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HERITAGE ASSET STATEMENT

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IN RESPECT OF:

A HOUSEHOLDER APPLICATION AND AN APPLICATION FOR
LISTED BUILDING CONSENT FOR THE CONSTRUCTION OF A
SINGLE STOREY REAR EXTENSION FOR RESIDENTIAL
ACCOMMODATION

AT

MILL HOUSE
LONG BUILDING
SAWLEY
CLITHEROE
BB7 4LE

Prepared by: Paul Fay for and on behalf of Gary Hoerty Associates
Our Ref: Ste/752/2099/PF
Our Client: Mr R and Mrs C Stephens
Date: September 2016



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents
Valuers ■■■ Property Agency ■■■ Property Management



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1. Introduction

- 1.1 Gary Hoerty Associates have been instructed by Mr R and Mrs C Stephens, of Mill House, Sawley, BB7 4LE, to submit a planning application on their behalf for the construction of a single storey domestic extension to the rear of Mill House.
- 1.2 As the subject property has listed building designation and the site is within the boundary of a conservation area any proposed development requires the preparation of a Heritage Asset Statement. This report has been produced in support of an application for the above mentioned development, and will consider the impact of the proposals on the designated heritage asset¹
- 1.3 This document has been prepared in line with policy guidelines set out in the National Planning Policy Framework (DCLG, 2012) and guidance on the historic environment found in 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). The research and recording work follows English Heritage Guidance 'Understanding Historic Buildings' (2006).

2. Background Information

2.1 Site Location

- 2.1.1 The application site is situated in Sawley, which is a small village in the Ribble Valley Borough in Lancashire. It is located to the north-east of Clitheroe. Mill House is situated as part of a group of buildings with Listed Building designation and is sited in a designated conservation area. The site has an approximate National Grid reference of SD 77546 46339.

2.2 Site Description

- 2.2.1 The application site comprises the property known as Mill House, which is an attached property with associated garden area. The property is of two storey construction with a detached single storey garage building, which is currently used as storerooms and office accommodation, projecting from the Northerly facing elevation. The roof of the entire property is clad in blue slate and the walls are natural random stone. The site is situated inside the boundary that designates the area as a conservation area. The site therefore constitutes a heritage asset.
- 2.2.2 The Site plan is given below in Image 1;

