

Former Mondi Mill Paper Works Heritage Impact Assessment

Eccleston Homes

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1.0 Introduction

Background

- 1.1 This Heritage Impact Assessment [HIA] has been prepared by Lichfields on behalf of Eccleston Homes Ltd [Eccleston Homes]. It assesses the effect of the proposed residential development at the site of the former Mondi Paper Mill upon the existing mill buildings themselves and surrounding aboveground heritage assets; namely the Ramsbottom Conservation Area.
- 1.2 The application site sits to the east (and is partially located within) the Ramsbottom Conservation Area. Ramsbottom is located approximately 5 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 from the manufacturing and processing of cotton in the late 18th and early 19th centuries. Within the application site itself and remaining buildings and structures in association with the former Mondi Paper Mill. These buildings feature on Bury Council's Local List and comprise non-designated heritage assets in their own right.
- 1.3 This application follows on from a previous application (Ref. 65844), by Eccleston Homes which was recommended for approval but refused at committee for highways and flood risk/ drainage reasons, by decision notice dated 7th of June 2022. A subsequent appeal ref (ref. APP/T4210/W/22/3302543) was dismissed on the 14th of February 2023. It should be noted that heritage impacts did not factor into the refusal of the application, or the dismissal of the appeal.
- 1.4 The pertinent differences pursuant to this iteration of the development are inclusion of a public car park in the north-western corner of the site together with the demolition of former Mondi Mill Buildings A and B to facilitate this, resulting in an overall reduction in the number of residential units at the site.
- 1.5 In accordance with Paragraph 194 of the National Planning Policy Framework [the Framework], this HIA establishes the significance of heritage assets to be affected, including an understanding of their setting and how it contributes to significance. It then considers the effects of the proposal on setting and significance.

Methodology

- 1.6 This section sets out the approach to assessing the significance of heritage assets as well as the approach to assessing the proposal's effect on their significance, including consideration of how changes to setting will affect the significance of the identified heritage assets.
- 1.7 The Framework defines significance as the 'value' of an asset based on its 'heritage interest', and it defines that interest as archaeological, architectural, artistic and historic. This broadly aligns with the heritage values outlined in Historic England's Conservation Principles, 2008, which are evidential value, aesthetic value, historical value and communal value.
- 1.8 The overview of the significance of the heritage assets has been undertaken using a combination of desk-based study and fieldwork. Desk-based references consulted include the National Heritage List for England, Borough Council's Local List, Ramsbottom Conservation Area Character Appraisal as well as relevant historic mapping and photography.
- 1.9 The approach to considering the effect of changes to setting upon significance has been carried out in accordance with Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), 2017.

Scope

- 1.10 The following heritage assets were considered to be potentially affected by the proposal:
- 1 Ramsbottom Conservation Area; and,
 - 2 The existing buildings within the site associated with the former Mondi Paper Mill.
- 1.11 Ramsbottom Conservation Area contains a large number of designated and non-designated heritage assets, many of which are located within relative proximity to the application site. Fieldwork has established that the visual relationship between these assets and the application site is extremely limited due to the site's location on the edge of the Conservation Area, intervening development, separation distances and existing vegetation present on the application site's western boundary. In most cases the only feature within the application site that can be seen from (or in views of) these assets is the existing chimney stack, which would be retained under the proposed development. These assets are therefore discounted from further assessment.
- 1.12 Ramsbottom Railway Station, which is locally listed, sits to the immediate west of the application site. Historic links between the application site and the Railway Station have been lost. The visual relationship between the application site and the Railway Station is broken up by vegetation, and due to the current degraded state of the application site, it plays a negative role in the setting of the Railway Station. It is therefore considered that the redevelopment of the site will not lead to any negative impact upon the setting of the Railway Station, and it is excluded from further assessment.

2.0 Heritage Statute and Policy

Statute and Policy Context

2.1 The relevant statutory development plan for the application site comprises the adopted Bury Unitary Development Plan [the UDP]. The statutory test for the proposal is S.72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 [the 1990 Act].

2.2 Material considerations include:

- 1 National Planning Policy Framework (September 2023) [the Framework];
- 2 Planning Practice Guidance [PPG]: Historic Environment (Updated Regularly);
- 3 National Design Guidance (September 2019);
- 4 Emerging Bury Local Plan, which is at early consultation stages and can be afforded very limited weight only;
- 5 Relevant Historic England guidance; and,
- 6 Ramsbottom Conservation Area Appraisal and Management Plan [the Conservation Area Appraisal].

