

73507 – 45 Bury New Road, Ramsbottom.

Replacement timber windows; Addition of 2 no. windows to rear elevation; Alteration of side window to double doors.

The latest dwellinghouse at the end of the row 23 to 45 Bury New Road, built from the early 19th century, the application dwelling dates from between 1890-1900. It is considered to be a Non-Designated Heritage Asset (NDHA) and is sited within Ramsbottom Conservation Area. The dwelling house was extended at the side by a single storey in 1975.

There is no Direction in place under Article 4 of the General Permitted Development Order removing permitted development Rights.

The existing window frames are timber single glazed and are not original but their design on the front and side elevations are historically accurate to the period the dwelling was constructed and as such preserve the architectural interest of the dwellinghouse which in turn makes a valuable and positive contribution to the character and appearance of the conservation area.

On the rear elevation there are four Georgian style window frames at ground floor which are out of character for the period of the house.

There is no objection to the replacement of the existing window frames, however there are some recommendations and clarity is needed on some details submitted as part of the application.

Recommendations:

The replacement of the Georgian window frames on the rear elevation should be late Victorian in design, not Georgian.

Indicated on drawing No. 26.3842.4A top or side hung opening windows are not appropriate and should be sliding sash openings.

The opening up of existing and additional fenestration is considered acceptable with regard to heritage conservation it is also acknowledged these works would be permitted development.

For clarification:

It is assumed the replacement glazing would consist of double glazed (DG) units? However, it does not expressly say in the planning statement or heritage statement the glazing units will be DG, refers only to modern and or appropriate glazing. This needs clarification. DG units should be slimline DG units and not triple glazed units.

No details of the design of the replacement window frames have been provided. This should be provided by way of a detailed drawing of the design and profile of

the window frames and a physical sample submitted. No details of the reveal set back of the replacement window frames have been provided.

The replacement timber windows frames must be of the same detail and profile as the existing frames. The reveal set back is to be maintained, this will require a survey of the reveal setbacks to provide a typical section drawing of the reveal set back to be maintained.

At **2.0** of the Planning Statement, it says frames will "be manufactured principally from timber". Please clarify what this means.

As such the application currently would not fully comply with the following policies:

EN2/1 – Character of Conservation Areas.

EN2/2 – Conservation Area Control.

JP-P2 Heritage – Joint Plan Places for Everyone.

National Planning Policy Framework:

HE 4 - paragraph 1(b).

HE 5 – paragraphs 1 to 5.

HE 6 – paragraph 4.

HE 7 – paragraph 1.

HE 9 – paragraph 1(a).

Conservation Officer

16/9/26