



Land at Malt Kiln Brow, Chipping, Lancashire

Heritage Assessment



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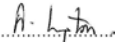
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SUMMARY

This document aims to assess the archaeological significance and provide a heritage assessment of five separate land holdings on the fringe of the village of Chipping in Lancashire, and provide an archaeological perspective on the significance of the areas and their heritage assets, and thus inform a hybrid planning application that is being prepared for a proposed development. The first area concerns a Grade II listed building, Kirk Mill (centred on NGR 361975 443612), a former water-powered textile mill that survives largely intact, albeit in a poor condition. The detailed development proposals aim to repair and adapt this significant heritage asset for long-term use as a hotel and gastronomic pub, associated with the second proposed development area.

This second area focuses on a former chair factory (centred on NGR 362090 443515) that was built in the mid-twentieth century, and is currently derelict. Detailed design proposals allow for the demolition of these redundant industrial buildings, and the erection of a new hotel and spa, with a purpose-built wedding centre and crèche. Additional hotel accommodation will be provided in an altered nineteenth-century stone barn that currently lies on the northern edge of the factory complex, which is to be converted for use as hotel cottages. The design proposals also allow for the construction of a new cricket pitch and associated facilities on the south-eastern edge of the village. In addition, an outline planning application concerns two areas of proposed residential development.

Kirk Mill lies on the northern fringe of Chipping, adjacent to the Chipping Brook. It was built in 1785 on the site of a corn mill, which had been established by the fourteenth century. The mill remained in use for the production of cotton yarn until 1866, during which period it was subject to various alterations and additions. Following the closure of the mill in 1866, the building was taken over by the Berry family, who manufactured high-quality chairs in the building until 2010. Kirk Mill was afforded statutory designation as a Grade II listed building in 2010, and also provides the focus for the recently designated Kirk Mill Conservation Area.

The development of the mill during its working life from 1785 to 2010 can be traced in the surviving fabric of the building, which has been subject recently to a detailed archaeological survey. The collated documented history, and the conclusions drawn from the archaeological survey, are summarised in this document.

As a heritage asset, Kirk Mill is of value for varied types and levels of significance, which can be considered with reference to the four areas of heritage values outlined by Historic England in their *Conservation Principles Policies and Guidance*. The building retains considerable elements of historic fabric, cumulatively representing one of the best surviving examples of an 'Arkwright-type' mill in Lancashire. It is of high significance for its external architecture and for its historical and evidential value. Elements of the original interior are also of high significance, although there are a few components that date to the twentieth century that are of low value, and detract from the historic character of the building. Similarly, whilst one of the small multi-storey extensions to the mill represents a distinctive stage in the late development of the site, its significance value is reduced by the use of inappropriate materials employed in its construction and its poor physical condition.

The group of derelict twentieth-century factory buildings situated adjacent to Kirk Mill, but beyond the boundary of the Kirk Mill Conservation Area, was erected to enable an expansion of the chair works. Notwithstanding their historical association with what was once an important local industry, the buildings are of little archaeological significance, and their replacement with modern buildings of an appropriate design and materials could potentially enhance the historic character of the adjacent Conservation Area.

A rapid assessment has also been made of those areas subject to the outline planning application. A review of the Lancashire Historic Environment Record, coupled with an historic map regression analysis, has concluded that none of these areas contain known sites of archaeological interest, and the potential for buried remains of significance to survive *in-situ* is considered to be low.

The detailed design proposals for the repair and adaptation of Kirk Mill inevitably necessitate some change that will affect areas of significance within the building. These changes should be balanced against significant enhancements, which will remove some of the late additions to the site that currently detract from its historic character, and reverse the ongoing decay of the surviving historic fabric. Proposals for the redevelopment of the mill, and the construction of new building on the site of the modern factory, have been carefully considered to minimise potential conflict with the conservation of the listed building and its contribution to the Kirk Mill Conservation Area.

In relation to the balance of public benefits against harm to significance, it is considered that there is a compelling case for the proposals, which are consistent with advice and policies in the National Planning Policy Framework (NPPF). The proposals for Kirk Mill are essential to facilitate the continued use for the buildings, which will secure the buildings' future as an important heritage asset, and a key feature of the Conservation Area.

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The survey of Kirk Mill was carried out by Chris Wild, and illustrations were prepared by Mark Tidmarsh. The assessment report was compiled by Ian Miller.

1. INTRODUCTION

1.1 BACKGROUND TO THE HERITAGE ASSESSMENT

- 1.1.1 In July 2013, Oxford Archaeology North (OA North) was commissioned by SCPi Bowland Ltd to produce a heritage assessment of land holdings on the fringe of the village of Chipping in Lancashire. The study was required to provide an archaeological perspective on the significance of the area and its heritage assets, and to inform a hybrid planning application that is being prepared for a proposed development in the area. This approach is in line with the National Planning Policy Framework (NPPF), which requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.
- 1.1.2 The planning application includes detailed proposals for the repair and adaptation of Kirk Mill, an eighteenth-century textile mill that was converted in the mid-nineteenth century for use as a chair works. This remained in commercial use until January 2010, and was subsequently afforded statutory designation as a Grade II listed building. The mill also forms the focus of the Kirk Mill Conservation Area, which was designated in 2010 (and extended in 2011) in order to provide some protection to the historic industrial hamlet associated with Kirk Mill in the face of the uncertainty of its future. The assessment has aimed to provide a summary of the historical development of Kirk Mill, coupled with a statement of significance of its interior and exterior, and an impact assessment of the scheme of works required to adapt the building for use as a hotel and gastronomic pub.
- 1.1.3 The adaptation of Kirk Mill forms part of a wider proposal to develop additional hotel accommodation, with an associated wedding venue on an adjacent plot. This second area that is subject to a detailed planning application concerns an extension to the chair works that was erected in the mid-twentieth century, and comprises a purpose-built factory that lies opposite Kirk Mill, but beyond the boundary of the Kirk Mill Conservation Area. The detailed planning application for this site allows for the demolition of the existing factory structures, which are currently derelict and detract from the special historic interest of the Conservation Area, to enable their replacement with new buildings. In addition, a nineteenth-century barn that lies on the northern edge of the factory complex is to be converted for additional hotel accommodation.
- 1.1.4 An outline planning application for the prospective residential development of two areas is also being submitted. One of these areas was used until recently as a cricket pitch. By way of compensation, the development of a new cricket pitch and associated facilities on an undeveloped site on the south-eastern fringe of the village also forms part of the detailed planning application. These three areas have all been considered as part of the heritage assessment, which provides an overview of their archaeological significance, and the potential impact of development on this perceived significance.

1.2 THE SETTING

- 1.2.1 Chipping is a rural village located in the Ribble Valley, lying 15km west of Clitheroe and 19km north-north-east of Preston (Fig 1). The village is located on the edge of the Trough of Bowland, and lies within the Forest of Bowland Area of Outstanding Natural Beauty. The historic core of the village, centred on St Bartholomew's Church at the junction of Church Raike, Talbot Street and Club Lane, is afforded statutory designation as the Chipping Conservation Area, whilst Kirk Mill provides a focus for the Kirk Mill Conservation Area.
- 1.2.2 Kirk Mill occupies a site on the western side of Malt Kiln Brow, on the north-western fringe of Chipping (centred on SD 61975 43615). The mill lies to the east of a bend in Chipping Brook, downstream of its confluence with Dobson's Brook. These watercourses supply the large mill pond that lies immediately to the north-west of the mill. The Chipping Brook flows from north-west to south-east through the village. Kirk Mill and the modern factory nestle in the bottom of the valley formed by the brook, and have very little impact visually on the surrounding views and vistas.



Plate 1: Satellite view of the Chipping, with arrow marking the position of Kirk Mill

- 1.2.3 The topography of Chipping is dominated by undulating lowland farmland, and much of the village is bounded by open fields, with tracts of woodland in the valley of the Chipping Brook to the north. The landscape character of Chipping, as classified by Lancashire County Council, comprises 'Ancient and Post-medieval Settlement', 'Modern Settlement', 'Ancient Enclosure' and 'Post-medieval Enclosure' (Lancashire County Council 2002). The historic core of the village, within the Chipping Conservation Area, is classified as 'Ancient and Post-medieval Settlement', the defining components of which include 'a wide range of buildings, open space and the course of the road systems and public rights of way'.

1.3 LEGISLATIVE FRAMEWORK AND GUIDANCE

1.3.1 National planning policies on the conservation of the historic environment are set out in the National Planning Policy Framework (NPPF), which was published in March 2012. It sets out the Government's planning policies for England, and how these are to be applied, providing the key framework for decision-making. All former planning policy statements (PPSs) and Planning Policy Guidance Notes (PPGs) have been replaced by the NPPF, although the PPS5 Practice Guide is still valid. Key sections of the NPPF that are relevant to the present assessment include:

- **Policies 128 and 129** require local authorities to ensure they have a proportionate assessment of significance before determining applications that affect heritage assets. Policy 129 relates to development affecting the setting of a heritage asset and states that they should 'avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal';
- **Policy 131** requires local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation. Account also needs to be made of 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;
- **Policy 132** relates to proposals affecting designated heritage assets, including advice on the relationship between the level of the asset's significance and the level of harm that a proposal may cause. The Policy states that: 'Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification';
- **Policy 134** 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';
- **Policy 137** states that: 'Local planning authorities should look for opportunities for new development within Conservation Areas...and within the setting of heritage assets to enhance or better reveal their significance';
- **Policy 140** advises that: 'local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies';
- **Policy 141** states that: 'Local planning authorities...should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance...'

1.3.2 In addition to NPPF, in their ‘*Enabling Development and the Conservation of Significant Places*’ revision note of 2012, Historic England outlines their policy advice on enabling developments, stating that they should be seen as an unacceptable means of securing the future of a significant place unless a set of criteria is met. The stated criteria are that:

- it will not materially harm the heritage values of the place or its setting;
- it avoids detrimental fragmentation of management of the place;
- it will secure the long-term future of the place and, where applicable, its continued use for a sympathetic purpose;
- it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the present owner, or the purchase price paid;
- sufficient subsidy is not available from any other source;
- it is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the place, and that its form minimises harm to other public interests;
- the public benefit of securing the future of the significant place through such enabling development decisively outweighs the disbenefits of breaching other public policies.

1.3.3 Local policies are also relevant, notably those outlined in the Ribble Valley Core Strategy, which was adopted by Ribble Valley Borough Council (RVBC) in December 2014 and now forms part of the statutory Development Plan for the Borough. The policies in the Core Strategy that pertain to heritage matters are consistent with the statutory tests and the NPPF. However, the NPPF provide slightly fuller guidance and it is, therefore, important to consider both, especially as the Core Strategy does not have a policy which addresses enabling development (see NPPF 140 and Historic England’s *Enabling Development and the Conservation of Significant Places*). Statement EN5 and Policy DME 4 of the Core Strategy, which advocate the same assessment methodology as that referenced in the NPPF, are of particular relevance to the Appeal, and elements of Policies DME4, DMG1, DMB2 and DMB3 are also pertinent to the present assessment.

- **Key Statement EN5 Heritage Assets:** this states that: ‘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’ (RVBC 2014, 52). The Council’s Core Strategy states that this will be achieved by 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 their significance, and through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.