Application of Statute and Policy

2.3 The following are the key heritage policies and statutory tests the proposal will be assessed against:

- 1 Does the proposal preserve or enhance the character and appearance of the conservation area (S.72 (1) of the 1990 act, Policy 4 of the Conservation Area Appraisal and UDP Policy EN2/1)?
- 2 Does the proposal directly or indirectly affect non-designated heritage assets? In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of heritage assets (§203 of the Framework).
- 3 Will the proposal preserve important views and vistas (Conservation Area Appraisal Policy 10)?

3.0 Baseline Conditions

Site and Surroundings

- 3.1 The application site is situated on the eastern edge of Ramsbottom. Ramsbottom is located approximately 5 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 as a result of the manufacturing and processing of cotton during the late 18th and early 19th centuries. Photographs showing the site and surrounding area are included within Appendix 2 of this report.
- 3.2 The application site comprises an area of largely derelict brownfield land to the immediate south of Bridge Street and to the immediate west of the River Irwell. The northern boundary of the site features an existing stone wall, which has been partially demolished and in places rebuilt. The site is bound to the south by Ramsbottom Cricket Club and to the west by Ramsbottom Railway Station.
- 3.3 The site is served by an existing unnamed access road [Road 1] on the western boundary of the site, which connects to Bridge Street. The north-west corner of the site is included within the Ramsbottom Conservation Area, which includes a much larger portion of the town as well as the valley sides (on the western side).
- 3.4 Within the north-west portion of the site are three existing buildings, as well as a chimney stack, which comprised part of the former Mondi Mill. From north to south, these buildings are referred to respectively as Buildings A, B and C. Buildings A and B (and the chimney stack) are located within the Conservation Area, whilst Building C is located just outside of it. These buildings feature on Bury Council's local list and are therefore considered to be non-designated heritage assets. They are not considered to be likely candidates for national listing. Additionally a goit runs through the northwestern part of the site, behind Buildings B and C.
- 3.5 Building A is the northernmost building within the site and is understood to have been used as an office. It is a two-storey rubble stone-built structure with a pitched roof and a single rising chimney stack. The building has been extended to the west with the addition of a late 20th-century single-story lean-to structure. It is the most decorative of the remaining buildings on site including chamfered stonework, moulded drip courses and a relatively ornate gate pier. Various windows and entrances have been blocked up (including all those on the west elevation of the building). Despite this, it is clear from the remaining window openings that the interior of the building is in a very poor state. Much of the building at present is concealed by vegetation.
- 3.6 Building B is located to the south of Building A and comprises a two-storey stone-built structure with hipped roof. The 1983 plan of the site shows this building to be in use as a joiner's shop and engineer's store. The corners of the building are delineated by quoins and the top edge of each elevation has stone coping. This building appears to have been extensively modified. The northern elevation has unequal fenestration with differing openings and designs. Most windows are obscured or blocked by boarding and encroaching vegetation. Access is provided to the 1st floor level by way of an external metal staircase to the north elevation of the building. The eastern elevation of the building has a brick lean-to structure with stone quoins, partially obscuring the original ground floor elevation. At upper floor level, two modified window openings are present, with each appearing to have been expanded or reduced in size. The southern gable end has two window openings with quoins around. The western elevation fronts the water course and is largely obscured by extensive encroaching vegetation. Glimpsed views reveal various modifications to this elevation. It is not possible to enter the building due to its

unsafe state, although it is possible to see through the window that part of the 1st floor ceiling has collapsed and the building is in a very poor state.

- 3.7 Building C is the southernmost building within the application site, sitting adjacent to the existing chimney structure. The 1983 plan of the site labels this building as the mess room, papermakers office, laboratory and stores. The building is two storeys in height and is stone-built with coping stones lining the edge of the pitched roof. A brick-built extension exists to the south, though only a small section of this remains. The building has unequal fenestration and has been subject to various modifications. There is an unintentional hole on the western elevation due to a localised collapse. The western elevation of this building adjoins the chimney stack, providing it with a small degree of context.
- 3.8 The chimney stack itself stands at approximately 15 metres, having been shortened twice. The structure is red brick and, as set out above, partially adjoins Building C. An unintentional opening/cavity is present at ground floor, where the chimney previously adjoined part of the larger building/structure in which it was originally set.
- 3.9 The remainder of the site is covered in concrete hardstanding which is in poor condition, as well as vegetation and detritus.

