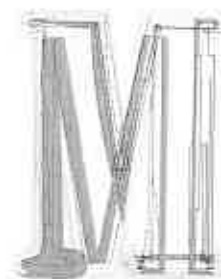


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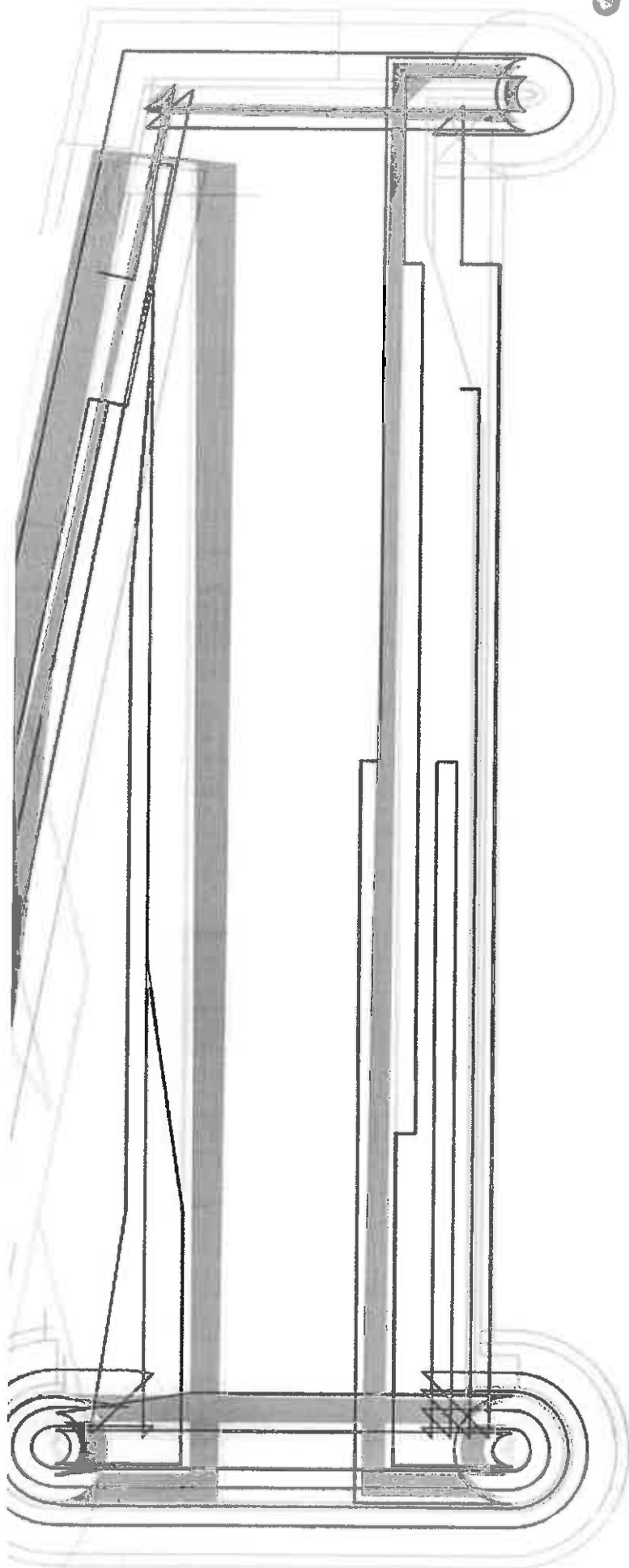


m b Heritage

Skipton Properties

Proposed Residential Development
Victoria Mill, Watt Street
Sabden

Built Heritage Statement





m b Heritage

**Victoria Mill, Watt Street
Sabden**

Built Heritage Statement

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1.0 INTRODUCTION

- 1.01 This Statement, prepared on behalf of Skipton Properties, sets out an assessment of the potential impact upon the historic environment of proposed residential development of land and buildings comprising the site of Victoria Mill located on Watt Street, Sabden. The extent of the relevant site includes buildings and fabric formerly associated with the Victoria Mill textile mill complex, dating, at its earliest, to the mid-19th century. The statement considers the heritage significance of the extant buildings and associated structures comprising the site within the national and local context. It also considers the historic setting of the buildings and the contribution they make to the historic environment. The statement has regard to relevant assessment guidance produced by Historic England and that contained within the National Planning Policy Framework.
- 1.02 The Statement, which is undertaken at a high level in order to provide an overview of retained fabric, has been produced in order to inform the consideration of proposals for the residential re-development of the site, including demolition of standing buildings, for residential purposes. The extent of the assessment site is indicated on the site and layout plans included at Appendix 1.
- 1.03 The Statement is structured to initially set out the relevant policies and guidance at national and local level that inform assessment and decision-taking in respect of the historic environment. It then describes the significance and heritage values of the site having regard to Historic England guidance. It finally considers the redevelopment proposals for the site having regard to national policy guidance.
- 1.04 The document, Conservation Principles¹ relates to the assessment of heritage significance and the relative importance and value of those elements which contribute to this significance. It indicates that such an assessment should be proportionate in scope and depth to the decision to be made. This reflects guidance contained within the Framework which defines significance as:

¹ Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, English Heritage (now Historic England), 2008

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from an asset's physical presence, but also from its setting."

- 1.05 Conservation Principles and the Framework provide definitions and guidance in respect of the assessment of archaeological, architectural, artistic and historic interest within the national and local context. This guidance has informed the assessment set out below.
- 1.06 A rapid visual inspection of the site was undertaken in June 2017. Access to a number of areas, particularly internally was limited due to the structural condition of the building.

2.0 POLICY AND ASSESSMENT GUIDANCE

2.01 The policies contained within the National Planning Policy Framework (hereafter the Framework), taken together, comprise the Government's view of what sustainable development should constitute in practice. A key dimension of sustainability is protecting and enhancing our historic environment (paragraph 7) and the pursuit of sustainable development involves, amongst other things, seeking positive improvements to the quality of the historic environment.

2.02 A core planning principle set out within the Framework (paragraph 17) is to:

"Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations"

2.03 A heritage asset is defined within the Framework as:

"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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)"

2.04 Significance, for heritage policy, is defined in the Framework as:

"The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

2.05 In undertaking any heritage assessment the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance in the national and local context. In considering heritage interest the Framework defines the nature of the particular archaeological interest a heritage asset may hold:

"There will be archaeological interest in a heritage asset if it holds, or may potentially hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them."

- 2.06 The Framework does not provide a definition of what constitutes architectural, artistic or historic interest. Guidance can however be derived from Paragraph 9 of Principles of Selection for Listed Buildings (DCMS March 2010) which provides definitions of architectural and historic interest in the national context:

***"Architectural Interest.** To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

***Historic Interest.** To be of special historic interest a building must illustrate important aspects of the nation's social economic, cultural or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."*

- 2.07 Further practical guidance informing the understanding of significance can be taken from Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment (Historic England 2008). This sets out a heritage value driven approach to the assessment of significance. These values are inter-related and fall into four categories:

Evidential Value: *The potential of a place to yield evidence about past human activity*

Historical Value: *The ways in which past people, events and aspects of life can be connected through a place to the present*

Aesthetic Value: *The ways in which people draw sensory and intellectual stimulation from a place*

Communal Value: *The meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory*

2.08 Conservation Principles advocates a systematic and consistent approach to the assessment of significance which is appropriate and proportionate in scope and depth to the decision to be made or the purpose of the assessment (paragraph 61). It sets out a number of stages to assessment which may not be applicable to all places to be assessed but which provides a framework through which heritage significance can be articulated:

- *Understand the fabric and evolution of the place*
- *Identify who values the place, and why they do so*
- *Relate identified heritage values to the fabric of the place*
- *Consider the relative importance of those identified values*
- *Consider the contribution of associated objects and collections*
- *Consider the contribution made by setting and context*
- *Compare the place with other places sharing similar values*
- *Articulate the significance of the place*

2.09 In any assessment it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and, conversely, the contribution it may make to the significance of other assets. In this case the contribution of the site to the significance of the Sabden Conservation Area, within which it falls, will be an important consideration. As regards setting this is defined by the Framework as:

"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."