- **Policy DME 4: Protecting Heritage Assets:** in considering development proposals, the Council will ‘make a presumption in favour of the conservation and enhancement of heritage assets and their settings’ (RVBC 2014, 97). Proposed developments within, or affecting views into or out of, a conservation area will be required to ‘conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant Conservation Area Appraisal’. In conservation areas, there will be a ‘presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area’ (RVBC 2014, 97). It is the stated intention of Ribble Valley Borough Council to ‘seek positive improvements in the quality of the historic environment’ by monitoring heritage assets at risk and supporting development re-use proposals consistent with their conservation, and supporting redevelopment proposals which better reveal the significance of heritage assets or their settings;
- **Policy DMG 1 General Considerations:** this requires all developments to protect and enhance heritage assets and their settings;
- **Policy DMB 2 The Conversion of Barns and Other Rural Buildings for Employment Uses:** this policy requires development proposals for former agricultural barns to: not cause unacceptable disturbance to neighbours in any way; ensure that the building has a genuine history of use for agriculture or other rural enterprise; that the building is structurally sound and capable of conversion for the proposed use without the need for major alterations which would adversely affect the character of the building; that the impact of the proposals or additional elements likely to be required for the proper operation of the building will not harm the appearance or function of the area in which it is situated; that the access to the site is of safe standard or is capable of being improved to a safe standard without harming the appearance of the area; that the design of the conversion should be of a high standard and be in keeping with local tradition, particularly in terms of materials, geometric form and window and door openings.
- **Policy DMB 3 Recreation and Tourism Development:** this policy states that planning permission will be granted for development proposals that extend the range of tourism and visitor facilities in the borough, subject to: the proposals being physically well related to an existing main settlement or village or to an existing group of buildings; the development does not undermine the character, quality or visual amenities of the plan area by virtue of its scale, materials or design; the site is large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

1.4 LISTED BUILDINGS

1.4.1 The emphasis of the criteria for listed buildings is on national significance, though it is stated that this cannot be defined precisely. The best examples of vernacular building types, for instance, will normally be listed, but many buildings that are valued for their contribution to the local scene, or for local historical associations, will not merit listing. Such building may be suitable for inclusion on local, non-statutory lists. In broad terms, the main criteria applied in deciding which buildings to include in the statutory lists are:

- **Architectural Interest:** the lists are meant to include all buildings which are of importance to the nation for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and significant plan forms;
- **Historic Interest:** this includes buildings which illustrate important aspects of the nation's social, economic, cultural or military history;
- **Historical Associations:** with people or events of importance;
- **Group Value:** especially where buildings contribute an important architectural or historic unity or are fine examples of planning.

1.4.2 In addition, in their *Designation Listing Selection Guide: Industrial Structures*, Historic England has identified eight key over-arching heritage values to consider when assessing industrial buildings for designation (English Heritage 2011):

- **The Wider Industrial Context:** 'industrial structures should be considered in their wider setting', which in the case of the textile industries might extend through all of the various stages of production from raw material to finished goods, associated warehousing, transport infrastructure, and associated housing;
- **Regional Factors:** a regional perspective of individual sites is necessary to achieve a representative sample for each sector of an industry, and also to highlight any regional specialisms;
- **Integrated Sites:** 'if the process to which a building is related involved numerous components, then the issue of completeness may become overriding';
- **Architecture and Process:** the plan form and appearance of an industrial building should reflect its intended function;
- **Machinery:** 'where it is the machinery that makes a building special, the loss of this will reduce its eligibility for listing'. Conversely, the survival of historic machinery in a mill complex, such as the steam engine, may raise the significance of a site considerably;
- **Technological innovation:** those sites associated with the early use of technological advancements will have a raised significance. Similarly, design improvements inherent in the actual buildings may also be significant, such as early fire-proofing techniques or early examples of concrete floors in multi-storey spinning blocks;

- **Rebuilding and Repair:** partial rebuilding and repair that can be related to the historic industrial process, and provide evidence for technological change, may in itself be significant enough to warrant protection and should not necessarily be seen to detract from the heritage value of an industrial building;
- **Historic Interest:** high significance may be attributed to those sites where physical evidence of important elements of industrial history survives well. 'In some cases historical association with notable achievements may be sufficient to list'.

1.5 CONSERVATION AREAS

- 1.5.1 **Policy and Guidance Relating to Conservation Areas:** Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, places a duty on local planning authorities to designate as Conservation Areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 1.5.2 Guidance on the designation procedures set out in *Guidance on the Management of Conservation Areas* (English Heritage 2006) states that 'deciding which areas are of 'special architectural or historic interest is ultimately a matter for the judgement of local authorities', but that 'the assessment of an area's special interest should be made against local criteria, and that local distinctiveness, community value and 'specialness' in the local or regional context should be recognised in drawing up these criteria', in order that a 'consistent and objective approach' is taken when 'considering the extent and adequacy of designation across their districts'.
- 1.5.3 There are two Conservation Areas in Chipping (Fig 2). The historic core of the village lies within the Chipping Conservation Area, which was designated in 1969. A Conservation Area Appraisal carried out recently (Conservation Studio 2006) led to an extension of the Conservation Area boundary to include an area to the west of St Bartholomew's Church. The rationale for designation the core of the village as a Conservation Area is derived largely from its important historic character. In particular, the layout and street pattern of Talbot Street and Windy Street, the high number of listed buildings, including St Bartholomew's and St Mary's churches, the prevalent use of local stone as a building material and areas of historic stone surfacing, and the rural setting of the village in lowland farmland and views of Pendle Hill and the distant fells to the north are of special interest.
- 1.5.4 Kirk Mill Conservation Area was designated initially in February 2010, immediately after the closure of HJ Berry's chair works, and was centred on Kirk Mill and adjacent buildings. The boundary was extended in April 2011 to incorporate additional landscape features to the north. Ribbles Valley Borough Council has indicated that the purpose of this Conservation Area is to provide some protection to the industrial hamlet encompassing Kirk Mill, together with 'a significant and positive element of the character and interest of Kirk Mill hamlet is its containment and relative isolation resulting from topography and location within a natural bowl'.

1.6 ASSESSING THE SIGNIFICANCE OF SETTING TO HERITAGE ASSETS

1.5.1 In their *Historic Environment Good Practice Advice in Planning*, Historic England (2015) provides a recommended approach to assessing the implications of development proposals on the setting of heritage assets. The key principles for assessing the implications of change affecting setting are:

- Understanding the significance of a heritage asset will enable the contribution made by its setting to be understood;
- Change capable of affecting the significance of a heritage asset or people's experience of it can be considered as falling within its setting;
- A proper assessment of the impact on setting will take into account, and be proportionate to, the significance of the asset and the degree to which proposed changes enhance or detract from that significance and ability to appreciate it.

1.5.2 The guidance document advises a staged approach to assessing effects on setting comprising the following steps:

- Step 1: Identifying the heritage assets affected and their settings;
- Step 2: Assessing whether, how and to what degree settings make a contribution to the significance of the heritage assets;
- Step 3: Assessing the effect of the Application Site on the setting and therefore the significance of the assets;
- Step 4: Maximising enhancement and minimising harm, and;
- Step 5: Make and document the decision and monitor outcomes.

1.5.3 The method of assessment outlined below has been guided by the Chartered Institute for Archaeologists *Code of Conduct and Standard and Guidance Notes*, primarily the *Standard and Guidance for Historic Environment Desk-Based Assessment* (IfA 2012).

1.5.4 In assessing whether, how and to what degree the settings make a contribution to the significance of the heritage assets several potential attributes of a setting may help in determining its significance. These are presented in Table 1 below.

1.5.5 Having assessed the contribution of the setting to the significance of the asset, the effect of the proposed development on the setting can be determined by consideration of the potential attributes of the development affecting setting. These are outlined in Table 2 below.

1.5.6 Once the contribution of the setting has been determined, and the potential attributes of the proposed development upon it have been identified, the contribution needs to be evaluated in order to determine the magnitude of the potential impact. This is undertaken using the definitions presented in Table 3, below.

Table 1: Determining the contribution of setting to the significance of heritage asset(s)

Contribution of Setting: Potential attributes / factors to consider
<p>The asset's physical surroundings:</p> <p>Topography;</p> <p>Other heritage assets (archaeological remains, buildings, structures, landscapes, areas or archaeological remains);</p> <p>Definition, scale and 'grain' of surrounding streetscape, landscape and spaces;</p> <p>Historic materials and surfaces;</p> <p>Land use;</p> <p>Openness, enclosure and boundaries; functional relationships and communications;</p> <p>Green spaces, trees and vegetation;</p> <p>History and degree of change over time;</p> <p>Integrity;</p> <p>Issues, such as soil chemistry and hydrology</p>
<p>Experience of the asset:</p> <p>Surrounding landscape and town character;</p> <p>Views from, towards, through and across, including the asset;</p> <p>Visual dominance, prominence or role as focal point;</p> <p>Intentional intervisibility with other historic and natural features;</p> <p>Noise, vibration and other pollutants and nuisances;</p> <p>Tranquillity, remoteness, 'wildness';</p> <p>Sense of enclosure, seclusion, intimacy or privacy;</p> <p>Dynamism and activity;</p> <p>Accessibility, permeability and patterns of movement;</p> <p>Degree of interpretation or promotion to the public;</p> <p>The rarity of comparable survivals of setting</p>
<p>The asset's associative attributes:</p> <p>Associative relationships between heritage assets;</p> <p>Cultural associations;</p> <p>Celebrated artistic representations;</p> <p>Traditions</p>

Table 2: Potential attributes of the proposed development

Attribute	Factors to consider
Location and siting of the development	Proximity to asset; Extent; Position in relation to landform; Degree to which location will physically or visually isolate asset; Position in relation to key views
The form and appearance of the development	Prominence, dominance, or conspicuousness; Competition with or distraction from the asset; Dimensions, scale and massing; Proportions; Visual permeability; Materials (texture, colour, reflectiveness, etc); Architectural style or design; Introduction of movement or activity; Diurnal or seasonal change
Other effects of the development	Change to built surroundings and spaces; Change to skyline; Noise, odour, vibration, dust, etc; Lighting effects and 'light spill'; Change to general character (e.g. suburbanising or industrialising); Change to public access, use or amenity; Change to land use, land cover, tree cover; Changes to archaeological context, soil chemistry or hydrology; Changes to communications/accessibility/permeability
Permanence of the development	Anticipated lifetime/temporariness; Recurrence; Reversibility
Longer term or consequential effects of the development	Changes to ownership arrangements; Economic and social viability; Communal and social viability

Table 3: Definitions of Sensitivity for the Settings of Heritage Assets

Sensitivity	Contribution to significance of the asset	Examples for settings
Very high	Very substantial	A defined setting that is contemporary with and historically and functionally linked with the heritage asset, may contain other heritage assets of international or national importance, has a very high degree of intervisibility with the asset and makes a very substantial contribution to both the significance of the heritage asset and to the appreciation of the significance of the asset.
High	Substantial	Contemporary with and historically and functionally linked with the heritage asset, with minor alterations (in extent and/or character), has a high degree of intervisibility with the asset and which makes a substantial contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.
Medium	Moderate	Contemporary with and/or historically and/or functionally linked with the heritage asset but with alterations which may detract from the understanding of the heritage asset, and/or with a moderate degree of intervisibility with the asset and/or which makes a moderate contribution to the significance of the heritage asset and/or a moderate contribution to the understanding and appreciation of the significance of the asset.
Low	Minor	Largely altered so that there is very little evidence of contemporaneous and/or functional links with the heritage asset, and/or with a low degree of intervisibility with the asset and/or which makes a minor contribution to both the significance of the heritage asset and to the understanding and appreciation of the significance of the asset.

1.5.7 Changes may occur in the surroundings of an asset that neither affects their contribution to the significance of the asset, nor the extent to which its significance can be experienced. In such instances, it will be considered that there is no impact upon setting.

1.5.8 The criteria for assessing the magnitude of indirect impacts on setting are presented below (Table 4). The sensitivity of a heritage asset to changes in its setting can be evaluated in the first instance by reference to any relevant designation, whereby those designated as nationally important will generally be considered the most sensitive. At the other end of the scale assets that are imperceptible or very difficult to perceive on the ground will generally be less sensitive than those that are more readily appreciable as they are to some extent already divorced from their setting.