Historic Development

- 3.10 An historic map extract showing the site and surrounding area included in Appendix 1 of this report. Although the town of Ramsbottom was largely developed in the 19th century, the area has a long history of human habitation and Bronze-Age burial sites have been found on the surrounding moors.
- 3.11 The early settlement was located well above the valley floor. The presence of the Manor Court and Tudor Chapel in Holcombe indicates the villages importance of the mediaeval population centre of the Ramsbottom Area. Evidence of mediaeval route-ways can still be found in the Town's current street pattern.
- 3.12 Before the late 18th century there was no settlement on the modern site of Ramsbottom other than a single farm. The Ramsbottom area remained rural until late 18th century. Ramsbottom's rapid growth began in 1783 when the Bury firm of Peel and Yates, headed by Robert Peel, took a lease on the Old Ground, in the area of the present Smithy Street, Square Street, Bolton Street and Bridge Street. The firm built new factories and offices for their expanding bleaching and dyeing business; they already had factories in Bury and at The Burrs. Ramsbottom was ideally situated with its plentiful supply of pure water fed by streams from springs below Holcombe Moor.
- 3.13 These works were later acquired by the Grant Brothers in 1806. The Grant Brothers would go on to acquire a number of other mills within the area and become notable citizens within Ramsbottom. In 1821, the Grant Brothers built a large calico printing works on the west bank of the River Irwell known as the Square Works, shown in the to the map of 1842 to the south-west of the application site. Ramsbottom Mill (not to be confused with Ramsbottom Paper Mill), to the north of Athol Street, was originally built in 1802 by Samuel and Thomas Ashton and was the first large spinning and weaving mill in the town. It expanded rapidly and by 1833 was the largest mill in the Irwell Valley.
- 3.14 By 1850, when the first 1:10,000 Ordnance Survey map was published, the application site was shown to accommodate a series of reservoirs associated with the Square Works. By this stage a number of additional mills and reservoirs had been constructed including Springwood Mill, Car Mill, Top Wood Mill. In addition, the railway had recently arrived in Ramsbottom, and the Church of St Paul, Bridge Street, had just been built on Ashton owned land. The extent of the

town at this stage was similar to that shown in the 1842 map, with little development away from the main streets.

- 3.15 By the early 1890s a dense pattern of terraced housing on Street to the north and south of Bridge Street, to the west and above Bolton Street and along Peel Brow had been developed.
- 3.16 The 1894 Ordnance Survey map (surveyed 1891) shows the application site as being partially infilled to accommodate a Paper Mill. Parts of the site still accommodated reservoirs albeit the size of these had been reduced. By this time there was a marked increase in the number of cotton mills and industrial sites in the town. To the north of Bridge Street, in addition to Ramsbottom Mills, there were now three additional complexes, Garden Mill, Waterside Mill, and Irwell Bridge Mill. South of Bridge Street, additional new cotton mills were present including Rose Mill, Railway Mill and Meadow Mill.
- 3.17 The cotton industry suffered a decline in the 20th century and many of the surrounding industrial buildings were repurposed and eventually lost. The railway also closed in 1972 (though it would reopen in 1987 as a heritage railway). By the end of the 20th century most of the surrounding industrial buildings had been lost. Most recently the area to the west of the application site (south of Bridge Street) has been developed by modern supermarkets. The historic connections between the application site and the adjacent railway have been lost. Cognisant with the above, the application site has largely lost its historic context.
- 3.18 The Paper Mill present on the application site continually expanded through the 19th and 20th centuries, with the demolition and construction of a number of buildings within the site. The Mill has changed hands several times throughout its lifespan, being known as Ramsbottom Paper Mill, Holcombe Mill, Trinity Paper Mill and finally Mondi Mill. For consistency, the mill is hereafter referred to as Mondi Mill in this assessment. The site operations at Mondi Mill ceased in 2008 as a result of rising fuel costs and declining demand. The majority of the buildings within the site were demolished between 2012 and 2015, with only three buildings and the chimney stack (which has been shortened twice) remaining within the site. Since this time the buildings and the wider application site have fallen into a state of degradation and disrepair