2.10 In determining the scope and extent of assessment the Framework, at paragraph 128, states that in describing significance:

"The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal 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.”

2.11 The assessment of significance of a place provides a baseline from which to **assess** the impact of development proposals. Paragraph 131 of the Framework indicates that, in determining planning applications, local planning authorities should take account of:

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

2.12 Further discussion of Framework policy relevant to the re-development proposals for the site is set out in the concluding section of this Statement.

Guidance on Building Typology

2.13 Historic England has produced a series of thematically arranged listing selection guides which provide detailed guidance on buildings eligible for listing within the national context. Victoria Mill was originally constructed as textile mill and the thematic guidance provided in the section guide on Industrial Structures is therefore relevant in assessing the significance of the buildings.

2.14 The guide notes that Britain has outstanding international importance as the birthplace of the Industrial Revolution. During the eighteenth century the economy of Britain was transformed with the Revolution stimulated by the expansion of trade and a series of discoveries, inventions and developments which were to transform both industry and the landscape. Significant advances took place in ways of working, with the emergence of the factory system, multi-powered processing and technological innovation such as the fire proof mill and the application of rotative action to the steam engine which freed mills from dependence on water power.

- 2.15 For much of the period, 1815-1914, Britain was the 'workshop of the world' with a spectacular increase in production in all sectors. Transport improvements, canals then railways, freed industries and allowed for much wider distribution of basic industries. Within the textile industry many firms began to integrate manufacturing processes in response to advances in weaving mechanisation. The peak of integrated factory building was around the middle of the 19th century with complexes such as Saltaire (West Yorkshire) being constructed. West of the Pennines the cotton sector tended to dominate the textile industry.
- 2.16 The guidance notes that the earliest textile mill were water powered fulling mills and the application of water power to processes such as scribbling, carding and spinning led to the concentration of buildings on single sites. These were the forerunners to the multi-storeyed mill complexes which began to emerge during the 18th century. Fireproof mills developed during the 1790s and by the first decade of the 19th century the classic fireproof mill incorporating cast iron columns and beams and metal framed roofs had evolved. Their adoption, given cost, was never universal and, particularly in the north, the more traditional construction tended to predominate during the 19th century.
- 2.17 Other components will also be found on textile factory sites. Engine houses and boiler houses were usually internal in the first generation of mills constructed in the late 18th and early 19th centuries. These are often distinguished by their larger windows, single, tall and round headed designed to house the first single-cylinder engines. By the 1850s external engine houses become common and became more architecturally embellished as the century progressed. Other elements included dye houses, drying houses and warehouses. Administrative offices might form part of a warehouse or mill building in early forms and later in the 19th century were often detached and given elaborate architectural treatment.
- 2.18 The guide sets out eight key over-arching issues to address when considering industrial structures. These are summarised below:

The Wider Industrial Context: Industrial structures should be considered in their wider setting having regard to the full production and distribution process.

Regional Factors: A regional perspective should be adopted so as to achieve a representative sample for each sector of an industry. Regional specialisms within certain industrial sectors should also be considered.

Integrated Sites: Where the process to which a building is related involved numerous components consideration should be given to the degree of completeness or intactness.

Architecture and Process: An industrial building should normally reflect in its design (plan form and appearance) the specific function it was intended to fulfil.

Machinery: The special interest of some sites may lie in its retained machinery.

Technological Innovation: Buildings may hold significance as the site of the early use of important processes, techniques or factory systems.

Rebuilding and Repair: A high level of reconstruction may sometimes be the basis not to list although such alterations may provide evidence of technological changes which of themselves may be significant.

Historic Interest: Physical evidence of important elements of industrial history or associations with important persons or products.

- 2.19 Specifically in respect of warehouses the Historic England guide notes that they were in the forefront of building technology with iron and later steel and concrete construction. Often they were grand and architecturally distinguished and this will often combine with technical interest within a single building. Warehouses together can often create urban environments of enormous character.

Summary

- 2.20 The assessment guidance summarised above can be drawn together to provide an assessment framework based upon a number of recognised heritage values. These can be defined as follows:

A. Archaeological

Derived from the potential of a place to yield evidence about past human activity and the extent of physical remains that have been inherited from the past. The ability to understand and interpret this evidence can be diminished dependent upon the extent of any removal or replacement.

B. Architectural

Principally relates to the aesthetic qualities derived from the conscious design of a building, structure or landscape as a whole. Regard should be had to the quality of composition, materials, decoration, detailing and craftsmanship including any planned landscape or planting.

C. Artistic

Derives from the value ascribed to the creation of a work of art by a designer or craftsman to the extent that it remains the product of the artist's hand. Artistic values may develop over time in response to particular cultural frameworks.

D. Historic

Derives from the meaning of a place for the people who relate to it or for whom it figures in their collective experience or memory. Also the ways in which past people, events and aspects of life can be connected through a place to the present. Historic value tends to be illustrative, evidential or associative and is therefore closely related to architectural or artistic values.

E. Group

The relationship a place may have with others of whatever type or era. It can include contextual or associative links due to complimentary uses or character. Group value will often inter-relate with architectural or historic values.

F. Setting and Views

Concerned with the manner in which the place sits within and is connected with its environment. This is often primarily, but not exclusively, understood by how it can be seen from fixed and dynamic viewpoints. Regard should also be had to views from a particular place which may hold value and the way in which a place may contribute to the significance of other heritage assets.

- 2.21 The consideration of these values allows for the relative heritage significance of a particular place to be assessed within the national, regional and local context. Whilst a narrative approach to this assessment is preferred, where appropriate different elements within a

place can be ascribed significance ratings. For example a principal façade may hold a high level of significance within the context of a wider site whereas modern additions, or heavily altered buildings, may hold no or low levels of significance.

2.22 The above framework is adopted in considering the heritage significance of the site below.

3.0 ASSESSMENT OF SIGNIFICANCE

Site Context and Baseline Data

- 3.01 The assessment site (see Appendix 1) falls within the built up area of Sabden, Lancashire, a large village falling within the Ribble Valley and south of Pendle Hill. The site forms land to the immediate south west of the junction of Watt Street with Whalley Road to the west of the settlement. Two points of access are available from both roads. A watercourse, known as Sabden Brook, runs through the site from east to west and is culverted under standing buildings falling within the site. A number of building structures are retained within the site relating to the former mill uses. These include the former multi-storey spinning mill to the Whalley Road frontage, single storey weaving sheds, warehouse/office building and a single storey store/workshop building at the Watt Street entrance.
- 3.02 No designated heritage assets fall within the site boundaries and the National Heritage List for England (NHLE). Three NHLE records fall within 1km of the site centre, these being:

Church of St. Nicholas (list entry number 1164597)

Grade II Listed Building

Church constructed in 1846 in the Norman style with later chancel. The Church is located off Wesley Street to the north east of the village and around 1km from the site.

