

GRAEME IVES  
HERITAGE PLANNING

# Heritage Statement

Land off Tanners Street, Ramsbottom, Bury

Blakeman Design and Build Ltd

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## 1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Blakeman Design and Construction Ltd in respect to a full planning application for a single dwelling house (the 'proposed development') at land off Tanners Street, Ramsbottom, Bury (the 'application site').
- 1.2 From a heritage perspective the application site is located within the Ramsbottom Conservation Area and is close to two buildings that have been included on Bury Council's Draft Local List.
- 1.3 In determining the proposals Bury Council, the local planning authority (LPA), has a 'statutory duty' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.
- 1.4 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (revised 2019) (NPPF) and places the following requirements on applicants:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets'*

*importance and no more than is sufficient to understanding the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."* (NPPF Paragraph 189)

- 1.5 Given the above legislative and policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 reviews the historic development of the application site and adjoining area and Chapter 4 describes the significance of the heritage assets, proportionate to the potential impact of the proposed development. Chapter 5 provides an assessment of that potential impact and Chapter 6 makes a series of conclusions with reference to the relevant legislation and policy requirements.

## 2.0 The Relevant Heritage Assets

### Introduction

- 2.1 The NPPF defines a heritage asset as follows:

*“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”*

### Designated Heritage Assets

- 2.2 The NPPF confirms that designated heritage assets comprise, World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

### Conservation Areas:

- 2.4 Conservation areas are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

- 2.5 The application site is located in the north-western edge of the Ramsbottom Conservation Area.

### Non-Designated Heritage Assets

- 2.6 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

*“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”*

- 2.7 In this context the Planning Practice Guide provides the following advice in respect to identifying non-designated heritage assets:

*“It is important that all non-designated heritage assets are clearly identified as such. In this context, it can be helpful if local planning authorities keep a local list of non-designated heritage assets, incorporating any such assets which are identified by neighbourhood planning bodies. (Advice on local lists can be found on Historic England’s website.) They should also ensure that up to date information about non-designated heritage assets is included in the local historic environment record.”*

*In some cases, local planning authorities may also identify non-designated heritage assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans note areas with potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area.”* (Paragraph: 040 Reference ID: 18a-20190723)

- 2.8 A Historic Environment Record (HER) search was requested on 19<sup>th</sup> November 2020 but has not been received. However, email correspondence with the Council’s Conservation Officer has confirmed that neither building is recorded on the HER.
- 2.9 Bury Council has published a draft Local List, although it has not been formally adopted by the Council. However, two buildings, identified in Table 2.1 below are included on the list and it is anticipated that the Council may consider them as non-designated heritage assets during the course of determining the planning application.

**Table 2.1:** Buildings including on the Bury Draft Local List located near to the application site:

| Draft Local List Building:                    |
|-----------------------------------------------|
| Prospect House, 1 and 2 Coulthurst Street     |
| Rose and Crown Public House and Bowling Green |

## 3.0 The Historic Development of the Application Site

### Introduction

- 3.1 The townscape of Tanners Street and the upper part of Carr Street is varied in respect to styles and periods of architecture and reflects the incremental development of the northern fringe of Ramsbottom. The urban morphology of the Tanners Street area is therefore summarised below to help gain an understanding of the setting of the heritage assets.

### Historic Map Regression

- 3.2 Greenwood's Map of Lancashire (surveyed 1818) illustrates the early development of Ramsbottom, including the street pattern of Carr Street, Tanners Street and Dundee Lane, which form a 'U' shaped loop to the western side of the principal route (Bolton Street).
- 3.3 Buildings are illustrated close to the corner of Carr Street and Tanners Street, which could include the Rose and Crown Public House.

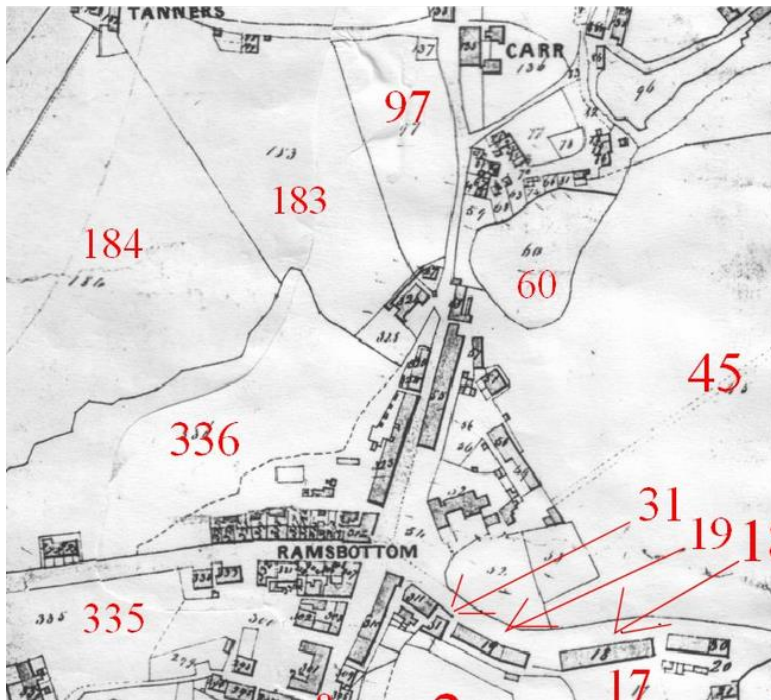
**Figure 3.1:** Greenwood's Map of Lancashire (surveyed 1818)