4.0

Significance of Heritage Assets

Ramsbottom Conservation Area

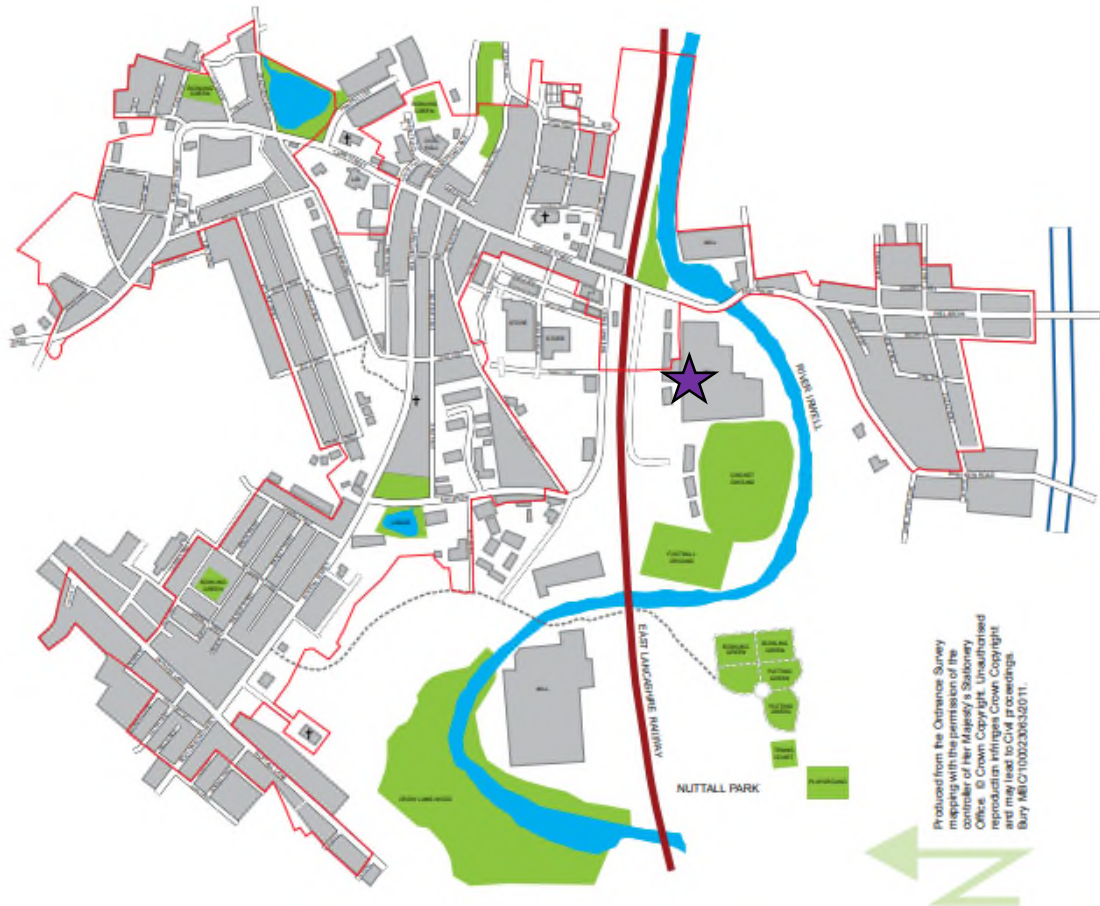
4.1

Ramsbottom Conservation Area was originally designated in 1977 and extended in 1988 and 2004. At the time of the 2004 extension, the adjacent Tanners and Bury New Road Conservation Areas were also designated. In 2007, the three conservation areas were amalgamated and extended to form the present Ramsbottom Conservation Area. At this time the Ramsbottom Conservation Area Appraisal and Management Plan was published.

4.2

The present day boundary of the conservation area is shown below:

Figure 4-1- Conservation Area Boundary



4.3

Ramsbottom's physical character and historical development has been influenced by its location on the sides of the Irwell Valley, the rivers, springs and streams of the surrounding West Pennine moors provided the water needed for textile processes (particularly for dyeing materials). The underlying geology of the area is predominantly sandstone, a durable building stone that does not suffer adversely from erosion.

4.4

The urban form of the Conservation Area is focused on the dense, compact central area around the marketplace, 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. The town also has many steps, alleys and footpaths that run between streets and link to courtyards. These serve to add to the interest and intimacy of the town.

