

Householder Extension
at
52 Tanners Street, Ramsbottom, Bury, BL0 9ES

**Heritage Statement
November 2021**

This heritage statement has been prepared in support of the residential extension proposed at 52 Tanners Street in Ramsbottom. The statement looks to address the development proposals and relationship with the Ramsbottom Conservation Area.

Ramsbottom Conservation Area and History

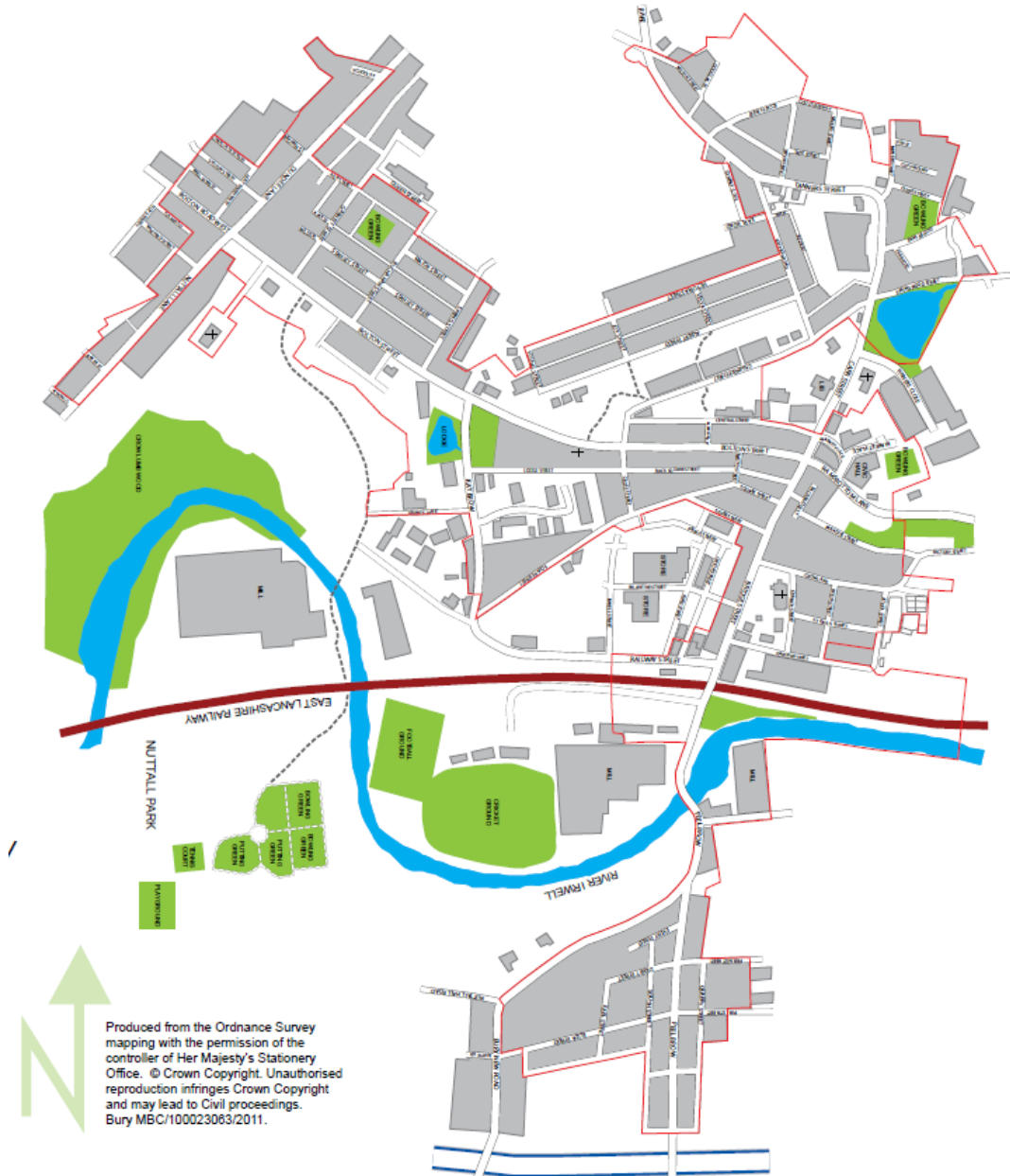
The Ramsbottom Conservation Area was originally designated in 1977 and extended in 1988 and 2004 to cover the Tanners and Bury New Road Conservation Areas. The three conservation areas were amalgamated and extended to form the new Ramsbottom Conservation Area. Ramsbottom is located about five miles north 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.