- 3.4 An annotated version of the 1842 Tithe Map illustrating the Carr Street area is published on the Ramsbottom Heritage Society website. This illustrates the enclosed form of development at the southern end of Carr Street and the junction of Bolton Street and

also a cluster of Buildings that then formed a subsidiary settlement of 'Carr' at the northern end of Carr Street. At that time the bowling green to the rear of the Rose and Crown pub is not specifically referred to, however, No. 2 Tanners Street, to the immediate east of the application site had been constructed.

**Figure 3.2:** The Tithe Map (1842)  
([www.ramsbottomheritage.org.uk](http://www.ramsbottomheritage.org.uk))



3.5 The first edition Ordnance Survey map of 1850 confirms the ribbon development along Carr Street, as illustrated by the Tithe Map. By

1850 open fields were located to the eastern and western sides of Tanners Street.

**Figure 3.3:** Ordnance Survey Map (1850) (1:10,560)



3.6 By 1893 the north western part of Ramsbottom had been subject to a considerable amount of development. Further ribbon development had extended west along Carr Street and included two terraces of houses in Carr itself.

3.7 Several terraces had been constructed to the south of the application site in 'Tanners', including a formal 'U' shaped arrangement of terrace streets on the western side of Tanners

Street. Prospect House, to the west of the application site, had also been constructed and included the formal footpath access that climbs up from Tanner Street as found today. The large formal layout of terraces comprising Victoria Street and Albert Street had also been constructed to the south-east of the application site.

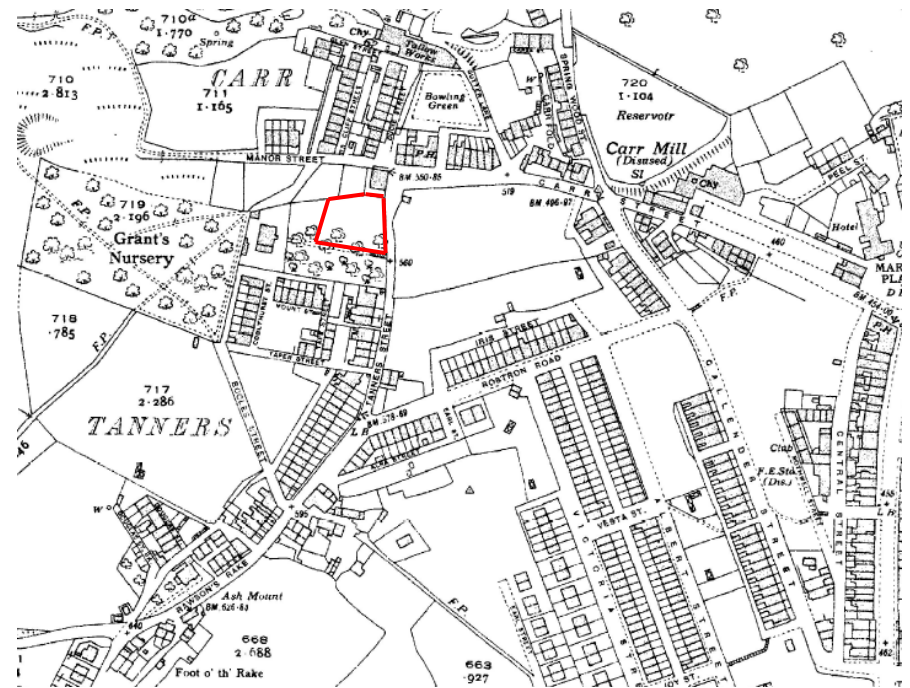
**Figure 3.4:** Ordnance Survey Map (1893) (1:2,500)



- 3.8 The Ordnance Survey map of 1910 indicates that the townscape within the vicinity of the application site remained unchanged at that time. Again, the 1938 Ordnance Survey map confirms that the

broad townscape around Tanners Street and Carr Street remained unchanged.

