

Extension and Alteration of 1 Prospect House, Tanners, Ramsbottom Conservation Area, Ramsbottom.

Heritage Impact Statement

1.Introduction and Background

Planning permission is sought for extension and alteration works at 1 Prospect House.

The site is within the Ramsbottom Conservation Area and on the LPA's draft local list of buildings of special architectural or historic interest. Consequently its heritage significance needs to be assessed together with the impact of the proposals on that significance and the conservation area. A statement is required in support of the planning application in line with paragraph 207 of the NPPF 2024/25. Part of the paragraph states that *"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 and the conservation area. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

The assessment in this statement is based on the case that the extent of change to the significance and setting of the property is small scale and consistent with the building and area character. The detail in the statement of significance is sufficient to assess the impact of the proposals.

The site is on the north west edge of the former Tanners Conservation Area which was designated in 2004. It was included in the extended Ramsbottom Conservation Area in 2007. A formal conservation area appraisal was undertaken by the Architectural History Practice in 2006 and this was used as a basis for the Council's conservation area management plan produced in 2011. Although the appraisal/management plan has been used as reference, the description of significance and the impact assessment is based primarily on a site visit and photographs. The property is on the LPA's draft local list which identifies properties of particular architectural or historic interest, understood by legislation to have potential to be a non-designated heritage asset. It is referred to in the management plan as 'Prospect House, mid 19th century villa with spacious semi-formal gardens'.

The LPA's website shows two previous planning applications. These involved works to an existing garage (app 53175) in 2010/11 and the building of a conservatory (app 53509) in 2011. The owners are also aware that the original house was substantially extended during the first half of the 20th century, the extensions forming the larger part of the current property.

2. Significance of the Conservation Area

2.1 History

The history of Tanners/Carr is closely linked to that of wider Ramsbottom.

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 to 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. These two routes were linked by a east west route passing through Ramsbottom. 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. Yates' map (1786) shows how it split at Foot of the Rake, the northern branch represented by modern Tanners Street/Carr Street, Upper Bridge Street, Crow Lane and Stubbins Lane, crossing the Irwell at Stubbins before finally running up to the old Bury to 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.

Tanners and Carr climb the steep hillside on the western edge of Ramsbottom, to the south and east of Holcombe. To the west is a wooded area known since the mid 19th century as Grant's Nursery (Wood) which is shown on the 1848 O.S. map. Late 18th century buildings on the 1842 tithe map include The Rose and Crown PH and 2 Tanners Street/1 Manor Street, formerly the Rising Sun beerhouse, and dates back to a 1794 lease. At this time Tanners and Carr were no more than clusters of farms and cottages. 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.

From the time of the 1850 OS map many of the fields on the northern and eastern side of Rawson's Rake, Tanners Street and Carr Street were developed for residential cottages and terraces. The earlier buildings appear to be at Milton Street and Douglas Street in the Tanners area, later developments such as Mount Street, Taper Street, Manor Street, Ducie Street and Glen Street were more formally grouped into a squared pattern. Some rebuilding involved the removal of earlier houses and cottages, whilst the local authority clearance orders of the mid-1930s, though dealing primarily with town centre streets, saw the removal of Carr Fold and possibly Gutter Lane.

2.2 Area Character

The site is on the northern edge of the Tanners area and is a semi-detached property with outbuildings and fronted by a large green space with trees which runs down to Tanners Street. A few 18th and early 19th century buildings still remain in the area and these were added to in the latter part of the 19th century creating a residential settlement clinging to the hillside above the valley. The grouping of the dwellings on the steep slopes together with the stone retaining and boundary walls; gate piers, stone archways, ginnels, snickets, and stone set roadways and paths, has produced a well preserved area which has its own special character.

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 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. Buildings are predominantly in stone mainly coursed with strong stone detailing and slate covered pitched roofs. There are high quality features such as

bays, stone gutters, and corncicing. Some buildings have been altered particularly during the late 20th and early 21st centuries. There are some new dwellings predominantly stone built, and UPVC and composite doors and windows are now common features.



Coulthurst Street looking towards Prospect House



Looking south from Coulthurst Street gable



Mount Street



Rostron Road



Looking east along Taper Street



Tanners Street



Tanners Street

2.3 The Site and Immediate Area

Prospect House is at the end of Coulthurst Street on the north west tip of Tanners with woodland and open land immediately to the north. Around the site are rough tracks and 2/3 storey terraces in coursed and random stone and slate roofs. There are areas of greenery and both small front gardens and rear yards. Amongst the terraces are earlier 18th and 19th century cottages and former farm buildings and grander properties. There are some open views to the east and patches of woodland and open space. Most buildings in the locality are fairly plain and the street layout quite tight in places.