- 4.5 Typically, the domestic buildings found within the town are small in scale and predominantly of two storeys. They display the typical character of workers housing, being of a relatively high density with little amenity space. The buildings are constructed from local sandstone and are unified in their materiality and architectural style. Good quality masonry is a common feature within Ramsbottom. These historic residential buildings and streets within the Conservation Area therefore have illustrative value owing to their legible historic role as workers dwellings, as well as architectural value owing to their uniformity and display of well-preserved local vernacular.
- 4.6 The predominance of two-storey dwellings in the more domestic parts of the Conservation Area also allows larger notable buildings, such as churches and chimneys (including the Mondi Mill chimney) to be visible in various parts of the Town. This helps to provide an understanding of the town's industrial past.
- 4.7 Turning to the former industrial buildings and structures which once prevailed within the town, these have largely been lost. As set out in section 3 of this report, the sheer number of mills in the town once created a dramatic industrial townscape. Whilst some have survived and been repurposed, most have been substantially altered or lost. In particular, in the eastern part of the Conservation Area (west of Railway Street, the railway station and beyond this the application site) the industrial buildings that were once present have been demolished and redeveloped as supermarkets.
- 4.8 The loss of many of the town's industrial buildings does serve to focus attention on the industrial buildings and structures that remain. The chimney stack of Mondi Mill is an important feature within the Conservation Area and can be seen throughout the town. The remaining structures of Mondi Mill (which are assessed in further detail in the next section of this report) cannot be seen from the vast majority of the Conservation Area due to separation distances, intervening development and existing overgrown vegetation. At present, the only place to appreciate these assets is from the Irwell Bridge, where the assets can be seen as a group (though partially obscured by vegetation). Views of the buildings (other than the chimney) are restricted from anywhere else. Whilst the chimney is identified in the Conservation Area Character Appraisal as an important feature within the townscape, the application site does not form part of a recognised key views. Previously, buildings of a much greater scale were present on the application site and therefore there are no historically important views through the site. Therefore, whilst existing buildings A, B and C do make a contribution to the historic interest of the Conservation Area, their visual and functional relationship with the wider Conservation Area is limited.
- 4.9 As for the remaining part of the application site which sits within the Conservation Area, this is in a poor and deteriorated state and detracts from the aesthetic value of the Conservation Area. The same can be said for the remainder of the application site which falls outside of the Conservation Area. This area features incongruous concrete hardstanding which is in a fragmented state, unruly and unplanned vegetation, as well as detritus and evidence of arson/trespassing. On the northern boundary of the site is a stone wall, which has been knocked through in places to create vehicular access points. It also appears that parts of the wall are historic, and parts have been demolished and rebuilt. Notwithstanding the degree of alteration, the wall makes a small but positive contribution to the setting of the Conservation Area.

- 4.10 Looking more broadly at the wider setting of the Conservation Area, the West Pennine Moors provide a dramatic backdrop/contrast to the densely developed town centre and this context enhances the significance of the Conservation Area.
- 4.11 In summary, Ramsbottom is a good example of a West Pennine town which prospered during the Industrial Revolution largely as a result of the rapidly expanding cotton and textile industry in Greater Manchester. Through the decline of the industry Ramsbottom lost many of its industrial buildings and structures, but the stone built domestic and civic structures have been relatively well preserved.
- 4.12 The former Mondi Mill structures present within the application site make a limited positive contribution to the historic and architectural interest of the town, though the chimney stack is the only structure which can be widely appreciated throughout the majority of the Conservation Area. The stone wall on the northern boundary of the site, and the existing goit both make a small positive contribution to the Conservation Area. The remainder of the application site consists of deteriorated brownfield land and is of no illustrative or aesthetic value and currently forms a negative element both within the Conservation Area and within its setting.

The Former Mondi Mill (non-designated)

- 4.13 A full description of the buildings and structures present on the site is set out in section 3 of this report. Building A is the northernmost building within the site, making it the most prominent building as it can be viewed from Bridge Street. The building features relatively ornate architectural detailing including chamfered stonework, mouldings, stone sills and lintels as well as an ashlar string course. The eastern elevation of the building also features an ornately carved stone gate pier. This architectural design and detailing suggest this building was a high status structure within the mill complex; the building is understood to have been in use as the site office. This is quite common within such industrial developments from this time; architectural detailing will often be focused on the public facing elements of the building. The building has been subject to a degree of alterations, with a lean-to structure on the western elevation and the blocking up of many windows. In addition, the general state of the building has deteriorated over time. Notwithstanding the derelict state of the building, it is assessed as being of a low-level of local architectural and historic interest given its design detailing, historic status as an office and prominent position within the site.
- 4.14 Buildings B and C are both of a simpler architectural style when compared to Building A, reflecting the less prominent role they played within the site historically. It also appears likely that these buildings were later additions. As set out in Section 3, these buildings have both undergone extensive modifications in the 20th century and their condition is considerably deteriorated. This is particularly the case for Building C, whose roof has almost entirely collapsed, and with extensive plant growth and damage to the stonework evident on each elevation. In this context it is considered that the architectural interest of the two buildings in their own right is very limited. Notwithstanding this, it is considered that the buildings do have some illustrative historic value in helping to give a limited understanding of the previous industrial use of the site. This illustrative historic value of each of these buildings on an individual basis however is very limited, particularly Building C, which has deteriorated virtually beyond recognition. Building B is considered to be of low value and Building C is considered of negligible value.
- 4.15 The chimney stack, while it has been reduced in height, remains a prominent structure throughout the town. Despite its altered and deteriorated state, it serves as a clear reminder of the former industrial role of the application site. It is considered to be of a low level of local architectural and historic interest.

