

**MOUNTEER LIMITED**

**Heritage Statement**

**Parcel 4**

**Proposed Site for 4 Dwellings**

**Chipping**

**On behalf of: SCPI Bowland**

Maximising the Value of Heritage Assets  
[www.mounteer.co.uk](http://www.mounteer.co.uk)

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# 1 Introduction

## Author Profile

I am a chartered building surveyor elected in 1983, forming my own chartered building surveying practice since 1984. Since that period I have dealt with projects in the heritage sector both in terms of survey analysis reports. I was commended in the 1991 first RICS conservation awards and some 7 years ago took a Master's Degree in the Care of the Historic Environment. I am an RICS registered conservation surveyor, and dealing with heritage statements regarding listed buildings scheduled, ancient monuments, conservation areas and other associated heritage issues.

## Purpose of Report

The purpose of the report is to establish the impact on the character of the conservation area and on the listed heritage assets within that.

## References

Documents provided by DGLA, plans and images:

P4 Chipping Layout Rev C 21-1-19  
P4 Chipping MKH New Garage FP+E 21-1-19  
P4 Chipping Plot 1 FP+E Rev B 21-1-19  
P4 Chipping Plot1 Plans 1to100 21-1-19  
P4 Chipping Plot 2 FP+E Rev B 21-1-19  
P4 Chipping Plot 2 Plans 1to100 21-1-19  
P4 Chipping Plot 3 FP+E Rev B 21-1-19  
P4 Chipping Plot 3 Plans 1to100 21-1-19  
P4 Chipping Plot 4 FP+E Rev B 21-1-19  
P4 Chipping Plot 4 Plans 1to100 21-1-19  
P4 Chipping Sections Sht 1of2 21-1-19  
P4 Chipping Sections Sht 2of2 21-1-19  
P4 Chipping Streetscenes Rev C 21-1-.19  
Chipping P4 Im1 17-1-19  
Chipping P4 Im2 17-1-19  
Chipping P4 Im3 17-1-19  
Chipping P4 Im4 17-1-19  
Chipping P4 im5 17-1-19  
Chipping P4 Im6 17-1-19  
Chipping P4 Im7 17-1-19  
Chipping P4 Im8 17-1-19  
Chipping P4 Im9 17-1-19  
Chipping P4 Im10 17-1-19  
Chipping P4 Im11 17-1-19  
Chipping P4 Im12 17-1-19  
Chipping P4 Im13 17-1-19

Heritage Statement prepared by SM Griffiths on Land of Former Cricket Ground, Church Raikē.

Section 2 reference to existing built form of Chipping Village. Please note to vernacular style and particular table 2.7.

Table 2.8 summary of design details and built environment.

## 2 Listing

### **Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat**

#### Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1401593

Date first listed: 13-May-2011

Statutory Address: Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat, MALT KILN BROW

#### Location

Statutory Address: Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat, MALT KILN BROW

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Chipping

National Grid Reference: SD6193043654

#### Summary

Kirk Mill is a former cotton spinning mill of 1785 with its associated mill pond's retaining walls, outflow and stone-built leat.

#### Reasons for Designation

Kirk Mill, a former cotton spinning mill of 1785 and its associated mill pond's retaining walls, outflow and stone-built leat are designated at Grade II for the following principal reasons: \* Rarity: it is a rare surviving example in the north-west of an Arkwright-type cotton spinning mill that exhibits two phases of C18 development \* Intactness: it retains its contemporary water management system comprising the mill pond's retaining walls, outflow and leat \* Survival of original and early features: it retains many windows and doors, the wheelpit and the waterwheel and its driving gears, together with evidence of how associated drive shafts and belts powered the early machinery \* Historical: Kirk Mill was built in 1785. it is one of the oldest surviving cotton spinning mills in the north-west and thus represents one of the earliest examples of a textile factory that soon became a crucial component of the Industrial Revolution. \* Layout: the mill's development over its two-hundred-year history remains clearly legible.