Prospect House is a mid 19th century villa of originally 3 bays with its original front elevation in ashlar and facing east. It has for some time been divided into two dwellings, numbers 1 and 2. It has tall ashlar chimney stacks at the original gables and rear elevations and outbuildings are in random or rubble walling. Both properties have been extended at the gables. Number 2 has an ashlar fronted extension with rubble wall at the rear. Number 1 has been extended with a render finish and raised stone quoins. The extensions have been set back slightly from the original front elevation. Number 1 is the minor part of the original dwelling with just one bay of the original three. The 20th century extensions form approximately two thirds of the current dwelling. All roofs are pitched and slate covered. To the south of number 1 is a stone garage and to the west is a two storey storage outbuilding built in random square blocks with raised pointing. The outbuilding is an odd shape and is built into the bank at the rear to a design that suggests it has been truncated at the rear at some point in the past. However, all external walls appear to be original and be part of the original mid 19th century villa.

There are stone window surrounds to the front elevation of the main house and with pilasters and stone moulded lintel to the main entrance. The ground floor window to the south of the entrance has been altered with a substantial horizontal opening being added. Generally upvc frames have been inserted in openings. Upper floor window openings in the front elevation are generally to 19th century proportions whilst those at the side and rear have a horizontal shape.

The two storey outbuilding at the rear appears to be unaltered externally and has original window openings and timber casement, and dummy sash windows and a stone gutter.

There is a sett yard to the west and side and formal gardens to the east. Beyond the garden is an open field which once formed the lawn to Prospect House with a series of tree lined steps running down to Tanners Street.

The most important parts of the building are the original front (east) elevation in ashlar, the stone chimney stacks, the original parts of the rear elevation and the original outbuilding. Number 2 has retained its original character, number 1 less so. The 20th century extensions are in traditional scale and form, and are secondary in height to the original building. The building is set above the Tanners area and at the end of a track. It is not prominent in the street scene and is set back at the top of a steep hill. It's main east elevation is generally not visible; it is the outbuilding and the south/west elevation which is visible from the west along the track.



1 Prospect House in the foreground



Viewed from the woodland to the west



East elevation



Gable from Mount Street



West elevation



Outbuilding

3. Proposals/Scheme Development

The proposed development will increase the level of accommodation on the ground and second floors by a ground floor extension and full use of the current attic. It will also use the existing outbuilding for further accommodation. This will involve the demolition of the existing 'off the shelf' upvc conservatory on the east facing elevation and its replacement with a bespoke kitchen extension. This work is to be combined with internal reorganisation and upgrading.

A 3D architectural rendering of a stone building complex. The central structure is a two-story house with a gabled roof, a chimney, and a small front porch. To the left is a smaller stone tower with a single window. To the right is a detached garage with a gabled roof. A stone wall runs along the front of the property, and a driveway leads to the garage. The scene is set against a plain white background.

A 3D architectural rendering of a two-story stone house. The house features a gabled roof with a chimney on the right side. The exterior is clad in light-colored, irregular stone tiles. There are several windows: two on the ground floor (one with a white frame) and two on the upper floor. A covered porch area with a glass door and windows is visible on the right side of the house. The house is set on a flat, light-colored ground.

A 3D architectural rendering of a two-story stone house. The house features a gabled roof with a chimney on the right side. A large glass-enclosed porch area is attached to the front, providing a view into the interior where a green sofa and wooden chairs are visible. The exterior is clad in stone, and there are several windows, including a bay window on the left and a large glass door on the right. A small dormer is visible on the roof. The house is set on a light-colored ground plane.

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The current render on the walls of the 20th century extensions is in poor condition and is introducing damp into the building's interior. It is to be completely stripped from all the walls to the front, side and rear elevations. The owners have considered options for its replacement, including re-rendering or a new stone outer skin. For the new render they have considered lining out the east facing elevation to copy the abutting ashlar, though with smaller courses and being consistent with the appearance of the extension at number two. The remainder would be in plain two course traditional render. The stone walling option would be random or rubble coursing to the side and west and coursed squared blocks on the

eastern elevation. Both options for the walls raise issues for the character of the building and the area. Both options involve an element of pastiche. The owners currently strongly favour a new stone outer skin but are willing to consider the advice of the LPA on the best solution in terms of protecting the significance of the building and area.

A new kitchen extension is proposed for the east elevation. This is to be larger than the current conservatory. It is to be constructed in stone with a double pitched slate roof containing rooflights. The east and north facing elevations will have large glazed windows/doors.

Windows and doors are to be either aluminium or upvc. They will be matt finished to an agreed colour throughout the scheme. For the tall upper floor windows there is an opportunity to use traditional vertical sliding sash frames. Elsewhere, windows are designed to have as strong a vertical emphasis as possible. All window and door frames will be set back a minimum of 50mm from the outer wall face. The full details of the doors/windows are currently being developed. The architect is available to discuss the details with the LPA during the process of the application. In addition, the LPA may wish to condition any granting of planning permission to ensure that further approval of window and door detail is required.

The outbuilding is to be upgraded for home office/gym use. This will accommodate the uses deleted from the attic floor to accommodate the smaller dormers. There will be a WC within the accommodation. No new openings are to be added to the external walls as a result of the conversion.