Table 4: Criteria for Assessment of Magnitude of an Impact on the Setting of a Cultural Heritage Asset

Magnitude	Guideline Criteria
Major beneficial	The contribution of setting to the cultural heritage asset's significance is considerably enhanced as a result of the development; a lost relationship between the asset and its setting is restored, or the legibility of the relationship is greatly enhanced. Elements of the surroundings that detract from the asset's cultural heritage significance or the appreciation of that significance are removed.
Moderate beneficial	The contribution of setting to the cultural heritage asset's significance is enhanced to a clearly appreciable extent as a result of the development; as a result the relationship between the asset and its setting is rendered more readily apparent. The negative effect of elements of the surroundings that detract from the asset's cultural heritage significance or the appreciation of that significance is appreciably reduced.
Minor beneficial	The setting of the cultural heritage asset is slightly improved as a result of the development, slightly improving the degree to which the setting's relationship with the asset can be appreciated.
Negligible	The setting of the cultural heritage asset is changed by the development in ways that do not alter the contribution of setting to the asset's significance.
Minor adverse	The contribution of the setting of the cultural heritage asset to its significance is slightly degraded as a result of the development, but without adversely affecting the interpretability of the asset and its setting; characteristics of historic value can still be appreciated, the changes do not strongly conflict with the character of the site, and could be easily reversed to approximate the pre-development conditions.
Moderate adverse	The contribution of the setting of the cultural heritage asset to its significance is reduced appreciably as a result of the development. Relevant setting characteristics can still be appreciated but less readily.
Major adverse	The contribution of the setting of the cultural heritage asset to its significance is effectively lost or substantially reduced as a result of the development, the relationship between the asset and its setting is no longer readily appreciable.

1.5.9 The interaction of the sensitivity of the setting (Table 3) and the impact on the setting (Table 4) produce the impact significance. This may be calculated by using the matrix shown in Table 5, which is included to allow an objective assessment to be presented. However, it is important that the matrix table is not used prescriptively. Ultimately, the methodology is a tool to be used by competent professionals using professional judgments.

Table 5: Impact Significance Matrix for adverse impact on setting

SENSITIVITY		No Change	Negligible harm	Minor adverse	Moderate adverse	Major adverse
	Very High	Neutral	Slight	Moderate/ large	Large /very large	Very large
	High	Neutral	Slight	Moderate /slight	Moderate /large	Large /very large
	Medium	Neutral	Neutral /slight	Slight	Moderate	Moderate /large
	Low	Neutral	Neutral /slight	Neutral /slight	Slight	Slight /moderate
	Negligible	Neutral	Neutral /slight	Neutral /slight	Neutral /slight	Slight
		Significance of the Impact				

2. METHODOLOGY

2.1 OBJECTIVES

2.1.1 The principal objective of the Heritage Assessment was to provide an archaeological perspective on the relative significance of Kirk Mill and the surrounding landholdings, and to allow an informed decision to be taken with regard to their future. This was achieved by carrying out desk-based research coupled with an archaeological survey of Kirk Mill and a visual inspection of its environs to provide an understanding of potential impact on the setting of the historic environment. The archaeological survey was intended to provide a detailed survey of the building, and clarified the age, type, chronological development, and, crucially, significance of its component elements.

2.2 DEFINING SIGNIFICANCE

2.2.1 When applied to an historic building, the term ‘significance’ can be taken to have several definitions. The first is importance, suggesting that there is something about the site that is valuable, has status and should not be ignored. A site may be important because it is a rare survival, or the earliest known example of its type. It may represent a benchmark in terms of the application of technological development, or be a typical example of such sites. The level to which a site has remained intact is also an important factor in determining its value. The next is the idea of conveying meaning, implying that the site is a source of knowledge. Finally, there is the concept of a sign, that the building is symbolic, and acts as a pointer to something beyond itself. The significance of any site is to a large extent embodied in its surviving fabric, which can retain evidence for how the building developed and was adapted over time.

2.2.2 It is necessary to define what it is that gives significance to a building and therefore warrants protection. Kirk Mill and its immediate environs encompass layers of archaeological and historical development, which may be valued for different reasons by different people, all of which should be taken into account in determining the overall significance.

2.2.3 Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy; NPPF policies 127 and 128 (CLG, *National Planning Policy Framework*, 2012). A key objective in the NPPF is ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...’ (NPPF para 126). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 132). In their *Conservation Principles Policies and Guidance*, Historic England have identified four areas of heritage values, which will be considered in determining the overall significance of the building (English Heritage 2008):

- **Evidential:** this derives from the potential of a place to yield evidence about past human activity. This includes physical remains as the primary source of evidence and the people and cultures that made them. Significantly, where there is a lack of written records the importance of the material record increases;
- **Historical:** this originates from the ways in which past people, events and aspects of life can be connected through a place to the present. This may include illustrative value, such as its connection to an important development, such as technology, or associative value, such as the connection to an important event or person;
- **Aesthetic:** this is derived from the ways in which people draw sensory and intellectual stimulation from a place or building. These may be related to the design of a place, for example, through defensive reasons, or the informal development over time, such as the relationship of structures to their setting;
- **Communal:** this derives from the meaning of a place for the people who relate to it, this includes commemorative, symbolic, social and spiritual value. For example, some places may be important for reminding us of uncomfortable events in national history.

2.2.3 Within these categories, significance can be measured according to hierarchical levels; the most usual levels are:

- **Exceptional:** an asset important at the highest national or international levels, including Scheduled Monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional;
- **High:** a designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. The NPPF advises that substantial harm should be exceptional;
- **Medium:** an undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation;
- **Low:** structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include insignificant interventions to listed buildings, and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset;
- **Negative:** structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3. BACKGROUND

3.1 INTRODUCTION

3.1.1 In order to facilitate an understanding of the significance of Kirk Mill and its environs in a local and regional context, the following section focuses on providing a summarised account of the development of the building and the area. This is preceded by an overview of the historical development of Chipping.

3.2 BACKGROUND TO CHIPPING

3.2.1 There is little information on the earliest human activity in Chipping, reflecting the paucity of antiquities that have been discovered in the area. A stone axe thought to have been of prehistoric origin is reported to have been discovered near Longridge in *c* 1842 (Smith 1894), but additional evidence for contemporary activity is scant. The course of the Roman road between the forts at Ribchester and Overborough takes a route across the southern part of the parish, adjacent to Jeffrey Hill, where it was reported in the nineteenth century to be ‘tolerably well-preserved’ (*ibid*). In addition, a coin has been discovered in a garden in Hesketh Lane in Chipping (Crainer 1986, 11).

3.2.2 The village of Chipping is known to have at least medieval origins. The name is thought to derive from the Old English ‘Chepyn’, which may be translated as ‘market’ (*op cit*, 5). There are also references to a church being built in Chipping in AD 597 (*ibid*). The village is mentioned in the Domesday Survey of 1069, where it is referred to as ‘Chippenden’. At the time of the Domesday Survey, Chipping was assessed as three plough-lands and was a member of Earl Tostig’s fee of Preston (Farrer and Brownbill, 1912). It was granted subsequently to Roger of Poitou, and became part of the possession of the Bussels of Penwortham for a time. Henry I in 1102 gave it to Robert de Lacy, and from that time it continued as part of the honor of Clitheroe (*ibid*).

3.2.3 Chipping expanded in the post-medieval period as a result of the industrial development across Lancashire as a whole, and particularly as a consequence of the rapid growth of the textile industries; many of the villagers in Chipping were involved in the production of linen fabrics by the sixteenth and seventeenth centuries (Rothwell 1990, 71). Towards the end of the eighteenth century, cotton spinning and iron founding were introduced to the area. The first cotton mill in the village was Kirk Mill, which was established in 1785, and this was followed in *c* 1800 by Saunders Rake Mill. The production of components for textile machinery also developed as an important industry locally. William Bond established the Chipping Spindle and Fly Works in *c* 1792, and Thomas Chew was manufacturing spindles for mules and flyers for throstle frames at Wolfen Hall Mill by the early 1820s. This mill remained in production until 1930, and the mill was used subsequently as the cheese factory for the Wolfen Mill Dairy Co, prior to its recent conversion to holiday flats.

3.3 THE DEVELOPMENT OF KIRK MILL

- 3.3.1 *The Corn Mill*: the earliest documented use of the Kirk Mill site can be traced to 1544, by which date it was almost certainly occupied by a water-powered corn mill (LRO DDX 564/Box1). The date at which this corn mill was established remains uncertain, although there is some evidence to suggest that it was in operation during the 1400s (Aspin 2003). The mill was held by the Lords and Ladies of the Honour of Clitheroe, and was leased to copyhold tenants. Surviving deeds record the names of several corn millers who occupied the mill during the seventeenth and eighteenth centuries (LRO DDX 564/Box1).
- 3.3.2 This mill is marked on William Yates' *Map of the County Palatine of Lancaster* (Plate 2), which was published in 1786, but had been surveyed several years earlier; it is thus likely that Yates recorded the corn mill rather than the cotton mill, even though the latter was in operation by the time that the map was finally published. The detail of Yates' map reinforces the relatively isolated location of the mill, situated beyond the fringe of the late eighteenth-century village

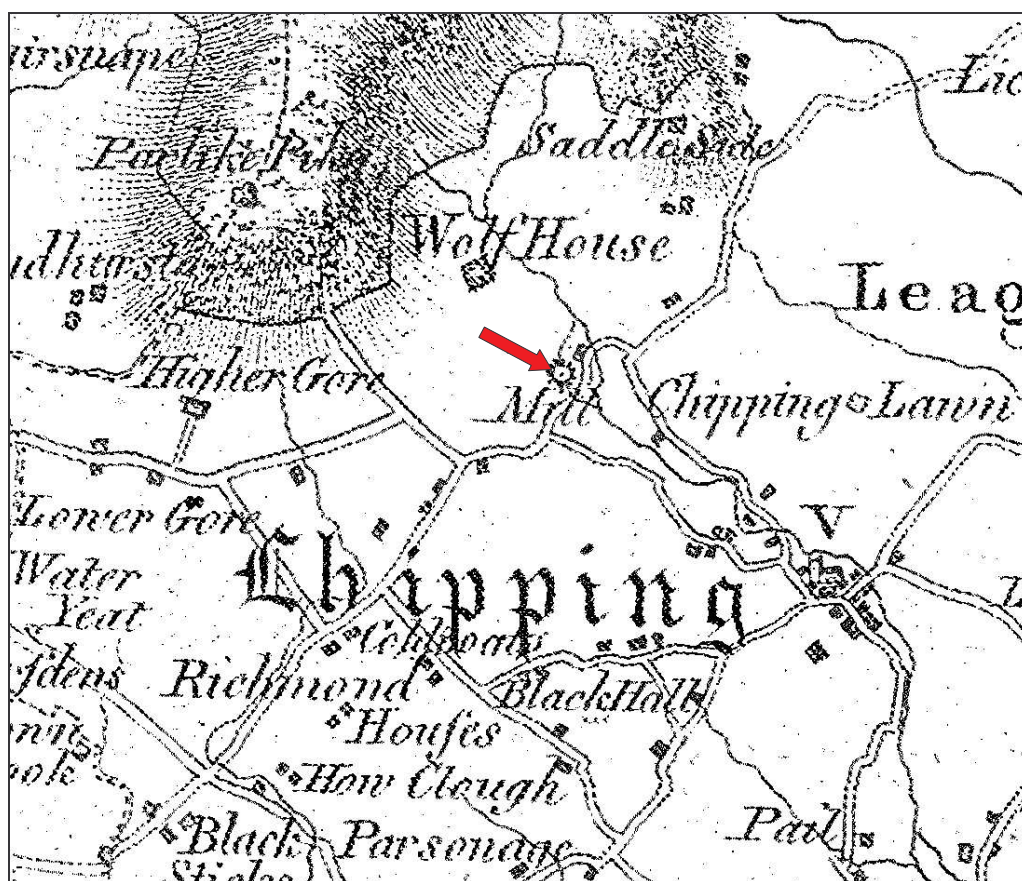


Plate 2: Extract from Yates' map of 1786, with arrow marking the position of the corn mill

