

1 OLD MILL COTTAGES | SAWLEY

**PROPOSED MINOR INTERNAL ALTERATIONS, CHIMNEY
RECONSTRUCTION & NEW BOUNDARY WALL AND GATE
TO REAR OF PROPERTY**

HERITAGE STATEMENT

MARCH 2024

1. INTRODUCTION

AW+A Architects have been instructed by Mr A Greenbank of 1 Old Mill Cottage (9 Long Buildings), Sawley Road, Sawley, BB7 4LE to submit a planning application on his behalf for listed building consent for minor internal alterations to the ground floor layout, reconstruction of the existing chimney and a new boundary wall to the rear of the property to create an enclosed yard matching the neighbouring properties.

As the subject property has listed designation and the site is within the boundary of a conservation area any proposed development requires the preparation of a Heritage Asset Statement. This report has been produced in support of an application for the above-mentioned development, and will consider the impact of the proposals on the designated heritage asset.

This document has been prepared in line with policy guidelines set out in the National Planning Policy Framework and guidance on the historic environment found in 'Conservation Principles, Policies and Guidance' (English Heritage 2008). The research and recording work follow English Heritage Guidance 'Understanding Historic Buildings' (2016).

2. BACKGROUND INFORMATION

SITE LOCATION

The application site is situated in Sawley, which is a small village in the Ribble Valley Borough in Lancashire. It is located to the north-east of Clitheroe. 1 Old Mill Cottage is situated as part of a group of buildings with Listed Building designation and sited in a designated conservation area. The site has an approximate National Grid reference of SD7757146328.

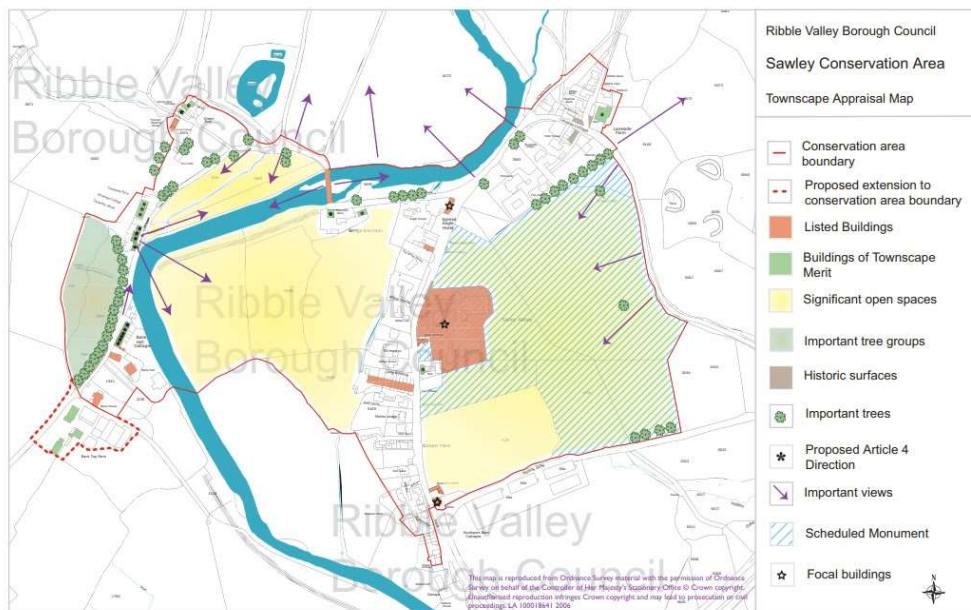


Figure 1 – Sawley Conservation Area

3. SITE DESCRIPTION

The application site comprises the property known as 1 Old mill Cottage which is an attached property with associated garden area. The property is of three storey construction and the roof of the entire property is clad in blue slate and the walls are natural random stone. The site is situated inside the boundary that designates the area as a conservation area. The site therefore constitutes a heritage asset.

4. BUILDING DESCRIPTION

The house is aligned along an east to west axis and is three storeys in height. 1 Old Mill Cottage forms part of the listed building known as The Long Building.

1 Old Mill Cottage 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. 1 Old Mill Cottage is part of The Long Building at the western end. The listing description states:

Details

SD 74 NE SAWLEY

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

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

The Historic Environment record was consulted in March 2024.