#### History

In 1785 Hugh Stirrup, Richard Salisbury, John Shakeshaft and William Barrow bought a C17 disused corn mill and built on its site a spinning mill, Kirk Mill, that was powered by an external waterwheel. This early Arkwright-type mill is one of the oldest of its kind in the country. It measured about 21m by

8m and housed 20 spinning frames with 1032 spindles and machinery for six more frames of 48 spindles.

Richard Arkwright (1732-92) invented the Water Frame in 1769, a machine using rollers to stretch cotton threads to produce a yarn stronger than that previously available. This machine was a big instrument that needed power to drive it. Its invention meant the setting up of mills or factories and if any one invention may be the prime cause of the modern factory age it was the development of the Water Frame. Where the power used was water the mills tended to be built in isolated places in the countryside such as Arkwright's mills at Cromford, (Derbys.) or this one here at Chipping, but when steam was later introduced, they tended to be grouped together on the coalfields.

By 1790 the mill was in new ownership and during this decade the mill was enlarged at the west end to take extra machinery. Ownership changed on several occasions during the C19 and gas lighting was installed together with a steam engine which was used occasionally during water shortages. The Cotton Famine during the American Civil War brought an end to cotton spinning at Kirk Mill and in 1866 the building was sold together with two steam engines, 25 carding engines, 31 throstle frames and a 32ft diameter waterwheel.

The mill and many auxiliary buildings were sold to Thomas Marsland who rented it to chairmakers. In the 1880s Berry's took over the mill for chairmaking and the breast shot waterwheel was the sole means of power until 1932 when an oil-powered engine was installed to provide supplementary power. The mill was extended to provide kitchen and canteen facilities and the present waterwheel, the third known at the site and in operation until 1943, was partly removed to create a side entrance.

The mill pond was enlarged to its present size in 1785. In 1948 a piece of the mill pond wall was removed to enable machine access to dredge the pond. In 1982 part of the mill pond's high wall near the factory end of the pond was pulled down and rebuilt.

In 2010 H J Berry & Sons, the company owning Kirk Mill, went into administration and the mill closed.

#### Details

Kirk Mill, a former cotton spinning mill of 1785 with later additions, and its associated water management system.

**MATERIALS:** The mill is built largely of coursed stone with stone dressings beneath roofs of slate and corrugated sheeting. The water management features are built largely of coursed stone.

**PLAN:** The mill is linear in plan with projections to the north and south. The water management features lie to the north of the mill.

**EXTERIOR:** The south face has a central range of ten bays flanked by projecting wings of two bays at either end, with the wing to the west obscured on all but its upper storey by later buildings and lean-to roofs while the wing to the right is built of stone at its ground and first-floor level but brick above. A later rendered brick-built flat-roofed extension rising to just above eaves height has been added to the front of the building between the sixth and eighth bays. Two modern roller shutter doors have been inserted at ground-floor level while a modern canopy projects forward at first-floor level to the right of the wider door. Windows have glazing bars with dressed stone surrounds to the central range and west wing and dressed lintels and sills to the east wing.

The west face has two doors and windows with glazing bars and dressed stone surrounds to all floors.

The western end of the rear elevation is of six bays with the end two bays forming the rear of the west wing. A two-storey gabled staircase range topped by a tall former belfry and an attached lower two-storey range forms the centre of the rear elevation while a two-storey range at the east end completes the rear elevation. Windows and surrounds largely match those on the front and west elevations.

The east face comprises two gables each of two storeys that, because of the slope, form the second and third floor of the mill building. The left gable is of two bays and forms the east face of the south-projecting east wing. The right gable has been extended north and has a door beneath the gable's apex above which is an upper floor warehouse door. Above this there is a blocked warehouse-type opening to a former attic level. Windows and surrounds are consistent with those elsewhere.

Roofs are pitched with lights to the former attic.

To the rear of the mill there is a large mill pond contained within a sandstone retaining wall. A stone-built outlet at the north end of the pond empties into an adjacent stream. A short sandstone bridge or leat connecting the pond and mill formerly carried water from the pond to power the waterwheel. Used water left the mill via an underground tailrace to empty into Chipping Brook some way downstream from the mill.