**Figure 3.5:** Ordnance Survey Map (1938) (1:2,500)

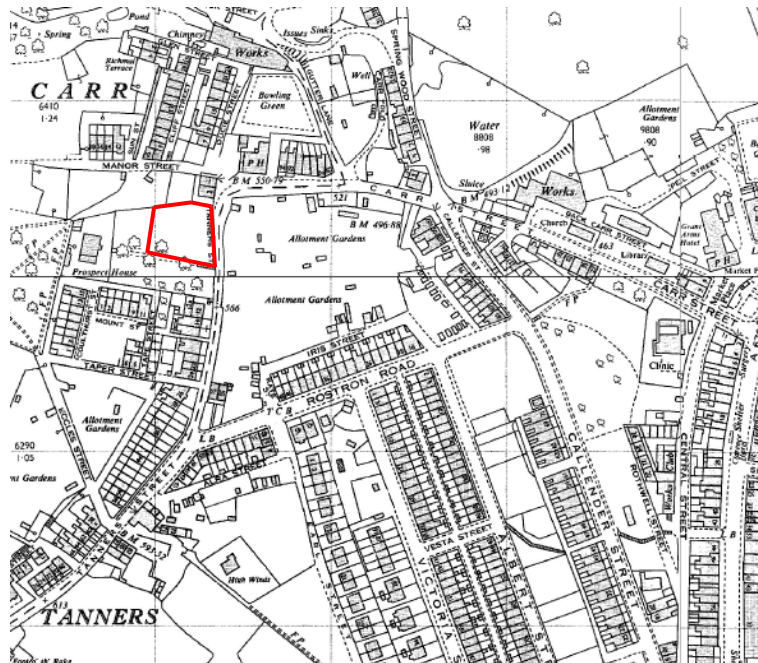


- 3.9 However, several subtle changes had taken place in respect to Prospect House, to the west of the application site. Until that time the building comprised a symmetrical plan form with a central front porch to the eastern elevation. However, by 1938 the southern side of the building had been extended and the building is illustrated as being subdivided. Trees had also been planted to the southern side of the formal pathway, suggesting a different landscaping approach

within the garden and reinforcing the potential subdivision of the property.

- 3.10 The 1963-64 Ordnance Survey map indicates that the land to the east of Tanners Street, opposite the application site was set out as allotments at that time, however the townscape associated with Tanner Street and the upper part of Carr Street remained largely unchanged.

**Figure 3.6:** Ordnance Survey Map (1963-63) (1:2,500)



- 3.11 The Ordnance Survey map of 1982 indicates that little further change had taken place on the western edge of Ramsbottom by

that time. However, an aerial photograph taken in 2000 confirms that the detached house on the eastern side of Tanners Street and the adjoining row of houses extending down Carr Street had been constructed on the former allotments by that time.

**Figure 3.7:** An Aerial Photograph (2000) (Google Earth Pro) illustrating the late C20th development to the east of the application site.



## Summary

3.12 In summary, the context of the application site has been shaped by three principal phases of development:

- The late C18th and early C19th development of Carr and Tanners and the gradual expansion of Ramsbottom westwards along Carr Lane.
- The rapid expansion of the terraced townscape of the late C19th and early C20th.
- The on-going suburban development of the late C20th.

## 4.0 The Significance of the Heritage Assets

### Introduction

- 4.1 The NPPF defines significance (for heritage policy) as:

*“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”*

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

*“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience*

*an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”*

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

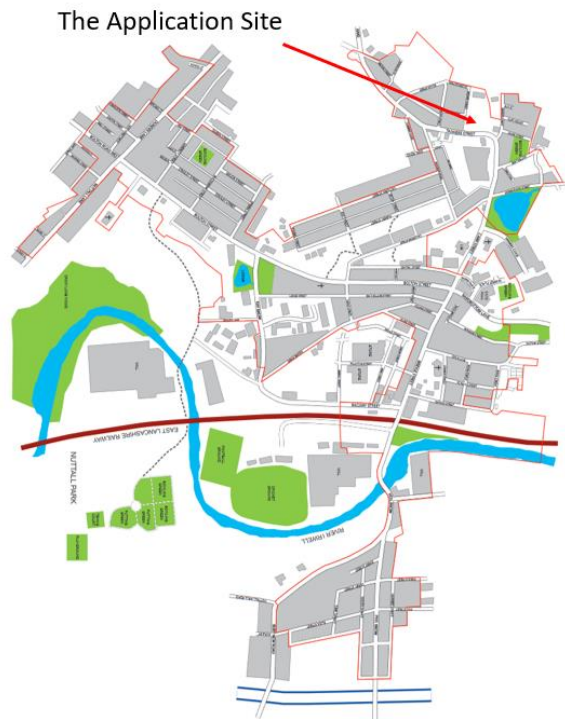
*“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”*

- 4.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.
- 4.6 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

## Ramsbottom Conservation Area

- 4.7 The Ramsbottom Conservation Area was originally designated in 1977. The smaller Tanners Conservation Area was designated in 2004 and in 2007 the two conservation areas were amalgamated to form the existing Ramsbottom Conservation Area. The application site is located in the northern end of the former Tanners Conservation Area. A Conservation Area Appraisal and Management Plan was published in 2010.