5. WORKS CARRIED OUT

The work proposed to be carried out and which will be considered through this statement is for minor layout alterations to the ground floor walls, reconstruction of the existing chimney and erection of a new boundary wall to form an enclosed yard at the rear of the property.

6. APPRAISAL OF HERITAGE VALUE

In considering whether 1 Old Mill Cottage 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). The 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 outlined below.

- EVIDENTIAL VALUE

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

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 former monasteries' presence. The fields surrounding the Abbey have ditches and banks representing possible monastic fishponds, water meadows, field boundaries and barns. Sawley Conservation Area Appraisal identifies the site as being close to the site of 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. The water supply later supplied the textile printing works located in the Long Building.

- HISTORIC VALUE

'Historic 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.'

Associative values of the site's name and previous occupation; the name 1 Old Mill Cottage relates to former Abbey Mill which once occupied the site. The monastic mill served the main Abbey. The Cistercian Order acquired the site in 1147 and developed it for the monastic community. The Abbey was suppressed in 1536. Little survives of the structure now other than the foundations. The Abbey is now Grade I listed and a Scheduled Ancient Monument.

Associative value of the site's previous occupation, around 1790 as a textile printing works Messrs Peel of Blackburn, established on the site of the former Abbey Mill. The ancient mill least were used as the water supply for washing and rinsing the cloth and disposing of chemical waste into the river Ribble. The Peel family (the same family as former Prime Minister Robert Peel) settled in Sawley. The printing works had closed, possibly prior to 1850, as on the 1850 Ordnance Survey map the building is referred to as the 'Old Print Works'. By 1867 part of the building was then converted to a Wesleyan Chapel and reading room. The building was described in the Sawley Conservation Area Draft Proposal (1971) as 'dilapidated and run down'. The building has since been converted into apartments. The group collectively is known as 'The Long Building'.

The value of the exterior of the building has been upheld through the use of matching external materials. The boundary wall will match those of the other properties in the range listed as The Long Building.

- AESTHETIC VALUE

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

The building stands in a locally important group of buildings, collectively known as The Long Building, which are designated as 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 blue slate roof. The buildings also contain medieval moulded stone incorporated into Ivy Cottage, at the eastern end of The Long Building.

1 Old Mill Cottage is constructed of random sandstone walls under a blue slate roof. 1 Old Mill Cottage is part of the building known as The Long Building.

- 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.'

The site has communal value as a local landmark building.

7. IMPACT ON THE HERITAGE ASSET

The impact on the site's evidential value is low as the proposed boundary wall matches the boundary wall of the other properties within the range known as The Long Building, the internal alterations are to walls added during the conversion to houses and have no relevance historically and the repair works to the chimney are a matter of necessity to prolong the life of the chimney.

The impact on the site's associative value will be none, as the site's name and ownership will not be affected by the proposals. The impact on illustrative value will be low because the external alterations will match those of the neighbouring properties within the range known as The Long Building.

The impact on the site's communal value would be low because the external alterations will match those of the neighbouring properties within the range known as The Long Building.

The proposed works outlined within this statement are concerned with maintaining the fabric and appearance of the listed building. All works carried out will be carried out in a sympathetic manner, with consideration given to any materials or techniques used. This development is not overlooked from any public right of way.



Photo of existing chimney requiring repair.

The works to the chimney are a repair necessity to maintain its operational life. The stonework will be deconstructed where required, any damaged stone replaced like-for-like with natural local sandstone and pointed with mortar to match the existing. The chimney pots will be retained and re-used.

8. CONCLUSION

1 Old Mill Cottage is an attached three storey building. 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.

The findings of this statement are that the works to the chimney and the proposed new boundary wall have no adverse impact on the listed building, the overall street scene and the Conservation Area. The heritage impacts have been assessed as low. There are only minimal changes to the setting of 1 Old Mill Cottage when viewed from the rear.

Having also considered the proposals against guidance outlined in the National Planning Policy Framework, the nature of the proposals is structured with providing a consistent use for the building but with enhancement and protection of the heritage asset as the primary driver and therefore it is of our opinion that the proposals conform to this guidance and that the Council should look favourably upon this application for consent.