INTERIOR: Access via the east door from the adjacent road leads into a vestibule at first floor level off which there are storerooms and a timber staircase connecting the first and second floors. A narrow passageway passes the enclosed wheelpit, waterwheel and driving gears. The waterwheel has timber spokes of pitch pine and was breastshot, with water entering at a high level. The narrow passageway leads into the mill's wooden-floored first floor which is now occupied by chairmaking machinery. Iron and timber posts support timber ceiling beams, some of which display drive beam slots relating to the former powering of the cotton spinning machines. A wooden staircase near the north-west corner of the first floor gives access to the ground and second floors and a spiral stone staircase off the rear wall gives access to the second floor.

The ground floor has a concrete floor and retains some machinery associated with chair manufacture. Some modern steel ceiling beams and supporting posts have been inserted.

The south-east corner of the second floor has latterly been used as a staff kitchen. The remainder of this floor was used recently as a showroom. As with the first floor the second floor is of timber with iron and timber posts supporting timber ceiling beams. Although ceiling beams remain in situ the floor of a former attic level has been removed leaving the second floor open to the pitched roof.

The stone spiral staircase leads upward to a storeroom and a door formerly giving access to the attic level.

## **Sources**

Books and journals

Benson, A P, *Textile Machines*, (1983)

Hill, C P, *British Economic and Social History, 1700-1939*, ((1961))

Rothwell, M A, *Guide to the Industrial Archaeology of the Ribble Valley*, ((2003))

Aspin, C, 'The Water Spinners: a new look at the early cotton trade. Helmsore Local History Society' in *Kirk Mill, a surviving Arkwright mill*, (2003)

Other

Chipping History Society, A Brief History of Kirk Mill, Chipping,

Ribble Valley Borough Council, Report to Planning and Development Committee: Proposed Kirk Mill Conservation Area, 4 Feb 2010,

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

## **KIRK HOUSE**

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1147319

Date first listed: 13-Feb-1967

Statutory Address: KIRK HOUSE

Location

Statutory Address: KIRK HOUSE

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Chipping

National Grid Reference: SD 61943 43613

Summary

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

SD 64 SW CHIPPING

4/99 Kirk House 13.2.67 II

House, 1793. Coursed, squared sandstone with slate roof. 3 storeys, 4 bays, the 3 left-hand bays canted. Windows sashed with glazing bars in plain stone surrounds, the 3 left-hand bays having sill bands. The door, in the right-hand bay, has a plain stone surround with semi-circular glazed head,



Tuscan pilasters and an open pediment. Moulded stone gutter cornice and gable stacks. Between bays 3 and 4 '1793' is cast on a lead rainwater head. Gable chimneys.

Listing NGR: SD6194343613

#### Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 182986

Legacy System: LBS

#### Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

### 3 Stage 1 – Identifying which heritage assets and their settings are affected.

The proposed development consists of four detached houses which are in an elevated position away from the heritage assets site area. The three assets that are potentially affected are:

- a. Kirk Mill Conservation Area
- b. Kirk House
- c. Kirk Mill and associated mill ponds, retaining walls and outflow and stone built leat

These are the principle heritage assets near to the proposed development and therefore that area of search is limited to that area, other listed buildings are much further away from the site and concentrated around the centre of Chipping Village itself.

Therefore, the local authority has required the proposal to be tested against the Historic Environment Good Practice Advice and Planning Note 3 (Second Edition) The Setting of Heritage Assets.

## 4 Stage 2 – Setting and Views

### The Assets Physical Surroundings

The topography of the site including the conservation area is set in a small valley. This is where Chipping Brook has been harnessed to the water powered Kirk Mill. The conservation area and buildings are situated then in a low-lying area.