- 4.16 The remains of a goit runs through the north-western part of the site. The goit provides an understanding of the importance of Ramsbottom's water springs in serving these industrial complexes, and specifically the functional role of water in the manufacture of pulp and paper. For these reasons it is considered to have illustrative value and be of a low level of significance overall.
- 4.17 The northern boundary of the site is partially delineated with a stone wall. Two openings are present within the small and large sections have been demolished and rebuilt in relatively sympathetic materials. The smaller historic sections of wall have a negligible level of significance in their own right, but the wall does have a minor beneficial effect on the setting of the former Mill site and Conservation Area.
- 4.18 In summary, the surviving structures associated with the former Mondi Mill buildings are of some limited architectural and illustrative historic interest (varying from a low to negligible level of significance), sharing group value and serving as a reminder of the former industrial role of both the application site and the wider town.
- 4.19 The remainder of the application site plays a negative role in the setting of these assets. The site contains deteriorated concrete hardstanding, overgrown vegetation and detritus. There are very limited tangible links with the surrounding area. In terms of the wider historical context of the site, which once would have been a striking industrial landscape, this has been lost.

5.0 **Assessment of Effects of the Proposed Development on Significance**

Proposed Development

- 5.1 The accompanying planning application proposes to redevelop the site for residential use. The application seeks full planning permission for the erection of 57 dwellings, comprising a mix of 2, 3 and 4 bed dwellings. There are several different house types proposed. They share similarities in terms of materials and design detailing, providing a mix of terraces, semi-detached and detached dwellings. This provides variation and provokes interest providing enhanced legibility within the site. All dwellings will be constructed from Marshalls Cromwell Stone and slate effect which has been selected to respond positively to the Ramsbottom Conservation Area. The houses will be a mixture of two-storey and 2.5 storey dwellings.
- 5.2 The development will be accessed off Bridge Street to the north of the site. The development would make use of the existing Road 1 which runs on a north to south orientation on the western boundary of the site. A secondary road [Road 2] is proposed in an east to west orientation in the centre of the site, which comprises a cul-de-sac road leading to shared driveways. Emergency access will be provided via the shared accessway which runs perpendicular to Bridge Street.
- 5.3 A public surface car park is proposed in the north-western part of the site. This is accessed from Road 1, in close proximity to the Bridge Street junction. This car park has been introduced to this latest iteration to the scheme in response to perceived parking shortages in the town, highlighted during pre-application discussions with the Council.
- 5.4 Buildings A, B and C would be demolished due a combination of factors including the need to accommodate a public car park within the front of the site, the very poor condition of the buildings, as well as the failure of the buildings to meet flood risk/drainage standards due to the existing floor levels not meeting modern requirements (and the difficulties that raising floor levels within the buildings would present).
- 5.5 The proposals also include the retention of the existing brick chimney. The existing goit which runs to the west of Buildings B and C, will remain undeveloped but will be repaired as appropriate. The northern boundary wall will be partially retained as part of the scheme, with the northern section being demolished to allow the free movement of excess flood water from the north of Bridge Street to the millrace. This will also facilitate an emergency access.
- 5.6 The scheme has been designed to include an area of Public Open Space [POS], as well as incorporating an attractive soft landscaping scheme. The main body of open space will be located on the eastern boundary of the site, adjacent the River Irwell. A smaller of POS will be located in the western part of the site behind plots 1- 7, providing breathing room around the chimney and the existing goit. The roads have been designed to maintain vehicular access to the cricket club.

Assessment of Effects

Ramsbottom Conservation Area

- 5.7 The north-west corner of the application site falls within Ramsbottom Conservation Area, therefore the proposed development has the potential to impact directly on the Conservation Area as well as having the potential to affect its setting. The former Mondi Mill buildings make a small contribution to the historic value of the Conservation Area, notwithstanding their poor

condition / appearance. The impact upon each of these structures as non-designated heritage assets is assessed in further detail in the following Section of this report.

