Figure 15. Lower ground floor Female WCs.



Figure 16. Lower ground floor beer cellar.



Figure 17. Lower ground floor bar and lounge area.



Figure 18. Lower ground floor lounge area.



Figure 19. Lower ground floor carpeted stone stair.



Figure 20. Lower ground floor understairs store.



Figure 21. Lower ground floor cellar 1. Flag floor with stone barrel vaulted ceiling.



Figure 22. Lower ground floor cellar 2. Combination of stone and brick walls with brick barrel vaulted ceiling.



Figure 23. Upper ground floor function room (looking from the east). Decorative cornices and ceiling roses.



Figure 24. Upper ground floor function room (looking from the west). Note bench seating to alcove of windows and dado panelling. Decorative cornices and ceiling roses.

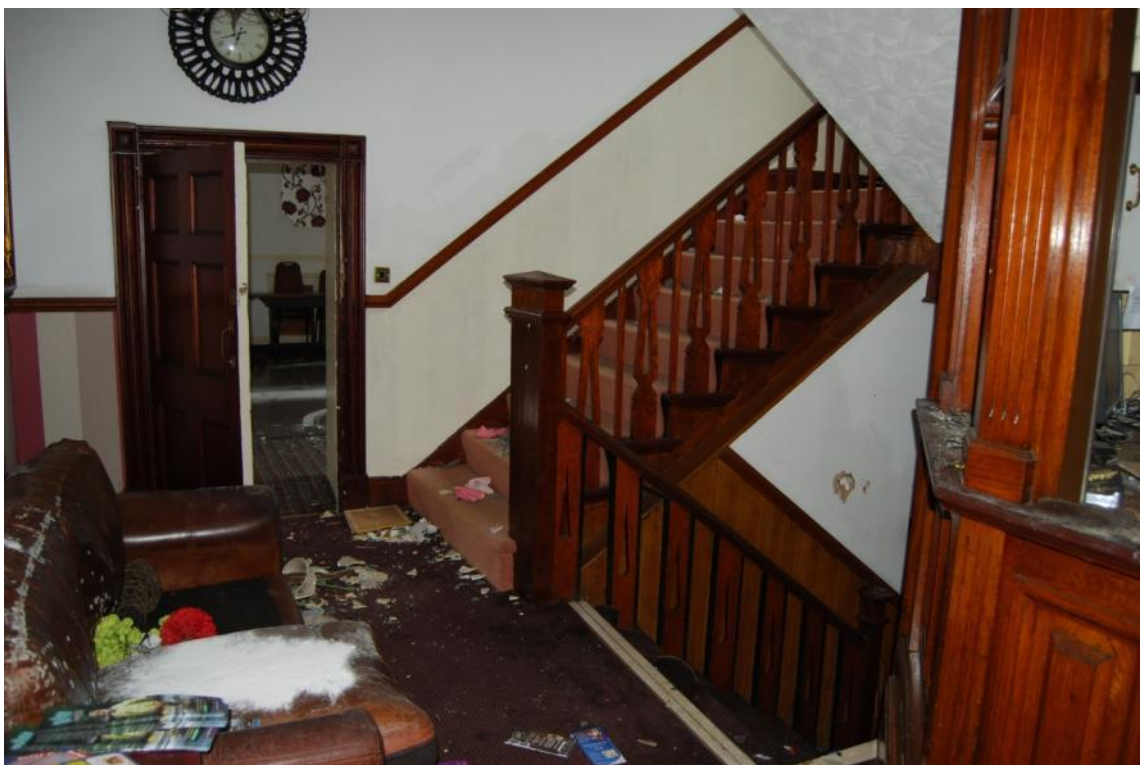


Figure 25. Upper ground floor reception, hallway and central staircase.



Figure 26. Upper ground floor reception and hallway.



Figure 27. Upper ground floor main kitchen.



Figure 28. Upper ground floor annex adjacent kitchen with damp penetration and failing walls and ceiling.



Figure 29. Upper ground floor office adjacent reception.



Figures 30 & 31. First floor corridor looking west and east.



Figure 32. First floor typical bedroom. Combination of wall paper and timber panelling.



Figure 33. First floor typical en-suite with failing tiled floor finishes, dated wall finishes and dated sanitary ware.



Figure 34. Main staircase from first floor level.



Figure 35. First floor north corridor.



Figure 36. Roof over frontage building illustrating king post trusses, purlins and rafter construction with hangers supporting binders and ceiling joists.

2.4 Early Ramsbottom and the influence of the Grants family

Ramsbottom was originally a rural and farming community until the late C18th. Following this the town saw the development of the calico and bleaching industry grow using the pure waters from Holcombe Moor. Spinning mills and printing works followed in pursuit.

In 1802 Samuel and Thomas Ashton built a large mill for spinning and later for weaving cotton and industrial housing for their workers. In 1806, the brothers William and Daniel Grant from Strathspey acquired the Old Ground site from Peel and Yates for mill development, and took up residence in Top o' the Brow, see Figure 37 below which became an inn in 1828 and is now the Grant Arms Hotel, subject of this document.



Figure 37. OS Plan 1850 showing Grant's Arms Inn.

The Grants came to the Manchester area from Scotland in 1783 and were apprentices to a Bury calico printer. As typical examples of Victorian entrepreneurs they provided the model for the Cheeryble brothers in Charles Dickens' novel *Nicholas Nickleby*, published in 1839. The arrival of the turnpike on the west of the river created Bolton Street in c.1815.

By 1812 the Grants had acquired the Alsop mill at Nuttall, added other mills and turned Nuttall Hall into a farm of some international renown. They also built a new Nuttall Hall, in what is now Nuttall Park, across the river, as a home for John Grant, brother of the Cheerybles.

Recognition of the historical significance of the Grant's Arms was acknowledged firstly, in being granted Listed Building status in 1975, and more latterly a heritage 'blue plaque' presented by the Ramsbottom Heritage Society in 2007.



Built c1780, *Top o' th' Brow*, the rear part of this building was the home to William and Grace Grant after their arrival in Ramsbottom in 1806.

Sons William and Daniel Grant owned the nearby Old Ground calico printworks. They are believed to have been the inspiration for Charles Dickens' Cheeryble Brothers in his 1838-9 novel, *Nicholas Nickleby*.

The present frontage was added and the house became *The Grant Arms Hotel* 1828.

Figure 38. Heritage blue plaque.

Added to this the Grant family were clearly benevolent the current St Andrews Church being built by them in 1871.



Figure 39. St Andrews Church Ramsbottom

2.5 Development adjacent the Grant's Arms Inn and Market Place from 1850

By 1894 the East of Market Place had been developed (fronting Ramsbottom Lane) and by 1912 the now Civic Hall is shown in the OS Plan of 1912 (Immediately east of the Grant Arms, see Figure 41).



Figure 40. OS Plan 1894.

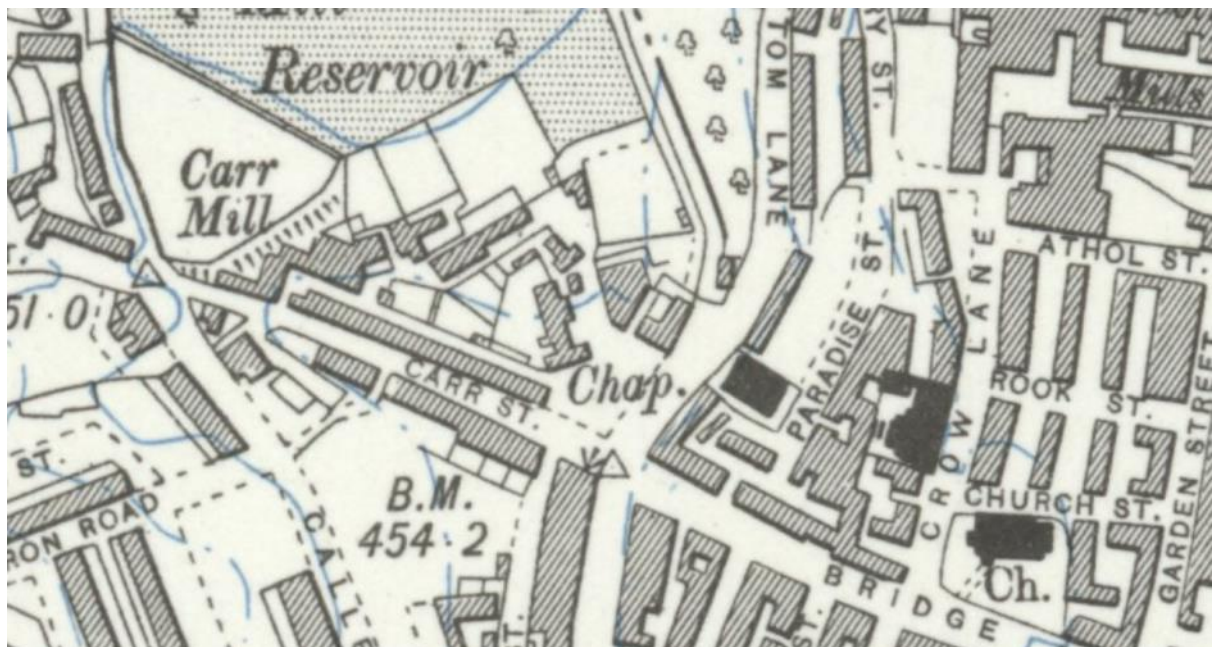


Figure 41. OS Plan 1912.

The 1930 and 1939 OS Plans show little dramatic change around the Market Place (See Figures 42 & 43).



Figure 42. OS Plan 1930.



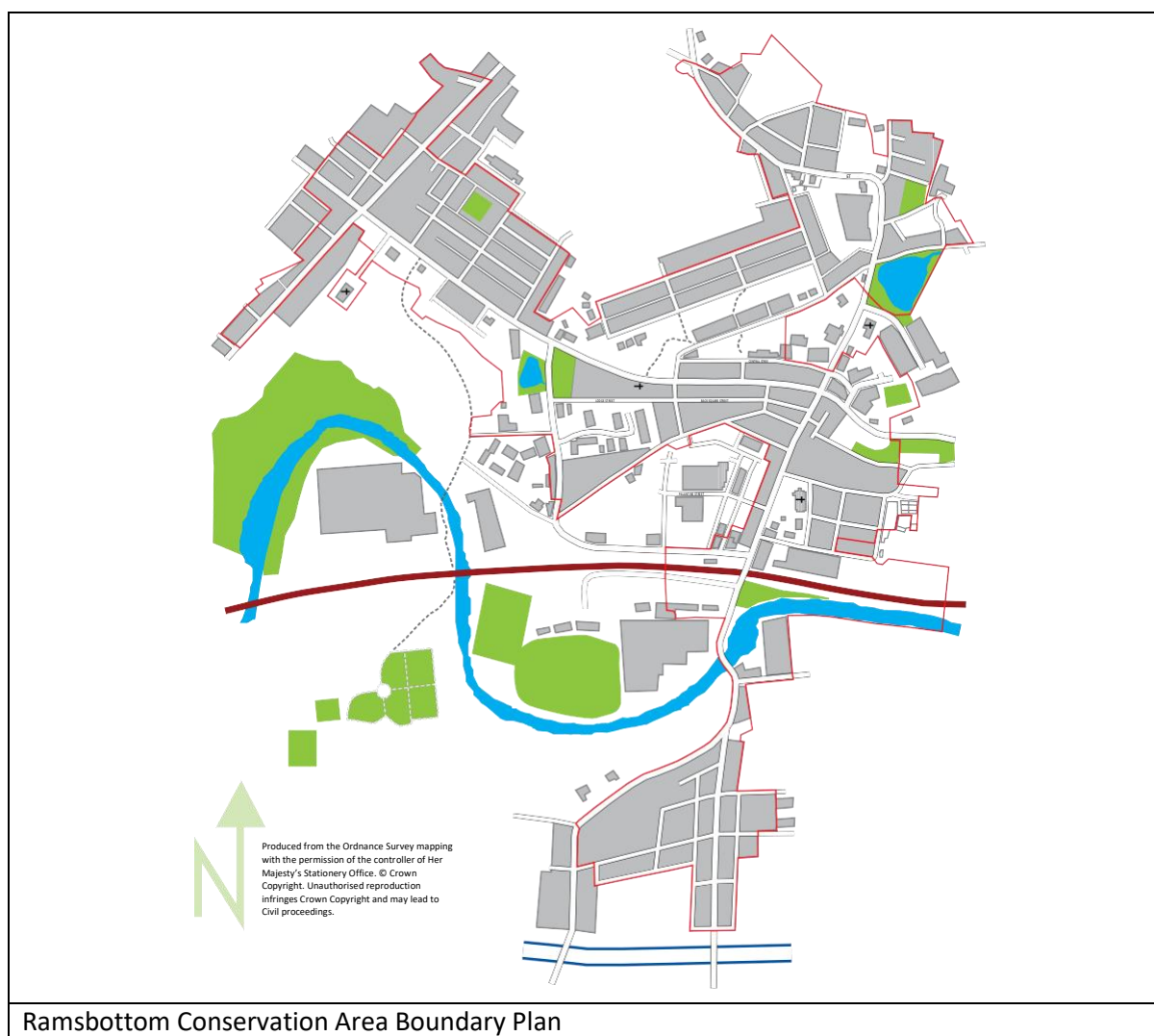
Figure 43. OS Plan 1939.