The heritage assets as previously stated include the late 18<sup>th</sup> century Kirk Mill associated residence and the millpond, all of which are significant contributions towards the landscape. There are a further series of cottages of vernacular type dating between the late 18<sup>th</sup> century up to the late 19<sup>th</sup> century which form a tight group of buildings.

There has been in the past a 20<sup>th</sup> century group of buildings forming an industrial type estate to the west and south of the site which have now been cleared and have been subject to redevelopment under a planning consent.

The definition scale and grain of the surrounding area is a tight knit group of buildings saddling either side of Chipping Brook and are a historically centred in providing residential accommodation probably for mill workers in the early period. Surrounding the site are mature woodlands, although the setting of the millpond is unchanged.

There is no formal design in that the group of buildings has simply been developed around the mill.

The building group form vernacular style properties with local stone, both blue slate and grit stone slate then building materials together with walling materials and retaining walls.

The only green space which is within the asset is that that has been extended to include the conservation area and it has been assumed that the boundaries have been set with regard to the principle contributory streams that supply water to the millpond and to give some buffer protection of green space around the immediate mill environment.

The openness and closure of boundaries are quite cleared and tightly defined by the nature of the landscape with stone walls surrounding many of the immediate areas surrounding the listed buildings and the mill pond. Areas south of the Chipping Brook up to the application site are well established trees which have been extended with some recent planting which obscures most of the views into and out of the site. There is a close relationship between the mill and the immediate houses surrounding and they form a tight cluster of built environments.

There have been some changes in the sense that the Kirk Mills which were developed to the south and right of the access road on the edge and within the conservation area have been cleared of modern buildings recently to await further development.

In conclusion therefore, the first part of the development was the late 18<sup>th</sup> century watermill, then development of housing around this through the 19<sup>th</sup> century and further commercial/industrial development in the 20<sup>th</sup> century. There are isolated groups of more modern housing north of the millpond which are within the conservation area boundaries.

### Experience of the Asset

The assets form the conservation and listed buildings are an isolated area of industrial development north of the village of Chipping and are developed as typical of north west areas of the first part of the

industrial revolution associated with water power. Many mills having been abandoned on the second phase of the industrial revolution moving into major towns.

This is a mill that has remained in situ with little in terms of changes in the immediate environment. The mill does form a dominant building even though it is low within the landscape of the surrounding land. It is certainly a rarity in terms of the containment of the waterwheel and nature of the buildings surrounding the mill itself. The sleuth gates and associated weirs north of the site also are remnants of water mill development.

The mill itself has been redundant for some time so activity within the area has been relatively low since the mill buildings themselves have been difficult to adapt to modern processes. It is noted by the blue plaque on the wall that the mill has a significance in the rarity of having the waterwheel within the mill itself and has been subject to extensive renovations in terms of the external fabric and structural elements. Kirk House itself remains generally unaltered. It represents therefore a good example of early 18<sup>th</sup> century industrial revolution landscape and has a good heritage value.

## 5 Stage 3 - Assessment

### Location Site and the Development

The proposed development lies south partly within boundary of the conservation area yet is still within the area of national outstanding beauty which has been addressed by the landscape specialists.

The development is higher in elevation than the conservation area and the listed buildings, however it is demonstrated in Appendix A that the visual connection between the site and the conservation area is limited by the topography of the ground well established vegetation. Furthermore, it can be seen by the cross sections through the site that the high level of the established ground needs to be reduced and therefore the impact on the roofline and the gap within the development will allow for any experience of the longer view of the site.

The key views to the conservation area and the listed buildings are currently obscured in any event by established tree scape.

The development has a degree of isolation physically and from the historic asset of the conservation area and the listed buildings by established topography and landscape and the boundary line as a conservation area gives it a buffer zone before the built development of the houses and the mill.

### Form and Appearance of Development

The four plots in question have slightly different designs and have vernacular form in terms of appearing as barn conversions, but also approaching having a modern style. The angle of roofs, treatment of windows and door surrounds and general form are synonymous with the area and do not follow a set house pattern associated with the current development being built south of this site.