Whins House (list entry number 1317710)

Grade II Listed Building

House constructed in the early 19th century in rubble sandstone under stone slate roof. The building is located to the north west of the site and north of Whalley Road isolated from the main body of the settlement.

Sabden House (list entry number 1393829)

Grade II Listed Building

A detached villa constructed in 1847 as a parsonage house to the Church. Constructed in sandstone under grey slate hipped roof. The building is located on Stubbins Lane to the north-east of the site.

- 3.03 The National Record of the Historic Environment (NRHE) holds two records within 1km of the site. This includes the Victoria Mill site (monument number SD73 NE16) described as:

"Victoria Mill was erected by Messrs Joseph Hoyle and Bateson as an integrated spinning and weaving mill, representing the first mill in Sabden. It has been suggested that the mill was erected in 1853, although a newspaper article of 1846 refers to 'Hoyle's new mill' in Sabden, suggesting that it may have been constructed circa 1845-6. The mill was sold to James Stuttard of Colne in 1871. New engine, manufactured by William Bracewell of the Burnley Ironworks, was installed in 1883, and it is likely that the weaving shed was also enlarged at this date. The mill was subject to three serious fires in 1892, 1912 and 1933, which resulted in the loss of the multi-storey buildings on the site. Textile manufacturing at Victoria Mill ceased in 1964. Surviving structures are largely single-storey."

- 3.04 The NRHE also records the site of Union Mill (monument number SD73 NE17) also on Watt Street to the south of the Victoria Mill site. Samuel and Richard Harrison constructed Union Mill as a weaving mill in around 1856. The buildings are now in commercial use.

- 3.05 The Lancashire Historic Environment Record also notes the Victoria Mill site (LHER6168). The site as a whole falls within the Sabden Conservation Area that was designated by the Council in 2007. The Council's Conservation Area Appraisal was issued in draft form in 2005 although was not subject to public consultation or updated following designation in 2007. The document provides a summary of the special interest of the area and this includes:

- *The village's industrial past and links with cotton weaving and printing*
- *The rural setting of the village in lowland fringe farmland in a valley between Pendle Hill and White Hill*
- *The diversity of mill worker's terraced houses ranging from the late 18th to the late 19th centuries*
- *Sabden Brook and its tributary, Badger Well Water*
- *Prevalent use of local stone as a building material*
- *Architectural and historic interest of the conservation area's buildings, including 2 listed buildings*
- *Trees, particularly beside Sabden Brook*

■ *Views of Pendle Hill*

- 3.06 The Appraisal notes that: *“Victoria Mill opened in 1847-8. Its heyday was in the 1890s when about 250 people were employed but the mill was badly damaged by fires in 1892 and 1912. The mill closed in 1964 and is now used by various industries.”* It continues by noting that:

“Fire, demolition, alteration and re-use has reduced the impact of former mill buildings on local townscape. However the two tall chimneys at Victoria Mill and Union Mill, together with the spire of St. Nicholas’ Church, stand out in distant views, announcing the village’s industrial past.”

- 3.07 The buildings falling within the site, with the exception of the weaving shed structures, are identified as ‘buildings of townscape merit’ on the townscape appraisal map for the conservation area. These are defined as buildings *“considered to be good examples of their type where original materials and details, and the basis, historic form of the building, has survived.”* The Appraisal document does however note that Union Mill is the best preserved of Sabden’s mills. The retained chimney at Victoria Mill is also identified as a ‘focal building’ on the townscape appraisal map although not identified as a landmark structure.

Historic Context and Evolution

- 3.08 The area known as Pendle Forest was established towards the end of the 11th century and early 12th century forming part of the hunting preserve of the de-Lacys of Clitheroe. Sabden, historically known as Sabden Bridge was likely established in the 14th century although little evidence remains of the extent of the earliest settlement. Sabden Bridge formed part of the Heyhouses township which similarly developed on a small-scale agrarian basis as an extra-parochial settlement with no established manor. The area has been subject to a number of ownerships including the Radcliffe family and latterly Le Gendre Starkie as part of the Huntroyde Hall Estate by 1801.
- 3.09 Yates map of 1786, although lacking detail, confirms the separation of the two settlements as *Hey-houfes* and *Sabden Bridge* indicated to the east of the Padiham to Pendle road (now Clitheroe Road) and to either side of the Sabden Brook. Greenwoods map of 1818 suggests some limited linear growth extending along the road in Heyhouses with an indication that

Top Row had been laid out. Notably the only route to and from the settlements remains that along the line of the current Clitheroe Road. On both maps the site of Victoria Mill is situated outwith the settlement areas.

- 3.10 Whilst farming and some quarrying activity can be identified in the area it was not until the late 18th and 19th century that industrial development began to influence the development of settlement at Sabden. In 1786 the first water-powered cotton mill was constructed by Thomas Robinson although proved unsuccessful and was brought by James Bury who, in partnership with his sons established a calico printing business. The site appears to have been annotated as the Little Moor Print Works on the first edition Ordnance Survey (OS) map, published in 1848, and located on Stubbins Lane. Bury also established a second site on Whalley Road which is annotated as the Sabden Print Works.
- 3.11 The 1848 OS map highlights the expansion of settlement within Sabden in response to the establishment of a number of mill operations, most notably the printing works complexes established by Bury. This includes the construction of 'rows' of terraced workers housing including Long Row, now Wesley Street, and Dial Row on Whalley Road which had been constructed during the first half of the 19th century. By the mid-century St. Nicholas' Church has been established and a National School built to the west of the church site. A number of detached villas have also been constructed most notably Whins House to the north west of the settlement and set within extensive landscaped grounds.
- 3.12 The 1848 OS map, which had been surveyed between 1844 and 1846, indicates some development of the Victoria Mill site with a building, likely the earlier spinning block, shown immediately to the south of Whalley Road with reservoir to the west. The map annotates a weir to the east of the building which appears to be erroneously labelled as the *Sabden Print Works* which is also annotated to the west. The presence of the building, which corresponds to the retained frontage structure seen today, tends to confirm, as suggested on the NRHE record, the establishment of the first Mill building in around 1845. A row of terraced workers housing is shown to the north of the mill building.
- 3.13 By the time of the 1893 OS map the Victoria Mill complex shows considerable enlargement with the erection of weaving sheds and a likely preparation block/warehouse/office building

to the west of Watt Street which has been laid out by this point. The weaving sheds and preparation buildings extend to the Watt Street frontage. The original spinning mill building remains with a *Mill Pond* annotated to the west along Whalley Road. A second pond appears to be indicated to the west of the weaving sheds. Sabden Brook had not at this stage been over-spanned. The map suggests two cylindrical structures to the south of the Brook, a larger possibly storage tank or gas holder to the north west of the weaving shed building and, a second, housed within the building and corresponding to the position of the currently retained chimney.

- 3.14 The 1893 map highlights the continued expansion of settlement around Heyhouses and Sabden most notably the laying out of terraced workers housing in response to the surrounding mill developments. Brook Mill (Cotton), later known as Cobden Mill, is shown to the east of Watt Street and Union Mill (Cotton) to the south with terraces of housing along Watt Street and Pendle Street.
- 3.15 By the time of the 1912 OS map the weaving sheds have been extended northwards to partially over-span the Brook with a linking structure to the mill building fronting onto Whalley Road. A new building, likely warehouse or store, is shown to the north frontage of the site and some small-scale extension to the preparation/warehouse/office building is indicated. The larger cylindrical structure is no longer indicated.
- 3.16 No substantive changes to the arrangement of the Victoria Mill buildings are shown by the time of the 1956 OS map. The 1970 map shows further construction to the north of the weaving shed buildings linking with the main mill building at the Whalley Road frontage. An additional garage/workshop structure, corresponding with the single storey structure shown to the west of the mill, has been constructed with the larger reservoir now infilled. A new building is shown to the north east corner of the main mill possibly a reconstruction of earlier buildings.
- 3.17 The Victoria Mill operation closed in 1964 after which a number of industrial uses have utilised the buildings. Post 1970 a large proportion of the weaving shed buildings to the south and to the Watt Street frontage has been demolished although former retaining walls remain. Buildings around the retained chimney have also been removed with the stack now

open to the north-west. Elements of the original weaving shed structure are retained to the south, adjoining the residential terrace on Pendle Street West although fall outside of the current assessment site.