**Figure 4.1:** The boundary of the Ramsbottom Conservation Area



## Character and Appearance:

- 4.8 The Conservation Area Appraisal does not define the significance of the conservation area. However, it does provide a summary of 'General Character and Setting', which includes the following:

*"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 C19th both along and across the contours; this is particularly noticeable around Albert and Victoria Streets, in Tanners and along Peel Brow, Fern Street, Fir Street and Liza Street to the east. The town also has many ginnels, alleys and footpaths that run between the streets and link to courtyards."*

- 4.9 The topography of the Ramsbottom area has a considerable influence on the character and appearance of the conservation area. An interesting characteristic is the contrasting relationship the terraced streets have with the steep topography between the town centre and application site. Several streets, such as Albert Street, follow the contours to achieve a relatively level arrangements, while others such as Rostron Street climb the valley side in a purposeful manner. However, even in Rostron Street different approaches to the gradient are displayed, with the eaves level of the lower part of the terrace at an angle in parallel to the

slope, while the houses to the upper part of the terrace are stepped.

**Figure 4.2:** The level arrangement of Alfred Street



**Figure 4.3:** Rostron Street 'climbing' the steep valley side in two stages



4.10 Despite the contrasting approaches to the topography, a key unifying feature of the C19th terraces is their materiality, with each terrace constructed with rock-faced, almost rusticated, stone blocks and ashlar detailing such as sill and lintels.

4.11 Closer to the application site, the topography has required a tiered pattern of development in the original settlement of Carr, with buildings climbing the slope behind one another.

**Figure 4.4:** A tiered pattern of development off Manor Street to the north of the application site



4.12 The valley side and street pattern have also necessitated a series of stepped pedestrian routes that connect the residential area on the hill side with the town centre of the valley floor.

**Figure 4.5:** A narrow side street leading to the stepped path between the high street and residential area



**Figure 4.6:** The view along Bridge Street towards the Carr area



**Figure 4.7:** A framed view across the valley from Bolton Street



- 4.13 A series of important views through and out from the conservation area help provide an appreciation of its context within the wider valley and the pattern of townscape. The Conservation Area Appraisal and Management Plan does not provide analysis of key views, however important views in the conservation include views along Bolton Street and Bridge Street, the two principal commercial streets; glimpsed views through secondary streets in the town centre across the valley, and views across the valley from more elevated positions in Carr and Tanners.

**Figure 4.8:** The view across the valley from the top of Rostron Street



#### **Character Areas:**

- 4.14 The Conservation Area Appraisal and Management Plan identifies a wide range of character areas that cover the contrasting townscapes of the conservation area. The application site is located in the Tanners and Carr Character Area, which formed a separate conservation area for a short period from 2004 to 2007.
- 4.15 The Appraisal describes the Tanners and Carr Character Area as follows:

*“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 19<sup>th</sup> century as Grant’s Nursery which is shown on the 1848 O.S. map. Late 18<sup>th</sup> 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 Street is the earliest house to survive from Foot O’th Rake. The area around Tanners was open countryside until the early 19<sup>th</sup> 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. Then houses range from two to four storeys, built on steeply rising ground. The area is tight-knit with a predominantly 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 19<sup>th</sup> 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 area 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."*

**Figure 4.9:** A high retaining wall and considerable difference of levels and building height in Tanners



**Figure 4.10:** The front gardens of the terrace in Tanners



### **The Contribution of the Application Site to Character and Appearance**

- 4.16 The application site is located just inside the north-western boundary of the conservation area, in what was originally designated as the short-lived Tanners and Carr Conservation Area.
- 4.17 The site encloses part of the western side of Tanners Street with a coarse stone retaining wall and is overgrown with self-set trees and shrubs.

**Figure 4.11:** The application site viewed from the corner of Carr Street and Tanners Street



- 4.18 The site originally formed part of the wider grounds of Prospect House, which was originally built as a large, detached property at the top of the steep slope adjoining 'Grant's Nursery'. The original pathway, gate piers and steps that lead from Tanners Street to Prospect House remain in situ immediately to the south of the application site.

**Figure 4.12:** The gateway and steps leading to Prospect House



- 4.19 Prospect House was constructed in the 1870s. However, the Ordnance Survey map of 1938 suggests that Prospect House had been subdivided by that time and that different approaches had been taken to the landscape of the grounds, with more planting identified in the southern part of the garden, while the northern

part including the application site remained more open. The application site was subsequently separated from Prospect House and has become overgrown. Although it forms part of a 'greenspace' within the conservation area it no longer forms part of the garden to Prospect House and the reference to a 'domestic garden' in the Conservation Area Appraisal and Management Plan would be overstated in reference to the area of the former garden that lies on the northern side of the pathway.