¹ As required by paragraph 128 of National planning Policy guide (NPPG) 2012

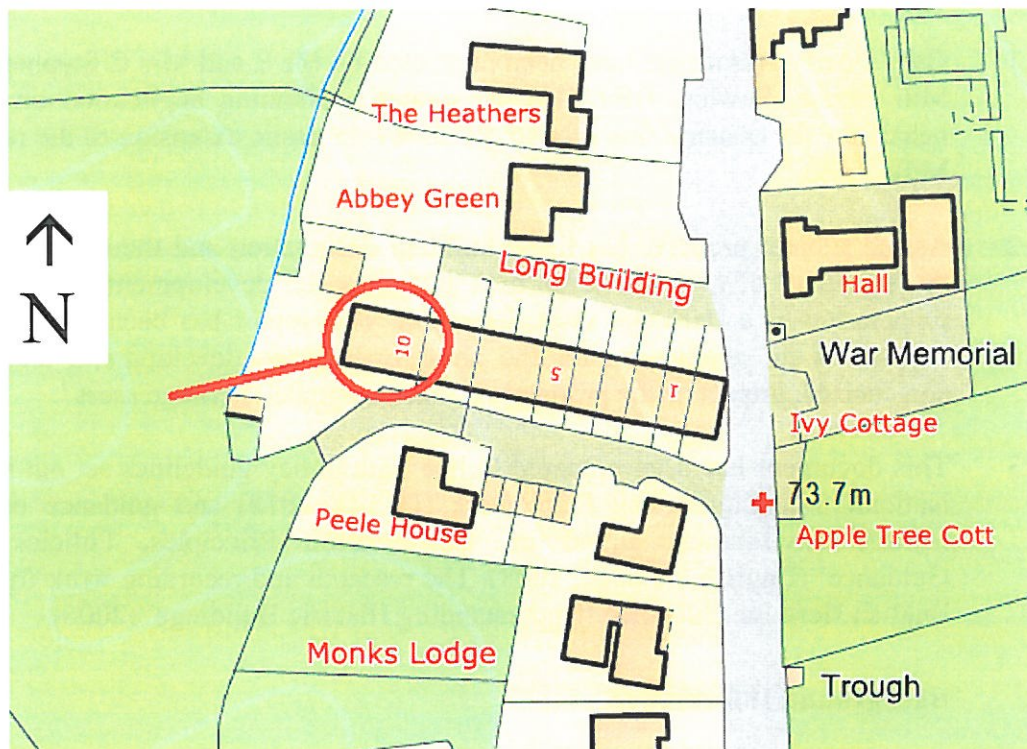


Image 1 – Site plan of Mill House, indicating the layout of the site. The label of 'Long Building' attributed to the group of buildings to which the listing description relates.

2.3 Building Description.

- 2.3.1 The house is aligned along an east to west axis and is two storeys in height. There is a single storey building, a converted garage, aligned along a north to south axis. A more recent conservatory connects the two structures.
- 2.3.2 Mill House is part of a group of buildings that have designated listed status. The group consists of Ivy Cottage, on the east end of the group. This is attached to The Long Building which is a former textile printing works that has been converted for residential use. Mill House is attached to The Long Building at the western end. The listing description states²:

SD 74 NE SAWLEY

SD 775 463 Ivy Cottage, Reading Room, and 3/149 connecting buildings in same range

GV II

Row of buildings, probably early C19th and industrial, with medieval remains, partly converted for domestic use and partly converted into a Methodist Chapel in 1867. Sandstone rubble with stone slate roof. Ivy Cottage, at the

² Historic England

east end, is of 2 storeys, and of one bay to the south, having tripartite windows with plain stone surrounds and square mullions. To the right is a door with plain stone surround. The main range has openings with plain reveals, including 5 doorways on the ground floor. Towards the left is the chapel, with 3 windows on the 1st floor with plain stone surrounds and semi-circular heads. To its right is a chamfered ground-floor window. The west gable wall adjoins the site of the former Abbey mill and incorporates a wide chamfered fireplace with segmental head and with a narrower arched recess to its left. On the 1st floor is a blocked chamfered doorway with Tudor-arched head. The north wall has openings with plain reveals, some 1st floor doors towards the left reached from an external platform, the chapel, further right, has 3 windows with plain stone surrounds and semi-circular heads. At the left is a 1st floor door with similar surround. At the far right is a chamfered slit opening on the ground floor. Interior not fully inspected, but 2 ground-floor windows on the north side and one on the south side have splayed reveals and chamfered inner arches of dressed stone. The site of the former Abbey Mill, at the west, is a Scheduled Ancient Monument.

Listing NGR: SD7757146328

2.3.3 The Historic Environment Record was consulted 19 March 2016.

2.4 Proposed Works

2.4.1 The proposed works considered through this statement is the proposed construction of a single storey rear extension to provide extended kitchen/dining/family accommodation. The proposal is considered in more depth in the accompanying Planning Statement, which should be read in conjunction with this Heritage Statement for understanding and clarity. The proposals are illustrated on plan, reference: Ste/752/2099/01.

3. Assessment of the Heritage Asset

3.1 Historical Background

3.1.1 This Heritage Statement contains extracts from historic maps; the maps are from circa.1850 and 1910. In this section the information gained from these maps is commented upon below.