- 3.18 Copies of selected OS mapping are included as Appendix 2 of this Statement.

Building Descriptions

- 3.19 As is apparent from the mapping record the retained buildings and fabric falling within the assessment site are multi-period with the earliest structures potentially dating to the mid-19th century. Original building forms, particularly the earliest mill building fronting onto Whalley Road and the weaving shed buildings, are much altered or absent making the identification of individual building elements and their original function difficult. Internally much of the original fabric is obscured or absent. An initial summary of the standing buildings within the assessment site is set out below.
- 3.20 The principal, and earliest, structure falling within the site is the original mill building arranged on an east-west axis towards the Whalley Road frontage. The standing building corresponds with the building footprint shown on the 1848 map and likely originally comprised a steam powered multi-storey cotton spinning mill with reservoir located to the west. The building, now retained in two storeys, is constructed in sandstone rubble with stone quoins exposed to the west return. Windows have stone heads and sills and are arranged on a typical bay pattern with taking in openings suggested to the west side. Inserts are later timber framed casements. A central door opening has engaged stone pilasters with flat stone cornice in poor condition and suggests that the original mill would have been in 10 bays.
- 3.21 The east side of the building is obscured by a later 2-storey extension, in similar materials although possibly constructed or rebuilt at some point between 1956 and 1970 based on the mapping record. The lower section of the building return is infilled with brickwork spanned by a steel joist. The west side of main mill is set back, possibly a later reconstruction although in similar materials. A stone arched opening, now infilled, is retained at ground floor level possibly indicating the location of an earlier boiler room or engine house. Internal evidence of this is now limited although internal sub-division may reflect the extent of the

original boiler room and the original chimney was likely integral to the building. The location of power infrastructure in this location would correspond with the location of the earliest mill reservoir to the east of the building complex. A stair or lift tower structure projects from the west gable of the mill range although material treatment suggests that this is a later addition and is not indicated on earlier mapping. To the west of the mill is a later 20th century single storey garage/shed building of no heritage interest.

- 3.22 The roof covering to the mill range is now steel framed and incorporates north light windows and sheet cladding spanning two valley gutters supported on steel joists. The original mill was likely 3 or 4 storeys and reduced following fire damage to the original structure. The current roof structure was likely inserted in the early 20th century. The rear walls of the original mill building remain although now enclosed following the extension of the weaving sheds in the second half of the 20th century. Internally the mill building retains no original machinery, fittings or decorative detail.
- 3.23 The former weaving sheds to the south of and latterly over-spanning the Brook were constructed in phases from the latter half of the 19th century. External walling was constructed in a sandstone rubble with the earliest sheds, to the south of the Brook, retaining cast iron framing and columns indicating line transmission and supporting northern light roof covering, the latter now much altered and replaced with sheet cladding and cement panels. Later construction adopts concrete support columns and much of the interior is sub-divided by later block work walling. Retaining walls to the Watt Street frontage are in generally poor condition with areas of cement render and a later access opening, with rendered piers, formed when the sheds were partially demolished in the latter part of the 20th century to create a yard area.
- 3.24 Internally no original machinery, fixtures or decorative detail is retained within the weaving sheds. Floors are now laid with a concrete screed and evidence of original power transmission through the building is minimal, although some cast iron wall boxes indicating horizontal line transmission are retained in walling to what is now a small switching room adjoining the chimney. The chimney itself is of stone construction with round base engaged with walling although now open to the north east where buildings appear to have been removed at some point after 1970. The chimney itself has historically been reduced in height

and capped. A further reduction in height, resulting from concerns regarding structural stability, took place recently. The original engine and boiler house buildings were arranged to the east of the stack linking with the retained single storey workshop buildings towards the Watt Street frontage. A larger preparation and storage building was originally ranged along this frontage and a number of, now blocked, openings evidence this more substantial structure. The original building appears to have been removed following fire damage in 1912 (LHER). The retained structures adopt a similar random rubble construction, now part rendered, and suggest former engine houses with some evidence within external fabric of flues and line transmission to external walling.

- 3.25 The later preparation/warehouse building was constructed to the north east of the complex during the latter half of the 19th century, likely contemporaneously with the construction of the first weaving sheds within the site. The retained building is in two storeys with a mix of random rubble sandstone facing varying, particularly to the south facing elevation where sections adopt an irregular coursed stone. It incorporates stone surrounds to window openings with dressed stone heads and sills. The later extension to the east adopts a simpler stone surround to window openings and retains a single doorway to the south facing elevation onto the yard. A possible line transmission wall box is evident to this elevation suggests some mechanised processes within the building with smaller window openings to the ground floor suggesting storage areas. The footprint of the building curves along the line of the Brook to the west and is cranked northwards where the later extension was constructed. Roof covering is a grey slate. Internally the building is much altered reflecting its later office use and retains no significant decorative detailing, fixtures, fittings or machinery.
- 3.26 Given the extent of alteration, partial demolition and reconstruction of the buildings falling within the site evidence of integration, particularly in terms of power transmission is limited. Yard areas and internal floors are now mostly covered with hardtop or concrete screed. Retaining structure onto the Brook is notable and provides some evidence of transmission lines with wall boxes indicated although much of the fabric is of later 20th century construction when the watercourse was over-spanned. The two former reservoirs are evidenced by retaining walling most notably to the Whalley Road frontage although the site of the earliest reservoir to the west now lost.

- 3.27 Overall it is clear that much of the evidential value of the retained buildings in illustrating past processes and integration has been lost. During the course of any further demolition a greater extent of original fabric may be revealed of the original site arrangement, particularly in terms of power transmission and integration.

Summary of Significance

- 3.28 Having regard to the assessment guidance set out above the significance of the retained building fabric is summarised below in terms of the overall significance in the national and local context and in terms of the individual buildings or structures within them. This approach is considered appropriate having regard to the, at times, fragmentary nature of identified significance.
- 3.29 The Victoria Mill site can be considered to hold local historical and evidential value as part of the earliest phase of industrial development within Sabden during the mid-19th century. Whilst earlier industrial complexes can be identified, notably the sites of the two printing works, the Mill site remains significant, along with the now converted Union Mill site to the south, as a remaining part of the 19th century industrial growth of the settlement. The influence of this industrial expansion is also clearly evidenced by the retained terraces of workers housing throughout the village and these contribute positively to the character and appearance of the Sabden Conservation Area.
- 3.30 The ability of the retained fabric to evidence this historic significance has however been diminished through the alteration, adaptation and partial demolition of buildings during the 20th century. The original multi-storey mill building has been truncated and later extensions have masked or removed earlier fabric. The retained buildings hold limited evidence of past use or of the processes undertaken within them. Whilst of some archaeological value, certainly warranting record prior to any demolition, the remains of the earliest mill complex are limited in extent and largely masked by or incorporated into later building construction. Architectural interest has similarly been diminished although it is evident that the earliest buildings adopted a largely functional appearance and this is illustrated in the simple bay pattern of the earlier mill building. Internally, with the exception of retained structural

elements such as cast iron support columns within the earlier sections of the weaving sheds, original fabric throughout is now largely absent.

