

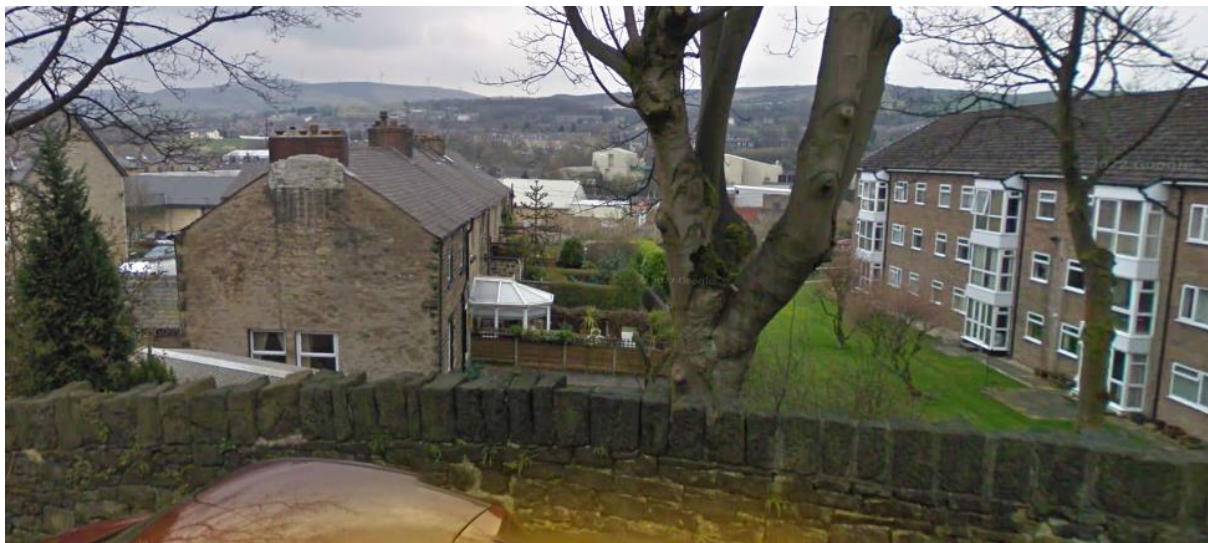
Heritage Statement

Site Address: 16 Scotland Place, Ramsbottom, Bury, BL0 9BD.

Introduction

This Heritage Statement is to accompany a planning application which proposes excavation of garden and lowering of land level to provide outdoor seating area with canopy and associated landscaping.

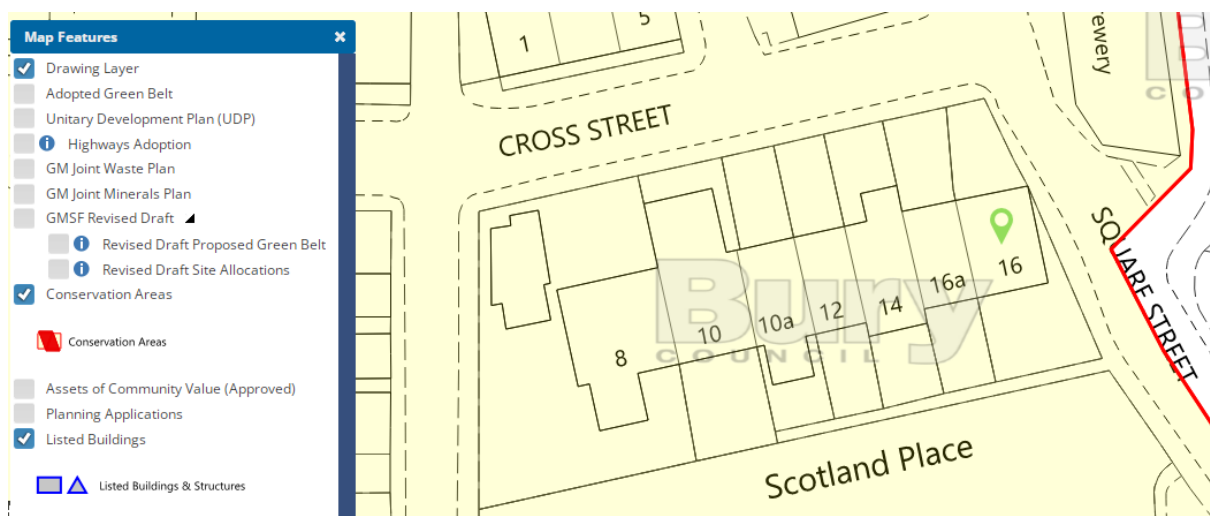
The photograph below shows the Scotland Place terrace viewed from the west.



Assessment

The application site is shown within the Ramsbottom Conservation Area.