**Figure 4.13:** A view looking across the valley from within the application site



- 4.20 Even in winter tree conditions Prospect House is screened from the corner of Tanners Street and Carr Street, looking towards the

application site, due to a combination of the self-set tree cover, the formal avenue of trees that align the path and steps and the impact of topography. A glimpse of Prospect House is only glimpsed in views directly up the steps.

**Figure 4.14:** A view towards the application site in winter tree conditions



- 4.21 The steps and formal pathway from Tanners Street to Prospect House, including the avenue of mature trees, is considered to make a positive contribution to the character and appearance of the conservation area. The application site originally formed part of the grounds to Prospect House but gradually the association was eroded, initially as the house was subdivided and the landscape

was no longer managed in a symmetrical form, and subsequently as it was separated from the grounds and became overgrown.

- 4.22 Given the above evolution of the site and the many elements of the conservation area, such as the street pattern, views, character areas, materiality and key buildings, the application site is considered to make a neutral contribution to the character and appearance of the conservation area.

## **Bury Draft Local List**

### **Draft Local List Selection Criteria**

- 4.23 Two buildings adjacent to the application site are included on the draft Local List and therefore, with reference to the NPPF and Historic England guidance on Decision-Taking in the Historic Environment Good Practice Advice Note 3 (2015), could potentially be identified as non-designated heritage assets for the purposes of determining the planning application. The buildings comprise:
- Prospect House, 1 and 2 Coulthurst Street
  - The Rose and Crown Public House and Bowling Green
- 4.24 The criteria for assessing buildings for inclusion on the draft Local List has been adapted from the Historic England Advice Note 7, Local Heritage Listing and include the following:

### **Age and Rarity**

- *Buildings and structures less than 40 years old are not normally eligible for inclusion on the Local Heritage List.*
- *Buildings constructed before 1840 that survive in anything like their original condition may be included.*
- *If built between 1840 and 1919 (late Georgian/Victorian/Edwardian), buildings that retain many of their original and special features, and that are of sufficient quality to distinguish them from other buildings of that period may be included.*
- *If built between 1919 and 1939, buildings that are a good example of the style of the period, or are a good example of a particular building type, which was popular in the period, may be included.*
- *Buildings designed by a local or locally important architect may be included.*
- *If built between 1939 and 1945, rare examples of wartime structures may be included.*
- *Buildings of exceptional quality, innovation and design between 1946 and 1977 may be included.*

### **Historic Interest**

- *Buildings or structures associated with an important historic figure or event may be included.*
- *Fine or rare examples of buildings that illustrate social, economic or industrial history, or a good example of town planning may be included.*

- *Buildings that illustrate an important part of Bury's cultural history may be included.*
- *Important parts of Bury's industrial heritage, for example, remaining structures related to the former Manchester, Bolton and Bury Canal, and agricultural sites, may be included.*
- *Important churchyards, memorials and monuments may be included.*
- *Most war memorials should be included.*
- *Known archaeological sites should be included.*

### **Architectural Interest**

- *Buildings designed by an architect important to Bury or the region may be included.*
- *Buildings designed by an architect of national importance may be included.*
- *Buildings that are a good example of a style of building that is unique to the local area may be included.*
- *Groups of buildings that together are a good surviving example of an historic architectural style or have significant group value may be included. Good early examples of a particular technological innovation in building type and technique may be included.*
- *Buildings that contribute to the character, setting and group interest of listed buildings and ancient monuments, and the character and appearance of conservation areas, may be included.*

### **Prospect House, 1 and 2 Coulthurst Street**

#### ***Heritage Value***

- 4.25 The draft Local List entry for Prospect House has a very limited description of the building:

*"Google poor. Grand stone house, now two dwellings. 2 storeys. Stone and render. Random rubble at rear and some render – mainly extension. Slate and stone flag roof.*

*From google earth and maps. 2 storey house pre 1849. Central doorway in line with tree lined path rising from Tanners Street. Now extended at each end. Original part stone, random at rear. Slate roof. Projecting sills. Extensions to south rendered and widows altered. Tall stone chimney stacks. 2 storey outbuilding in random stone."*

- 4.26 The justification for including Prospect House on the draft Local List, simply states:

*"Formerly grand stone house"*

- 4.27 The description refers to a pre-1849 house, however the Ordnance Survey map of 1850 confirms that Prospect House was yet to be constructed at that time and it first appears on the 1893 Ordnance Survey map.
- 4.28 The house is two storeys in height and originally the front elevation appears to have been symmetrical with three bays, including a central entrance porch. The front elevation appears to be of ashlar

stone with simply architraves and sills to the windows and stone quoins. The rear elevation is simpler, with only sills and lintels to the windows, and is constructed of a coarser form of stonework. The front elevation appears to have been painted and the extension is clad in render.

**Figure 4.15:** The front elevation of Prospect House



- 4.29 However, the house has been extended, probably in three phases, including an initial additional bay to the southern gable that followed the original eaves height and then a subsequent extension that is slightly lower. The original symmetrical front elevation is now contained in a wider asymmetrical frontage.
- 4.30 The original symmetry of the house is also eroded by the widening of at least one of the ground floor windows to the front elevation.