- 3.31 Within the Victoria Mill site it is notable that, whilst some elements of building fabric can be identified as holding heritage value, no building is now retained as a complete or unaltered structure. Much of the internal structure has been opened out and the aesthetic quality of much of the site has been diminished. Retaining walls to the Watt Street frontage are in a poor visual condition and the retained buildings to the Whalley Road frontage are generally in a poor aesthetic condition. The chimney does hold a degree of visual prominence in longer distance views and, in combination with the retained stack at Union Mill, evidences the industrial history of the settlement. The later preparation/warehouse building to the south of the Brook has some prominence in views from Whalley Road where the visual relationship with the watercourse and frontage trees is positive. The use of local sandstone walling material and simple architectural treatment reflect the wider appearance and character of the conservation area.
- 3.32 Given the extensive loss and adaptation of historic fabric within the site it is considered that its heritage significance overall is now comparatively low within a local context. As such the contribution of the site to the Sabden Conservation Area, whilst positive in terms of documented historic interest and some elements of retained fabric, is generally low, particularly in terms of its visual contribution or connection to the wider Area. A number of elements, such as the retaining walls to the Watt Street frontage, can be considered as negative contributors to appearance given current condition.
- 3.33 In order to more fully consider future development proposals within the assessment site a summary of significance is provided below in respect of the main individual building elements identified. This follows the assessment criteria set out in paragraph 2.20 above. Where significance ratings are provided these are within the context of the assessment site rather than in a local or national context.

| VICTORIA MILL | |
|--|--|
| MAIN MILL RANGE FRONTING WHALLEY ROAD | Originally multi-storeyed mill range to north of the site constructed in around 1845 but subject to fire damage during the late 19 th century and early 20 th century. |
| Archaeological Value | Low Much of the internal fabric of the building has been lost or is now obscured although some suggestion within fabric of location of earliest engine and boiler house. |
| Architectural Value | Low Given the extent of loss and adaptation to original building fabric the architectural integrity of the original building has now been largely lost. Where detailing is retained this is in poor condition. |
| Artistic Value | No significant artistic value |
| Historic Value | Low-Moderate Whilst the documented historic interest of the site has been identified the ability of the standing building to illustrate historic use and function has been diminished through loss of fabric and later alteration. The complex is however significant in illustrating the industrial development of the settlement during the 19 th century. |
| Group Value | Low The aesthetic quality of the visual relationship with other buildings, whilst of similar scale and material treatment, is generally poor. |
| Setting and Views | Low Some interest to the northern exposed elevations onto Whalley Street although overall aesthetic condition is poor. The majority of building structure is concealed or obscured by later additions. |
| Overall Significance Rating | Low |
| WEAVING SHED BUILDINGS | |
| | Single storey weaving sheds with north-lights constructed in phases during the latter half of the 19 th and through the 20 th centuries |
| Archaeological Value | Low Whilst some original support structure is retained, including support columns, no significant internal fabric remains in situ. Floor coverings are now overlaid with a |

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| | concrete screed. Some evidence of power transmission is retained although is fragmentary. |
| Architectural Value | Low Much of the exposed fabric is of poor aesthetic quality and the architectural integrity of external facades has been diminished. Partial demolition during the latter part of the 20 th century has removed elements of the original shed construction. |
| Artistic Value | No significant artistic value |
| Historic Value | Low As above, the ability of the retained fabric to illustrate historic use is now diminished. |
| Group Value | Low Whilst of similar scale and material treatment to other buildings within the site the overall aesthetic quality is poor. |
| Setting and Views | Low The overall structure is of poor aesthetic quality. Retained fabric to the Watt Street frontage is a largely negative visual contributor. Chimney structure has some visual prominence and evidential value although reductions in height in response to structural condition have reduced significance. |
| Overall Significance Rating | Low |
| PREPARATION/WAREHOUSE BUILDING TO SOUTH OF SABDEN BROOK | |
| | Preparation, warehouse and office range to south of Sabden Brook constructed in the latter half of the 19 th century |
| Archaeological Value | Low Evidence largely confined to external fabric including retaining structures to Brook. Internal alterations have largely removed original fabric. |
| Architectural Value | Low-moderate Building retains greater integrity than others within the site although does indicate areas of reconstruction and adaptation. |
| Artistic Value | No significant artistic value |
| Historic Value | Low-Moderate Associated with the earlier phases of build within the Victoria Mill complex and retaining a greater degree of integrity. |
| Group Value | Low-moderate |

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|------------------------------------|---|
| | Visual relationship with the Brook and the surrounding properties to the north of Whalley Road is positive. |
| Setting and Views | Low-moderate The building has a degree of prominence in views from Whalley Road and the building setting, in terms of its relationship with the watercourse, trees and boundary treatment is positive. |
| Overall Significance Rating | Low-Moderate |

- 3.34 As noted the significance ratings set out above relate to the relative values of the buildings within the context of the assessment site. Significance retained within the historic extent of the Victoria Mill site is fragmentary and the integrity of retained structures has been diminished. Whilst the site holds historic interest and evidential value the ability of the standing buildings to evidence their specific historic function has been reduced through later adaptation and partial demolition. No building is retained intact from the original textile mill complex and as such architectural interest is limited. Similarly the contribution of the retained buildings to the appearance of the Conservation Area is limited although positive elements can be identified in respect of the mill range fronting onto Sabden Brook and the visual contribution made by the retained chimney structure.

4.0 ASSESSMENT OF THE PROPOSED DEVELOPMENT

- 4.01 In overview the assessment of significance set out above concludes that the site holds historic interest in the local context as part of the early phase of industrial development within Sabden. The overall heritage value of the retained fabric is however low given the extent of later alteration and adaptation. Whilst positive elements are identified which contribute to the Sabden Conservation Area particularly in terms of building relationships towards the Whalley Road frontage, much of the retained fabric is of poor aesthetic quality.
- 4.02 The proposed development comprises the demolition of currently standing buildings, including the mill chimney falling within the site and the erection of 30 no. new dwellings. The new dwellings will be erected in two groupings to the north and south of Sabden Brook and arranged in detached, semi-detached and terraced forms interspersed with small areas of informal greenspace and landscape planting. Open space and tree groupings to the north of the site fronting onto Whalley Road will be retained. The proposals include the provision of an 'Ecology Chimney' adjacent to plot 20 and constructed using reclaimed stone from the chimney to be removed. Access will be taken from Watt Street and Whalley Road with the upgrading of existing entrances into the site. The proposed site layout is included and Appendix 1 of this Statement. Full details of the proposed development will be set out within the design and access statement to accompany the planning application for the development.
- 4.03 Having regard to the assessment of significance it is considered that the proposed demolition of buildings and structures will remove the evidential value of the site in illuminating the historic industrial development of Sabden during the 19th century. Some built elements that contribute positively the significance of the conservation area will be removed, most notably through the loss of the chimney and the warehouse/office building ranged to the south of the Brook. Elsewhere the heritage values of the buildings and structures to be removed have been diminished through later alteration and the structural and aesthetic condition of retained fabric is generally poor. The ongoing vacancy and deterioration of the buildings will clearly detract from the appearance of the conservation area and the redevelopment of the site provides an opportunity to secure the future use of the site and enhancement to visual character.