2.6 The Ramsbottom Conservation Area Appraisal

The following details are to be found within the Ramsbottom Conservation Area Appraisal and Management Plan dated November 2011:

Ramsbottom is located about five miles north of Bury in Greater Manchester, on the edge of the West Pennine Moors. It is a good example of a Pennine textile town which developed around the manufacturing and processing of cotton in the late 18th and early 19th centuries. The town and its industry prospered from around 1800 to the early part of the 20th century. After a period of decline and the loss of many mill buildings, the conservation of the town's heritage has helped to build on its role as a visitor and shopping destination, and a popular stop on the East Lancs heritage railway. In 2007 the Council approved the amalgamation of the then Ramsbottom, Tanners and Bury New Road Conservation Areas to form the current Ramsbottom Conservation Area. This is a substantial area that takes in the centre of Ramsbottom and parts of the valley sides around. The conservation area also climbs to the west to meet the boundary of Holcombe Village Conservation Area.

The current boundary is shown in Figure 44 below.



The 1893 Ordnance Survey map (Figure 45) shows a marked increase in the number of cotton mills and industrial sites in the town.

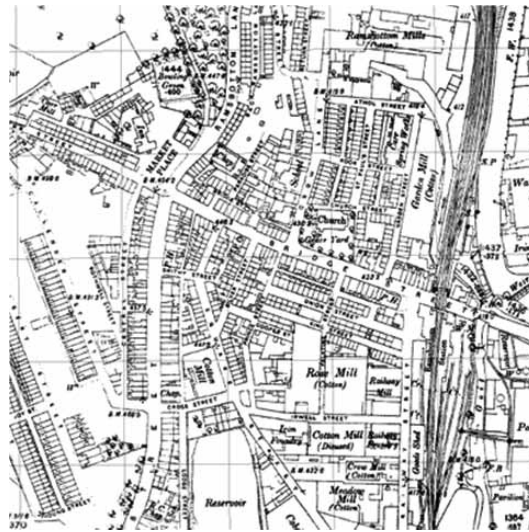


Figure 45. 1893 O/S plan

To the north of Bridge Street, in addition to Ramsbottom Mills, there are now three additional complexes, Garden Mill, Waterside Mill, and Irwell Bridge Mill. South of Bridge Street are further new cotton mills including Rose Mill, Railway Mill and Meadow Mill, and to the east of the railway line is a large paper mill. The town registered its maximum number of spindles, a measure of the size of the industry, in 1889. To serve the mills, new workers' housing was built on the slopes to the west of the town centre; the terraces on Callender Street, Albert Street and Victoria Street were all developed during the 1880s.

By the early 1890s a dense pattern of terraced housing on streets to the north and south of Bridge Street, to the west and above Bolton Street and along Peel Brow had taken shape. Bolton Street had been substantially developed to the junction of Dundee Lane and Nuttall Lane, with a low density suburb towards its south end.

The cotton industry suffered a decline during the 20th century, although Ramsbottom mills continued to produce cotton from waste into the 1980s, and some mills were adapted for other industries; Garden Mill became an engineering works. The railway closed in 1972.

The Grant Arms lies at the heart of the Ramsbottom Conservation Area. The open space of Market Place is the focus of the conservation area and, at a busy crossroads, is the historic centre of Ramsbottom. The Market Place was once the garden of the Grant Arms and up until the 1950s it was on one slope, rather than on the present two levels. Buildings, such as The Grant Arms, overlooking the top of the space, are built using fine ashlar stone.

The high concentration of listed historic buildings, some 3-storey, reflects the historic and architectural importance of this area. Carr Bank Lodge to the north of the Market Place is all that remains of Carr Bank House, a large villa built in the 1850s for John Grant, and demolished in the 1940s. Nos 10 to 18 Market Place, once called Ballantyne Place were built in 1829-30 and had cellar dwellings accessed from the rear.

The bowling green adjacent to the Civic Hall is an important green open space, and is shown on the 1842 tithe map, and a valued recreational asset. Street furniture includes the Grade II listed K6 phone box adjacent to Market Chambers .

The 'Tilted Vase', a 1998 sculpture by Edward Allington, is an attractive feature on the lower level and is part of the Irwell Valley Sculpture Trail.

2.7 Heritage Asset Designation.

The Grant Arms is a Grade II Listed building. The Building is located within the Ramsbottom Conservation Area, designated in 1975. The listed building and Conservation Area are both designated heritage assets in accordance with the National Planning Policy Framework (2012). The listing description for the building is given below.

SD 71 NE MARKET PLACE 3/148

Grant Arms Hotel 17.07.75 GV Grade II

Circa 1828. Symmetrical classical front of painted ashlar. Three storeys. Four sash windows with top opening lights. Tuscan half-columns to doorway. Clock on top storey. Sill bands. Quoins. Slate roof. Older rear wing, possibly C18 in origin, rendered, with slate roof and arched doorway with imposts. The Grant brothers who opened the hotel in 1828 are claimed as models of Cherybles in Nicholas Nickleby.

Listing NGR: SD7902017021

3.0 BUILDING ASSESSMENT AND STATEMENT OF SIGNIFICANCE

3.1 Introduction

The following appraisal adheres to guidance published by English Heritage (2008)³ and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012), given in extract below:

“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.” (Clause 128. NPPF, 2012)

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a ‘statement of significance’. This statement is then used as a basis for developing the design of new proposals, ensuring to prioritise conservation of significance where possible and appropriate.

³ English Heritage, *Conservation Principles, Policies and Guidance: Sustainable Management of the Historic Environment*, 2008

3.2 Heritage Values

The following appraisal of the heritage values devotes particular interest into how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

3.2.1 Evidential Value. English Heritage (2008) suggests that “Evidential value derives from the potential of a place to yield evidence about past human activity”⁴.

The building provides physical evidence of an 18th Century home which was subsequently extended in 1828 to become a Public House and remained so until 2017, when the business failed and now remains disused. How long the Grant family remained in this house (beyond 1828) would need to be verified by others. The building, however, clearly evidences an original owner/developer of wealth given a number of factors:

- The central location in the town centre
- The physical size of the building (compared to the adjacent terraced properties)
- The imposing Georgian frontage with fine ashlar masonry detailing, elegant sash windows, fine chimneys and classical entrance
- Ornate plaster ceilings and cornices in areas

Evidence of the buildings use as an Inn can be seen on the 1850 OS Map where the building is designated ‘The Grant’s Arms Inn’. There is evidence of a servant (beer cellar) stair in the masonry barrel vaulted basement.

The natural stone coursed construction is evidence of the use of locally sourced quarried materials and craftsmanship.

The building also evidences that buildings constructed in that era had ‘fronts and backs’ the back always of more modest economic construction. The frontage building onto Market Place hosts fine ashlar masonry to the south and east elevations other elevations are in stone rubble or rendered.

3.2.2 Historical Value. English Heritage (2008) suggests that - “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

It is the extent and nature of retained historic fabric which led to the designation of Ramsbottom being designated as a Conservation Area. The Grant Arms forms a significant contribution to the Conservation Area and adding to the sense of history in the place and helping to develop a better understanding and appreciation of the past societies who occupied the town centre.

⁴ Ibid

This relationship of place and history establishes a range of historical values which are illustrative in nature. The level of value is always restricted by the extent to which any building has changed through the years, but The Grant Arms demonstrates a building where the majority of the external historic fabric has been retained albeit various extensions have clouded the original asset.

The primary contemporary extensions are those on the west side with single storey WC and Kitchen extensions.

The Inn and St Andrews. It is clear that the Grant family with their successful mill ownership during the Industrial Revolution cared also for the needs of the local township in provision of this Inn and the building of the local church, St Andrew's Nuttall Lane. We see a link with the wealthy benefactors, of the Industrial Revolution and their legacy, which remains in the historic fabric, catering for both spiritual and physical needs.

The building demonstrates well the nature of historic building construction. In 1828 when the Inn was built the construction comprised loadbearing masonry and timber joists. Building spans were still limited and in the Grant Arms we see:

- Well-constructed load bearing masonry, with ashlar detailing
- Traditional slate roofs
- Stone and brick barrel vaulted masonry to cellars
- Timber floor constructions
- Stone internal staircases
- King-post trusses and purlin roof construction

3.2.3 Communal Value. English Heritage (2008) suggests that: "Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory".

As with every Conservation Area, the enjoyment of the historic built environment is a shared and collective experience. This relates not only to the visual enjoyment of the buildings within the Ramsbottom Town Centre, but also the collective memories of the township people who regularly visit and/or pass through. In brief, the Grant Arms contributes to the overall communal value of the place and this value can be readily conserved through maintenance and upkeep of the building and the retention of its historic fabric.

The long withstanding use of the building as a Public House through the majority of the C18th, the entire C19th and earliest part of the C20th clearly demonstrates the building would have enjoyed a high communal value being appreciated by locals and visitors alike. The building has been used continuously as a centre for social/community activity including weddings and other social functions. This building, undoubtedly therefore, has strong communal value.

3.2.4 Aesthetic Value. English Heritage (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

The visual enjoyment of Ramsbottom Town Centre is discussed in some detail within the Ramsbottom Conservation Area Appraisal and Management Plan (2011). This document defines the character of the place and identifies its defining characteristics, summarised as follows:

Ramsbottom’s physical character and historical development is related to its situation on the sides of the Irwell valley; the rivers and streams of the surrounding West Pennine moors provided the water for textile processes and the power for the town’s early industrial development. The urban form of the Conservation Area is focused on the dense, compact central area around the Market Place, with more suburban development to the south and east. The sloping site of the town has influenced the distinctive pattern of terraced streets built in the late 19th century both along and across the contours; this is particularly noticeable around Albert and Victoria Streets, in Tanners and along Peel Brow, Fern Street, Fir Street and Eliza Street to the east. The town also has many ginnels, alleys and footpaths that run between the streets and link to courtyards.

The town centre is characterised by its dense development. The commercial buildings on Bridge Street, and towards the north end of Bolton Street are generally built up to the back of the pavement. Narrow streets and alleyways add to the tight and intimate feel of the conservation area in the town centre; Back Bridge Street is a good example.

The dense grain of development is also the result of building plots being mostly short and narrow, resulting in a high building to space ratio, to narrow frontages and a generally vertical emphasis in the street scene. Surviving mill buildings provide a robust, canyon-like character to some streets, such as Garden Street.

