

HERITAGE STATEMENT 19th November 2022

CLIENT:	De-koning Leisure Group Ltd
CONTRACT:	Extension to existing stair well to allow access and escape to existing second floor with minor internal alterations to create a manager's office and living accommodation for use by the business owner/occupier. (C3 Use classification)
LOCATION:	27-29 Bridge Street, Ramsbottom, Bury BL0 9AD
PDP CONTRACT NO:	19-03

1) The Site

27-29 Bridge Street, Ramsbottom is a three-storey end terraced property with a small below ground basement. The property has an external footprint 156m². Total internal floor area is 362.6m² on four levels including the basement.

The building is located at the junction of Bridge Street and Crow Lane. To the side of the property off Crow Lane is a shared rear access approximately 3m wide at its narrowest point serving this property and number 31 Bridge Street. To the front and side of the property is 1.1m to 1.5m wide pavement. The property has a common boundary with number 31 Bridge Street. Following Planning Permission (Ref: 64787 and Condition Variation 66858) The building has been transformed into a lively Café-Bar.

2) Existing photograph.



Photograph of 27-29 Bridge Street, Ramsbottom 16th November 2022

3) Heritage Statement

27 Bridge Street is a substantial three storey stone-built Arts & Crafts style property dating from the early 1900s. It sits at the corner of Bridge Street and Crow Lane within the Ramsbottom town centre Conservation area. It is not a listed building but is classed as one of the "buildings which make a positive contribution to the character of the conservation area". The building was originally constructed for Banking and Financial Services use. 29 Bridge Street was acquired and linked with 27 Bridge Street by RBS as part of their expansion of Banking services. Over the years the interior of the property has been altered to suit the ever-changing technology and demands of the financial services market. Therefore, little of the interior, if any, is of historical or architectural value. The exterior of the property facing Bridge Street and Crow Lane retains the architectural features of the original "Arts and Crafts" style design with the smooth stone window and door openings lintels, jambs sills and feature carved stone panels. The contrast of the smooth stone at the ground level and the split face coursed stone at the upper levels. The external envelope of the building remains pretty much as was originally built.

In 2019 the property was acquired by Dekoning Leisure and converted into a Café-Bar opening in July 2022. At some point in the building's history an enclosed flat roofed escape stair was added to the North elevation of the property, this has a smooth cement rendered finish to the walls in contrast with the stone facades of the remaining elevations. The stair enclosure is set back slightly from the East elevation and does not detract from the overall appearance of the remaining building.

The current proposal is to extend vertically this stair enclosure by building on top of the existing walls and introducing a pitched roof over the stair well thus providing sufficient space to construct a further staircase to allow direct access and escape to the existing second floor. The second floor can then be utilized as living accommodation and additional ancillary facilities to support the Café-Bar business.

None of the proposed alterations will affect the historical importance of this building or reduce its significance within the conservation area. The importance of the changes is only significant in so far as they will allow further facilities within the property to support the ongoing use.



Crow Lane Elevation