4.04 In considering the impact of the proposed demolition upon the conservation area regard can be had to the generally poor structural and aesthetic condition of the site and retained buildings falling within it. The new development proposes the reconstruction of the mill chimney, adapted as an ecological feature, to a height of around 7m and relocated to south of the Brook, north of its current position. This will allow the structure to be appreciated in wider views towards the site and provide some retained evidence of the historic use of the site. The former warehouse/office range to the south of the Brook will be reconstructed to a similar footprint and architectural treatment to provide 3 residential units. This will maintain the visual quality of the site frontage onto Whalley Road where the relationship of built form with the watercourse, open space and tree groups to the north contributes positively. Subject to final architectural and material treatment the wider development will provide further opportunity to secure enhancement to the appearance of the conservation area.

4.05 On balance, having regard to the retained heritage values of the site, less than substantial harm is identified to the significance of the conservation area through the demolition works. As such the development will require 'clear and convincing justification' having regard to paragraph 132 of the Framework and engage with Paragraph 134 that states that:

"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 securing its optimum viable use."

4.06 Paragraph 135 is also relevant in considering impact upon non-designated heritage assets and states that:

"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 affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of harm of any harm or loss and the significance of the heritage asset."

- 4.7 This balancing exercise, which will ultimately be a matter for the local planning authority, should be informed by the relative significance of those elements falling with the site and set out above. The justification for the new development is based upon the poor structural and aesthetic condition of retained buildings within the site that limits potential for retention and adaption without substantial reconstruction and alteration. The development will remove a number of buildings that are of poor aesthetic value and provides an opportunity to secure enhancement to the appearance of the conservation area. On balance it is considered that the benefits of securing the future use of the site are capable of outweighing the harm identified.
- 4.8 Should demolition be approved it is recommended that, prior to works be undertaken, a building recording exercise be undertaken in accordance with an approved written scheme of investigation. This can be secured by condition and will accord with current Framework guidance.

REFERENCES

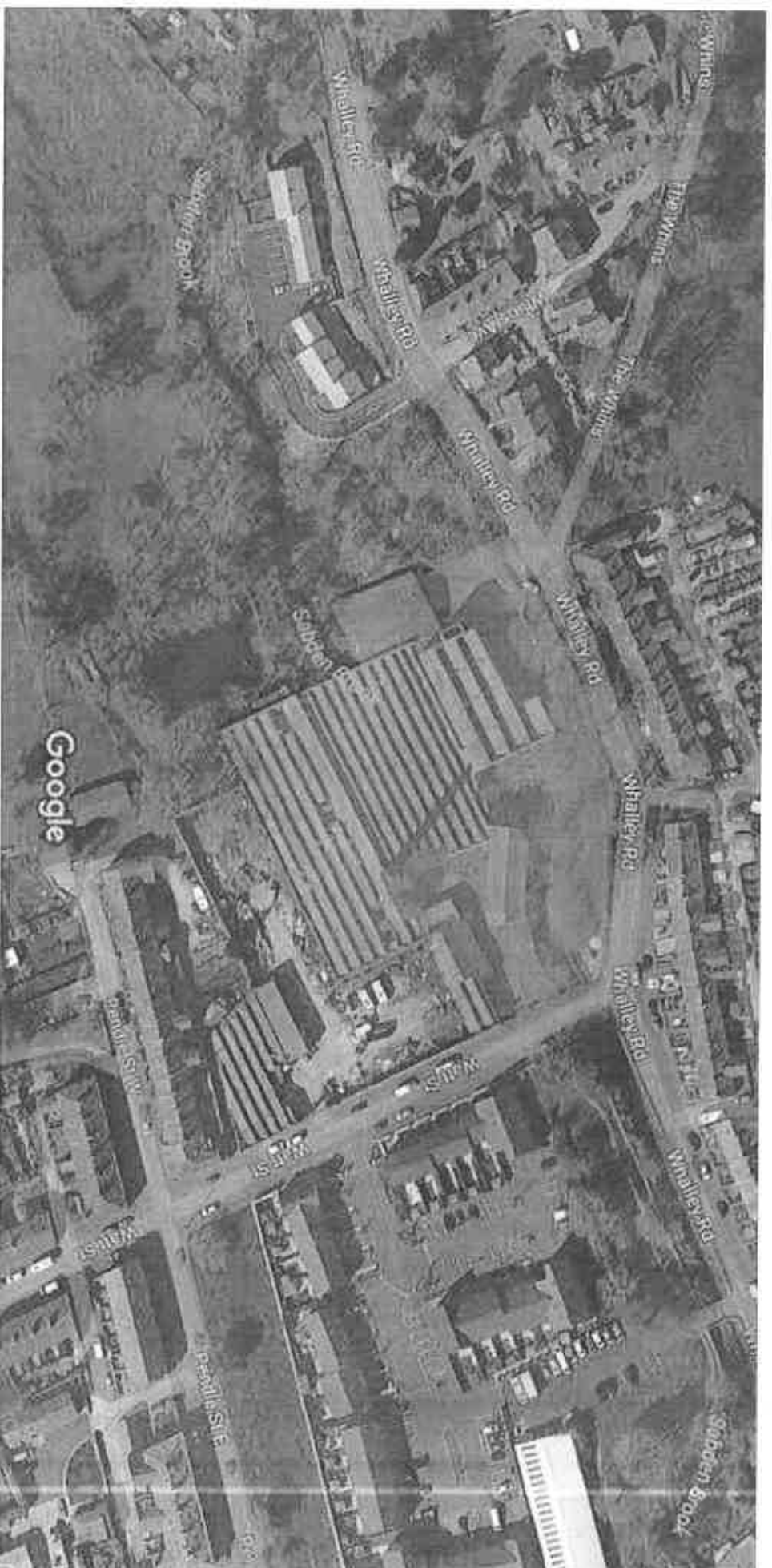
DCLG. 2012. National Planning Policy Framework (NPPF)

HE. 2008. Conservation Principles.