The density of the central area is relieved by a few open areas, either formal around the churches, or informal, for example, Bridge Street Riverside and on the west side of Bolton Street opposite the former Baptist Chapel. The distinction between private and public space is not always evident.

The Grant Arms contributes positively to the character of the place forming a pleasing backdrop to the Market Place and therefore possesses high aesthetic value.

The 3 storey building frontage and east gable, although requiring attention and repair appear to remain virtually unscathed by successive generations. The frontage is well-proportioned formed in ashlar masonry, with quoins and string bands maintains an ordered symmetry around the lower ground floor entrance. It forms an imposing frontage.

The chimneys are ashlar masonry and neatly formed.

Conserving the aesthetic value of the building will rely upon careful restoration of all elevations, including stonework, windows, roof covering, chimneys and rainwater goods.

3.3 Statement of Significance

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.

The Grant Arms is a grade II listed building, comprising an original Public House and extended through the C20th. Notwithstanding this the extensions are distinctive and can be identified quite clearly and predominantly on the west elevation.

An appraisal of the heritage values associated with the listed building within the context of the Conservation Area has helped reveal the significance of The Grant Arms. The building's prime values lie in the contribution it makes to the historic core of Ramsbottom Town Centre: these values are predominantly aesthetic, communal and historic in nature.

The main evidential value lies in a building which still maintains evidence of an earlier class driven society but with a benevolent Mill owner.

In summary, and mindful of the direction given by Policies in Chapter 12 of the NPPF, conserving the significance of the Building within the Ramsbottom Conservation Area can be readily achieved by adopting the following design principles:

1. Prioritise conservation principles that maintain the historic fabric of the building, with sensitive conservation repairs particularly to ashlar masonry frontage and east gable.
2. Restore the single-glazed sash windows to the frontage. Thermal efficiency might be improved with secondary glazing.
3. Restore the clock.
4. Restore roof and rainwater goods using Historic England/Conservation Area guidelines.
5. Remove store at upper ground floor level and restoration of the former arched staircase window on the west side.
6. Internally – keep structural alterations to a reasonable minimum, be mindful of the ornate ceilings and cornices at upper ground floor and retaining panelling / window seats.
7. Ensure the retention of the barrel-vaulted cellars.
8. Retain chimney breasts.
9. Use selective areas of drylining to improve thermal efficiency.
10. Provide new sanitaryware.
11. New fixtures and fittings (unless noted for retention).
12. Ensure king-post trusses are unaffected.

4.0 ANALYSIS OF THE PROPOSALS

4.1 General Principles General guidance.

General Principles General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). The NPPF establishes that conserving significance should be a guiding principle when developing proposals for any new scheme.

In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 3 of this appraisal fulfils this need, and the findings of part 3 have informed the design of the new scheme. There follows, here in section 4, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

4.2 Summary of the Proposals:

The proposals for this building are for the change of use and conversion of the existing building (Frontage building and adjacent north section) to form a new office. The proposals include restoration of the historic frontage building and incorporate modest internal/external changes to form contemporary office spaces to bring this building back into a sustainable use.

The proposals are shown on the following drawings:

1. C-0378-01B - Site layout showing upper ground floor as existing
2. C-0378-02B - Lower ground floor plan as existing
3. C-0378-03A - Upper ground floor and first floor plans as existing
4. C-0378-04A - Elevations as existing
5. C-0378-05A - Sections as existing
6. C-0378-06B - Site layout showing upper ground floor as proposed
7. C-0378-07B - Lower ground floor as proposed
8. C-0378-08B - Upper ground floor and first floor as proposed
9. C-0378-09B - Elevations as proposed
10. C-0378-10B - Sections as proposed
11. C-0378-SLP - Site location plan

4.2.1 Restoration of the external fabric of the building including the following:

Demolition

Remove existing single-storey contemporary link to kitchen.

External walls

South Elevation (frontage building): Restoration of ashlar masonry including partial re-pointing.
East Elevation (frontage building): Restoration of ashlar masonry including partial re-pointing.
West Elevation (frontage building): 100 % re-pointing, repairs to masonry, new door openings.
Rear North, East & West Elevations (existing rendered and painted): Make good, isolated new window and door openings.

Roofs

Overhaul and repair existing slate roofs.

Rainwater disposal

Overhaul and repair existing.

Windows

Frontage building (South elevation): Restore existing single glazed sash windows.
Rear elevations: Existing timber windows to be replaced with new timber. Isolated new windows.

External doors

Frontage building: Overhaul and restore existing.
Rear elevations: New timber.

4.2.2 Restoration of the internal fabric including the following:

1. Soft strip of contemporary pub fixtures and fittings
2. Removal of non-historic partitions, existing upper section of timber stair and contemporary raised floors
3. Enlargement of existing openings / opening up of staircase to front and rear sections of the building
4. Enlargement of existing opening to kitchen wall
5. Modification to existing lower ground floor WCs
6. Formation of new door and window openings and blocking up existing openings
7. Opening up of existing roof structure

4.2.3 External works including the following:

1. New access stair and railings to entrance area and re-grading of front paved area including opening up an existing lightwell
2. Provision of bollards and barrier to existing car park areas

4.3 Analysis of the Proposals.

The National Planning Policy Framework, as discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies (amongst other things) the following three key drivers in the decision-making process:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

In essence the NPPF unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. Securing sustainable development is the primary driver, and in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance. In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the four principle NPPF heritage policy drivers listed above.

4.3.1 The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF). The Grant Arms has suffered through recent years with a lack of investment to the fabric and has been empty for over 12 months. The accompanying Design and Access/Planning Statement illustrates that a Public/House/Hotel is no longer viable given the amount of investment that would be required to reinvigorate this use.

These proposals provide opportunity to bring the main frontage building and its adjacent rear extension back in to use as an office building, whilst at the same time, restoring the historic fabric in a way that respects its historic nature, its heritage values and their significance.

The improvements to the external fabric will improve the significance of the building and therefore clearly enhance the overall visual quality of the Ramsbottom Conservation Area and strengthen the aesthetic values of the place.

4.3.2 The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF). Through securing the future of the Grant Arms by providing a restored building with new use, one of the most critical buildings of the Conservation Area will be enhanced, thereby bestowing an overall benefit to the town. The nature of the use as an office building will draw both employees and service users into the town with clear economic benefit.

4.3.3 Opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF). The final overarching NPPF policy driver is primarily concerned with exploiting the positive potential of heritage. With the Grant Arms, it is not unreasonable to suggest that the existing building will only deteriorate if a new and viable use is not found. These proposals seek to address these issues, reverse decline of the structure and help provide a sustainable future for the building and provide a positive contribution to the Conservation Area.

4.3.4 NPPF Policy Policy 132 of the NPPF states: “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”

As discussed previously, the proposed restoration of the Grant Arms succeeds in conserving what is special about the building whilst also enhancing the overall heritage value of the Ramsbottom Conservation Area.

Externally the changes are nominal and involve only minor demolition, that of a single storey flat roofed link adjacent the former kitchen and isolated new openings. The focus of these proposals externally relies on the conservation of the existing fabric.

Internally – the changes will incorporate a new staircase and removal of lightweight partitions and isolated areas of masonry to open up the internal layout for office use, being mindful of fireplaces, barrel vaulted ceilings, ornate ceilings and cornices.

5.0 SUMMARY & CONCLUSION

This Heritage Statement provides an overview of a design process guided by a detailed understanding of heritage significance and the need to conserve and, where possible, enhance significance through the intelligent management of change.

The designers of the proposed scheme have ensured that, through an initial analysis of heritage values, their design decisions respect the context of the place and accord with law and policy. This includes close consideration of vital guidance which informs policy, including the 'Ramsbottom Conservation Area Appraisal and Management Plan' (Bury Council, 2011) and 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). Having used the guidance, the requirements of national and local heritage planning policy have been satisfied, therein delivering a scheme which is both justifiable and supportable, not least in regard to the overall benefits it will bring to the grade II listed Grant Arms but also the Ramsbottom Conservation Area.

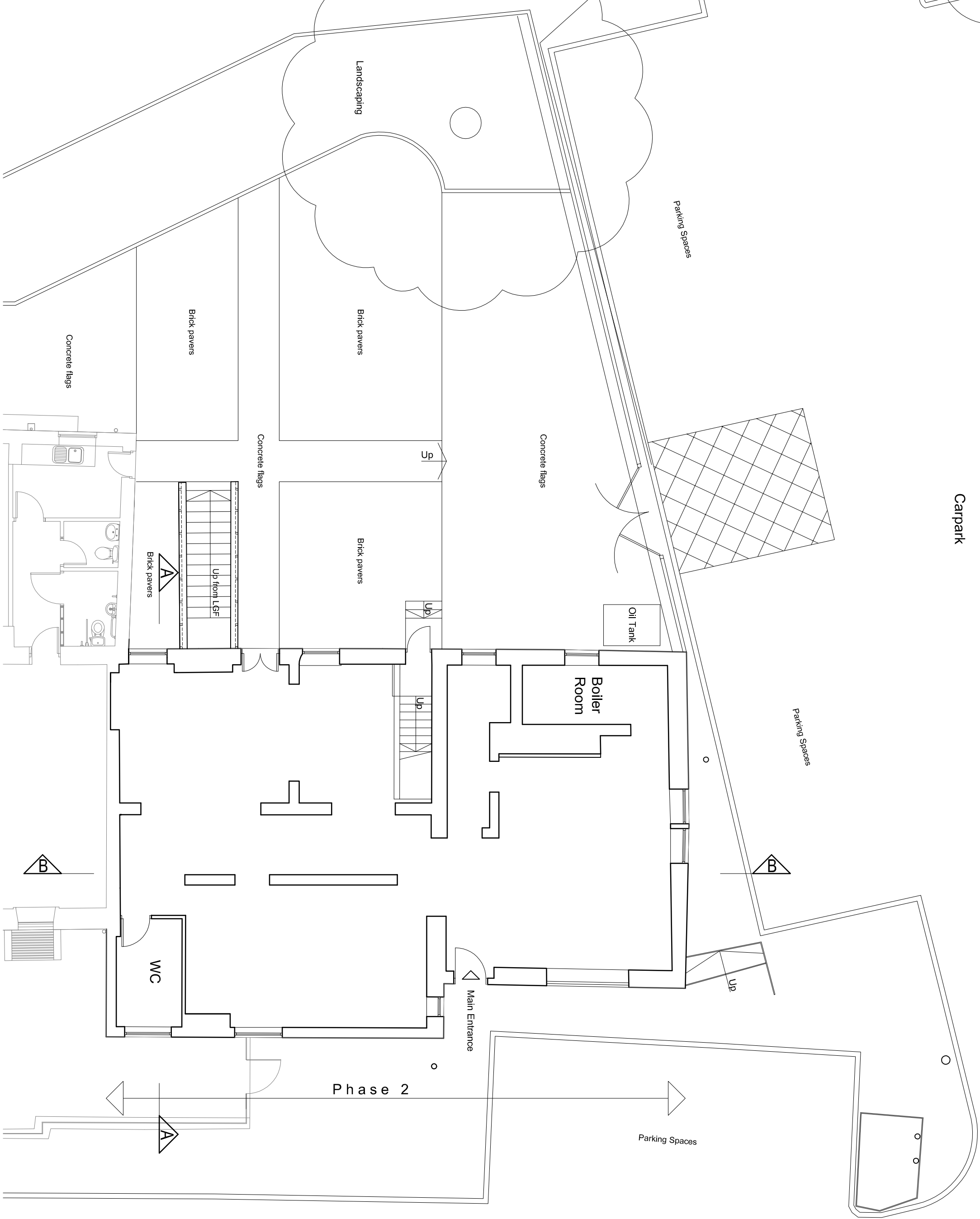
Ramsbottom Town Centre is an architecturally and historically significant place. The proposals for the restoration of The Grant Arms, if permitted, will only strengthen the significance and character of the Conservation Area and bring a heritage asset, with doubtful future and in severe decline, back into sustainable use.