The conservation area boundary covers a large area and takes in the centre of Ramsbottom and poarts of the valley sides around. The conservation area also climbs to the west to meet the boundary of Holcombe Village Conservation Area. The current site boundary is indicated on the site plan below.

Although the town of Ramsbottom is largely a 19th century creation, the area around has a long history of human habitation; Bronze Age burial sites and artefacts, some dating back at least six thousand years have been found on the surrounding moors. The early settlement remained well above the valley floor. The presence of the manor court and Tudor chapel of ease in Holcombe indicates the village's importance as the medieval population centre of the Ramsbottom area. Along the fringes of moorland which flank the Irwell Valley north of Bury are two very ancient north-south routes – on the east is the old Bury – Rawtenstall road, passing through Walmersley and Nangreaves ; on the west is Holcombe Moor road past Pilgrim's Cross and Robin Hood's Well. Avoiding the wet valley bottom and the misty, bog-ridden tops, these medieval routes linked moor-edge settlements with religious and economic centres to the north and south. Their routes may have been influenced by the late medieval growth of the domestic woollen industry. Evidence of medieval routeways can be found in the town's modern street pattern. A west-east connecting road plunged down the Rake from the moor road at Holcombe, creating the sunken profile of a holloway through a millennium or more of packhorse and foot traffic. Yates' map (1786) shows how it split at Foot of the Rake, the northern branch represented by modern Carr Street, upper Bridge Street, Crow Lane and Stubbins Lane, crossing the Irwell at Stubbins before finally running up to the old Bury – Rawtenstall road as Gincroft Lane in Edenfield village. The southern branch ran down what is now Dundee Lane and Nuttall Lane, through Nuttall village, across the Irwell and up Shipperbottom Lane towards Shuttleworth. The De Notogh family lived in Nuttall from the 13th Century and built an impressive Hall there c1429.

The Ramsbottom area remained rural until the late 18th century. In the area now occupied by the town centre there were several farmsteads, including Crow Trees Farm in the area of St Paul's Church, a corn mill near the present Market Place and a tannery. Ramsbottom's rapid growth began in 1783 when the Bury firm of Peel and Yates, headed by Robert Peel, the father of the future Prime Minister, 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 calico bleaching and dyeing business; they already had factories in Bury and at The Burrs, and Ramsbottom offered a plentiful supply of pure water fed by streams from springs below Holcombe Moor, essential for bleaching and dyeing. Around 1789, Peel and Yates built, at their own expense, Peel Bridge over the Irwell, to connect their works with the new Bury, Haslingden, Blackburn and Whalley turnpike road (on the line of the A56) to the east of Ramsbottom.



Ramsbottom Character and Setting

Ramsbottom is situated on the lower slopes of the upper Irwell Valley, five miles north of Bury and less than two miles from a motorway junction on the M66. The town lies on ground that is between approximately 140 and 240 metres above sea level and sited just north of the coal measures, which fuelled later steam-powered industry. The underlying geology of the town is carboniferous sandstone, a reliable building stone. The population within the ward (covering an area larger than the conservation area) of Ramsbottom is currently approximately 14,600. Industry still provides an important source of employment and economic activity for the town, although this is not significant within the Conservation Area. There is a thriving retail core in the town centre, and the restored East Lancashire Railway

is an important focus for tourism. Ramsbottom has become a popular commuter town for Manchester, supporting a buoyant housing market; 86% of the population are owner-occupiers. There is a growing market for residential conversions in former public, industrial and commercial buildings. 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 focussed 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 (Fig 10); 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 ginnells, 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. Lower building densities along the south part of Bolton Street, and on Bury New Road and in parts of Tanners ensure that domestic gardens make a significant contribution to the character of these areas. The spatial character of a residential street is often an indication of its historic status; the simplest workers' housing was densely built up to the back of the pavement with no more than a rear yard, such as in St Paul's Street, and there is an example of the former back-to-back cottages off Nuttall Lane. Better quality and later terraced housing was built with narrow front gardens behind low walls; for example on Peel Brow and Crow Lane. Higher status houses had extensive garden areas such as the stone villas on Bury New Road. There is a sharp contrast between the dense, spatial character of the town and the openness of the moors beyond. When seen in longer views, this adds to the drama of the town's setting and its attractiveness.