Victoria Mill, Sabden, Lancashire, Heritage Statement: RSK Group PLC, 2011

APPENDIX 1

SITE LOCATION PLAN



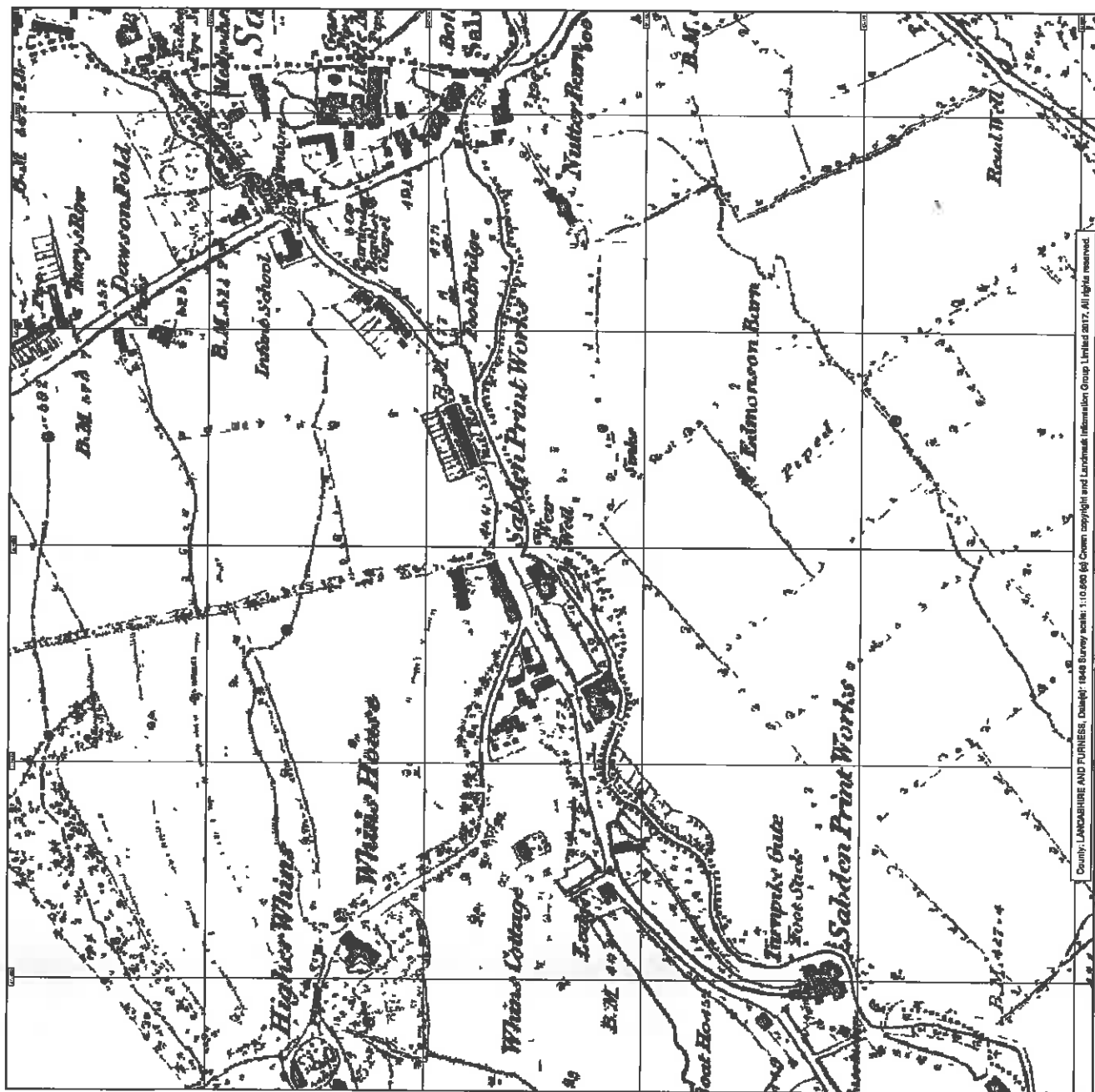
Victoria Mill, Sabbden Assessment Site

CLIENT: Skipton Properties
SITE: Victoria Mill
PROJECT: Statement of Significance

Baseline Mapping (c) 2017 Google Map data (c) Google United Kingdom

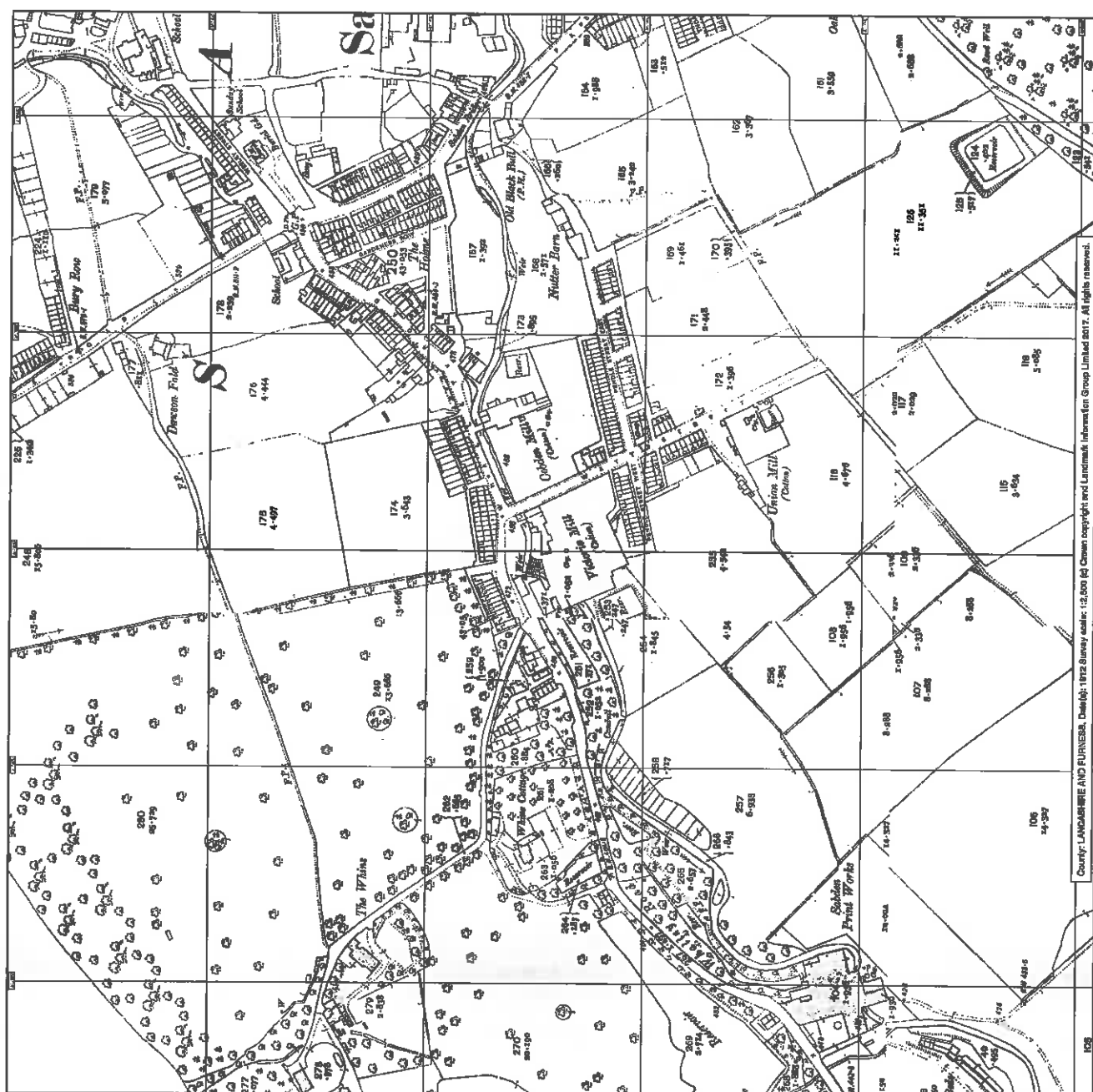
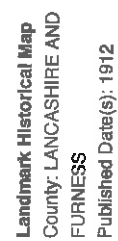
APPENDIX 2