You will note that the styling of the buildings takes account of all the vernacular styles which has been associated with my assessment of Chipping Village which was part of the assessment on the land Former Cricket Ground which established that there is a variety of styles of window surrounds and wall and roofing materials. The designs take account of this and are very individual in their appearance and synonymous with the styles of various buildings within the conservation area, therefore do not form a stark contrast but reflect also modern approaches to design.

The design and scales amassing are that associated with vernacular form. The visual permeability is expressed by the fact that ground levels have been reduced in the area where the houses are to be built so the net effect of the height of the buildings from the main road is reduced. The backdrop however is the established tree scape, which means in any event there was no view of the conservation area or the site from this point.

The architectural style as previously stated is addressed by the nature of the buildings and following the lie of the land. There will be no change in the diurnal or seasonal change. There will be some increase in the introduction of movement and activity due to the fact that they are permanent residences, although this will be minimal compared with already approved development of the larger estates south of the site.

### Wider Effects of Development

There will be a change in the fact that there will be a built environment built closer to the conservation area than currently exists, however this is offset by the lack of density and the attempt to reduce

levels. It has no real impact on the conservation area as such, there will be a change in the skyline silhouette, but again because of the backdrop of trees this silhouette will not be seen from within the conservation area itself.

The light spill will be minimal due to the distance of the properties away from the conservation area. There will be change in land use in the sense that it is currently agricultural, but it will not affect any tree cover.

The positive effect that the development of the larger residential site on the east are more likely to support services within the Chipping Village itself.

### **Permanence of Development**

This is likely to be a lifetime development and therefore unlikely to be reversible.

## 6 Stage 4 – Exploring ways to maximise, enhance and avoid or minimise harm

There are no enhancements in terms of removing or remodelling any intrusive building or features or the replacement of detrimental features by a new or more harmonious one as the site is green field.

The development does consider the land levels and has reduced these accordingly so the impact from the road view is minimal without prejudices the natural lie of the land. Whilst it does not restore or reveal any lost historical features, neither does it impair upon the setting of the conservation area or listed buildings.

The built environment will however reflect the vernacular style of buildings within the area.

## 7 Cultural Heritage Impact Methodology

### 7.1 Impact of Proposal

No standard method of evaluation assessment is provided for the assessment of effects upon curtilage heritage therefore a set of evaluation assessment criteria has been developed using a combination of Secretary of State Criteria for Scheduling Ancient Monuments (Scheduled Monument Statement Annex 1), Design Manual for Roads and Bridges Volume 11 Part 3 Section 2, HA208/07, Transport and Analyst Guidance (Tag Unit 3.3.9, Heritage of Historic Resources Sub Objective) and Historic England's Good Practice Planning Advice on the Setting of Heritage Assets.

### 7.2 Value

The heritage assets consist of two grade II listed buildings, Kirk House and Kirk Mill. In effect they form culturally and architecturally similar group of buildings and therefore all the views in the assessment are similar.

There is also a conservation area with a reasonable strength and character. To this extent therefore we consider the value of the historical asset to be [high](#).

### 7.3 Magnitude

There is no real change in the setting of the two listed buildings. There is a very minor change in the setting in the context of the conservation area in terms of there is a built environment just on the edge, but this is on the edge of an area of land that forms a buffer zone between that and the built environment. There has been some very minor benefit by the removal of some unwanted elements in the conservation area, that is the clearing of the Kirk mill site. [Negligible/No Change](#).

### 7.4 Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact the significance of the effect can be determined. We have a high value with negligible change and therefore the outcome is [neutral](#).



## 8 National Planning Policy Framework

### 8.1 128

**In determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of details should be proportion to the assets important 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 be consulted on the heritage assets assessing assets assessed using an appropriate expertise where necessary.**

**Where a site in which development is proposed or has the potential to include heritage assets with archaeological interest local planning authorities should require the developer to submit an appropriate desk based assessment and, where necessary a field evaluation.**

The level of detail is proportionate to the proposal which is a housing development outside the conservation area, is not within the curtilage of a listed building and therefore there is no archaeological interest known.