Signed: VJD Fletcher FdA MSc BA BArch RIBA

Date: September 2018

Equilibrium Architects Ltd
435-437 Walmersley Rd
Bury
Lancashire
BL9 5EU

Carpark



Existing Ground Floor Plan/Part Site Plan

Planning Drawing

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site. The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

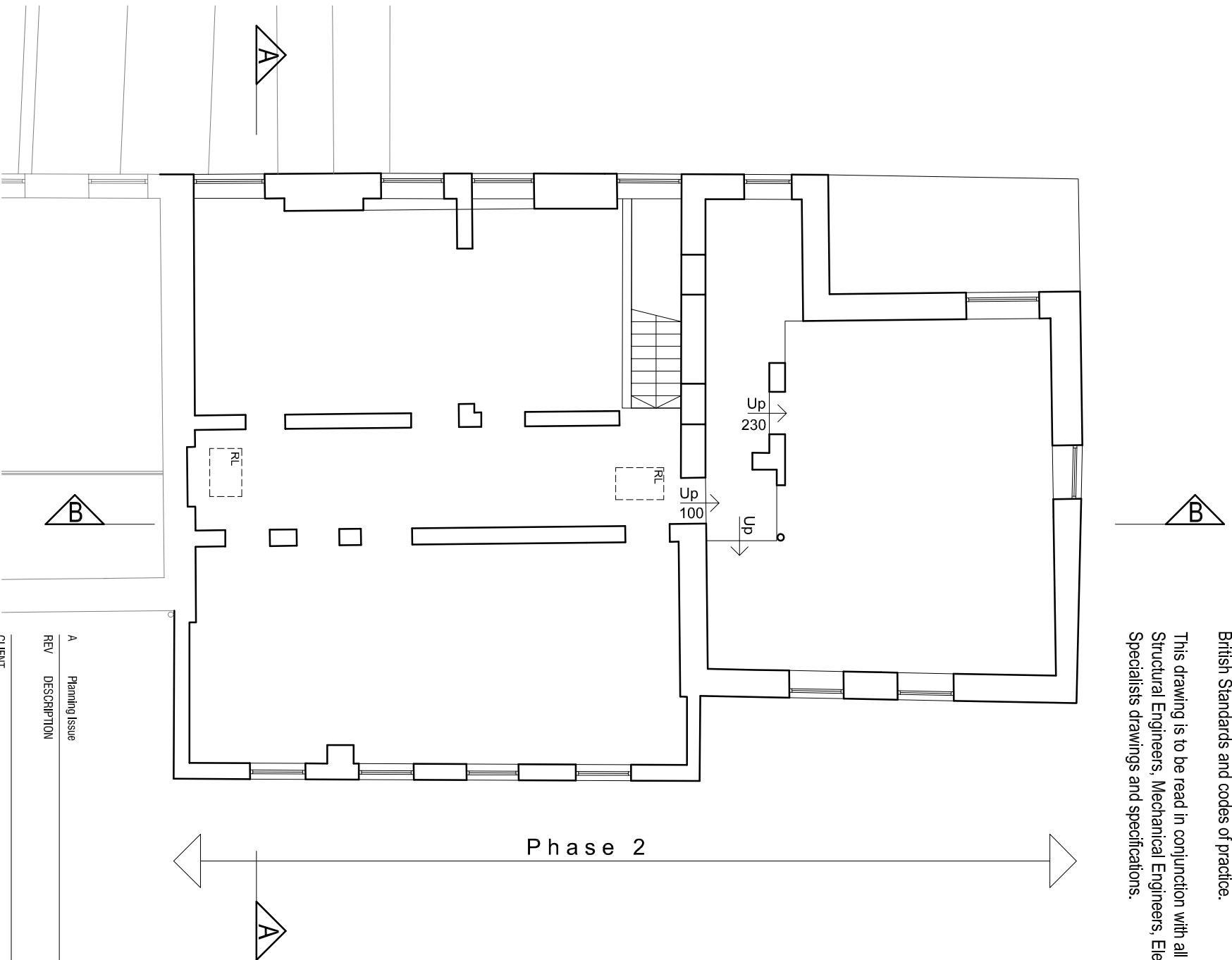
Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

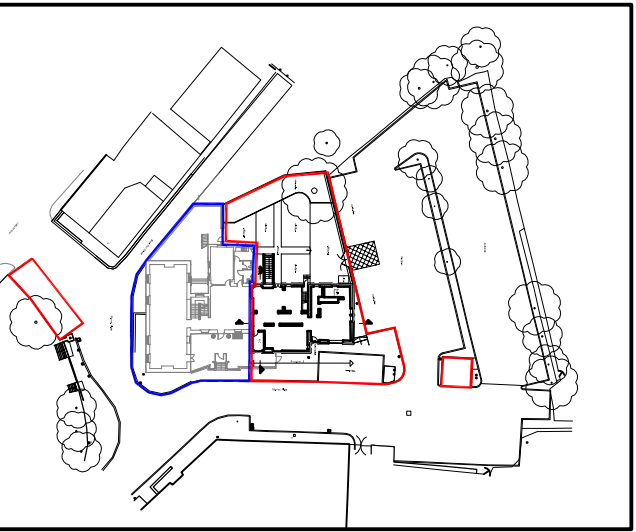
Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.



Existing First Floor Plan



Site Location Plan

A	Planning Issue	July 2020
	REV	DESCRIPTION
	CHECK	DATE

CLIENT

IFA Private Clients Limited

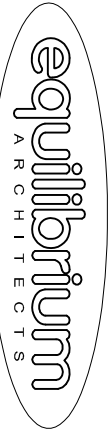
PROJECT

Phase 2 Proposed Refurbishment
The Former Grant Arms, Market Place, Ramsbottom.

DRAWING

Existing Floor Plans

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	July 2020	MH	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
C-0422-01		A	



435-437 Mainwether Road, Bury, Lancashire, BL9 5EU. T: 0161 797 2077 F: 0161 797 2088
info@equilibriumarchitects.co.uk www.equilibriumarchitects.co.uk

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

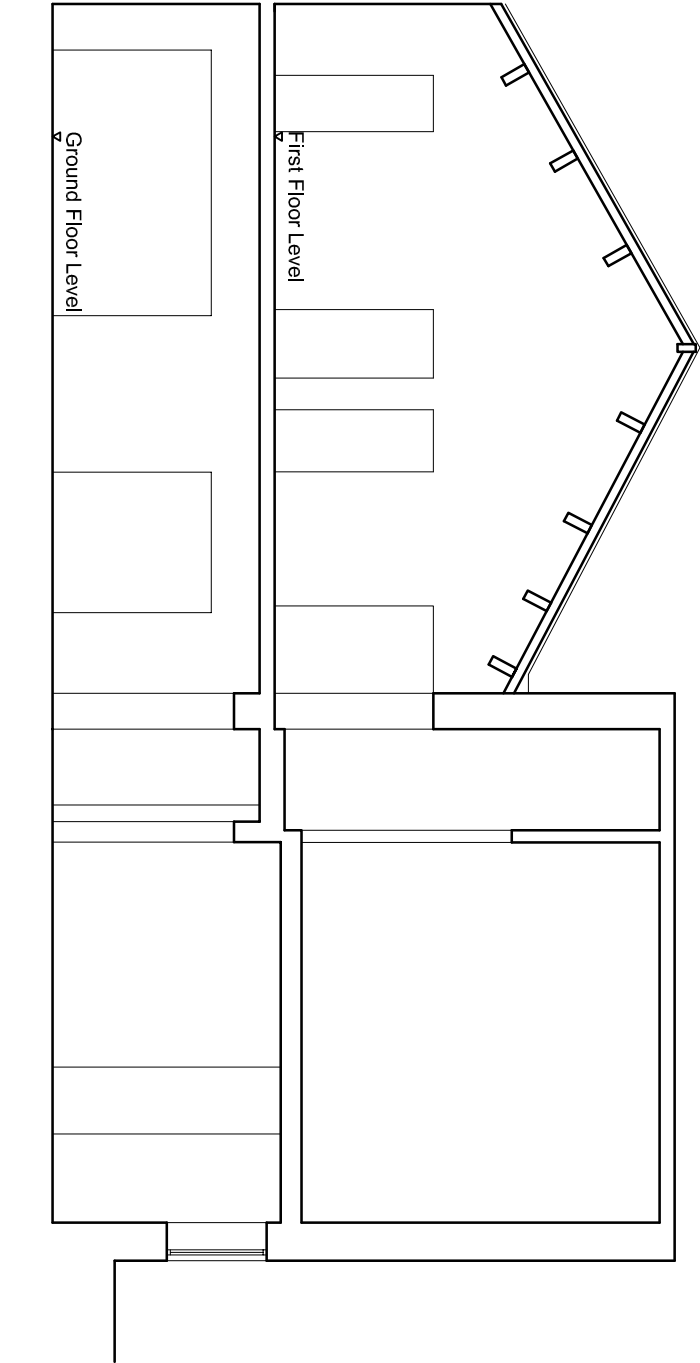
All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

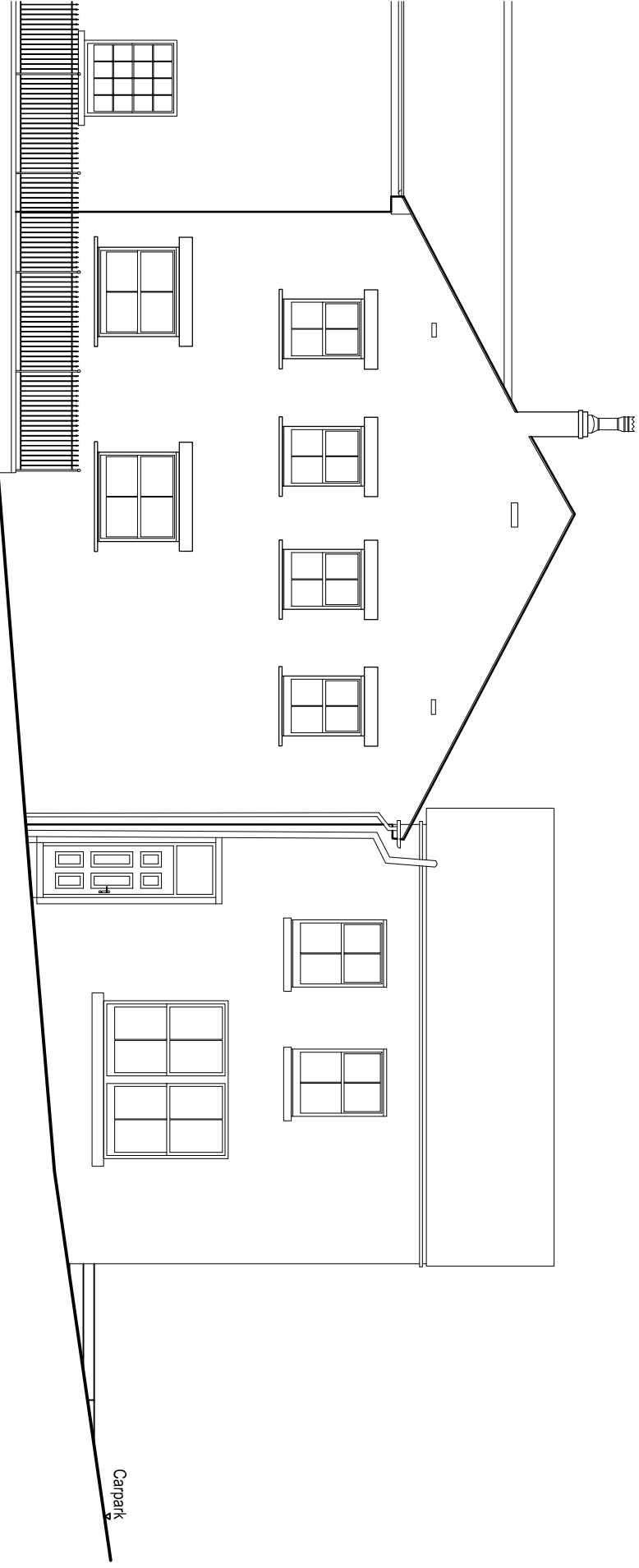
As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to co-ordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