The Bury MBC interactive planning map below also indicates there are no Listed Buildings within the immediate area.



Ramsbottom Conservation Area

On the 27 March 2007 the Council's Planning Control Committee authorised the amalgamation and extension of the Ramsbottom, Tanners and Bury New Road Conservation Areas to form one larger Ramsbottom Conservation Area.

In November 2011 the LPA published a Character Appraisal and Management Plan for the Ramsbottom Conservation Area.

It refers to Scotland Place identifying it as part of the Square Street Character Area.

The LPA's website describes the wider area as follows;

“Ramsbottom lies at a point where routes along and across the Irwell Valley converge. The development of the town dates from the industrial expansion around the 1820s most notably related to the Grant family. The wealth generated by the spread of industrial development financed a programme of rebuilding which created the present day town.

The Conservation Area is centred on the town's axial point at the Market Place and reaches out along Bolton and Bridge Streets, primarily focused on the 19th Century commercial, retail and civic development of the town.

The Conservation Area exemplifies the best of the stone architecture which dominates the valley area to the north of Bury and includes a significant number of listed buildings.”

History of the sites use

In 1807 the Grant family built a drying house on land to the south of Old Ground being the location of bleaching and dyeing businesses.

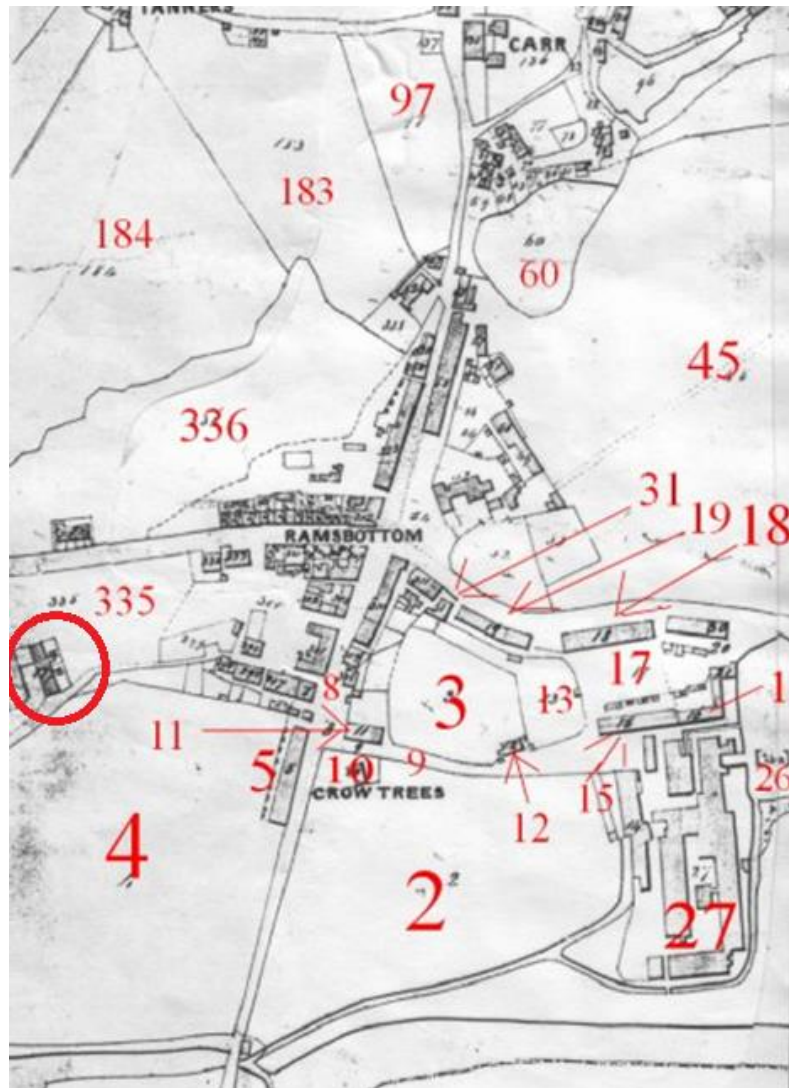
In 1821 Charles Grant built a large calico printing works on the west bank of the River Irwell. This ‘model calico printing establishment’ incorporated the most up-to-date technology in Europe. Called The Square, its unusual enclosed design included a moat, a defensive plan that reflected the unsettled industrial relations and commercial sensitivity of the time. Each of its four sides was 80 yards long.

The Square (also called Square Mill or Square Works) continued in altered form as a dye works until its demolition in the 1960s.

Once Square Mill became operational after 1822, this drying house was no longer required, so the building was converted into four dwellings, each occupied by a Scottish family, hence the name Scotch Row, now Scotland Place.