All of the windows have been replaced, including with the use of uPVC, and the windows across the subdivided building no longer match, further eroding the original scheme. The southern dwelling includes a relatively large conservatory to the front elevation and the front porch appears to have been removed.

**Figure 4.16:** The rear elevation of Prospect House



#### ***Contribution of Setting and the Application Site to Significance***

- 4.31 Prospect House was clearly sited to take advantage of an elevated vantage point overlooking the wider Irwell Valley. The topography of the western side of Ramsbottom falls away steeply to provide expansive views across the roofscape of the town centre and wider

valley context. While, to the west Prospect House backs on to the area of woodland known as Grant's Nursery.

- 4.32 The grounds to the front of the house originally comprised a relatively open, simple, landscape with a central path and stone steps that was aligned with the front porch. However, the house appears to have been subdivided in the early C20th. The formal pathway and gate piers, aligned with the avenue of mature trees, has remained in situ but the garden has been subdivided and managed in contrasting styles. The levels of the southern garden have been altered with the construction of a retaining wall and the northern garden, including the application site has been further subdivided and become overgrown.

**Figure 4.17:** The retaining wall to the southern garden



- 4.33 In summary, it seems unlikely that Prospect House could meet the expectations of the Planning Practice Guide in respect to the standards required for a building to be identified as a non-designated heritage asset and therefore as a material consideration to a planning decision. It is not recorded on the HER, scant information is provided on the draft Local List Record Sheet and the building has been adapted overtime, eroding its quality.
- 4.34 The Council's Local List criteria for buildings constructed between 1840 and 1919 states that they should "... *retain many of their original and special features, and that are of sufficient quality to distinguish them from other buildings of that period...*". In this context the original external form of the building remains legible, however the original design intention has been compromised and the quality of the building eroded. Respectfully, it is suggested that this building should not meet the standard for local listing when the draft Local List is formally adopted.

## **The Rose and Crown Public House and Bowling Green**

### ***Heritage Value***

- 4.35 The draft Local List entry provides the following description of the Rose and Crown:

*"Pre. 1818. 2 storey PH. Watershot coursed stone. Cornerstones at right hand side. Stone heads and sills. Semi-circ head to doorway. Raised keystone and impost stones. Random stone outbuilding with slate roof. Bowling green at rear supported by massive retaining wall in random rubble."*

4.36 The justification for including the building on the draft Local List is:

*“Early C19th pub with important associated structure at rear”*

**Figure 4.18:** The front elevation of the Rose and Crown Public House



- 4.37 Historically, the pub forms a focal point within the original settlement of Carr, which pre-dated the C19th expansion of Ramsbottom.
- 4.38 Architecturally, the building has been subject to change. The window openings and frames to the front elevation are not original

and the roof has been clad with a concrete tile. Internally, social media images suggest that the ground floor bar area has been opened up to an extent to form a modern open plan bar serverly space in place of the more cellular plan form it may have had originally.

#### ***Contribution of Setting and the Application Site to Significance***

- 4.39 The pub building is clearly identifiable on the Tithe Map of 1842 and may have been illustrated on Greenwood's map of 1818. It has remained part of the small cluster of buildings in Carr that continue to make a positive contribution to its setting.
- 4.40 The application site was undeveloped until Prospect House was constructed in the mid to late C19th and contributed to the second principal phase of development in Carr. The site forms part of the setting of the pub, however in its undeveloped and overgrown condition it makes a neutral contribution to the significance of the pub and the ability to appreciate that significance.

## 5.0 Impact Assessment

### Introduction

- 5.1 The proposed development has been assessed in accordance with the relevant legislation, national and local planning policies.

### The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

*"S. 72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

- 5.3 Case law has determined that 'preserve' means 'to do no harm'.

### National Planning Policy Framework (2019)

- 5.4 Paragraph 190 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

- 5.5 In determining applications, Paragraph 192, requires LPAs to take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 5.6 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. *"This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."* (Paragraph 193)

- 5.7 Paragraph 194 states that any harm to, or loss of, significance to a designated heritage asset, should require clear and convincing justification. Paragraph 196 requires that in circumstances that would lead to less than substantial harm to a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.

- 5.8 LPAs should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their

significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably (Paragraph 200).