### 8.2 131

**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;**

This does not apply to this particular development as the heritage asset in terms of the listed buildings are not being altered.

- **the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and**

As the development is outside the conservation area, we still believe that any effect on the conservation area does not change its economic vitality.

- **the desirability of new development making a positive contribution to local character and distinctiveness.**

The development shown is a small site for four houses which are designed in the vernacular form and therefore will contribute of sort to the area.

8.3 134

**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.**

We do not consider that the development as it has been assessed will lead to less than substantial harm.

## 9 Local Plan

### Ribble Valley Borough Council Core Strategy 2008 – 2028

#### Policy Key Statement EN5

**There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:**

- **Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.**

The development does offer the impact of the long-term protection of heritage assets in terms of viable use.

- **Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.**

The proposal has been shown not to have an adverse effect on the conservation area and therefore an appraisal would not have to be reviewed.

- **Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.**

It has been shown that the setting of the listed building and the grouping of the conservation areas is not adversely affected by the proposal.

- **Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.**

We believe the design of the houses and the way they are set out has had regard of the nature of the landscape and significantly have been changed to reflect its closeness to the conservation area.

- **The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.**

No comments.

## 10 Conclusion

It has been demonstrated that the setting of the two listed buildings involved, Kirk House and Kirk Mill are isolated sufficiently away from the proposed development site not to be affected.

They have no formal landscape in the sense of park land but are purely in the form of early industrial development of the water mill, confined within immediate area around Chipping Brook.

The conservation area itself is relatively small and has a protection zone of landscape around the built environment. The proposed development is partly within the conservation area, but the development does not negatively impose upon the immediate landscape surrounding the conservation area and does not adversely affect the impact on views into the conservation area and listed buildings which are isolated by the topography of the site.

## 11 Appendix A – Photographs & Their Location

Photograph 1



Front elevation Kirk Mill

Photograph 2



Kirk Mill front bridge

Photograph 3



Road elevation Kirk Mill

Photograph 4



View from Lodge

Photograph 5



View of rear over Lodge

Photograph 6



Heritage plaque



Photograph 7



Recently cleared site of former works

Photograph 8



View of Malt-Kiln Brow to front of Kirk Mill

Photograph 9



Outline of proposed access road to 4 dwellings

Photograph 10



Long view north along Malt-Kiln Brow Kirk Mill

Photograph 11



View from window of wheel house section of Mill, only clear view of site and access road, no proposed buildings, established trees, mainly conifers

Photograph 12



Zoomed in view of photograph 11

Photograph 13



View from first floor of mill, dense mature trees, no view of proposed site

Photograph 14



View from first floor window of mill, small section of site on view of access road only.

Photograph 15



Zoomed in view of photograph 14

Photograph 16



View of part of mill from proposed access road

Photograph 17



View of part of mill from proposed access road

Photograph 18



View of housing development from site, front of proposed plot 2

Photograph 19



View of land, proposed plot 2, note land levels to be reduced – no view of mill – no views out from site

