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## HERITAGE ASSET STATEMENT

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IN RESPECT OF:

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

AT

MILL HOUSE  
LONG BUILDING  
SAWLEY  
CLITHEROE  
BB7 4LE

**Prepared by:** Colin Sharpe  
**Our Ref:** Dow/982/2902/CS  
**Our Client:** Mr M Downey  
**Date:** September 2020



Chartered Surveyors ■■■ Planning & Development ■■■ Land Agents  
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## **1. Introduction**

- 1.1 Gary Hoerty Associates have been instructed by Mr M. Downey of 22 Fairview Drive Adlington, Chorley PR6 9SB to submit a Householder Planning and Listed Building Consent application on his behalf for the construction of a single storey domestic extension at Mill House, Sawley, BB7 4LE.
- 1.2 As it has listed building designation and is within the boundary of a conservation area, the property constitutes a Designated Heritage Asset. As such, any proposed development requires the preparation of a Heritage Asset Statement (HAS). This Statement has therefore been produced and is submitted in support of the application and will consider the impact of the proposals on the Designated Heritage Asset <sup>1</sup>
- 1.3 The Statement has been prepared in line with policy guidelines set out in the National Planning Policy Framework (DCLG, 2019) and guidance on the historic environment found in 'Conservation Principles, Policies and Guidance' (English Heritage, 2008). The research and recording works follow English Heritage Guidance 'Understanding Historic Buildings' (2006).

## **2. Background Information**

### **2.1 Site Location**

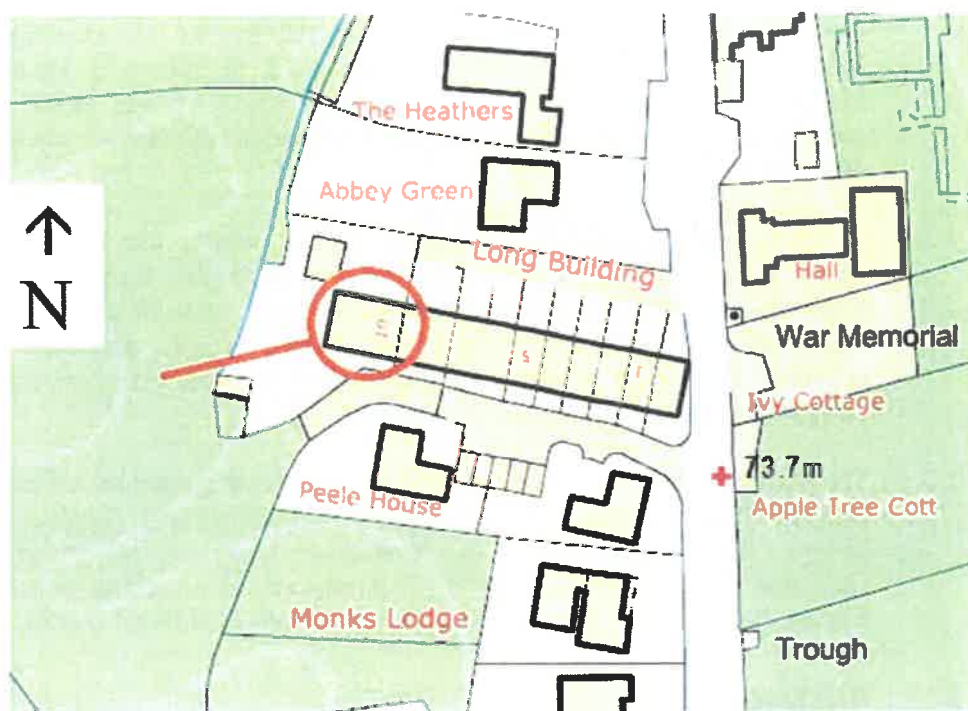
- 2.1.1 The application site is situated in Sawley, which is a small village located to the north-east of Clitheroe, in the Borough of Ribble Valley in Lancashire. Mill House is part of a group of buildings with Listed Building designation and is within a designated conservation area. The site has an 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 projecting from its north facing elevation, which was used by the previous owners of the property as storerooms and office accommodation (the applicant for the current application has recently purchased the property). The roof of the entire property is natural blue slate and the walls are natural random stone. The site is situated inside the boundary of a conservation area. The site therefore constitutes a heritage asset.
- 2.2.2 The Site plan is given below in Image 1;

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<sup>1</sup> 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 that is connected to the main building by a more recent conservatory.
- 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 states<sup>2</sup>:

*SD 74 NE SAWLEY*

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

*GV II*

<sup>2</sup> Historic England

*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 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 25 August 2020.