4. Impact on Significance

The last paragraph of 2.3 reached conclusions on significance and these are the most important elements to protect. It stated -

The most important parts of the building are the original front elevation in ashlar, the stone chimney stacks, the original parts of the rear elevation and the original outbuilding. Number 2 has retained its original character, number 1 less so. The 20th century extensions are in traditional scale and form and are secondary in height to the original building. The building is set above the Tanners area and at the end of a track. It is not prominent in the street scene and is set back at the top of a steep hill. It's main east elevation is generally not visible; it is the outbuilding and the south/west elevation which is visible from the west along the track.

I would add that this is not the best preserved building in the area. It has had considerable alteration and additions. Whilst any future change should respect the building and the area, the standard of judgement for the works should not be set unreasonably high. The form of the buildings is not to change significantly. It is largely the materials and details that are proposed to change.

The current proposal is for the existing render finish to be changed to stone. Coursed stone blocks are proposed for the front elevation and random/rubble elsewhere. This is consistent with the extension at number 2. The material is totally appropriate for the area. Admittedly, there may be future confusion about whether the work is contemporary with the original c1870 date, though a new date stone can help with this. Although it represents a level of pastiche, overall it is a positive solution to a problem and a substantial commitment by the owners to upgrading the property. The use of stone cannot damage the building's contribution to the character of the area and it will add symmetry to the east/garden facing elevation.

The kitchen extension will be largely hidden from view by the topography and the adjacent garage. It will be clearly seen as a modern addition. This gives some flexibility to the design

brief and 19th century rules covering the relationship of solid to void and proportion do not need to apply.

Particular effort has been made to ensure that the impact of the roof dormers is minimised. This has meant the reduction of usable space on the second floor. The dormers will have a slate roof and cheeks and sit below the ridge of the main roof. They will not stand out within the roof scape or dominate views of the stone chimney stack.

Currently all windows are upvc some are in poor condition and some are set at the face of the external walls and creating a visual lack of depth to the openings. New windows will be set back into openings. They will be matt finish. They will be an improvement on the current situation with traditional sliding sash frames introduced where possible.

Other than for new windows/doors in line with the main house, there will be no change to the exterior of the outbuilding.

Overall, the proposals do not harm the significance of the buildings as described above in blue.

5. Policies/Conclusions

The relevant heritage policies are paragraphs 210 to 216 of the NPPF, and EN2/2, and JP-P2 of the local plans. The actual policies are shown in italics and comment on these is made in the context of the current proposals.

The most relevant NPPF policies are :

210. In determining applications, local planning authorities should 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.*

212. 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 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of: a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional; b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is

demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Comment: The heritage asset is the conservation area. The proposals will sustain area character. They will not harm the heritage significance of the area. In a worst case view they will have a neutral impact.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Comment: The non-designated heritage asset is Prospect House itself which has been much altered. The proposals involve upgrading the building fabric aimed at securing the building's full use in good condition. They make little alteration to the form of the building but alter windows and provide roof dormers. The outbuilding is to be largely untouched externally. The proposals add symmetry to the east elevation. The balanced view is that there is no loss of significance and that the proposals have a neutral impact preserving its character, all as explained in paragraphs 3 and 4 above.

JP-P2 was adopted as part of the Greater Manchester Places for Everyone Plan in March 2024 and this contains general policies as follows :

Particular consideration will be given to ensure that the significance of key elements of the historic environment which contribute to Greater Manchester's distinctive identity and sense of place are protected from harm. These include historic town centres, places of worship, historic transport routes including the canal network, industrial buildings and structures including textile mills, farmsteads and other sites, buildings, and areas of identified archaeological, architectural, artistic and/or historic value. Development proposals affecting designated and non-designated heritage assets and/or their settings will be considered having regard to national planning policy.

The LPA's UDP policy for proposed development in conservation areas is -

'EN2/2 - Conservation Area Control.

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area. In considering proposals for development in Conservation Areas, regard will be had to the following criteria:

- 1 the nature of the development in terms of its bulk, height, materials, colour, design and detailing;*
- 2 the relationship between the proposed development and the architectural and visual qualities of the surrounding area.*

Further guidance is issued

Where planning permission or conservation area consent is required, the following proposals should be resisted - over-large, prominent, or out of character extensions and porches; out of character dormer windows; non-traditional materials; the external cladding and rendering of walls, out of character building alterations; loss of historic building fabric; removal of outbuildings; inappropriate shop/office frontages, shutters and non traditional signage, the building of out-of-character gates

and walls, the provision of car parking in front gardens, and the location of satellite dishes in prominent locations.

Comment: The proposals meet all the above tests for scale, bulk, height etc and will cause no harm to both the Prospect House and the area around, all as explained in paragraphs 3 and 4 above.

In conclusion, it is submitted that the significance of the conservation area and that of the NDHA has been carefully assessed together with the impact of the proposals, and the works found to be in line with the character of the original building and the area and overall have a neutral impact on significance.

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