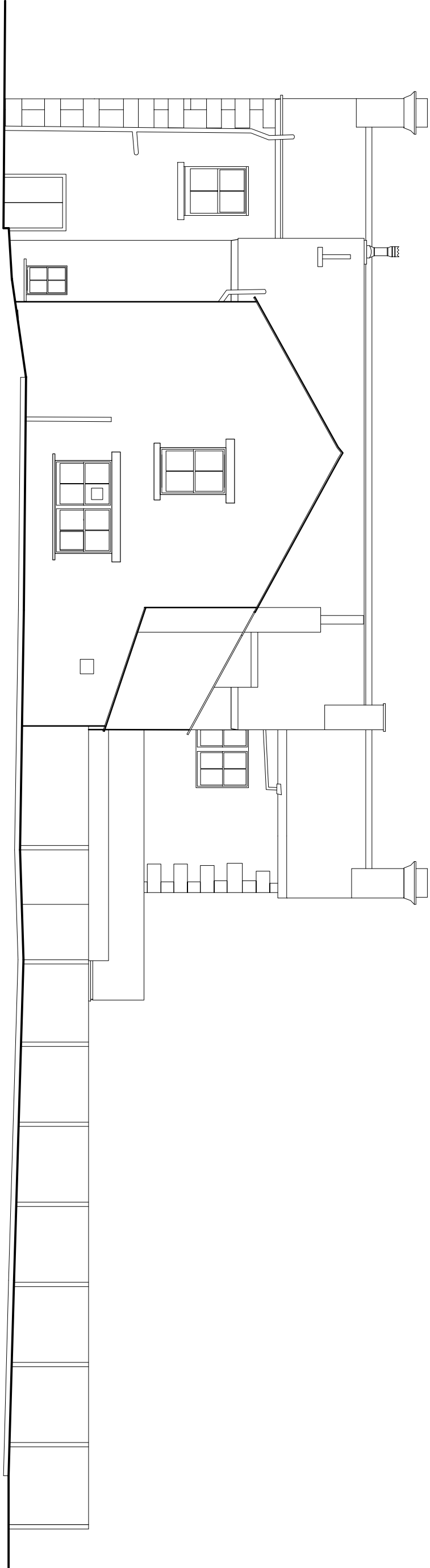
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.



Existing Section B-B



Existing East Elevation



Existing North Elevation



Existing West Elevation

Planning Drawing

A	Drawing updated, Sections A-A & B-B added	July 2020
REV	DESCRIPTION	CHECK DATE

CLIENT
IFA Private Clients Limited

PROJECT
Phase 2 Proposed Refurbishment
The Former Grant Arms, Market Place, Ramsbottom.

DRAWING Existing Elevations and Sections

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	June 2020	RS	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
C-0422-02		A	



This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Planning Drawing

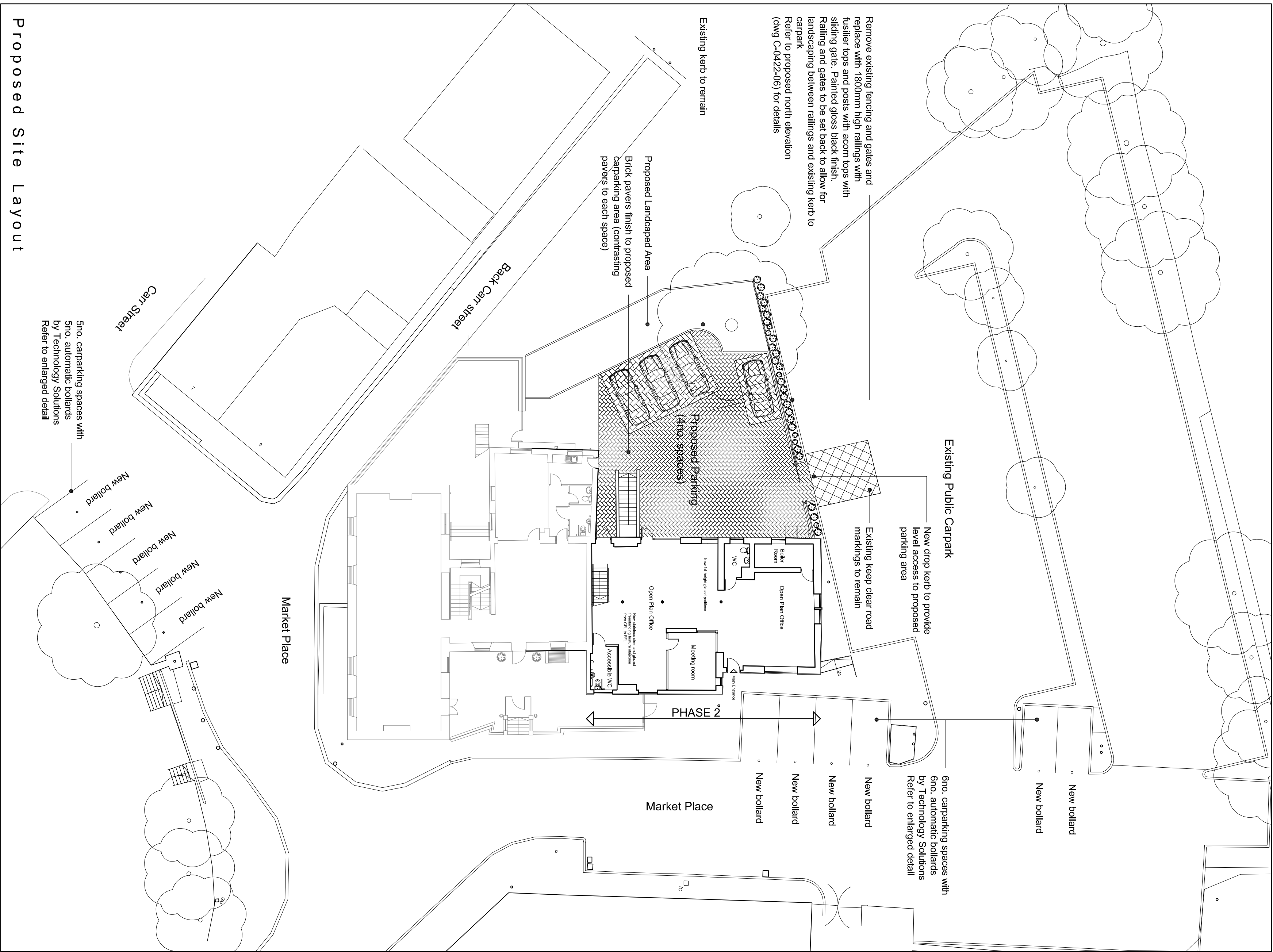
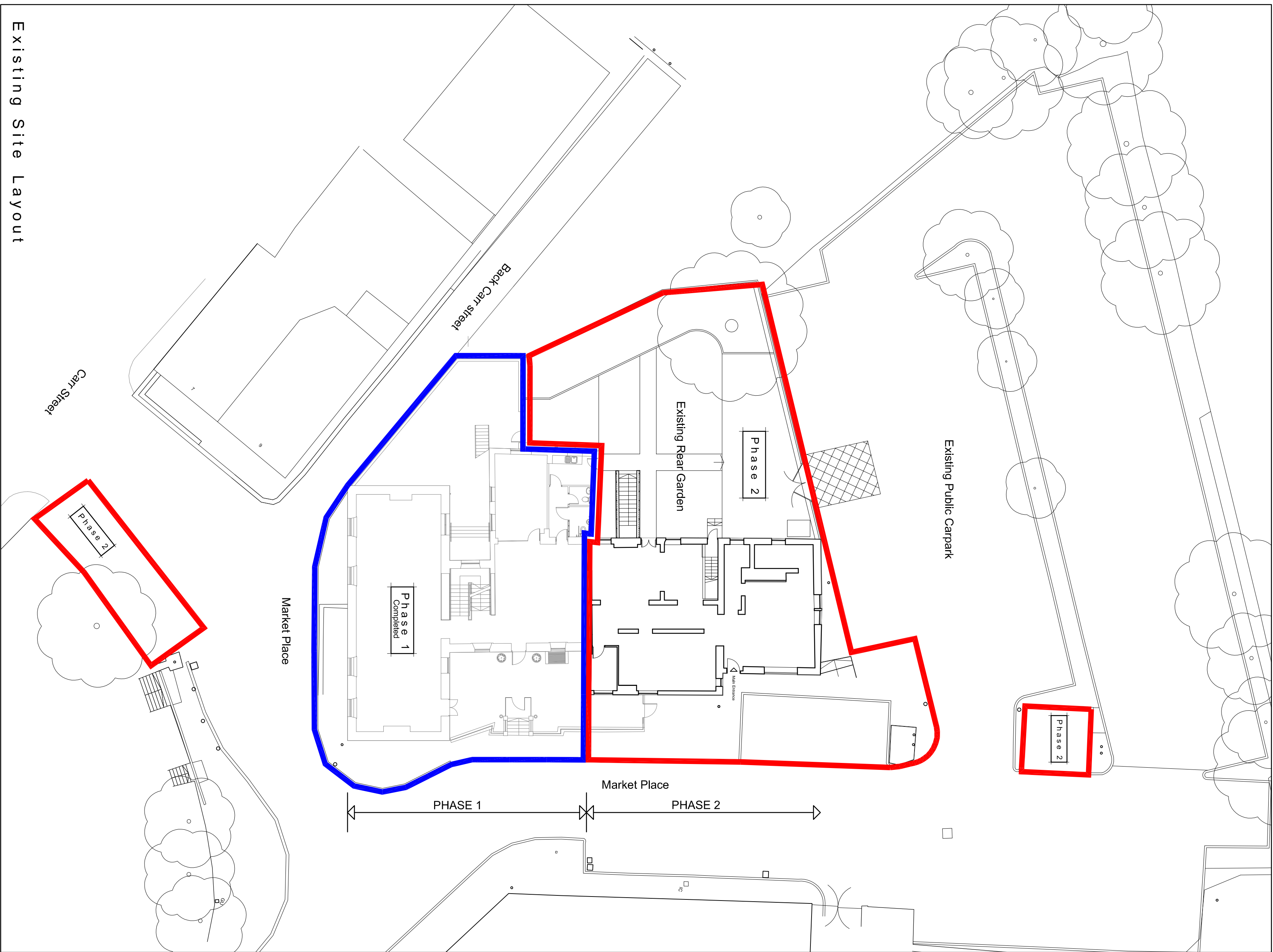
A	Drawing updates	July 2020
REV	DESCRIPTION	CHECK DATE