- 3.3.3 **The Cotton Mill:** the corn mill appears to have fallen into disuse by July 1785, when the building was purchased by the partnership of Hugh Stirrup, John Shakeshaft, Richard Salisbury and William Barrow. Stirrup, Shakeshaft and Barrow were all merchants, the former two based in London and the latter in Lancaster, whilst Richard Salisbury was a cotton manufacturer in Chipping. In addition to the mill buildings, the partnership also purchased an orchard adjacent to the site that was owned by the Stonyhurst Estate to enable the mill pond to be enlarged (LRO Stonyhurst Estate Rentals). The partners then erected a new four-storey mill on the site, which was based on the design and technology for spinning cotton patented by Richard Arkwright. The new mill measured 69 x 27ft, and housed 20 spinning frames with 1032 twist spindles, together with carding, roving, drawing and other ancillary machinery. The machinery was powered by a 19' 6" diameter and 5' 6" broad waterwheel with a 2ft square shaft (*General Evening Post*, 5 April 1788). The waterwheel was placed at the eastern end of the building. William Carr, a clockmaker, had joined the partnership within a few years, presumably to lend his expertise with the gearing systems required to power the machinery in the mill.
- 3.3.4 The original partnership was short-lived and was declared bankrupt in June 1787 (*London Gazette*, 31 July 1787), reflecting the fluctuations in the emerging factory-based cotton industry. The mill, together with associated houses, a smithy, a barn and 14 acres of land, were put up for sale in 1788 and, by 1790, it had been taken over by Ellis Houlgrave and his father-in-law, Peter Atherton of Holywell. Houlgrave was a cotton spinner, whilst Atherton was an engineer and inventor and, notably, had been one of Richard Arkwright's first partners.
- 3.3.5 It is unclear whether the mill fell into disuse during the late 1780s, although Atherton and Houlgrave evidently experienced a shortage of labour as they placed an advertisement in local newspapers seeking additional workers (*Manchester Mercury*, 6 Apr 1790). It seems that Atherton and Houlgrave were responsible for installing a steam-powered beam engine in the mill, presumably as a supplementary source of power that could be utilised at times of low water flow in the Chipping Brook during dry months, although it was reported that the engine had 'very little use' (Sun Fire Office, 567253). The engine was supplied by the Coalbrookdale Company, and had 31" diameter cylinder.
- 3.3.6 Atherton and Houlgrave were joined in partnership by another cotton spinner, John Rose, and James Budd, who was replaced subsequently by William Harrison, and the partnership became known subsequently as Harrison & Atherton. This company was responsible for considerable development of the mill building and the wider site, including the erection of Kirk House in 1793, which became the mill owner's residence. This may have been intended as a replacement for Grove House, which was used subsequently as the mill manager's residence. The detached building on the eastern side of Malt Kiln Brow, directly opposite the mill, was also built at this time. Fire insurance records of December 1795 state that this included a warehouse and stables with a reeling room on the first floor, with an arch bridging the road to provide direct access to the mill (Sun Fire Office, 649218).

- 3.3.7 A weft mill and an apprentice house intended to house 150 boys were also planned in 1793 (LRO DDX 785 4/3). Whilst surviving documents confirm that these were built during the 1790s, their precise location remains uncertain. However, it seems possible that the buildings occupied a site at Saunders Rake, to the north-west of Kirk Mill, where the company owned a few cottages to house mill workers. The buildings appear to have fallen into disuse following the death of Peter Atherton in 1799, and may have been incorporated in a new cotton mill that was established at Saunders Rake by William Bond in c 1800.
- 3.3.8 There is some documentary evidence to suggest that the mill was expanded during the 1790s to house additional machinery, which included spinning mules. In particular, a sale notice printed in a local newspaper in 1799 accredits the mill with housing 1120 spindles, together with a spinning mule of 336 spindles and an adjoining building capable of housing three additional spinning mules (*Blackburn Mail*, 19 Oct 1799). The ‘adjoining building’ that is referred to is likely to have been an extension to the west of the original mill block. A larger waterwheel may also have been installed at this time to provide the additional power required by the new machinery. Whilst there are no surviving documents that elucidate the size of the waterwheel at this date, a sale notice printed some years later stated that the mill was capable of working from 2000 to 3000 spindles (*Blackburn Mail*, 9 Nov 1808); an account written in 1843 gives the diameter of the waterwheel as 32ft (Pearson 1843).
- 3.3.9 Ellis Houlgrave died in 1794 and, following the death of Peter Atherton in 1799, the mill appears to have been continued by J Bury & Company. This important firm had interests in several textile mills in Lancashire, including Shaw Bridge Old Mill in Clitheroe. However, in 1811, Alexander Routh of Stockport bought Kirk Mill and continued business as Middleton, Routh & Company. Alexander Routh is listed as the owner of Kirk Mill in a factory inspectors’ report of 1824, which also indicates that 74 persons were employed at the mill, which included several under the age of nine years old (LRO QSP 2841/29). Routh appears to have remained at Chipping until his death in the late 1830s, when Kirk Mill was taken over by John Evans and Cornelius Walmsley.
- 3.3.10 Evans and Walmsley were seemingly responsible for installing gas lighting at the mill, which necessitated the erection of ‘a complete and elegant apparatus adjoining the works’ (Pearson 1843). The use of gas was not without dangers, and a man was killed at Kirk Mill in 1839 due to a gas explosion (*Preston Chronicle*, 9 Feb 1839). Cornelius Walmsley left the partnership shortly after this date and started his own business at Houghton Bottoms Factory, whilst John Evans continued at Kirk Mill.
- 3.3.11 The census returns for 1851 record John Evans as a cotton spinner and the resident of Kirk House. At that date, he employed ten men, seven boys and 24 women at the mill. However, the lower parts of the mill were damaged severely during that year by a flash flood on the Chipping Brook. This flooded the ground floor of the mill, described as the ‘throstle room’, together with the adjoining joiner’s shop, to a height of 6ft, with the water rising 2ft over the top of the machines (*Preston Guardian*, 5 July 1851).

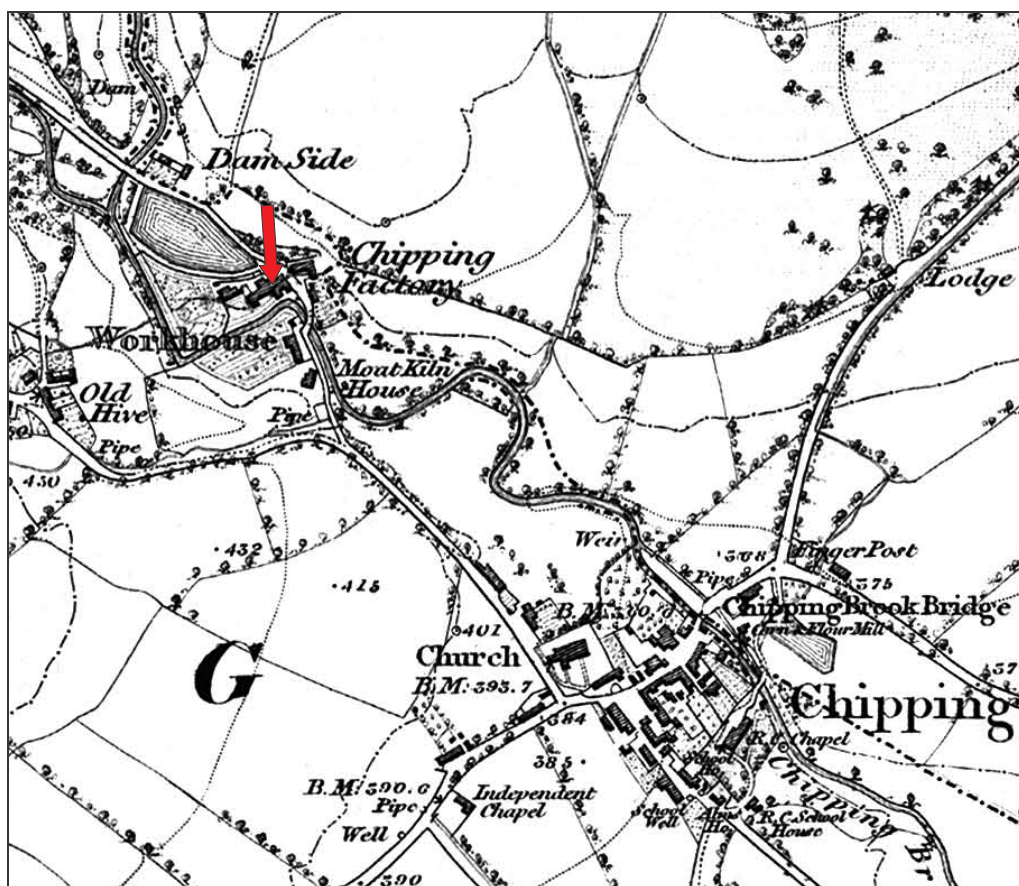


Plate 3: Extract from the Ordnance Survey map of 1847 (surveyed 1844)

- 3.3.12 Evans was succeeded at Kirk Mill in 1853 by William Bond, who may have leased the mill as a tenant. This was a short-lived arrangement, as the mill was transferred to John Lowrey in 1854. John Lowrey died in c 1860, and his interests in Kirk Mill passed to his widow, Jane. The census returns for 1861 list Jane Lowrey as a cotton spinner, and indicate that she employed 54 men at the mill.
- 3.3.13 Cotton spinning at Kirk Mill finally ended in 1866, by which date the plant comprised 25 carding engines, 31 throstle frames, a 12hp beam engine, a 10hp high pressure horizontal engine, and a 32' diameter waterwheel. Preliminary notification of the intended sale of machinery in the mill, referred to as Grove Mill and 'late the property of Mrs Lowrey', was posted in early September (*Preston Guardian*, 8 September 1866), with full details advertised the following week. The latter advertised for sale by auction on 20 and 21 September 1866, at Grove Mill in Chipping, 'the whole of the valuable machinery and effects'. This comprised 'a 12 horse power condensing beam engine, capital 10 horse high-pressure horizontal engine, double flued steam boiler, cotton opener, double-beater scutcher, lap machine, 25 carding engines, grinding machine, drawing frames, slubbing frames, drawing frames, 31 throstle frames, containing 5,428 spindles, principally by J Elce & Co, winding frames, beaming frames and creels, cans, skips, driving straps, guide pulleys, counter shafting, mechanics 'tools, including double- and single-gear'd lathes, upright drill, smithy bellows, anvil, wrought and cast scrap iron, office fixtures, and numerous other effects' (*Preston Guardian*, 15 September 1866).

3.3.14 **Berry's Chair Works:** in August 1871, some five years after cotton spinning had ended, Kirk Mill was purchased by Thomas Marsland, whose principal interest appears to have been in property speculation. Marsland converted the reeling room block into cottages, and erected another row on the east side of Malt Kiln Brow to form Grove Square. He sold Kirk Mill in 1874, and the new owners seemingly let the building to various woodworkers or chairmakers; it is likely that John Berry became a tenant of Kirk Mill at this time. Berry had moved from Ribchester to Chipping by 1841, when he is listed in the census returns, and manufactured chairs in the former cotton mill at Saunders Rake on the northern fringe of the village. This building was in use as an iron foundry by 1880, and it thus seems likely that Berry had relocated his business to Kirk Mill by that date. The census returns for 1881 indicate that a community of chairmakers had been established in the cottages near Kirk Mill, and it seems likely that these were employees of John Berry. The footprint of the mill during this period is captured on the Ordnance Survey first edition 25": 1 mile map, which was published in 1893 (Plate 4). This map also shows some additional development on the east side of the Chipping Brook, specifically the erection of a detached barn (Plate 4).