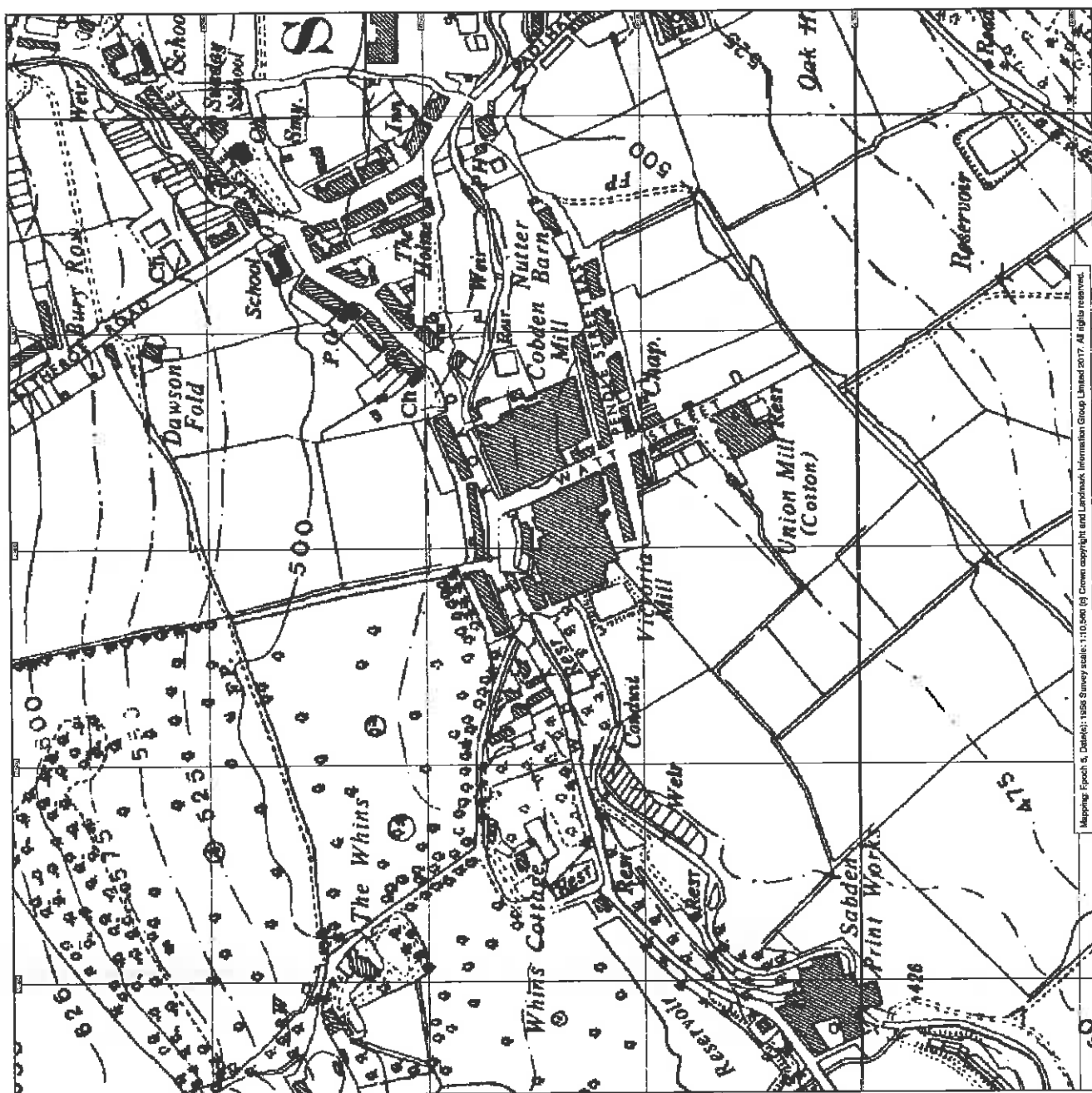
HISTORIC MAPPING



Landmark
INFORMATION GROUP

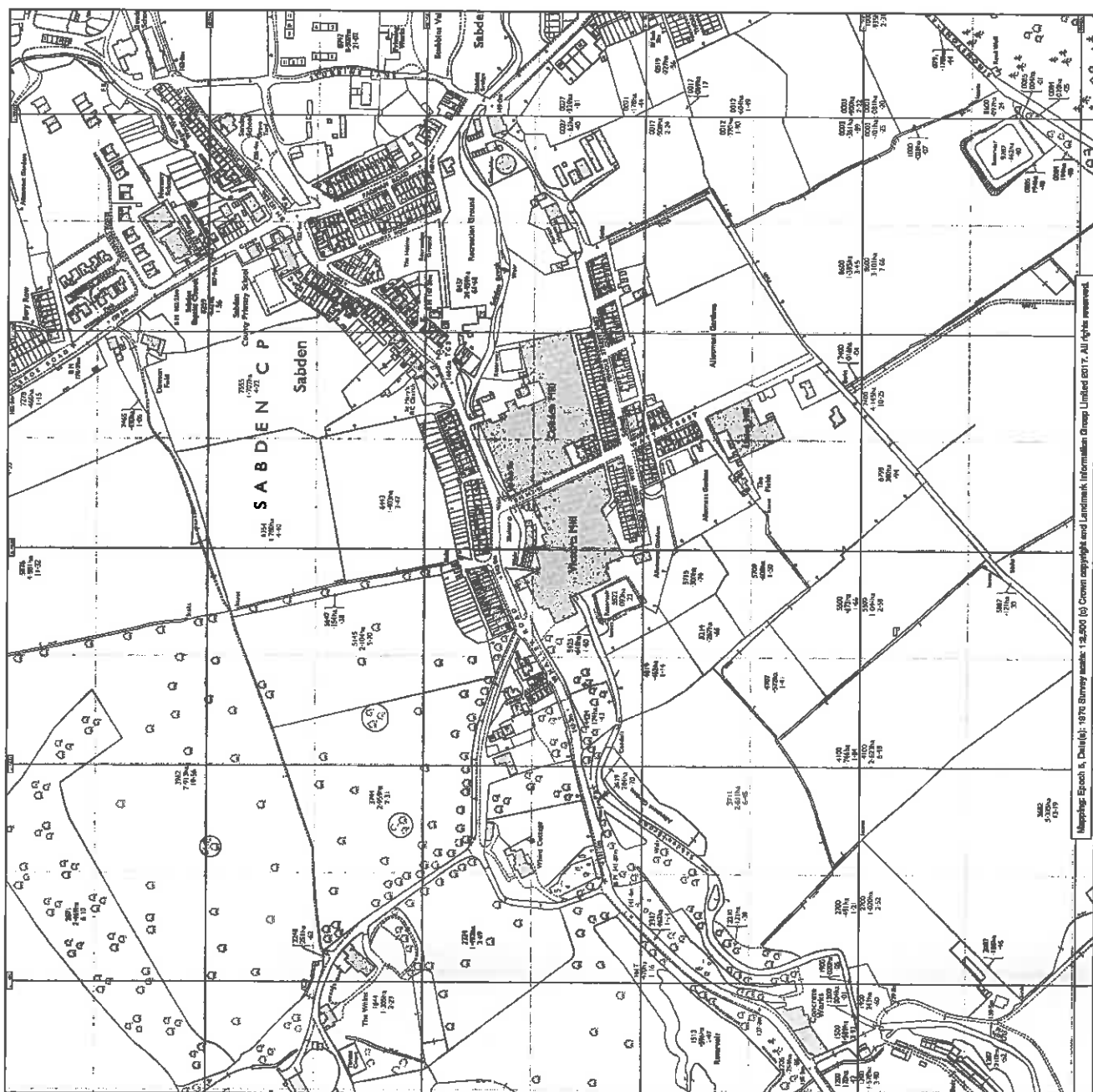
Landmark Historical Map
County: LANCASHIRE AND
FURNES
Published Date(s): 1846





Landmark
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Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1956
Originally plotted at: 1:10,560



Landmark
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Landmark Historical Map
Mapping: Epoch 5
Published Date(s): 1970
Originally plotted at: 1:2,500

Mapping: Epoch 5, Data(s): 1970 Survey made: 1:2,500 (S) Crown copyright and Landmark Information Group Limited 2017. All rights reserved.