IFA Private Clients Limited

**Phase 2 Proposed Refurbishment
The Former Grant Arms, Market Place, Ramsbottom.**

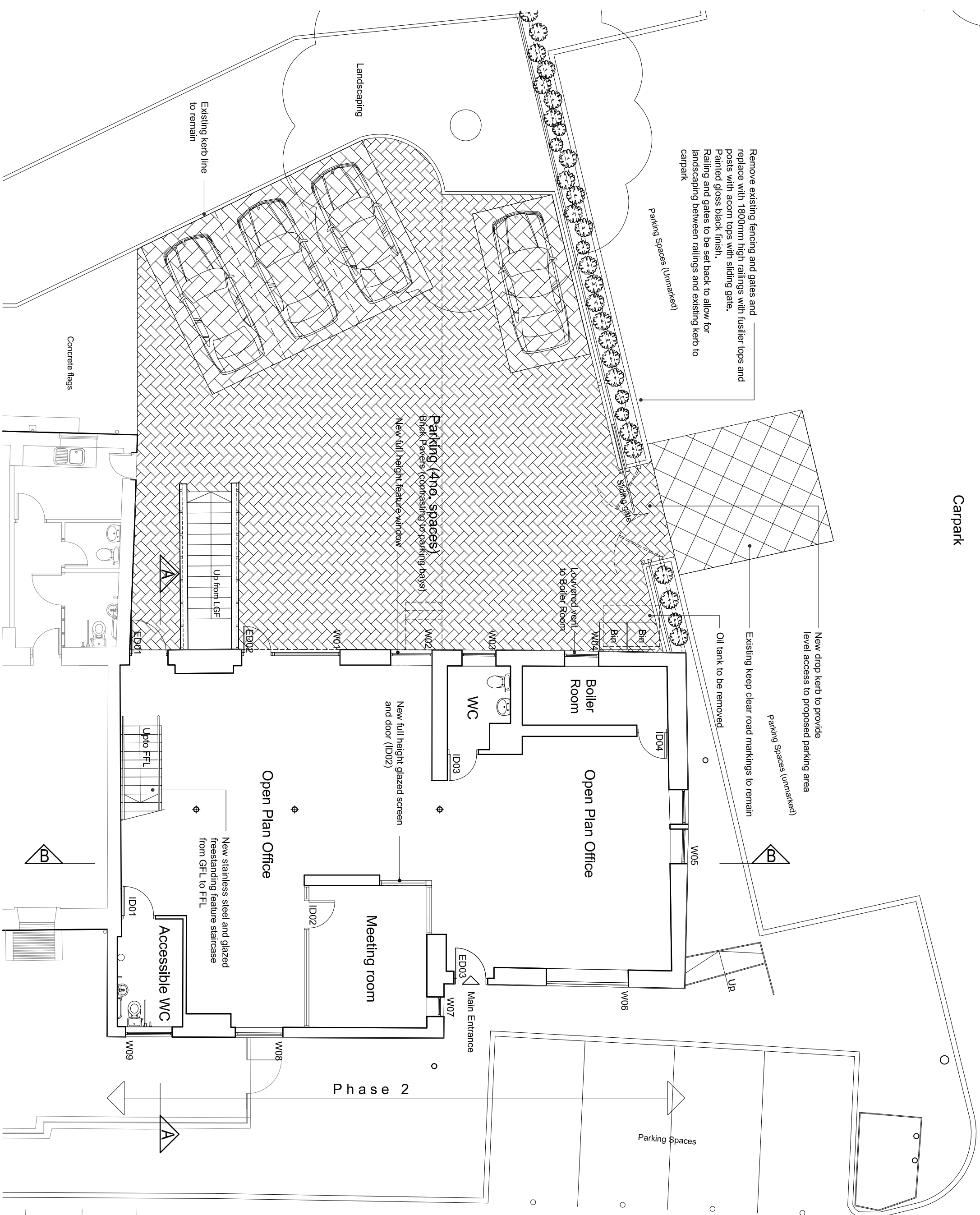
Existing and Proposed Site Layouts

SCALE	DATE	DRAWN	CHECKED
1:200 @ A1	July 2020	MH	
DRAWING NO.	C/D REFERENCE NO.		
C-0422-03		REVISION	A



Shaft diameter	11.5 mm
Shaft height	500 mm
Raising time	7 sec
Control unit	PERSEO CBD
Breaking resistance	6000 N
Weight of hand system	reel magnetic sensor
Lock device	yes
Manual operation	electric brake
Frequency of use	reversible with no power
ambient conditions	semi-attitude -20°C-+60°C

Carpark

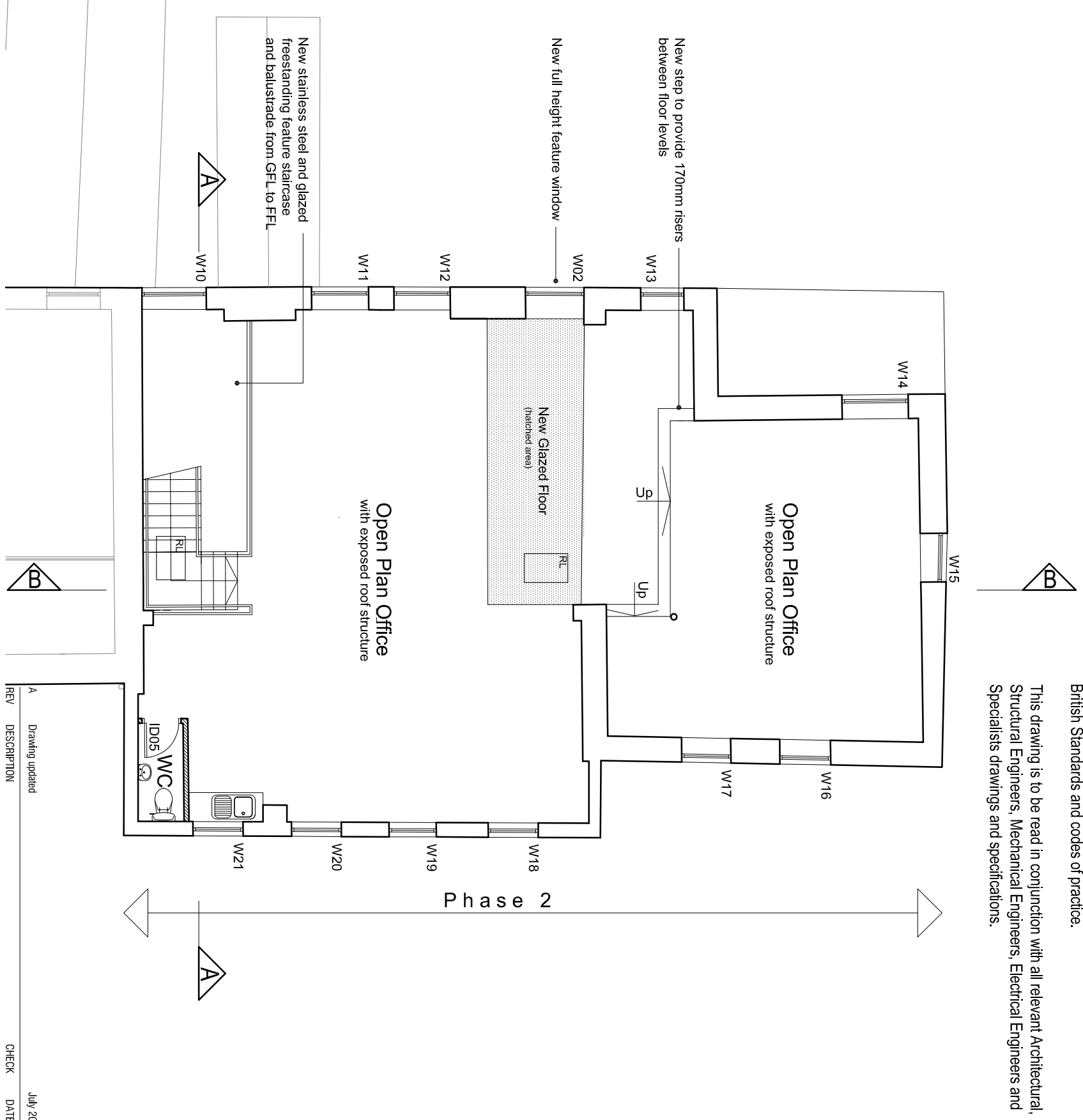


Proposed Ground Floor Plan

Refer to Drawing C-0422-03 For Proposed Site Layout

This drawing is to be read in conjunction with drawing C-0422-05 (Structural Modification Drawing)

Planning Drawing



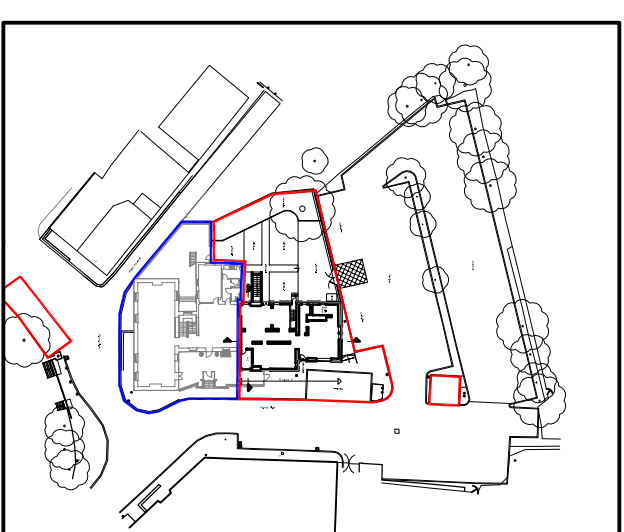
Proposed First Floor Plan

Phase 2 Proposed Refurbishment The Former Grant Arms, Market Place, Ramsbottom

DRAWING

Proposed Floor Plans

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	June 2020	MH	
DRAWING NO.	CAD REFERENCE NO.	REVISION	
C-0422-04		A	



Site Location Plan

As with all construction projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

The Principal Designer will be able to coordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contractor is to verify the thickness of the party walls prior to commencement of the proposed works.

Manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

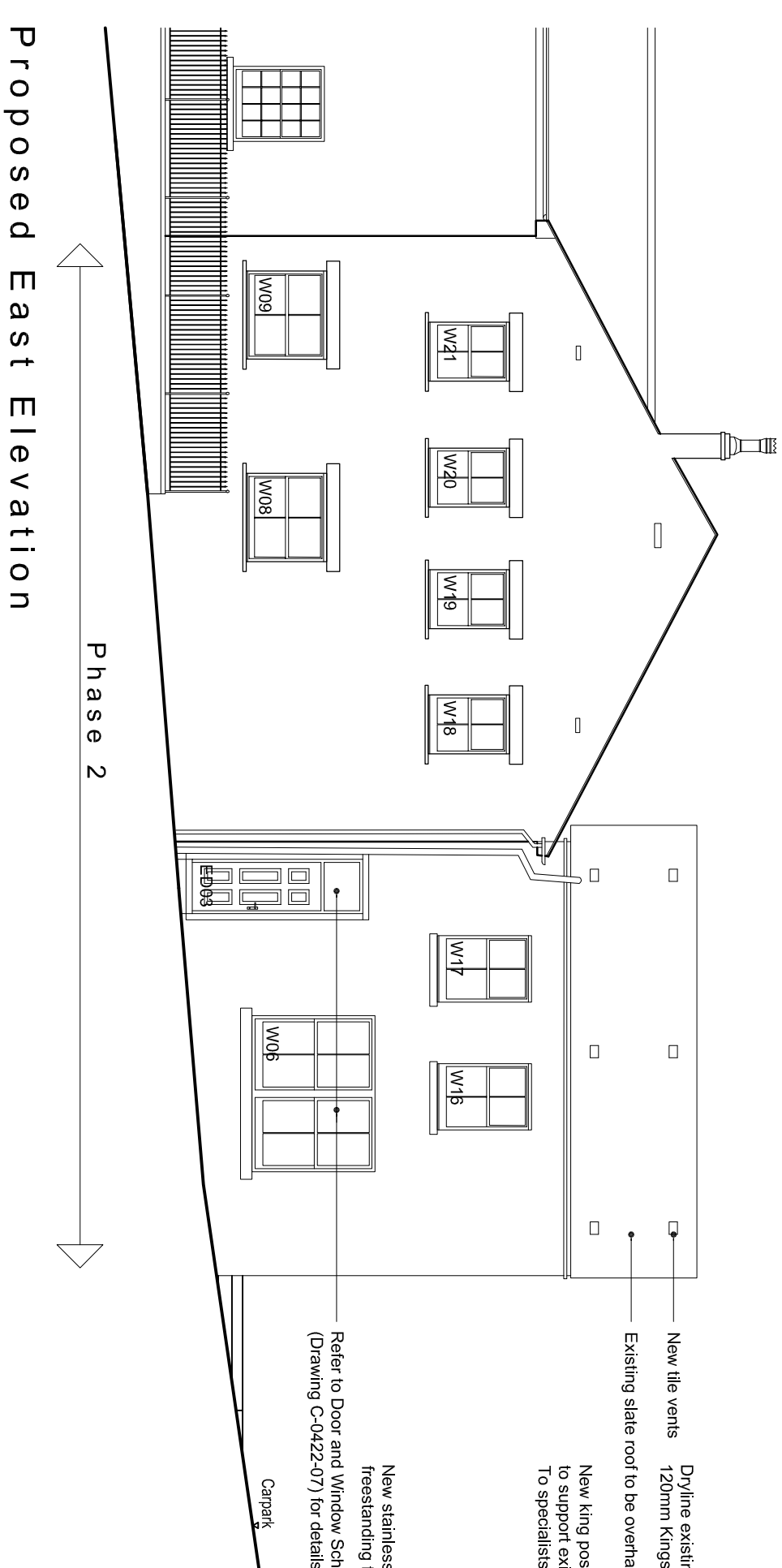
All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