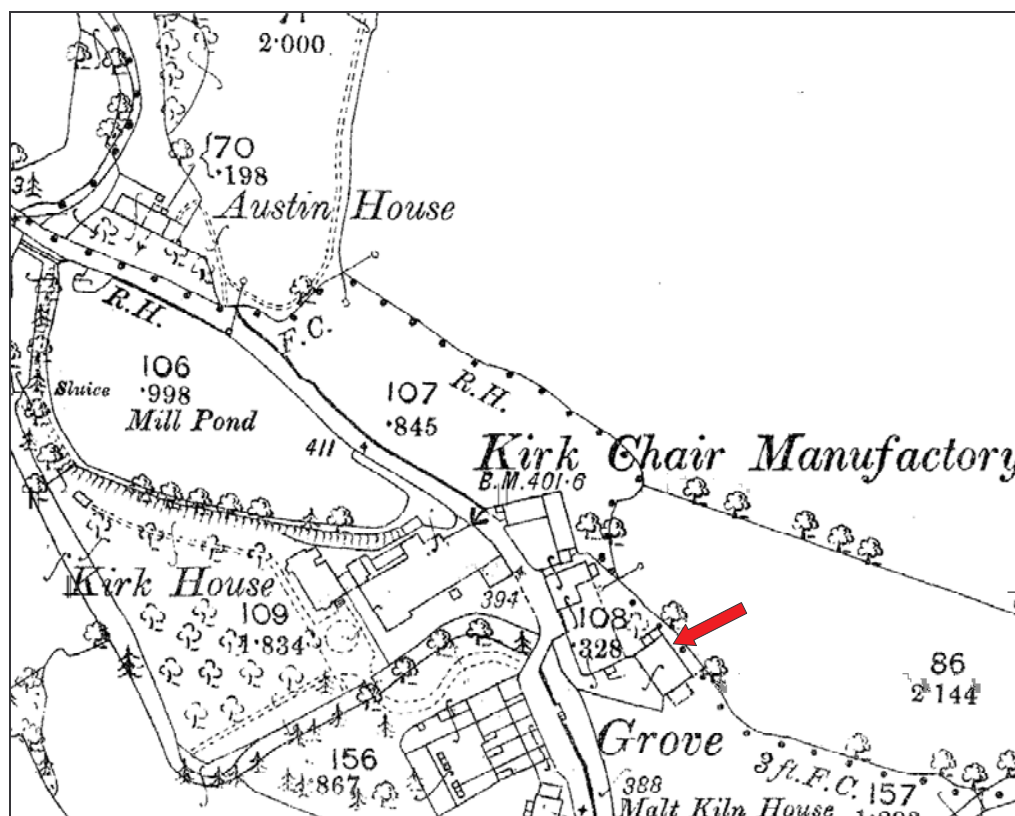


Plate 4: Extract from the Ordnance Survey map of 1893, with arrow marking the position of the detached barn

3.3.15 The business was taken over subsequently by Henry James Berry, who purchased Kirk Mill in 1903 (LRO DDHCl D/51). Trading as HJ Berry, the firm established a respected reputation as chair manufacturers, in addition to being joiners, carpenters and undertakers. Amongst the range of chairs produced by HJ Berry, their traditional rush-bottomed Lancashire spindleback and Yorkshire ladderback chairs were particularly popular.

- 3.3.16 John Berry, the son of Henry James, joined the family firm following the First World War, and appears to have contributed to the great expansion of the business. It was during this period that the waterwheel was used to generate electricity for lighting in the mill and also the adjacent properties. A view of the mill during this period is provided by a photograph dating to 1924 (Plate 5). This shows part of the main former spinning block, with a tapering square-section chimney abutting the approximate centre of the elevation. An insubstantial structure at the foot of the chimney was presumably intended to provide shelter for workers converting timber into planks. The photograph also shows in the foreground the south wing that was added to the eastern end of the original mill block (*Section 4.4.2 below*). A similar view of the mill is provided by a photograph taken some nine years later, and printed in the *Northern Daily Telegraph* (Plate 6).
- 3.3.17 The waterwheel also continued to be the principal means of powering machinery in the mill, a role that it fulfilled until 1932, when an oil-powered engine was installed to provide supplementary power. The mill was extended in 1943 to provide kitchen and canteen facilities, and the waterwheel (the third known at the site) was partly removed to create a side entrance.
- 3.3.18 John Berry's son, Jack Berry, joined the company and after the Second World War, and a new factory was erected across the road from Kirk Mill. The business expanded further producing a wide range of more modern furniture, mainly chairs and tables, though the traditional chairs were also made. During this period, the ground floor of Kirk Mill floor remained in use as the saw room, whilst the first floor was used for the rush-bottoming and wood turning and the second floor was used mainly for storage.
- 3.3.19 HJ Berry & Son remained at the mill and produced chairs until January 2010, when the firm ceased trading. The mill and its associated pond were afforded statutory designation as Grade II listed buildings in the same year.



Plate 5: Kirk Mill in 1924



Plate 6: Kirk Mill in 1933

4. SUMMARY DESCRIPTION OF KIRK MILL

4.1 INTRODUCTION

- 4.1.1 Kirk Mill clearly represents an important multi-phase building, and provides a rare surviving example of a largely intact water-powered textile mill in Lancashire. The extant structure comprises a three-storey, 14-bay rectangular mill, with projecting wings at both ends, and a stair tower against the northern external wall. All external elevations are of roughly dressed and coursed local sandstone rubble (Plate 7), bonded in a pale lime mortar, with dressed quoins to the elevation returns. The earliest extant element of the roof comprised king post trusses, with clasped ridge purlin and sandstone roof tiles, carried on three purlins to each pitch. The roofs over later extensions are carried on queen posts trusses and queen struts.



Plate 7: View of the southern elevation of Kirk Mill

- 4.1.2 There is no physical evidence for the corn mill that is documented to have occupied the site prior to 1785. The standing building comprises six main developmental phases, although several are physically unrelated, and thus may be broadly contemporary. Many of the building styles and materials used are relatively non-specific, having a wide date-range of utilisation, typically from the mid-nineteenth to early twentieth centuries.
- 4.1.3 The following section provides a summarised account of the chronological development of Kirk Mill. It is based on a detailed archaeological survey of the building; the full survey report is included as an *Appendix*.

4.2 PHASE 1: THE ORIGINAL MILL (1785)

- 4.2.1 The original cotton-spinning mill was constructed in 1785, and measured approximately 69ft (21.03m) long and 33ft (10.06m) wide, consistent with the dimensions of an 'Arkwright-type' mill of that period (Plate 8). The power requirements of the machinery in the mill were furnished by a waterwheel, which appears to have been external, placed against the eastern wall of the mill. The front, southern elevation represents the only surviving external wall of the original 'Arkwright-type' mill (Plate 7), the eastern elevation now being an internal partition, and the western and northern walls having been removed in all but the wheel house.
- 4.2.2 Internally, the mill was originally of non-fireproof construction, and was of a sufficiently narrow width for single large-scantling beams to span the entire floor without recourse to installing supporting columns. Examples of this type of construction rarely survive in a textile mill, as the loading stress almost always produces greater strain on the beams than was acceptable. No evidence survives for the position of access between the floors, although this is likely to have been in the north-west corner of the building.
- 4.2.3 The transmission of power from the waterwheel to the machinery during this initial phase will almost certainly have comprised timber members, driven directly from a pinion wheel on the axle of the waterwheel. There is physical evidence for numerous line shafts within the mill, and whilst the date of these cannot be ascribed with complete confidence, it is likely that deeply gouged scars visible to the north of the centre-line of the mill represent the position of the original shaft.

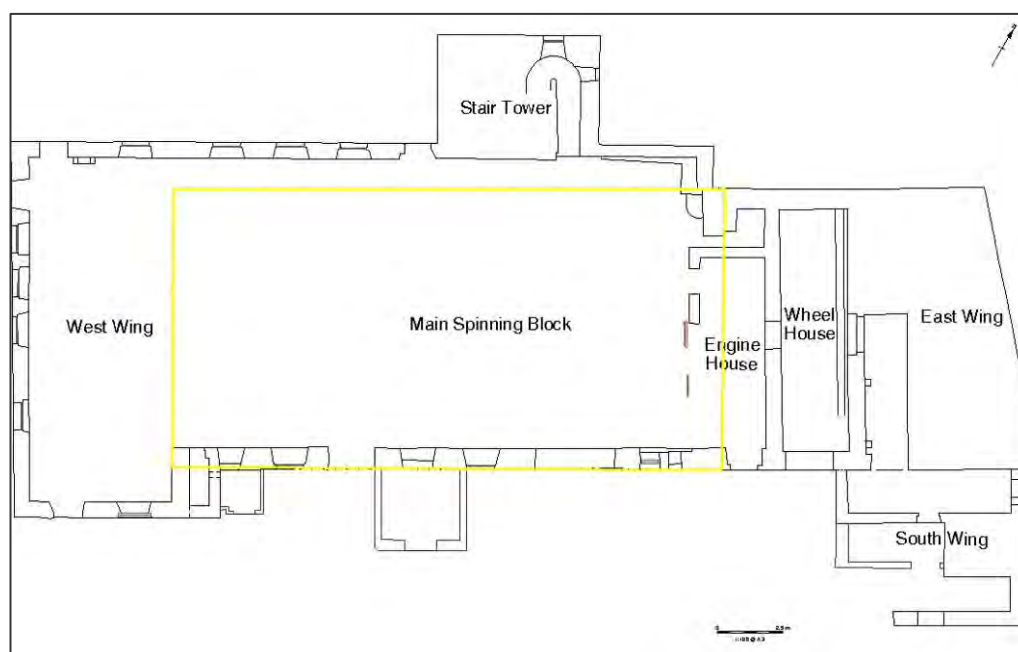


Plate 8: Plan of Kirk Mill, showing the footprint of the Phase 1 'Arkwright-type' mill (marked in yellow)

4.3 PHASE 2: EARLY EXPANSION (c 1790-1801)

- 4.3.1 The mill changed ownership in the last years of the eighteenth century, and the documentary sources reveal plans for the west extension and a new waterwheel at this time. The new waterwheel was placed within a three-storey wheel house, located in a bay to the east of the original waterwheel. It seems probable that the original waterwheel was removed once its replacement was operational, and the original east wall of the mill was removed, extending it from eight to nine bays in length. The eastern extension of the building, along the angle of Malt Kiln Brow (Plate 9), also probably dates from this phase. The style of construction and apparent original fenestration suggest an early nineteenth-century date.



Plate 9: The eastern extension along Malt Kiln Brow

- 4.3.2 Another significant addition to the mill during this phase was the western extension (Plate 10). This was in the form of a cross wing, and originally extended beyond both the front and north facades of the earlier structure (Plate 11). It was of more ordered coursed rubble construction, with dressed quoins to the elevation returns, and projecting convex corbels at eaves height, carrying the moulded gutters. At its south-eastern corner, the west wing was butted by a small rectangular privy tower.