- 5.8 The chimney makes the most important contribution to the wider Conservation Area, being noted in the Character Appraisal as a key feature within the town. It assists with legibility and serves as a strong reminder of Ramsbottom's industrial past. The cavity in the chimney will be repaired and its long-term maintenance will be secured. Views of the chimney will not be interrupted by the proposed development therefore its positive role in the Conservation Area would be preserved.
- 5.9 As previously established, the remainder of the structures cannot be seen within the majority of the Conservation Area due to intervening development, vegetation and the scale of these buildings. At present, the only place outside of the application site from which the structures can be appreciated is Bridge Street. For these reasons the impact of the loss of these buildings on the significance of the Conservation Area is limited, and must be considered together with the beneficial aspects of the development set out below.
- 5.10 The application site does not form part of any key views noted within the Character Appraisal, therefore the proposal will not impact upon key views. The previous larger and relatively contemporary industrial structures which were present at the site until 2015 would have formed a negative element within both the Conservation Area and its setting.
- 5.11 The proposed development comprises an attractive small/ medium scale residential scheme, which incorporates sympathetic building materials, large areas of open landscaping and buildings of a domestic scale. The proposed buildings will reference the stone-built buildings within Ramsbottom Conservation Area, without seeking to imitate. The proposed house types in the conservation area itself are smaller terraced plots, with a simple design that references the workers housing typology which is present across the town. The proposed layout and house types will preserve and enhance this part of the Conservation Area.
- 5.12 Larger house types are focused in towards the 'back' or east of the site, outside of the Conservation area. Whilst it is recognised that there is a predominance of two-storey workers cottage style dwellings within the heart of Ramsbottom Conservation Area, it is considered that this part of the site is capable of accommodating a modest increase in height due to the lack of visual relationship with the wider Conservation Area, as well as the more contemporary development (predominantly supermarkets) present to the immediate west of the application site on Railway Street.
- 5.13 The stone wall on the northern boundary of the site will be partially retained, with the western section demolished for drainage reasons. This will lead to a very low degree of harm to the Conservation Area, but it is considered that this harm will be offset by the beneficial effects of the wider redevelopment will have upon the appearance of the Conservation Area.
- 5.14 Taking into account the baseline position, (i.e. that the wider application site detracts from the setting and significance of the Conservation Area) it is considered that the overall effect of the proposed development on the Conservation Area will be neutral, and its character and appearance will be preserved in accordance with S.72 (1) of the 1990 act, Policy 4 of the Conservation Area Appraisal and UDP Policy EN2/1.

Former Mondi Mill (non-designated)

Building A

- 5.15 Building A is the most decorative of the three buildings reflecting its historic role as an office within the site. The building has seen harmful alterations and deterioration. Is considered to

have a low level of historic and architectural significance. The proposed development includes the demolition of this building which represents the total loss of the non-designated asset.

- 5.16 Given the significance and sensitivity of this asset is low, the harm arising from its loss is low. In accordance with Paragraph 203 of the Framework, this low level of harm is a material consideration which will need to be weighed in the planning balance.

Building B

- 5.17 Buildings B is of a more functional architectural style, and has seen a greater degree of modification and deterioration than Building A. It is considered to have a very low level of significance overall. The demolition of these buildings will represent the total loss and therefore will result in a very low level of harm, to be considered in the planning balance.

Building C

- 5.18 As set out in the previous section of this report, Building C is of the least historic and architectural value, out of the group of structures that survive at the site. This is predominantly due to its very poor state of disrepair and signs of extensive modification. Whilst the demolition of this structure will clearly lead to the total loss of any value it has at present, the sensitivity is so low that the harmful effect is negligible.

Chimney

- 5.19 The existing chimney, whilst having been shortened, still serves as a visible reminder of the site's industrial past which can be appreciated from various locations in and around Ramsbottom. The chimney will be left in situ, and the existing cavity within its base will be made good with sympathetic red brick. Whilst the loss of Buildings A, B and C may take away, to a small degree, some of the context of the chimney, this contribution was very limited to begin with given the poor state of the buildings. The retention, refurbishment and future maintenance of the chimney will have a beneficial effect and its significance and aesthetic value will be preserved.

Goit

- 5.20 The existing goit serves as a reminder of functional role of water in the manufacture of paper at the site. It is assessed as being of a low level of value. It will be retained as part of the development which will assist in retaining an understanding of the site's past. The arrangement of open space to the east of the goit will help to preserve its setting and allow its interpretation. Its significance will be preserved.

Wider Site

- 5.21 The wider setting of the existing buildings currently plays a negative role, detracting from the significance of these structures. The site is in an unkempt, overgrown state. There are signs of trespassing, vandalism and arson throughout the site. The regeneration of the site to create an attractive housing scheme which makes use of sympathetic stone and incorporates areas of open space. The northern boundary wall will be partially retained, with the western section demolished for drainage reasons. Overall the development will improve the aesthetic value of the site, and therefore will make a small but positive contribution to the setting of the remaining Mill structures (i.e. the chimney and goit).

Overall Effect

- 5.22 Overall, it is considered that the redevelopment of the site there will result in a low level of residual harm arising from the works to the non-designated structures associated with the former Mondi Mill. This includes localised harms arising from the demolition of buildings A, B and C. It also includes benefits from the retention, repair and long-term maintenance of the chimney, goit, as well as improvements to setting through the wider redevelopment of the presently derelict and unkempt site.
- 5.23 This low level of harm to must be factored into the planning balance in accordance with Paragraph 203 of the Framework.