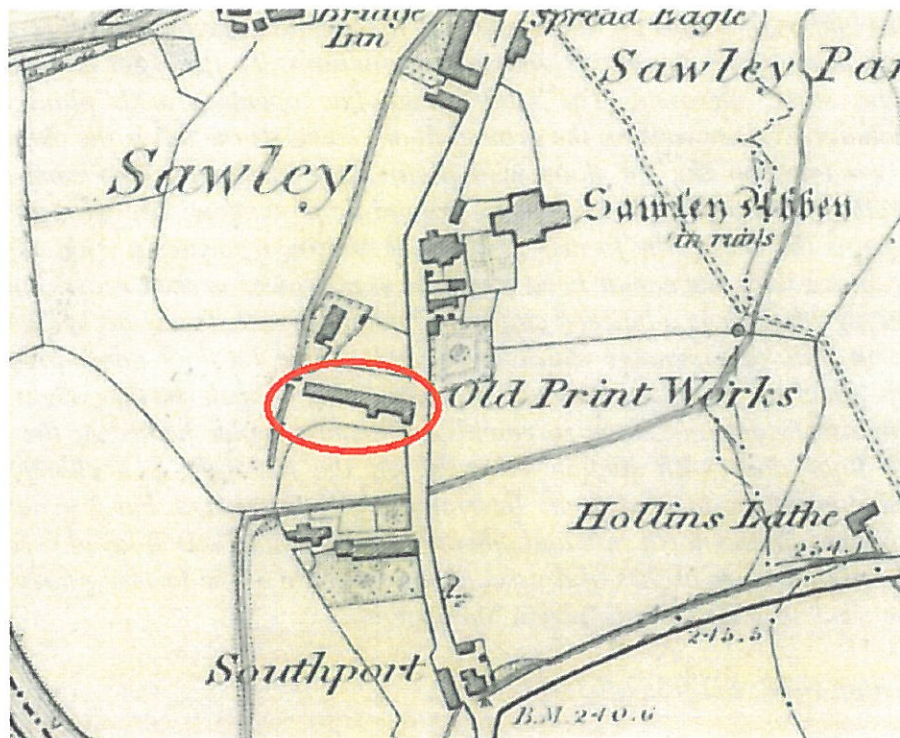


Image 2 – Extract of c.1850 OS map showing plan form of the Long Building labelled as 'Old Print Works'.



Image 3 – Extract of c.1910 OS map showing plan form of the Long Building labelled as 'Chap' for Chapel. The school house is also present on this extract

- 3.1.2 The image from c.1850 (image 2) shows The Long Building which here is labelled as 'Old Print Works'. The Long Building is a former industrial building; it was a calico printing works. It was built on the site of the former Abbey Mill, taking advantage of the water leats that had been installed by the Cistercian Order to provide water for the monastic mill. The print works closed down prior to 1850, hence the label as '*Old* Print Works'.
- 3.1.3 The image from the c.1910 map (image 3) indicates another past use of the property. The label 'Chap' means Chapel. Part of the building was converted into a Wesleyan Chapel around 1867.

3.2 Appraisal of Heritage Value

- 3.2.1 In considering whether Mill House has significant heritage value this appraisal is produced in consideration of the heritage values outlined in the 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). These values are: evidential, historic, communal and aesthetic values. An appraisal of these values allows a careful consideration of the significance possessed by the heritage asset and the guidance is intended to facilitate change through intelligent management of the historic environment. The values are commented on below;

Evidential Value

'Evidential value derives from the potential of a place to yield evidence about past human activity'

- 3.2.2 There may be evidential value around the site. The proximity of the site to Sawley Abbey provides an opportunity for the surrounding area to contain evidence of the former monasteries presence. The fields surrounding the Abbey have ditches and banks representing possible monastic fishponds, water meadows, field boundaries and barns. Sawley Conservation Area Appraisal identifies the site as being on or close to the site of the now demolished, Abbey Mill. The meadows on the western side of the main street, where the site is located, have ditches and watercourses representing parts of the water management system to supply the monastic mill. This water supply later supplied the textile printing works located in the Long Building.

Historical Value

'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative'

- 3.2.2 Associative value of the site's name and previous occupation; the name Mill House relates to the former Abbey Mill which once occupied the site. This monastic mill served the main Abbey. The Cistercian Order acquired the site in 1147 and developed it for the monastic community. The Abbey was suppressed in 1536. Little survives of the structure now other than the

foundations. The Abbey is now Grade I listed and a Scheduled Ancient Monument.