## Bury Local Plan

- 5.9 The current adopted Local Plan comprises the Unitary Development Plan, which was adopted in 1997. Clearly, that pre-dates current national planning policies in reference to ‘non-designated heritage assets’. However, Policy EN2 states:

*“The Council will seek to preserve the Borough’s built heritage through the control of development, especially that affecting conservation areas, listed buildings and areas of historic local importance.”*

- 5.10 Consultations on the Policy Directions of the emerging replacement local plan ended in November 2018. Policy Direction BH1 ‘Conservation Areas’ advises:

*“It is proposed that the Local Plan should include a policy highlighting a variety of actions that the Council could take in seeking to preserve or enhance the character or appearance of the Borough’s conservation areas.*

*It is considered that the policy should also set out criteria that the Council will have regard to when considering proposals for development in Conservation Areas.”*

- 5.11 Policy Direction BH6 relates to Local Non-Designated Heritage Assets and states:

*“It is proposed that the Local Plan should include a policy that seeks to ensure that, in considering proposals that have the potential to affect non-designated heritage assets contained on the ‘Local List’, the Council should make a balanced judgement taking account of the potential harm and benefits arising from the proposal.”*

- 5.12 The justification for the above Policy Direction refers to the provision for non-designated heritage assets in the NPPF and the need to protect heritage assets that “... are seen to contribute to the background character, significance and distinctiveness of an area where it is important to protect the best of these assets.”

## The Proposed Development

- 5.13 The proposed development comprises one detached dwelling house that would be accessed off Tanners Street.

- 5.14 The house would comprise four levels, which would be cut into the slope of the site. The ground floor / basement would incorporate a garage and the entrance into the property and the living accommodation would be set back to form a series of ‘steps’ that ‘climb’ the steep slope of the site.

- 5.15 The external elevations would be clad in stonework, with the lower two floors having a greater proportion of solid to void and the upper floors gradually becoming ‘lighter’ with larger window openings. Each of the upper floors would be heavily articulated

with set backs and balconies to create a fragmented form that would reduce the perceived mass of the building.

- 5.16 The existing mature trees would be retained within the site and the proposed architecture would be combined with an extensive planting scheme to retain the sense of ‘greenness’.

## **Impact Assessment**

### **Ramsbottom Conservation Area**

- 5.17 The proposed development would cause change within the conservation area and therefore has potential to cause a direct impact on its character and appearance.
- 5.18 The conservation area was formed by the amalgamation of two conservation areas and has a convoluted boundary that incorporates a series of contrasting character areas covering much of the commercial and residential areas of Ramsbottom. The application site is located in a discrete location just inside the north-western boundary of the conservation area and forms part of the Tanners and Carr character area. The proposed development would not impact on the character and appearance of any of the other character areas. For example, the proposals would not be visible from the commercial area of Bolton Road and Bridge Street, Equally, due to the influence of the topography of Ramsbottom, the proposals would not impact on the character or appearance of later residential streets, such as Victoria Street and Albert Street, which are located mid-way up the slope between the town centre and application site.

- 5.19 The Character Appraisal and Management Plan does not identify key views within the conservation area, however views along Bolton Street, for example, and out of the conservation area across the Irwell valley, would not be affected by the proposals.
- 5.20 In this context the change proposed by the scheme would be confined to the Tanners and Carr character area and in this respect the proposed development has been designed with considerable care and creativity to interpret the site conditions and its contribution to the conservation area with a bespoke and well considered approach.
- 5.21 The townscape of the conservation area has been heavily influenced by the topography of the valley side. The street pattern and building forms have adopted various means of coping with the slope. In the Tanners and Carr character area this includes cutting into the slope with retaining walls, contrasting juxta positions in respect to building height and tiered approaches to the street pattern.
- 5.22 The proposed development would continue this relationship with the valley side by bringing forward a highly creative approach to ‘layering’ the house with a series of ‘steps’ that would climb the slope of the site. The proposed retaining walls would be clad in stonework to maintain local characteristics and materiality within a modern building design.
- 5.23 The lower floors of the house would have a greater proportion of solid to void to complement the appearance of the adjoining building at the corner of Tanners Street and Carr Street and also to

refer to the use of retaining walls to support the front gardens of buildings located further south along Tanners Street.

- 5.24 The existing stone boundary wall that encloses Tanner Street would be maintained, with an opening to provide the vehicular access. The mature trees within the site would be retained and a dense planting scheme would be integral to the architectural design.
- 5.25 The proposed development would clearly cause change within the conservation area. However, it has been designed with great care to interpret the key attributes of the designated heritage asset. The proposals have clearly been informed by the slope of the site and the prevalent materials of the conservation area. The proposals also recognise the 'green' character of the site, even though the site has an unmanaged and overgrown appearance.
- 5.26 The formal pathway, and avenue of trees, that provides a direct pedestrian access from Tanner Street to Prospect House would be retained, thus maintaining the glimpsed view of Prospect House.
- 5.27 The proposed development is therefore considered to represent an intelligent and highly creative approach to introducing a modern building to a site with considerable physical constraints. It would add a further layer of architecture to the cluster of buildings that originally formed the small settlement of Carr to the west of Ramsbottom and would continue the development of the conservation area.