6.0

Summary and Conclusion

6.1

This assessment has established the significance of the relevant heritage assets and has assessed the potential effects of the proposal on their significance.

6.2

It has been identified that the proposal would meet the heritage policy tests and legislative requirements outlined in Section 2. These can be some right as follows:

- 1 Does the proposal preserve or enhance the character and appearance of the conservation area? (S.72 (1) of the 1990 act, Policy 4 of the Conservation Area Appraisal and UDP Policy EN2/1.)

Yes, the proposed development will preserve the character of Ramsbottom Conservation Area, through the removal of an unsightly derelict brownfield site which currently forms a negative feature both within the conservation area and in its setting.

- 2 Does the proposal directly or indirectly affect non-designated heritage assets? In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of heritage assets. (Paragraph 203 of the Framework)

Yes, the proposed involves the loss of Buildings A, B and C, but includes the repair/refurbishment and future maintenance of the chimney and goit. The residual effect is considered to be a low level of harm to non-designated assets which should be considered in the planning balance along with benefits of the development.

- 3 Will the proposal preserve important views and vistas? (Conservation Area Appraisal Policy 10)

Yes, important views of the surviving chimney will be preserved. The application site does not form part of any other key views.

Appendix 1 Historic Map Extracts

Appendix 1 – Historic Map Extracts

1840s Ordnance Survey One-Inch Plan Extract



1842 Tottingham Lower End Tithe Map Extract



A hand-drawn floor plan of a large building complex, possibly a government or institutional facility. The plan is divided into several main sections. On the left, there is a long, narrow building with rooms numbered 1 through 7, labeled 'Offices' and 'Bunkers'. To the right of this is a larger, more complex building with numerous rooms numbered 8 through 30. Key areas include 'Preparation' (rooms 13, 14, 15), 'Storage' (rooms 16, 17, 18), 'Kitchen' (rooms 19, 20), 'Dining' (rooms 21, 22), 'Living' (rooms 23, 24), 'Bed' (rooms 25, 26), 'Bath' (rooms 27, 28), and 'Stair' (rooms 29, 30). There are also several outdoor areas labeled 'Garden' and 'Pond'. The plan is drawn with black ink on a light-colored background, with a red line indicating a boundary or path. The drawing is oriented with North at the top.

1844 to 1847 Lancashire LXXIX Six-Inch Series Map Extract



1891 Lancashire LXXIX Six-Inch Series Map Extract



Appendix 2 Site Photographs



Image 1 – South facing view of site from bridge Street



Image 2 – Existing Building A, East Elevation



Image 3 – Existing Building A, South Elevation



Image 4 – Existing Building A, Interior



Image 5 – Existing Building A, West Elevation



Image 6 – Existing Building A, North and East Elevations



Image 7 – Existing Building B – North Elevation



Image 8 – Existing Building B, North and East Elevations



Image 9 – Building A (Foreground) Buildings B and C (Background)



Image 10 – Existing Building B (Foreground) South and East Elevations



Image 11 – Elevated 1st Floor View from Existing Building B Towards Bridge Street (Facing North-East)



Image 12 – Existing Building C North Elevation (And Chimney)



Image 13 – Existing Building B, East Elevation



Image 14 – Existing Building C (West Elevation) Plus Chimney



Image 15 – Existing Building C Interior



Image 16 – View along the Eastern Boundary of Site



Image 17 – View across River from Eastern Boundary of Site



Image 18 – Northern Boundary Of The Site Including Existing Wall



Image 19 – Gate on Northern Boundary Wall at Curve of Bridge Street



Image 20 – West Facing View from within Site



Image 21 – South East Facing View within Site



Image 22 – South West Facing View of Application Site from Bridge



Image 23 – West Facing View along Bridge Street,North of the Application Boundary



Image 24 – North-West Facing Views from Bridge



Image 25 – South Facing View along Road One (Application Site Boundary)



Image 26 – North-East Facing View Of Site From Road 1



Image 27 – North-West Facing View Of Train Station From Road 1



Image 28 – North East facing view Towards site from Railway Station Platform



Image 29 – North-East Facing Views Towards the Site from Railway Street



Image 30 – Modern Buildings Present on Western Side of Railway Street



Image 31 – North facing view along railway Street



Image 32 – South Facing View along Bridge Street Adjacent St Paul's Church



Image 33 – West Facing View along Bridge Street from Railway Street Junction



Image 34 – East Facing View Towards Site from Union Street



Image 35 – North-East Facing View of Application Site from Western Boundary (Road1)



Image 36 – South Facing View of Application Site from Bridge Street

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