Plate 10: External west elevation of the west wing

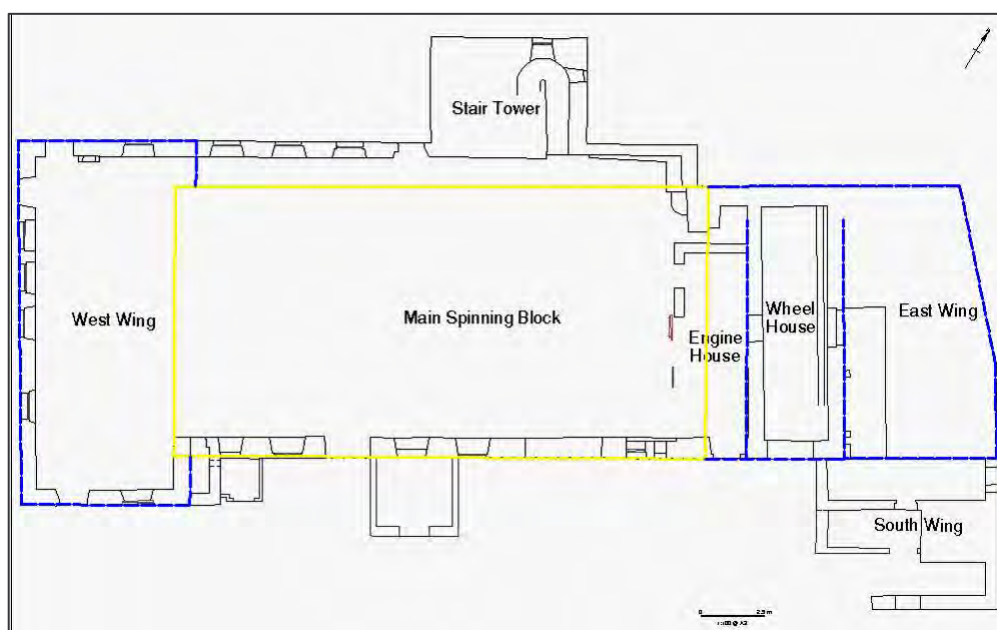


Plate 11: Plan of Kirk Mill, showing the footprint of the Phase 2 extensions to the buildings (marked in blue)

4.4 PHASE 3: FURTHER EXPANSION (C EARLY NINETEENTH CENTURY)

- 4.4.1 Significant internal remodelling of the mill, coupled with external alterations on the northern side of the building, were carried out during the early nineteenth century (Plate 12). This involved repositioning the north wall of the mill by approximately 12ft (3.66m) to the north, which undoubtedly represented a significant structural challenge. The new northern bay of the mill block was built with its own pitched roof, obviating the need to replace the whole roof structure. This new roof was parallel to that of the earlier structure, and presumably draining through the parapet wall at either end. This alteration may have been carried out during Phase 2, although it certainly followed the addition of the west wing.
- 4.4.2 The wheel house was also extended by approximately 4ft (1.21m) to the north during this phase. The rationale for this remodelling is unclear, although may have been associated with the requirement for an even larger waterwheel. It is possible that this was associated with the installation of a steam engine, which was added to the mill at this time. This would have been a relatively small, vertical beam engine, occupying the bay adjacent to the spinning floors. The engine house was marked by an indicative tall vertical window above a doorway, which was installed in the southern façade of this bay. An associated boiler house would have been required, and this appears to have occupied the ground floor of an extension to the east range, referred to as the south wing. It cannot be determined whether the original boiler house was of a single storey, or the two-storey structure depicted in historic photographs (Plates 5 and 6), with preparation or storage space above.

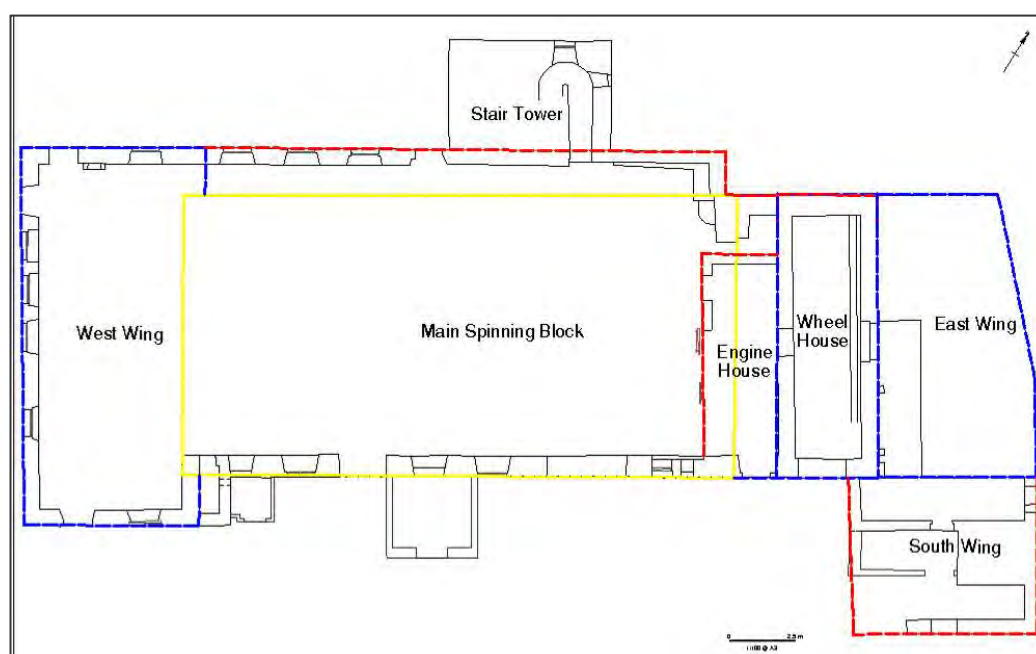


Plate 12: Plan of Kirk Mill, showing the footprint of the Phase 3 extensions to the buildings (marked in red)

4.5 PHASE 4: FINAL MILL DEVELOPMENT (C MID-NINETEENTH CENTURY)

- 4.5.1 A rectangular stair tower appears to have been added to the northern side of the mill at this date. The north wall of the stair tower was capped with a simple bell cote, with over-sailing sandstone copings (Plate 13). It is not clear precisely when this tower was added, although its position was captured by the Ordnance Survey plan in 1844. The tower was somewhat larger than required for simply housing a stair, and also contained offices at first- and second-floor levels. Gas lighting was apparently also installed around this time, with the mill having its own gas retort, although no evidence for this structure survives above ground level, and its position remains unclear. Similarly, no internal evidence for gas lighting is clearly visible.



Plate 13: The west elevation of the tower, showing the bell cote

4.5.2 It is unclear whether the repositioning of the north wall of the east range (Plate 14) was undertaken concurrently with the construction of the stair tower, or the southern extension to the east wing during the previous phase. Rather than replace the northern pitch of the roof, or add an additional roof, as with the expansion of the main mill, sprockets were added to the rafters of the north pitch, lessening the angle of its base, and extending it beyond the repositioned wall. This large-scale undertaking, for a minimal gain in floor space, is likely to have been prompted by an apparent change of use of the eastern extension to form the main office for the complex. Moving the wall allowed for extra windows to be inserted, and a large fireplace was also built into the new wall.

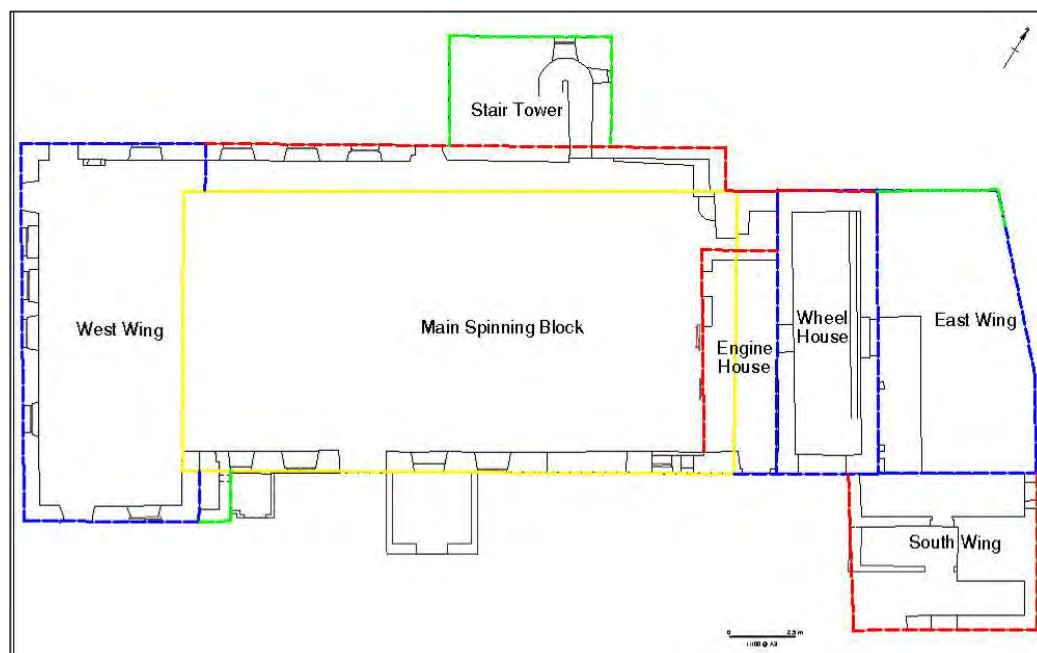


Plate 14: Plan of Kirk Mill, showing the footprint of the Phase 3 extensions to the buildings (marked in green)

4.6 PHASE 5: (C LATE NINETEENTH – EARLY TWENTIETH CENTURY)

4.6.1 Cotton spinning ceased at Kirk Mill in 1866, and was sold for use as a woodworking, and subsequently chair-making factory in 1874. The change of use of Kirk Mill from a cotton-spinning mill to a chair-making factory appears to have left little physical record within the fabric of the building, suggesting that the alterations required to the fabric of the building were fairly minimal. Amongst the most obvious additions were the insertion of a fire-fighting sprinkler system, and the strengthening of ceiling beams. The refenestration of the majority of the complex also probably dates from this time, although this was undertaken in timber rather than cast iron. Externally, a saw pit and a derrick crane were installed, the latter of which still survives in a modified form.

4.7 PHASE 6: (C MID-LATE TWENTIETH CENTURY)

- 4.7.1 Several additions were made to the structure of the mill sometime after 1933. Most notable amongst these alterations was the addition of an upper floor to the southern extension. This addition was completed in brick, and incorporated two six-light windows. This remodelling also seemingly included the removal of the south-western corner of the building at ground-floor level (Plate 15).



Plate 15: The remodelled southern extension to the main mill block

- 4.7.2 Machines powered by electricity were installed, and the waterwheel became redundant, eventually being partially removed for the insertion of a 'bridge' at first-floor level between the eastern and western part of the mill. The steam engine was also removed, although the boiler was probably retained for heating purposes until the latter part of the phase.
- 4.7.3 Further detached structures were added on the southern side of the mill, including workshops and a privy, with a small store butting the original structure adjacent to the stone-built privy tower. A large brick tower was also installed for a full-height dust extraction tower, placed approximately centrally on the southern wall, with associated galvanised ducting installed throughout the interior of the mill. Structural steelwork was also inserted, particularly at ground-floor level, to maintain the structure to late twentieth-century safety standards. The building was finally abandoned in 2010, having been owned by the Berry family, for the manufacture of furniture, predominantly chairs, since 1903.

5. ARCHAEOLOGICAL OVERVIEW OF THE WIDER SITE

5.1 INTRODUCTION

5.1.1 The land holdings owned by SCPi Bowland Ltd may be considered usefully as five separate areas: Kirk Mill (Area 1); the Main Mills complex, which comprises the twentieth-century factory site (Area 2); the Hive (Area 3); Malt Kiln House (Area 4); and the area proposed for a new cricket pitch (Area 5). The boundaries of these areas are shown on Figure 2.

5.2 AREA 1: KIRK MILL

5.2.1 The archaeological interest in Area 1 is focused on Kirk Mill, which is described in *Section 4*, above. In addition, immediately to the rear of the building is the mill pond, which held the water supply required to drive the waterwheel in the mill (Plate 16). The water was channelled from the pond to the mill via a short headrace, the surviving elements of which are afforded statutory designation as Grade II listing. The mill pond is bounded by Malt Kiln Brow to the east, with extensive woodland to the north and west, which all form part of the Kirk Mill Conservation area.