## **2.4 Proposed Works**

2.4.1 By virtue of an extension to the standard 3 year commencement condition due to Covid 19, there is an extant planning permission and Listed Building Consent (3/2017/0349 & 0350) for an extension of approximately 6.3m x 6.3m attached to the northern part of the end elevation of the building and attaching the existing detached garage to the main building. That approved extension is to be of stone construction with a pitched slate roof. We consider that the existing approved proposal will result in an extension that will complement and enhance the appearance of the Listed Building and the Conservation Area, especially as it would replace an existing inappropriate conservatory. We would comment that those permissions were granted following the Council's consideration of (amongst other things) a Heritage Asset Statement much of the content of which has been adapted and re-used in this current Statement.

2.4.2 The works proposed in the planning and listed building consent applications to which this current Statement relates actually involves only a very small addition to the existing approved development and minor alterations to the roof height and fenestration of one elevation. There is an existing addition at the northern end of the existing garage with dimensions of 5.9m by 4.0m and a height of 3.2m. which, in the approved development, was to be demolished and not replaced. In the current proposal, however, it is proposed that this part of the building will be replaced by an extension with a slightly larger footprint

(6.2m by 4.0m) and with a height of 4.15m to match the height of the retained garage structure, which itself is a slight increase in height compared to the approved scheme. The final alterations concern an increase in the size of a window in the western elevation and the replacement of garage doors with a window in the eastern elevation.

- 2.4.3 In granting permission/consent for the previous proposal, we contend that the Council must have been satisfied that the proposal was acceptable with respect to its impacts upon the Heritage Asset. We consider that the relatively minor alterations to the approved scheme will have minimal, if any, different impact on the Heritage Asset. If there was any impact we contend that it would be a positive impact as the roof of the proposed extension would be a continuation of the existing garage roof thereby removing the somewhat discordant feature of the lower roof on the existing structure.

### 3. Assessment of the Heritage Asset

#### 3.1 Historical Background

- 3.1.1 This Heritage Statement contains extracts of historic maps from circa.1850 and 1910.



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 schoolhouse is also present on this extract.

- 3.1.2 Image 2 from c.1850 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 Image 3 from c.1910 indicates another past use of the property as the label 'Chap' means Chapel because part of the building had been 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 monastery's presence. The fields surrounding the Abbey have ditches and banks representing possible monastic fishponds, water meadows, field boundaries and barns. The 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. The remains of 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 dwellings and the 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 but 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 Long Building as a whole has communal value as a local landmark building, but, as it is a later addition, the contribution of Mill House to that value is limited.

## **4. Impact on the Heritage Asset.**

### **4.1 Heritage Impact Assessment**

- 4.1.1 The impact on the evidential value as a result of the approved and currently proposed development will be low as the overall scheme will result in the replacement of an incongruous building and will result in an absolutely minimal increase in the existing footprint of the building. We consider that the proposed replacement of the existing structure at the northern end with an extension of the same roof height and pitch as the garage will constitute an improved impact over the existing approved scheme.
- 4.1.2 The impact on the site's associative value will be low, as the site's name and its use as a single dwelling will not be affected by the proposals. The impact on illustrative value will also be low as, although the proposal would represent changes to the existing north and south elevations, they would be sympathetic changes that facilitate the removal of an incongruous features of the conservatory and the structure at the northern end of the garage. As all elements of the overall development are of stone construction with a pitched roof, we consider that it will complement and enhance the appearance of the Listed Building.

- 4.1.3 The impact of the approved development 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; and this must have been accepted by the Council when approving the original scheme. We do not consider that people's perception of the building would be changed by the alterations that are now proposed to the approved scheme
- 4.1.4 The overall proposed works are concerned with enhancing the existing building and replacing the conservatory and the northern addition to the garage, both of which we consider should be regarded as incongruous features. The alterations are 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 overall proposal will see two single storey extension to the building/garage 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 As existing, Mill House is an attached two storey building with single storey detached garage to the front that is connected to the main building by a conservatory. However, there is an extant planning permission and Listed Building Consent for a development as described above. 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 site's 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 small extension now proposed, in conjunction with the approved development, 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 his 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 the aim of providing a consistent use for the building, but with enhancement and protection of the heritage asset as the primary driver. It is therefore our firm opinion that the proposal conforms to this guidance and that the Council should look favourably upon this application.

Signe

Date... 3/9/2020

Colin

Jary Hoerty Associates