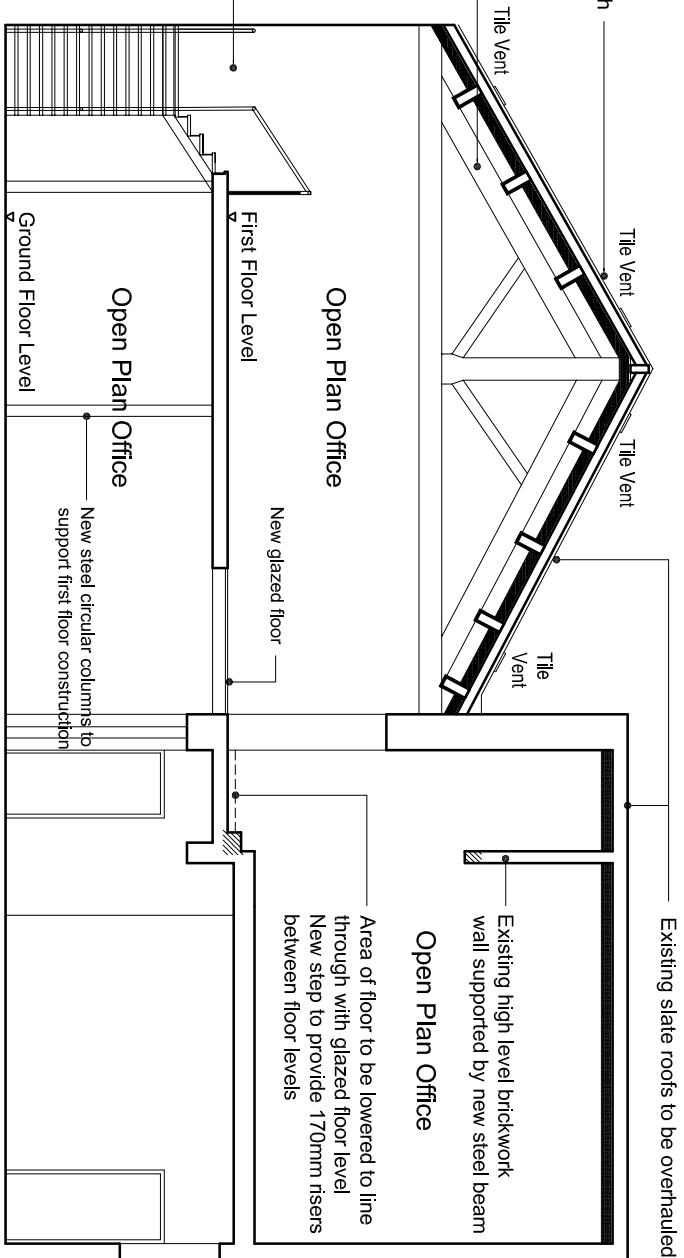
As with accreditation projects the CDM 2015 regulations apply and the work on this project may require both the issue of a notification to the HSE (because of the duration of the works on site) and the client may also need to appoint a Principal Designer because there may be more than one contractor working on site.

The Principal Designer will be able to co-ordinate the pre-construction information and also ensure that all duty holders under CDM comply with their relevant duties.

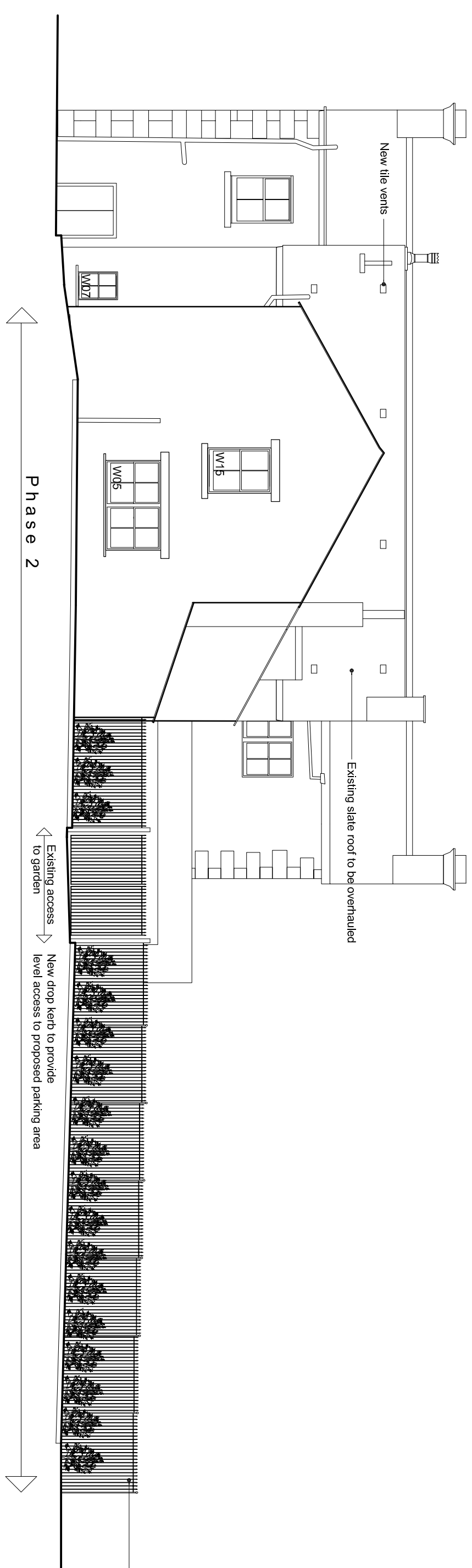
The building owner is to serve a Party Wall Act Notice as applicable to adjoining property owners as outlined in The Party Wall Act 1996. The Building Contactor is to verify the thickness of the party walls prior to commencement of the proposed works.



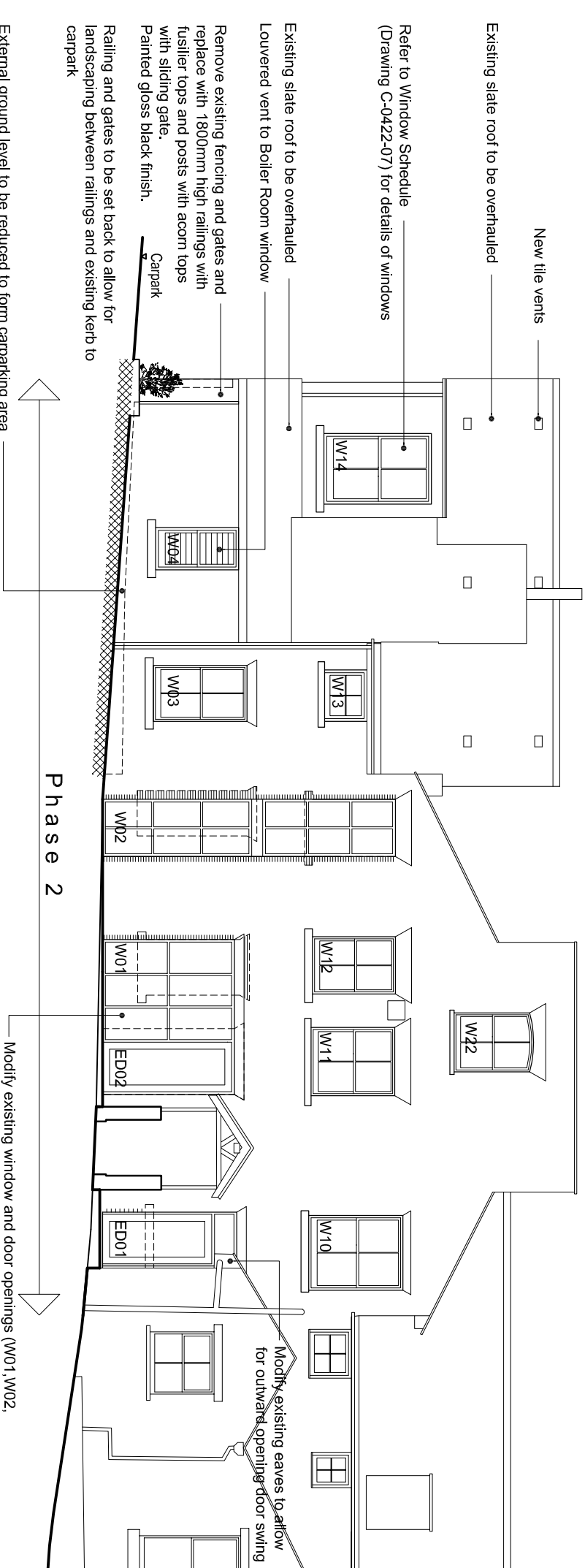
Proposed East Elevation



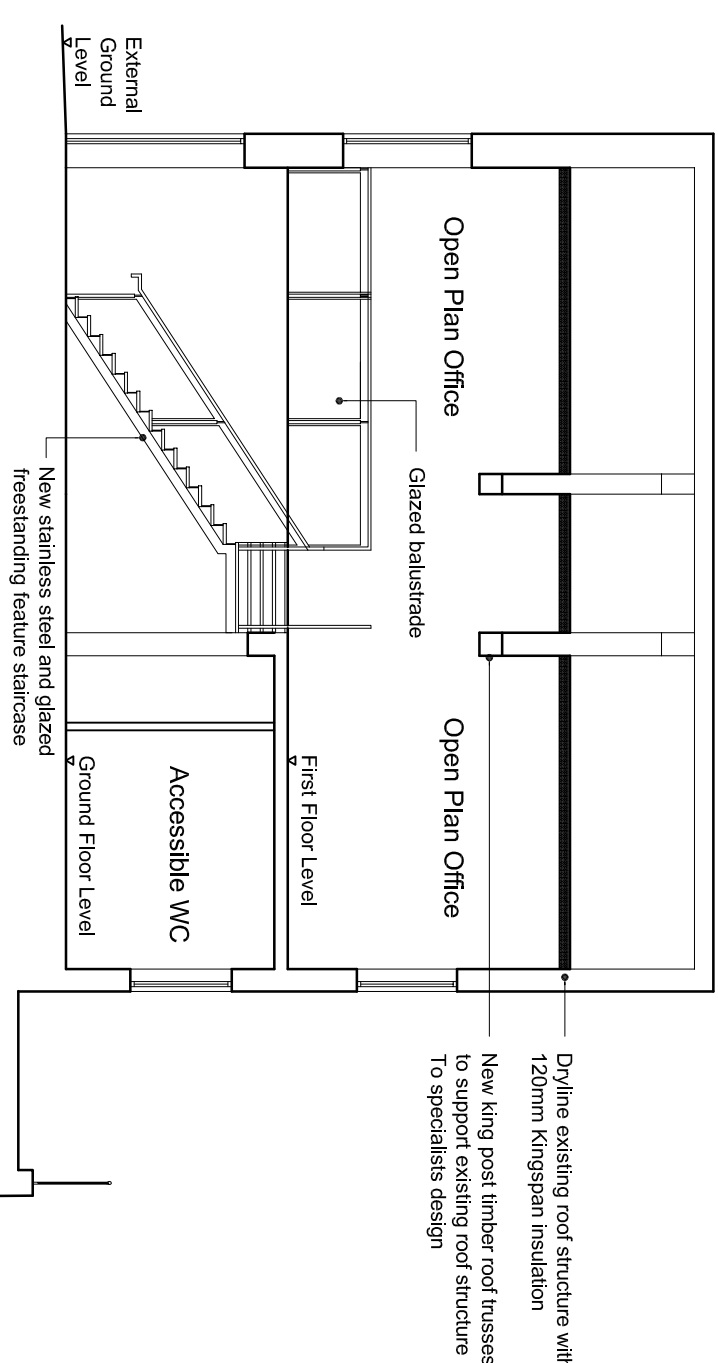
Proposed Section B-B



Proposed North Elevation



Proposed West Elevation



Proposed Section A-A

Planning Drawing

A	Planning Issue	July 2020
REV	DESCRIPTION	CHECK DATE

IFA Private Clients Limited

PROJECT
Phase 2 Proposed Refurbishment
The Former Grant Arms, Market Place, Ramsbottom