- 3.2.3 Associative value of the site's previous occupation; around 1790 a textile printing works, Messrs Peel of Blackburn, established on the site of the former Abbey Mill. The ancient mill leats were used as the water supply for washing and rinsing the cloth and disposing of chemical waste into the River Ribble. The Peel family (the same family as former Prime Minister Robert Peel) settled in Sawley. The printing works had closed, possibly prior to 1850, as on the 1850 Ordnance Survey map the building is referred to as the 'Old Print Works'. By 1867 part of the building was then converted to a Wesleyan Chapel and reading room. The building was described in the Sawley Conservation Area Draft Proposal (1971) as 'dilapidated and run down'. The building has since been converted into apartments. This group is known collectively as 'The Long Building'.
- 3.2.4 Illustrative value of the exterior of the building; the exterior of Mill House fits with the collective buildings as the choice of walling materials match and the plain stone window and door surrounds emulate the existing openings on the block. The roof covering of natural slate, although different from the stone slates of the other buildings, does not detract from the group.

Aesthetic Value

'Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place'

- 3.2.5 The building stands in a locally important group of buildings, collectively known as The Long Building, which are designated at Grade II. The building was originally a textile printing plant and was designed with function over form. The building is constructed of locally sourced stone, most likely sourced from the ruins of the Abbey with a sandstone tile roof. The buildings also contain medieval moulded stone incorporated into Ivy Cottage, at the eastern end of The Long Building.
- 3.2.6 Mill House is constructed of random sandstone walls under a natural slate roof. This building is obviously a later addition to the collection of buildings. Mill House fits the vernacular of the other buildings surrounding it.

Communal Value

'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory'

- 3.2.5 The site has communal value as a local land mark building.

4. Impact on the Heritage Asset.

4.1 Heritage Impact Assessment

- 4.1.1 The impact on the sites evidential value will be low as the proposed extension replaces an incongruous building so does not represent an increase in development.
- 4.1.2 The impact on the site's associative value will be low, as the site's name and ownership will not be affected by the proposals. The impact on illustrative value will also be low as although the proposal would represent a change to the existing rear elevation the extension would be sympathetic and facilitate the removal of an incongruous feature, namely the conservatory.
- 4.1.3 As the proposed extension is of a flat-roofed design and of predominantly glass construction it will be evidently clear that it is a recent addition to the Listed Building. The glazed construction will also have the effect of leaving the main original structure visible through the extension. The removal of the existing conservatory will also be beneficial to Mill House and the group as a whole.
- 4.1.4 The impact on the site's communal value would be very low as the extension would have a minimal effect on people's perception of the building.
- 4.1.5 The proposed works contained within this statement are concerned with enhancing the existing building and replacing the conservatory which should be regarded as an incongruous feature. The extension is required to facilitate family living. All proposed works will be carried out in a sympathetic manner, with consideration given to any materials or techniques used. The proposal will see a single storey rear extension to the building to provide the extra dwelling space required by the applicant. This development is not overlooked from any public highway or right of way.

5. Conclusion

- 5.1 Mill House is an attached two storey building with single storey detached garage to the front. A conservatory connects the two buildings. The building is in a semi-rural location in the village of Sawley, near Clitheroe. It has designation as a listed building, as part of a group of buildings, and is situated in an area designated as a Conservation Area. Its prime heritage significance is in the historic value associated with the sites proximity to the former Sawley Abbey and the former uses of the collection of buildings to which it belongs.
- 5.2 The findings of this Statement are that the proposed works present the Council with the opportunity to grant consent for the extension of a building into an individually designed, attractive family home that will not only provide the applicant with a dwelling that suits their domestic requirements but also has very little impact on the overall street scene and the Conservation Area.

- 5.3 The heritage impacts have been assessed overall as low. There are changes to the exterior of the building but these will be done in a sympathetic manner.
- 5.4 Having also considered the proposals against guidance outlined in the National Planning Policy Framework, the nature of the proposals are structured with providing a consistent use for the building but with enhancement and protection of the heritage asset as the primary driver and therefore it is our firm opinion that the proposals conform to this guidance and that the Council should look favourably upon this application for consent.

Signed..........Date.....5/9/16.....

Colin Sharpe DipTP MRTPI
For and on behalf of Gary Hoerty Associates