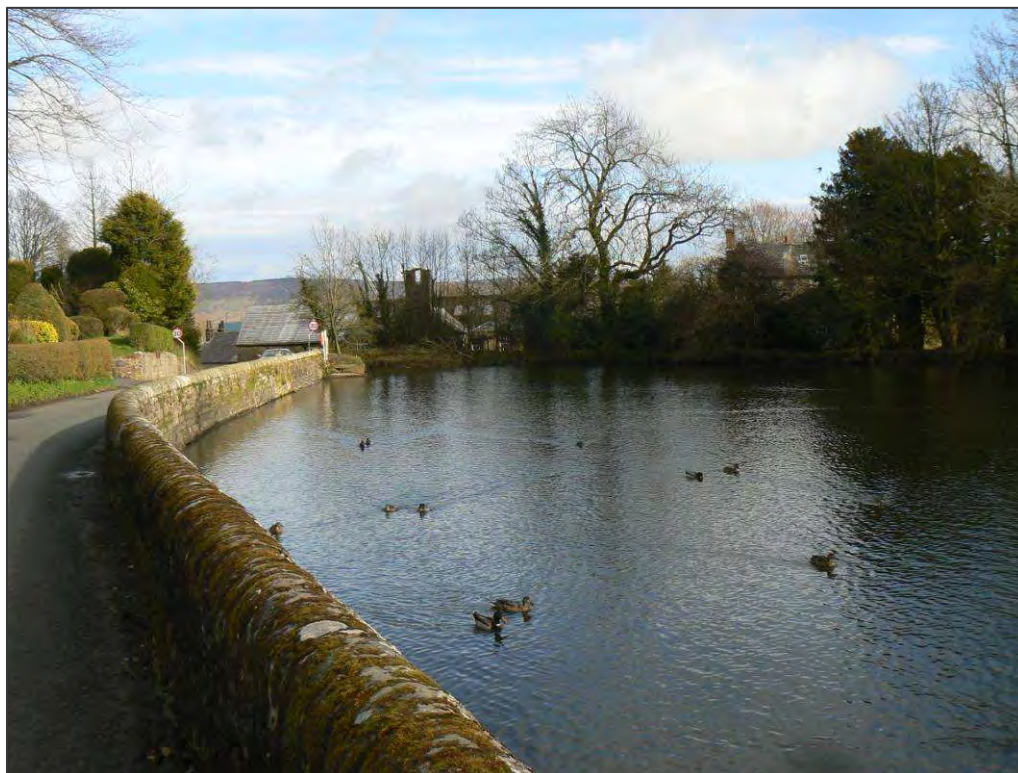


Plate 16: View across the mill pond, looking towards Kirk Mill

5.2.2 Immediately adjacent to the east of Kirk Mill is Grove Square, together with Grove House and Grove Cottages. Whilst all of these properties sit outside of SCPi Bowland Ltd's ownership, they also form part of the Kirk Mill Conservation Area.

5.3 AREA 2: THE MAIN MILLS COMPLEX

- 5.3.1 The Main Mills complex refers to the disused modern factory that lies a short distance to the south-east of Kirk Mill, and occupies a total area of some 2.46 hectares (Fig 2). The site is bisected by the Chipping Brook, which takes a course across the centre of the area. There are no known sites of archaeological interest in this area.
- 5.3.2 The site is shown as undeveloped on the Ordnance Survey map of 1847, which was surveyed in 1844 (Fig 3). The detail of the map indicates the banks of the Chipping Brook to have been lined with trees, although a small plantation may also have been established in a bend in the river along the eastern boundary of the area. The next edition of Ordnance Survey mapping, published in 1893 (Fig 4), similarly depicts a small woodland situated in a meander in the Chipping Brook, and also shows the stone barn in the northern part of the area to have been erected. The rest of the site, however, remained undeveloped. The Ordnance Survey map published in 1912 shows some slight changes to the area, including the erection of a rectangular building within the north-western part of the area, adjacent to Malt Kiln Brow, occupying the footprint of the extant Windsor building (Fig 5). The detail provided by the 1912 map suggests that the building may have been open-sided. The Ordnance Survey map of 1956 shows the modern factory to have been largely developed, containing the factory buildings that occupy the site presently.
- 5.3.3 These factory buildings were developed by HJ Berry & Sons to enable an expansion of their chair-manufacturing business (Plate 17). The site comprises four principle elements: a nineteenth-century barn; the Windsor building; the main factory buildings; and a storage warehouse. It also comprises swathes of hard-standing, and an open-sided structure that was used as a timber store.



Plate 17: View across the modern factory

- 5.3.4 The barn, which appears on the Ordnance Survey map of 1893 (Fig 4), is of coursed stone rubble construction with quoins in each corner and a pitched slate-covered roof (Plate 18). The barn has a traditional rectangular plan form, with the principal entrance set in the long west-facing elevation. The tall entrance, set in the centre of the elevation, has a quoined stone surround, and is flanked by two pedestrian entrances at each end of the elevation; these also have quoined stone surrounds. Internally, the barn contains a timber mezzanine floor, although access is from a fixed metal ladder, implying that the mezzanine was used for temporary purposes only. The barn is abutted by a single-storey extension, which is of a mid-twentieth-century date. This is of cinder block construction, with an asbestos roof and a large sliding door in the north-western corner.



Plate 18: View of the stone barn in the northern part of the Main Mills complex

- 5.3.5 The Windsor building lies opposite to the stone barn, on the eastern bank of the Chipping Brook, and comprises two floors of brick and block-work construction with a pitched asbestos roof. The footprint of this building is marked on the Ordnance Survey map of 1912, suggesting that it may have existed as an open-sided structure at that date. This appears to have been infilled with block-work subsequently, and windows inserted (Plate 19). The building will be demolished as part of the development proposals.
- 5.3.6 The main factory sits to the south and is mainly single storey. It has a two-storey office building on its front elevation, with several ancillary buildings of brick construction to the rear. There is also a large tower section at the northern elevation, previously used to house machinery (Plate 20).
- 5.3.7 The former warehouse and open-sided timber store occupy the southern part of the mill complex. Both are of concrete frame construction under asbestos roofs but with limited external loading, turning facilities or access.



Plate 19: The Windsor building



Plate 20: The factory buildings

5.4 AREA 3: THE HIVE

- 5.4.1 This area is situated to the south-west of Malt Kiln Cottage and the wider Kirk Mills complex. It extends to approximately 1.82 ha, and comprises a largely open area of land (Plate 21), which is currently used as a cricket ground with a small pavilion towards the southern boundary. Land in the eastern part of this plot was planted with trees to provide some of the raw materials required for manufacturing chairs. The Hive lies between the Chipping and the Kirk Mill Conservation Areas, but is outside their boundaries. There are no known sites of archaeological interest in this area (Fig 2).



Plate 21: View across The Hive

- 5.4.2 The Ordnance Survey map of 1847 shows this area to have been divided by a single field boundary, aligned approximately north-west/south-east across the eastern end of the area, but otherwise entirely undeveloped (Fig 3). The same layout is depicted on subsequent editions of Ordnance Survey mapping, published in 1893 (Fig 4), 1912 (Fig 5) and 1932.
- 5.4.3 The Ordnance Survey 6":1 mile map of 1956 shows some residential development in the field to the south-east, and a small rectangular structure to have been erected in the north-eastern corner of the field, adjacent to the junction of Church Raikie with Malt Kiln Brow. However, this structure was evidently short-lived, as it is not shown on the next edition of Ordnance Survey mapping, published in 1968. This map also annotates the western part of the area as a cricket ground, and shows a pavilion to have been erected in the south-western corner. Residential development in Kirkfield had also been well established by that date.

5.5 AREA 4: MALT KILN HOUSE

- 5.5.1 Malt Kiln House occupies a corner plot accessed from Malt Kiln Brow. It is a detached stone cottage, which has a small garden area to the front, overlooking the Main Mill complex (Area 2). The land to the west of Malt Kiln House rises up to join land to the rear of The Grove, and extends to approximately 0.81 hectare (Plate 22). This area lies astride the southern boundary of the Kirk Mill Conservation Area. There are no known sites of archaeological interest in this area (Fig 2), although any future design proposals will need to consider potential impacts of the character of the Conservation Area.



Plate 22: Land to the rear of Malt Kiln House

- 5.5.2 The Ordnance Survey map of 1847 shows Malt Kiln House (annotated as Moat Kiln House) to have been established in the north-eastern corner of this area. The remainder of the area is depicted as entirely undeveloped (Fig 3). The same layout is shown on subsequent editions of Ordnance Survey mapping, published in 1893 (Fig 4), 1912 (Fig 5) and 1932.
- 5.5.3 Malt Kiln House comprises a two-storey cottage of random sandstone rubble construction and pitched roof (Plate 23). Until 2010, it formed part of the trading premises of HG Berry & Sons.



Plate 23: Malt Kiln House

5.6 AREA 5: THE NEW CRICKET PITCH

- 5.6.1 The new cricket pitch lies to the south-east of the village centre, beyond the boundary of the Chipping Conservation Area. The sequence of historical mapping shows this area as undeveloped enclosed farmland on the eastern bank of the Chipping Brook (Figs 3-5), which characterises its present use (Plate 24). There are no known sites of archaeological interest in this area (Fig 2).



Plate 24: View across the site of the proposed new cricket pitch

5.7 SUMMARY OF KNOWN SITES OF ARCHAEOLOGICAL INTEREST

- 5.7.1 Current planning policy guidance for the historic environment, embodied in NPPF (DCLG 2012), advises that archaeological remains are an irreplaceable resource. It has been the intention of this study to identify the archaeological significance and potential of the study areas, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon.
- 5.7.2 Whilst the assessment has focused on Kirk Mill, consideration has also been afforded to the wider study area. This has involved consultation with the Lancashire Historic Environment Record (HER), which holds data on the historic environment for the county, along with the location and results of previous archaeological interventions in a linked GIS and database format. A review of the secondary sources available for the study area has been undertaken, together with an analysis of the sequence of available historical mapping. The locations of the known sites of archaeological interest are shown on Figure 2 and, in addition to the summary provided in Table 1, full details of each of the heritage assets is provided in a gazetteer of sites (*Appendix I*).
- 5.7.3 In total, 34 sites of archaeological and historical interest have been identified within a radius of *c* 250m of SCPi Bowland Ltd's landholdings, of which only two (Sites **03** and **34**) lie within the boundary of those areas proposed for development (Table 6). Kirk Mill (Site **03**) is of considerable archaeological and historical significance, whilst the twentieth-century factory (Site **34**), including the nineteenth-century barn, are of low significance. The area of the proposed new cricket pitch on the south-eastern fringe of the village, together with those areas subject to outline planning application, do not contain any sites of known archaeological interest, and the potential for these areas to contain buried remains of archaeological significance is considered to be low.
- 5.7.4 With the exception of the former medieval deer park (Site **33**), all of the sites within the gazetteer developed as a direct result of the post-medieval expansion of Chipping, with the majority dating to the eighteenth and nineteenth centuries. The vast majority of sites are afforded statutory designation, with two Grade II* listed buildings and 25 listed buildings, and only seven undesignated heritage assets. The majority of sites of archaeological and historical interest lie within the Chipping Conservation area. Of the total number of sites, only five (Sites **28**, **30**, **31**, **32** and **34**) lie outside the boundary of a Conservation Area.