Proposed Elevations and Proposed Sections

SCALE	DATE	DRAWN	CHECKED
1:100 @ A2	June 20	RS	
DRAWING NO.	CAD REFERENCE NO.		REVISION
C-0422-06			A



GROUND FLOOR WINDOW SCHEDULE

Window Reference	Location	Structural Opening	Window Status	Type
W01	OPEN PLAN OFFICE	Modified	New timber window with fixed slimline double glazing	TYPE A
W02	OPEN PLAN OFFICE	Modified	New feature timber window with fixed slimline double glazing	TYPE B
W03	WC	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D
W04	BOILER ROOM	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W05	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W06	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D
W07	MEETING ROOM	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W08	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D
W09	ACCESSIBLE WC	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D

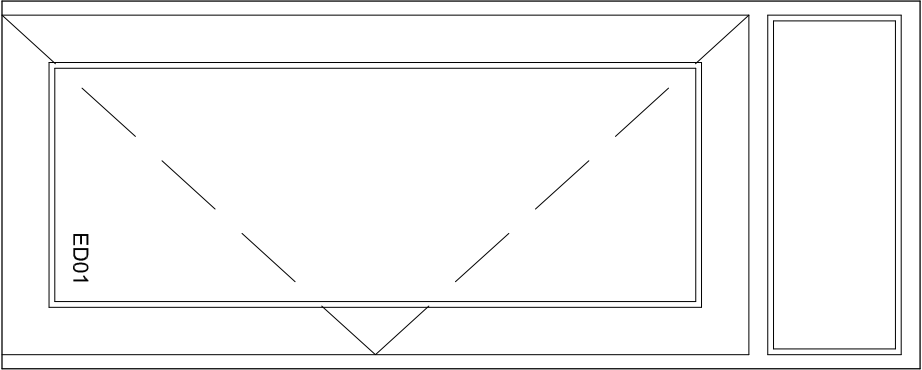
FIRST FLOOR WINDOW SCHEDULE

Refer to Drawing C0422-08 For details of Window Type C
Refer to Drawing C0422-09 For details of Window Type D

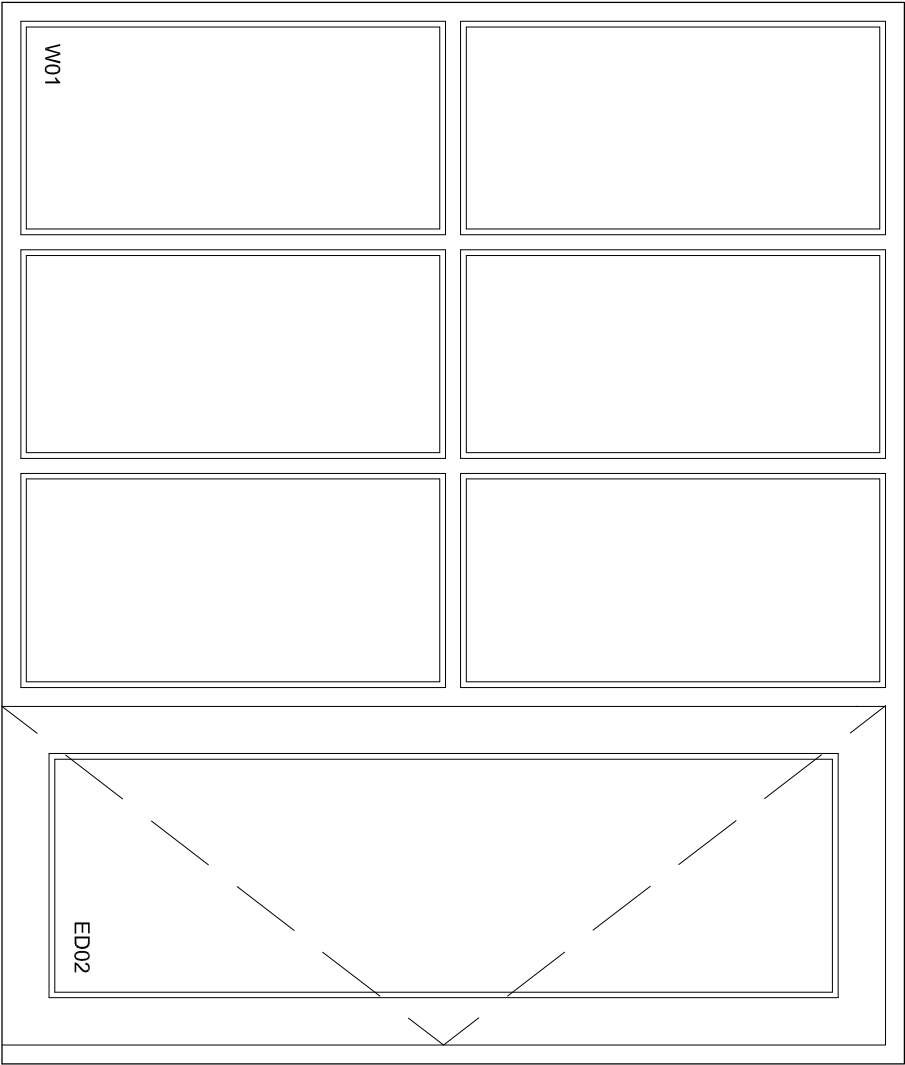
Window Reference	Location	Structural Opening	Window Status	Type
W10	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W11	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W12	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D
W13	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D
W14	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W15	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W16	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D
W17	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D
W18	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W19	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W20	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W21	BREW AREA	Existing	Existing vertical sliding sash timber window to be retained	TYPE C
W22	OPEN PLAN OFFICE	Existing	Existing vertical sliding sash timber window to be retained (Single Glazed)	TYPE D

GROUND FLOOR EXTERNAL DOOR SCHEDULE

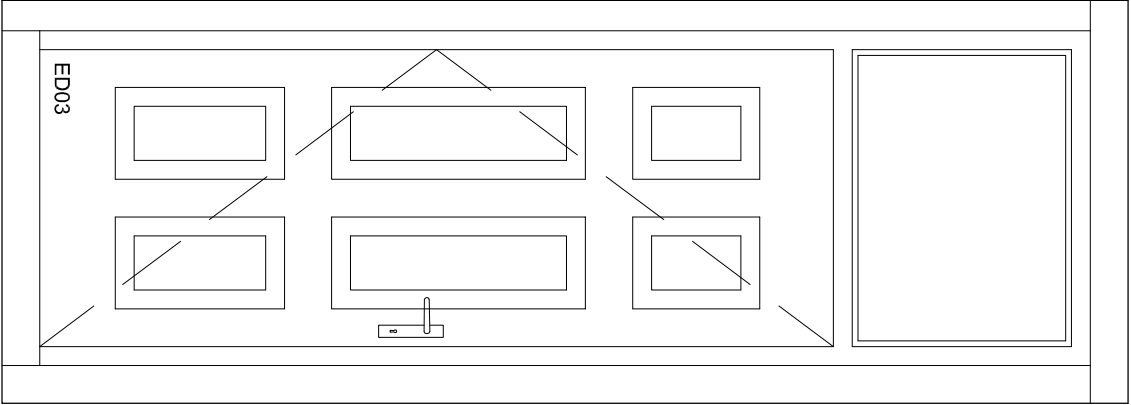
Door Reference	Location	Structural Opening	Door Status	Type
ED01	OPEN PLAN OFFICE	Modified	New painted timber and glazed external door	TYPE 1
ED02	OPEN PLAN OFFICE	Modified	New painted timber and glazed external door	TYPE 2
ED03	OPEN PLAN OFFICE	Existing	New upvc composite door with high level fixed window	TYPE 3



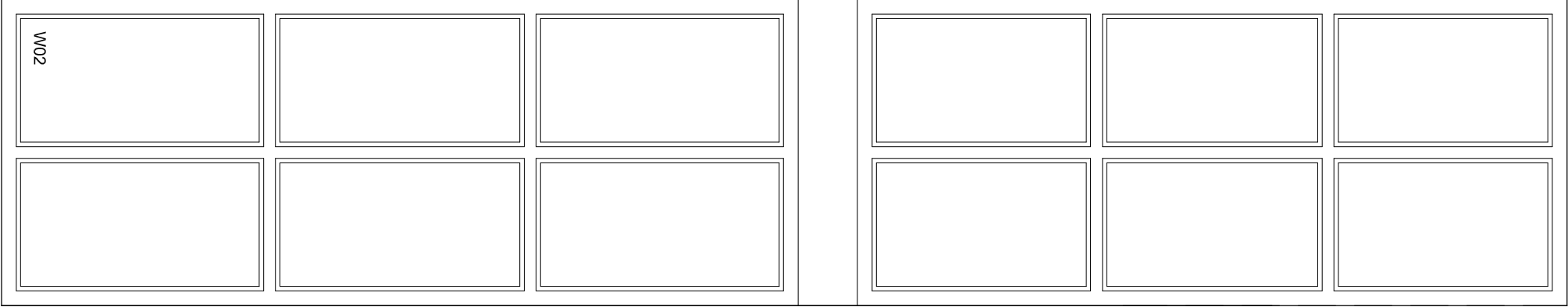
Door ED01
Type 1



Window W01
Type A



Door ED03
Type 3



Window W02
Type B

NOTES

This drawing is the property of Equilibrium Architects and copyright is reserved by them. This drawing is not to be copied or disclosed by or to any unauthorised persons without the prior written consent of Equilibrium Architects.

Do not scale from this drawing.

All dimensions are to be checked on site prior to construction, manufacture of any components and ordering of materials and equipment.

Any discrepancies are to be reported to the architect for clarification.

All materials and workmanship to be in accordance with the current British Standards and codes of practice.

This drawing is to be read in conjunction with all relevant Architectural, Structural Engineers, Mechanical Engineers, Electrical Engineers and Specialists drawings and specifications.

Planning Drawing

A	Window Schedule updated	13.07.2020
REV	DESCRIPTION	CHECK DATE

CLIENT
IFA Private Clients Limited

PROJECT
Phase 2 Proposed Refurbishment
The Former Grant Arms, Market Place, Ramsbottom.

DRAWINGS
Proposed Door and Window Schedules

SCALE	DATE	DRAWN	CHECKED
NTS @ A2	June 20	RS	
DRAWING NO.	CAO REFERENCE NO.	REVISION	
C-0422-07		A	