Tanners Street

Tanners and Carr climb the steep hillside on the western edge of Ramsbottom, to the north and west of Holcombe. To the west is a wooded area known since the mid 19th century as Grant's Nursery which is shown on the 1848 O.S. map. Late 18th century buildings on the 1842 tithe map include The Rose and Crown, whilst the house at 90° to it, 2 Tanner Street and 1 Manor Street, formerly the Rising Sun beerhouse, dates back to a 1794 lease. 286 Dundee Lane is the earliest house to survive. The area around Tanners was open countryside until the early 19th century and retains a semi-rural atmosphere, with good access to footpaths. By the date of the 1893 O.S. map, the area's pattern of narrow streets of stone houses, mostly grouped in short terraces interspersed with gardens, had been established. For example, the Ducie Street terrace has a 1863 datestone, and Cliff Mount, above it, dates from 1882.

The workers' housing was probably occupied by people who worked at the water powered textile mills in Kib o' th' Crew and Carr. The cottages at 31 to 37 Springwood Street were associated with Springwood Mill, now demolished except for the retaining wall next to Number 37. The attractive Devil Hole Lodge once supplied water to the Carr Mill, the site of the now demolished mill being immediately below.

The distinctive character of this area derives from the steep topography, which has led to the building of some delightful flights of steps and steep alleyways linking the terraces and gardens. The houses range from two to four storeys, built on steeply rising ground. The area is tightly-knit with a predominately dense, intimate feel, interspersed with a few larger gardens that provide the setting for larger villas, such as the 1870s Prospect House, and Ash Mount.

Stone setted surfaces still provide the back-drop to buildings on several side streets, on Manor Street and Taper Street, and there are good examples of historic street features such as a water trough (set in the garden wall to Ash Mount), a wall post box on Tanners Street and a privately owned cast-iron lamp post on Milton Street. Substantial retaining walls mark dramatic changes in level, and provide excellent viewpoints over the valley and wider countryside, for example from the terraced footway along the front of Numbers 26 to 54 Tanners Street. There are particularly good views from the 19th century bowling green behind the Rose and Crown public house. The topography also creates a layered effect; on Douglas Street, for example, the four-storey houses overlook lower houses on Eccles Street and near to Tanners Street. Domestic gardens contribute significantly to the character of the area, in front of Numbers 26 to 54 Tanners Street, at Prospect House and at Ash Mount. Front gardens of terraced cottages are important as they are seen at close quarters by pedestrians and are typically bounded by low stone walls with finely tooled coping stones and gate piers. Some original iron railings and wrought iron gates have survived, for example at Ash Mount and on the terrace in front of Numbers 26 to 54 Tanners. The allotments off the north side of Carr Street and off Eccles Street provide important green open space and are also of social history interest; workers' housing was rarely provided with more than back yards and allotments enabled people on low incomes to grow their own food.

The quality of stonework in Tanners is high; some of the terraces are constructed from massive blocks of sandstone, which can be easily seen on the gable ends of cottages on Tanners Street. The elevations of houses include details such as raised quoins, string courses and moulded stone cornices. The 19th century terraced cottages on Springwood Street have some interesting stone details, such as plat bands and raised lozenges.

Development Proposals and Conclusion

The application seeks permission for a single storey rear extension allowing for internal alterations to the dwelling in order to create more living space for the occupiers. The materials to be used aim to match the main terrace block where possible but with the inclusion of modern construction methods, ensuring the existing block is respected whilst allowing for energy efficiency through the adoption of a fabric first approach for insulation materials.

The extension proposed is situated on the rear of the building and will be located within a discreet position, backing on to a largely unused rear alleyway. The topography of the land will naturally cover the extension from all surrounding buildings / views and it is considered a sympathetic approach has been taken with regard to the design of the extension and relationship to the conservation area. A large existing garage is located on the rear corner of the terrace block associated with No54 and provides further screening for the application site.

Overall, it is considered the development will have no effect on the Ramsbottom Conservation Area and should be considered a positive addition to the local area.