## **Non-Designated Heritage Assets**

- 5.28 Two buildings adjacent to the application site are identified on the draft Local List. The Local List is yet to be formally adopted and neither building is identified in the HER. Both buildings have been subject to adaptation and it seems questionable as to whether they would meet the Council's criteria for local listing in respect to 'Age and Rarity' and 'Architectural Interest'.
- 5.29 The application site forms part of the former grounds of Prospect House, prior to the subdivision of both the house and its gardens. Because the landform falls away so steeply between Prospect House and Tanners Street the north-western elevation of the proposed house, facing Prospect House, would appear as single storey building. However, it would be set well down the slope from Prospect House, would be largely screened by tree planting and would not impact on long-distance views across the valley from the front of Prospect House. The formal path, steps and avenue of trees from Tanners Street to Prospect House would all be retained.
- 5.30 The Rose and Crown public house is experienced within a cluster of buildings of varying forms and periods, including buildings that are broadly contemporary with the pub, late C19th workers terraces and late C20th residential properties.
- 5.31 If the LPA identifies Prospect House and the Rose and Crown public house as non-designated heritage assets, during the course of determining the application, then the proposed development would have an indirect impact by causing change within their settings.

5.32 The former grounds of Prospect House would be reduced, however both the grounds and the house have previously been subdivided and the application site has remained in an overgrown condition. Even in winter tree conditions Prospect House is not prominent from Tanners Street and seems to have been built in an elevated position to take advantage of the longer-range views across the valley. The ground falls away so steeply from the front of Prospect House that the proposed development would not harm those long-range views, the mature trees would be retained and the existing tree cover supplemented by the proposed planting scheme.

5.33 The degree of change within the setting of the Rose and Crown would be modest, it would add a further layer of architectural interest to the townscape of the upper part of Carr Street and would not harm the ability to appreciate the public house, if it is confirmed as a non-designated heritage asset.

### **Legislative and Policy Considerations**

5.34 In light of the above assessment the proposal is considered to be consistent with the NPPF definition of Conservation (for heritage policy):

*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

5.35 The proposed development would not harm the conservation area and would therefore preserve its character and appearance in

accordance with the ‘statutory duty’ of S.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.36 The proposal represents a bespoke approach to the site and has fully taken account of the desirability of sustaining and enhancing the significance of the conservation area (NPPF paragraph 192). ‘Great weight’ has been given to the conservation of the designated heritage asset with a creative approach to the slope and tree cover of the site and materiality of the wider conservation area (NPPF paragraph 193).

5.37 LPAs should look for opportunities for new development within conservation areas (NPPF paragraph 200), while not all elements of conservation areas will necessarily contribute to their significance (NPPF paragraph 201).

5.38 The proposed development has been carefully designed to respond positively to the site constraints and character and appearance of the wider conservation area. It would add a further layer of architectural interest to the conservation area and is considered to sustain the significance of the designated heritage asset in accordance with the relevant policies of the NPPF.

5.39 The proposal appears to be consistent with the emerging policy direction of the Local Plan, which uses the language of the 1990 Act in respect to conservation areas and is anticipated to be consistent with the NPPF.

## 6.0 Conclusions

- 6.1 The application site is located within the north-western boundary of the Ramsbottom Conservation Area in the Tanners and Carr character area, which previously comprised a separate conservation area until it was amalgamated to form a single conservation area for Ramsbottom. The site is also located close to Prospect House and the Rose and Crown public house and bowling green, both of which are identified on the draft Local List.
- 6.2 The proposed dwelling house has been designed as a creative and bespoke response to the site constraints. It would be cut into the steep slope of the site to create a layered building form that would be gradually set back from the Tanners Street frontage. The proposed house would be clad in stonework and the lower part of the building would have a greater sense of solidity, to reflect the use of stone retaining walls to manage the gradient in the Tanner Street area. The proposed house would adopt a layered and fragmented form as it stepped up the slope of the site to reduce the perceived scale of the building. The mature trees would be retained and supplemented with a dense planting scheme that has been designed to embed the building into the current site context.
- 6.3 The proposed development would cause direct change within the conservation area. However, the proposals have been designed with care and 'great weight' has been given to the significance of the conservation area while developing a bespoke scheme that takes a creative approach to the site conditions.
- 6.4 The proposed development is assessed to 'preserve' the character and appearance of the conservation area and is therefore considered to be in accordance with S. 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.5 The desirability of sustaining and enhancing the significance of the designated heritage asset has been at the forefront of the design process. The proposals are considered to be consistent with the relevant policies of the NPPF and the emerging direction of the Local Plan.
- 6.6 The draft Local List identifies two buildings near to the application site, although the List entries provide a limited description of the two buildings. In respect to Prospect House, it seems questionable whether the building has sufficient quality to meet the expectations of the Planning Practice Guidance relating to the identification on non-designated heritage assets, which states that only a minority of buildings will have sufficient heritage value to be a material consideration to a planning decision.
- 6.7 Notwithstanding the doubts regarding the draft Local List entries, the proposed development has been designed with creativity and care for the site context and would make a positive contribution to the western edge of the conservation area.