The following map is a Tithe map from 1842 showing the original dwellings at Scotland Place title number 337 circled in red, originally known as Scotch Row now known as Scotland Place.

From <https://www.ramsbottomheritage.org.uk>.



This indicates that the building was originally a 'Dry House' subsequently converted to cottages, known as 'Scotch Row' because all 4 occupants were Scots. James Brown, Duncan McCray, John Gray and Rev Andrew McLane were the occupiers of the cottages.

Consequently the original design was simple and functional.

The following OS map shows the application premises as surveyed in 1844 showing both Scotch Row and The Square (labelled Print Works).

Lancashire Sheet LXXIX

Surveyed: 1844 to 1847, **Published:** 1850. Third state. Partial revisions inserted since date of publication.

Size: map 61 x 92 cm (ca. 24 x 36 inches), on sheet ca. 70 x 100 cm (28 x 40 inches)

[Survey](#) > [OS Six-inch England and Wales, 1842-1952](#)



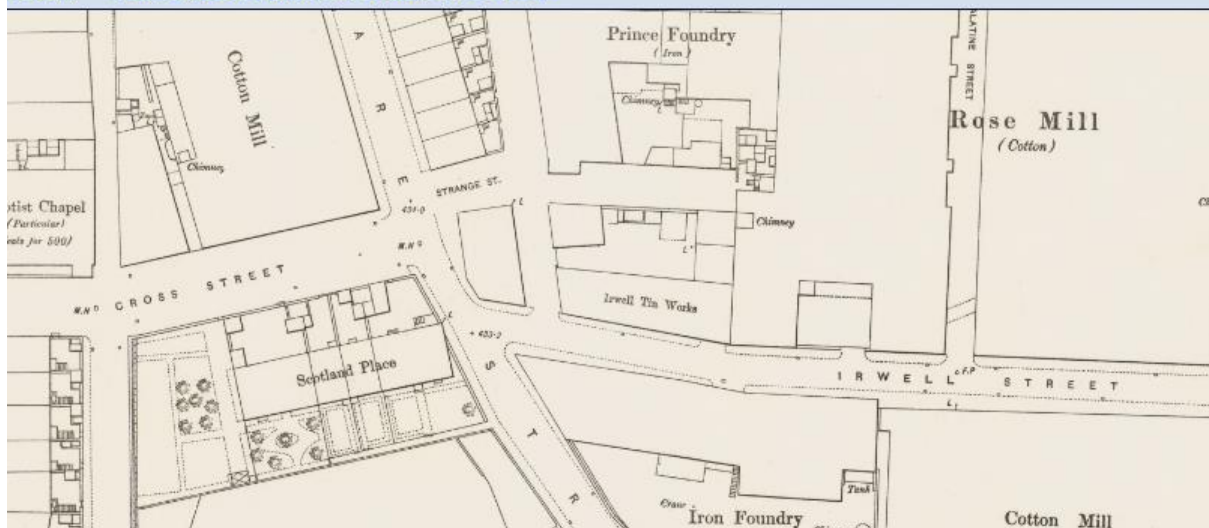
The following OS maps shows the application premises as surveyed in 1891.

Ramsbottom - Lancashire LXXIX.12.14

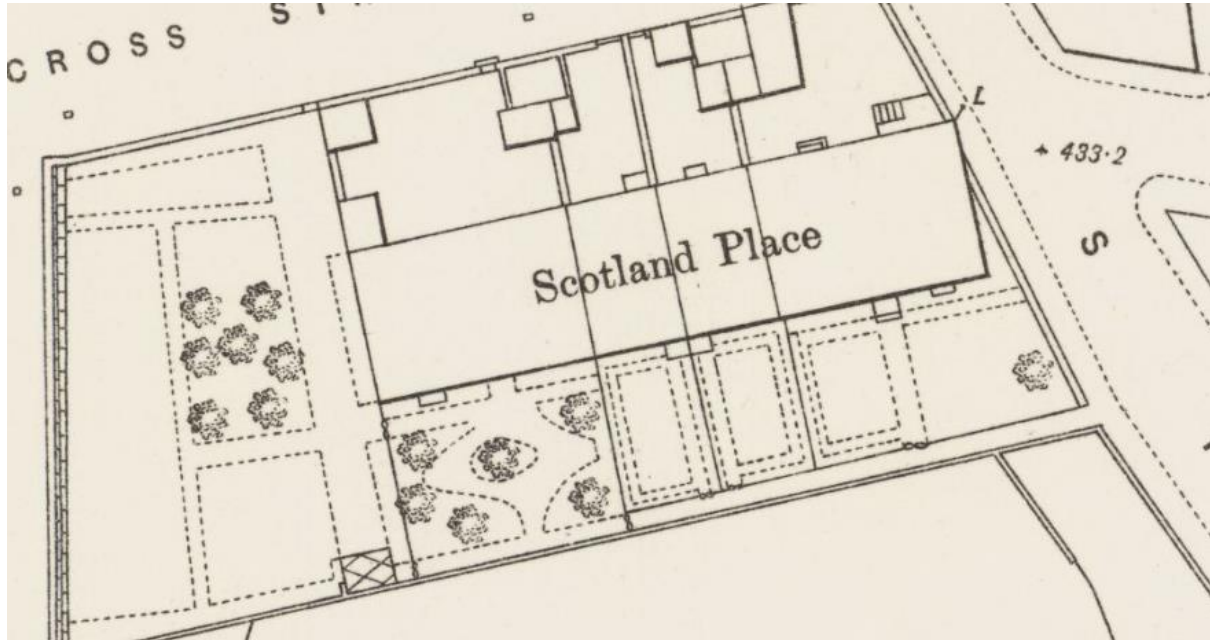
Surveyed: 1891, **Published:** 1892.