Photograph 20



View of proposed plot 4, mill cannot be seen

Photograph 21



View from Church Raike, no view of mill

Photograph 22



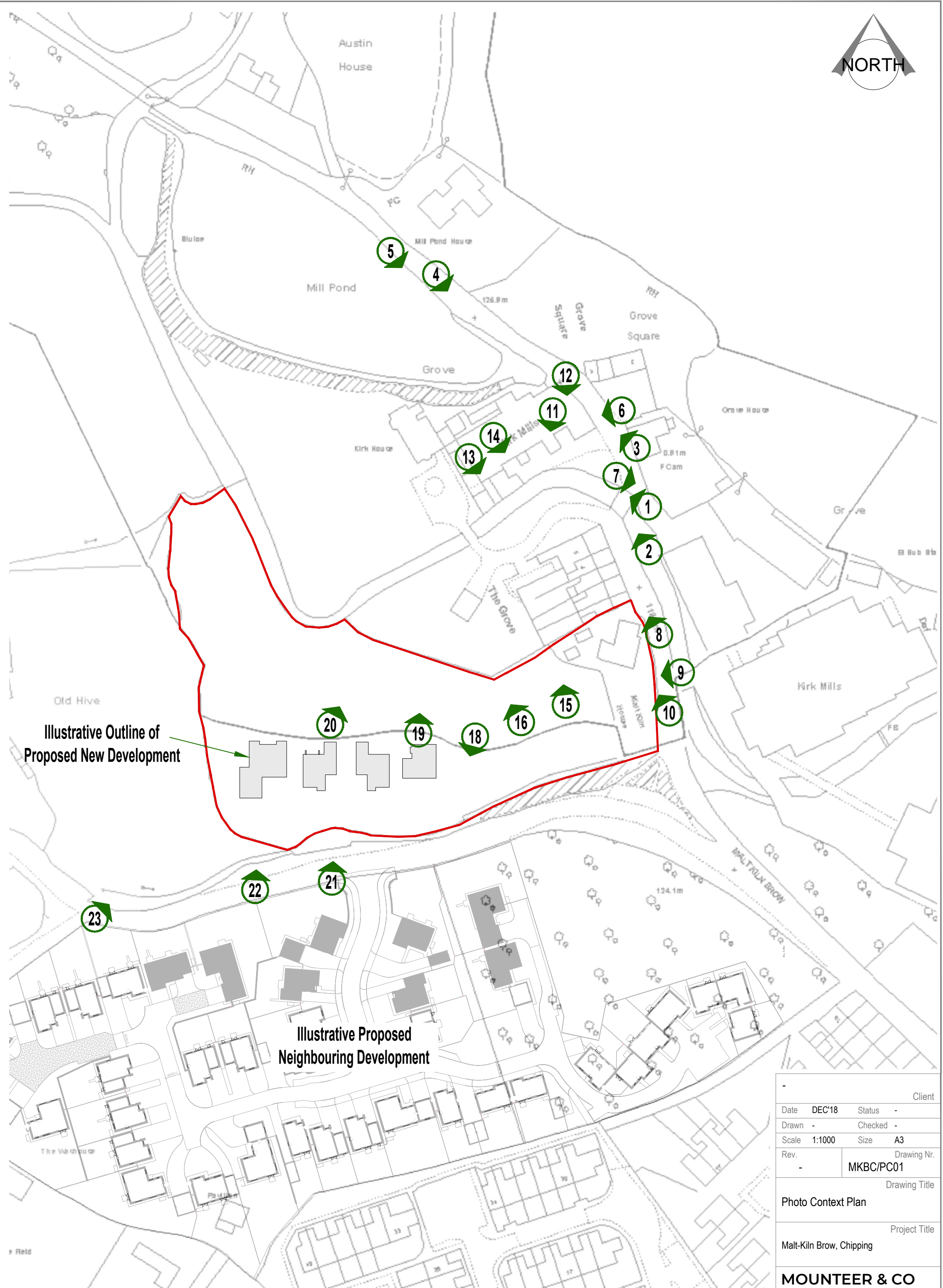
No view of mill from Churh Raike



Photograph 23



Land contour restricting the view of the mill



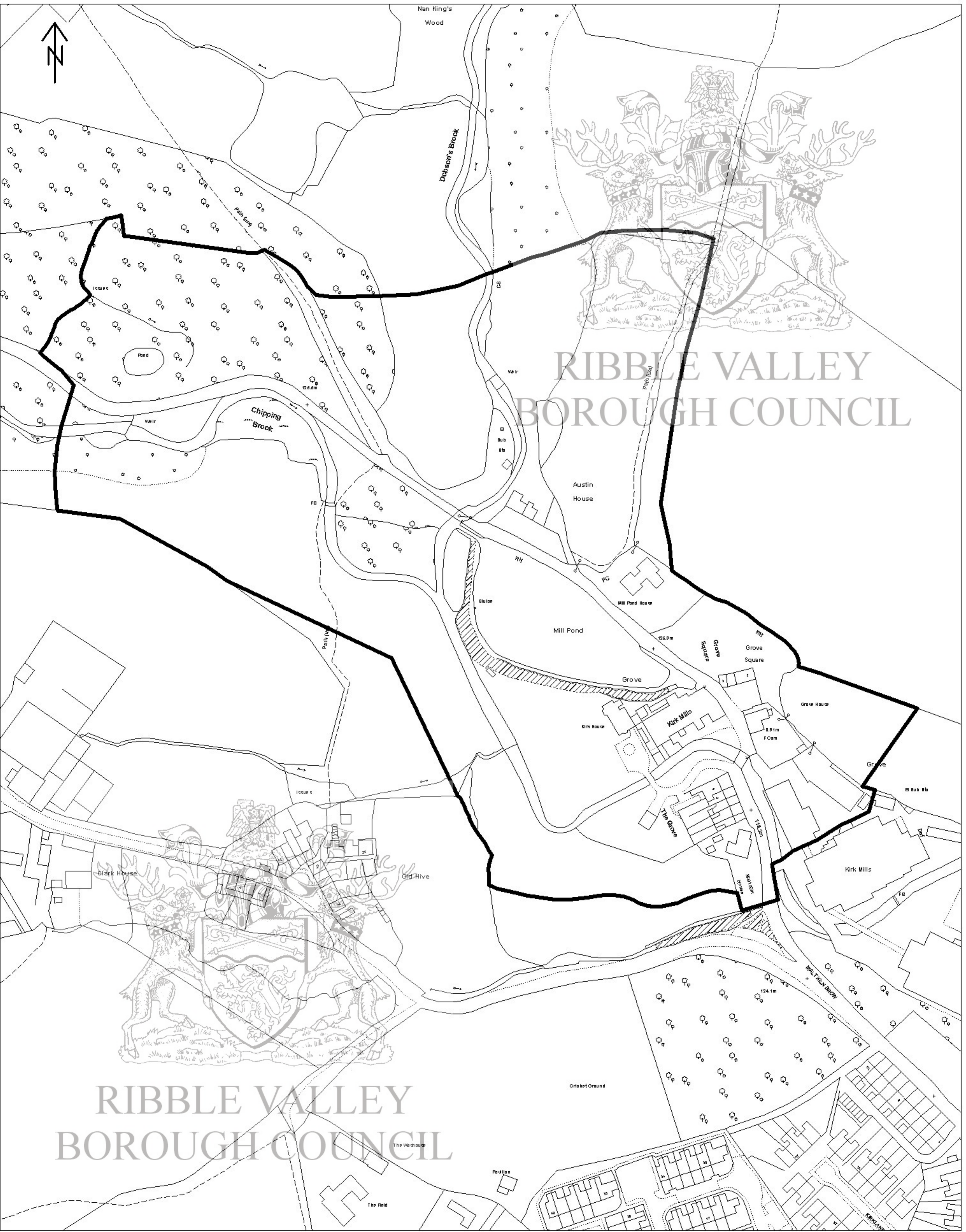
Illustrative Outline of Proposed New Development

Illustrative Proposed Neighbouring Development

-		Client
Date	DEC'18	Status -
Drawn	-	Checked -
Scale	1:1000	Size A3
Rev.	-	Drawing Nr. MKBC/PC01
Drawing Title		
Photo Context Plan		
Project Title		
Malt-Kiln Brow, Chipping		
<b>MOUNTEER &amp; CO</b>		
Hyde Park House, Cartwright Street, Hyde, SK14 4EH smg@munteer.co.uk www.munteer.co.uk		

0 | 10 | 20 | 30 | 40 | 50 m

## 12 Appendix B – Conservation Area Boundary (Revised 2012)



**KIRK MILL CONSERVATION AREA, CHIPPING EXTENDED 7 APRIL 2011**

**Scale NTS**

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