Size: map 61 x 92 cm (24 x 36 inches), on sheet ca. 70 x 100 cm (ca. 27 x 40 inches)

[Survey](#) > [Town Plans of England and Wales, 1840s-1890s](#)



It can be seen below that numbers 10, 12, 14 and 16 Scotland Place had formally designed gardens and it appears number 16 had steps to the basement on the Cross Street elevation and an entrance door and a lightwell for the basement on the Scotland Place elevation.



View from garden towards Square Street



Garden view



Aerial view



Pedestrian entrance



Schedule of Proposed Works

Excavation of land – lowering land level

Metal & brick outdoor staircase to lower level

Outdoor seating & table area

Landscaping

Brick retaining wall with insets and planted living wall

Outdoor enclosed log fire with chimney and log store

Metal / Glazed outdoor canopy attached to existing house

Stone slabs / stone blocks

History of Development

Over the years the terrace as a whole has had a number of additions and changes.

The original stone built Drying House was first converted into residential use creating a terrace of 4 properties.

Indeed, the building has been in residential use for far longer than it was ever used as a 'drying house'.

Subsequently, it appears the terrace has been split and added to. The larger end terrace properties being split into two creating 6 properties in all.

An additional new dwelling was also built creating a row of 7 houses.

The front elevations of the properties faced Scotland Place, however over time most of the properties have used the Cross Street frontage as the main entrance (i.e location of front door).

The gardens accessed off Scotland Place have in effect become the rear gardens for some of the dwellings.

To illustrate this, number 10a had a planning application for a conservatory granted in 2013 under planning application (ref: 55855) which in turn was a replacement for a previous smaller conservatory granted in 1987 under planning application (ref: 20264).

Further, 10a Scotland Place obtained planning permission in March 2020 (ref: 649700) for the retention of and amendment to domestic outbuilding and other external alterations and landscaping.

The most recent addition to the terrace was a further new dwellinghouse which was granted planning permission as recently as March 2017 under planning application (ref: 60974) which included a conservatory creating a terraced row of 7 dwellings.

There are also further front and rear additions to other properties in the row.

Impact on the Conservation Area

The proposed garden design, being at a lower level than the existing garden ground level, will have no detrimental impact on the street scene or wider views from within the Conservation Area.

The design, layout and chosen materials are considered to be appropriate for the host dwelling and the general setting of the Heritage Asset.

Conclusions

It is evident that significant alterations, extensions and repair works have been carried out to the terrace during its lifetime.

The proposal is for a new garden design which will allow the applicant to provide a more private, usable and functional outdoor amenity space for current and future generations in keeping with the original formal garden layout design for 'Scotch Row'.

The development has been thoughtfully designed so as not to be detrimental to the character and appearance of the Conservation area, preserving the distinctiveness of the property and the Conservation Area as a whole.

It is considered that the development proposed would enhance and preserve the special character and appearance of the Conservation Area and the heritage asset.

Consequently no change to the existing character of the Conservation Area will result and important views within the Conservation Area will be unaffected.

Moreover, the proposed changes preserve the historic integrity of the building and thus will not negatively affect the properties status within the Conservation Area and consequently there will be no negative impact on the historic fabric or setting.

The scheme is therefore considered to comply with Local Plan Policies EN1/1 - Visual Amenity, EN1/2 – Townscape and Built Design, EN1/3 – Landscaping Provision, EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control and H2/3 – Extensions and Alterations.

The development proposed is also considered to conform to the contents of the Ministry of Housing, Communities and Local Government National Planning Policy Framework 2021, in particular the sentiments contained within Chapter 16.

Conserving and enhancing the historic environment paragraphs 189-207 (pages 55-58).

We therefore respectfully consider that this planning application as submitted should be approved.

Ashall Town Planning (EST 1993)

October 2022