Table 6: Summary of known sites of archaeological and historic interest

Site No	Site Name	Date	Designation
01	St Bartholomew's Church	Sixteenth century	Grade II* listed building
02	Nos 20-22 Talbot Street	Seventeenth century	Grade II* listed building
03	Kirk Mill	Eighteenth century	Grade II listed building
04	Kirk House	Eighteenth century	Grade II listed building
05	No 2-4 Church Raike	Seventeenth century	Grade II listed building
06	Churchyard wall	Post-medieval?	Grade II listed building
07	Sundial	Eighteenth century	Grade II listed building
08	Talbot Hotel	Eighteenth century	Grade II listed building
09	No 7 Talbot Street	Nineteenth century	Grade II listed building
10	Stable on Talbot Street	Eighteenth century	Grade II listed building
11	No 16 Talbot Street	Eighteenth century	Grade II listed building
12	Nos 8 and 10 Talbot Street	Nineteenth century	Grade II listed building
13	Nos 12 and 14 Talbot Street	Seventeenth century	Grade II listed building
14	Sun Inn	Nineteenth century	Grade II listed building
15	No 2 Talbot Street	Eighteenth century	Grade II listed building
16	Nos 1 and 3 Windy Street	Eighteenth century	Grade II listed building
17	Nos 4 Windy Street	Nineteenth century	Grade II listed building
18	No 6 Windy Street	Nineteenth century	Grade II listed building
19	No 15 Windy Street	Nineteenth century	Grade II listed building
20	Presbytery	Nineteenth century	Grade II listed building
21	No 12 Windy Street	Nineteenth century	Grade II listed building
22	Nos 17 and 19 Windy Street	Seventeenth century	Grade II listed building
23	Church of St Mary	Nineteenth century	Grade II listed building
24	Chipping Free School	Seventeenth century	Grade II listed building
25	Brabin's Cottage	Seventeenth century	Grade II listed building
26	St Mary's Old School	Nineteenth century	Grade II listed building
27	Congregational Church	Nineteenth century	Grade II listed building
28	Saunders Rake Factory	Eighteenth century	Undesignated asset
29	The Grove	Nineteenth century	Undesignated asset
30	Findspot (pottery)	Eighteenth century	Undesignated asset
31	Chipping Mill	Nineteenth century	Undesignated asset
32	Brabins Endowed School	Nineteenth century	Undesignated asset
33	Leagram Deer Park	Medieval	Undesignated asset
34	HJ Berry's New Mill	Twentieth century	Undesignated asset

6. ASSESSMENT OF SIGNIFICANCE

6.1 OVERVIEW OF THE SIGNIFICANCE OF KIRK MILL

- 6.1.1 Kirk Mill is of **high significance** for its **aesthetic value of the exterior**, which is reflected in its Grade II listed building status. The building retains much of its historic character as an eighteenth-century water-powered cotton mill. Notwithstanding some extensions and alterations carried out in the late eighteenth and early nineteenth centuries, the original form of the building remains clearly recognisable. The mill is undoubtedly one of the most important buildings in the Kirk Mill Conservation Area, and contributes significantly to the character and streetscape of the Conservation Area.
- 6.1.2 The building is also of **high significance** for its **historical and communal value**. Kirk Mill is a rare surviving example of an 'Arkwright-type' cotton mill in Lancashire. Whilst fragments of other examples do exist in the county, these have all been remodelled, with a resultant loss of historic fabric and character. The mill also has historical association with Peter Atherton, an engineer and inventor and, notably, one of Richard Arkwright's first partners. One a more local level, the mill was the well-known works of HJ Berry & Sons, a family firm which contributed significantly to the economic prosperity of Chipping for more than a century, and developed a national reputation for producing high-quality chairs.
- 6.1.3 Kirk Mill is also of **medium significance** for its evidential value. It remained in use as a cotton mill for more than 80 years, and as a chair works for 144 years. The fabric of the building and associated physical remains retains clear evidence for both of these former industries, which were of key importance to the development and prosperity of Chipping over the past two centuries. The interior has been subject to several phases of alteration, and whilst considerable elements of **high significance** survive *in-situ*, other components have been removed. Some modern alterations and additions are of **low value**, such as the twentieth-century dust extraction tower attached to the main mill block, and alterations to the south wing, which was poorly finished in brick that contrasts with the stone rubble construction of the original fabric.

6.2 SIGNIFICANCE OF KIRK MILL: EXTERIOR AND SETTING

- 6.2.1 Kirk Mill is of **high significance** externally, although twentieth-century alterations have reduced the significance of some elevations and views. The building forms a key component of the Kirk Mill Conservation Area, and a focal point for the industrial hamlet that became established in this part of the Chipping Brook Valley from the late eighteenth century. The mill has an historic relationship with other buildings in the immediate vicinity, the majority of which were established as a direct result of Kirk Mill. Similarly, the mill is associated directly with the mill pond that lies immediately to the north-west, which also makes a significant contribution to the setting and character of the local area.

- 6.2.2 Some of the twentieth-century alterations have harmed the southern elevation of the main building. In particular, the addition of the dust extraction tower, the insertion of the roller-shutter door on the ground floor and encompassing steel framework, and the remodelling of the south wing, are all prominent in views of the building from the south-east. Similarly, the installation of the modern security gate and fencing detract from the historic character of the mill. These alterations have a negative impact on the principal elevation, but the exterior is nevertheless of high aesthetic value, and the design of the original cotton mill is still clearly legible.
- 6.2.3 The eastern elevation of the mill is similarly of key importance, and is prominent in views along Malt Kiln Brow. This elevation retains much of its original historic fabric, including the windows and loading doors to each floor, representing an early stage in the expansion of the cotton mill, with the only negative element being the twentieth-century brick-built addition to the south wing that contrast with the stone materials incorporated into the historic fabric. The eastern elevation also retains the stone-built headrace, which provides a conduit for water from the mill pond to the reservoir, together with the associated water-management features; the importance of these features is reflected in their inclusion in the Grade II listed building designation.
- 6.2.4 The western elevation of the mill is almost wholly obscured from view, although it does retain its historic fabric. The lower portion of the northern elevation is similarly largely obscured from view by the retaining wall for the mill pond. However, the upper floors and the roofline of the main block, together with the large stair tower and bell cote, are clearly visible when viewed from across the mill pond, and make a significant contribution to the historic character of the Kirk Mill Conservation Area.
- 6.2.5 The mill yard immediately to the south of the building adds to the significance of the site, as it has largely retained its original form. Its intended use for the unloading of materials required by the manufacturing processes, and the loading of finished goods, is enhanced by the derrick crane that remains *in-situ* adjacent to the brook. The crane also provides useful reminder of the site's use as a chair works and the quantity of timber that was unloaded at the works.

6.3 SIGNIFICANCE OF KIRK MILL: INTERIOR

- 6.3.1 The late eighteenth-century interior plan-form and internal structure of the mill is largely intact, with considerable physical evidence for its intended use as a cotton mill, and its life subsequently as a chair-manufacturing works. Internal features of particular significance include the waterwheel and its gearing, the physical evidence for the associated power-transmission train, represented by bearing boxes, line-shaft hangers and cut-outs in the ceiling beams, the form of the windows, and the original roof structure. The open-plan layout of each floor in the main block is similarly consistent with the original form of the building, although modern insertions such as the dust extraction pipes detract from this historic character. The insertion of modern steelwork on the ground floor also impacts on the significance of the ground floor, whilst the view across the second floor has been altered by the removal of the original ceiling.

6.3.2 The interior as a whole is considered to be of **medium significance**, although key elements are of **high significance**, and the waterwheel may be considered as **exceptional significance**. The table below details the levels of significance of the principal components and features of the interior.

Table 7: Levels of significance of principal interior components of Kirk Mill

Interior Component	Significance Level
<i>Ground Floor</i>	
Waterwheel and axle	Exceptional
Ceiling beams of original mill	High
Evidence in beams for power transmission system	High
Transmission gearing footstep and bearing boxes	High
Stair tower	High
32-light window in south elevation	High
Original 25-light windows	High
Inserted 9-light windows	Medium
Open-plan layout with inserted columns	Medium
Inserted 5" diameter columns supporting beam extensions	Medium
Sprinkler system	Medium
Derrick crane in yard	Medium
Dust extraction ducting	Low
Inserted I-section stanchions and beams	Low / Negative
<i>First Floor</i>	
Waterwheel gearing	High
Ceiling beams of original mill	High
Evidence in beams for power transmission system	High
Rebate in south wall	High
Original 25-light windows	High
Inserted 9-light windows	Medium
Open-plan layout with inserted columns	Medium
Offices	Medium
Dust extraction ducting	Low
<i>Second Floor</i>	
Roof structure	High
Ceiling beams of original mill	High
Evidence in beams for power transmission system	High
Open-plan layout with inserted columns	Medium
Offices	Medium

6.4 CURRENT CONDITION OF KIRK MILL

- 6.4.1 Since Kirk Mill ceased to be used for manufacturing purposes in 2010, the vacant building has become derelict and increasingly dilapidated. This has been exacerbated by climatic conditions, especially the exceptionally high level of rainfall experienced in 2012, which resulted in a significant ingress of rainwater into the building. Despite the emergency works that have been undertaken by SCPi Bowland Ltd to make the structure weatherproof and attempt to arrest the increasing rate of deterioration, a viable long-term use and significant financial investment is urgently required to save the mill from complete loss.
- 6.4.2 As part of the initial stage of the Lancashire Textile Mill Survey carried out in 2011-12, all of the textile-manufacturing sites in Lancashire were subject to a rapid 'Building's at Risk' survey, which utilised Historic England criteria. This survey establish a risk category of each building, ranging from 'buildings at risk' to 'vulnerable' to 'low/not at risk', calculated by a combination of condition and occupancy. Kirk Mill was assessed at that time as a 'vulnerable building' (category 4), although its deterioration over the past three years has placed it easily in the 'at risk' classification (category 1 or 3). There can be little doubt that Kirk Mill would be included on Historic England's 'Buildings at Risk Register' if it was either Grade II* or Grade I listed (Grade II listed buildings not being included on the register). The poor visible condition of the building detracts from the significance of the Kirk Mill, and the ability for people to appreciate the significance of the heritage asset. In addition to the historic mill, the associated reservoir is also in urgent need of repair. Water is leaking from this reservoir in several places, raising concerns for health and safety.

6.5 SIGNIFICANCE OF HERITAGE ASSETS IN THE WIDER AREA

- 6.5.1 A review of the available historical sources has concluded that there is a low potential for any below-ground remains of archaeological interest to survive within the boundaries of the proposed development areas, aside from the foundations of demolished structures associated with Kirk Mill.
- 6.5.2 The earliest building within the former chair factory complex is a small stone-built barn that was erected in the second half of the nineteenth century. In broad terms, traditional farm buildings such as the barn are of historic interest as they contribute to an understanding of the vernacular architecture and past farming systems of the region. However, the barn within the present study area is a small structure that has little potential to add significantly to a wider understanding of this type of structure. This non-designated heritage asset is of little architectural interest, compounded by the late extension of cinder-block construction with asbestos sheet roof covering, and is considered to be of low historical significance, reflected in its lack of statutory designation as a building of special architectural interest. However, the building is structurally sound, and capable of conversion for the proposed use.

- 6.5.3 Whilst this may have some historical value in terms of its association with a former industry that was of considerable importance to the local economy, the surviving factory buildings are of little archaeological significance. The component buildings lack architectural distinction, and conflict with the historic character of the adjacent Kirk Mill Conservation Area.

6.6 CONSERVATION AREAS

- 6.6.1 There are two Conservation Areas in Chipping (Fig 1). The historic core of the village lies within the Chipping Conservation Area, which was designated in 1969. Kirk Mill Conservation Area was designated initially in February 2010, immediately after the closure of HJ Berry's chair works, and was centred on Kirk Mill and adjacent buildings. The boundary was extended in April 2011 to incorporate additional landscape features to the north. The Kirk Mill Conservation Area has not benefitted from a conservation area appraisal, and thus the conservation area management guidance has not been reviewed, as per Policy DME 4 in the Ribble Valley Core Strategy. Reliance should therefore be placed on the Heritage Assessment as an independent assessment of the significance of the conservation area.
- 6.6.2 The proposed development areas lie beyond the boundary of the Chipping Conservation Area, whilst Kirk Mill and part of the redundant modern factory lie within the Kirk Mill Conservation Area. Both the mill and the modern factory, however, are currently vacant and in a derelict condition, and thus offer a negative contribution to the setting of the conservation area. The current development proposals provide a means of reversing the increasing dereliction of the Kirk Mill Conservation Area, and sustaining and enhancing its significance, ensuring the long-term protection of the heritage assets via implementing a viable and optimal use for the historic Kirk Mill, as per Key Statement EN5 in the Ribble Valley Core Strategy and the NPPF.

7. IMPACT ASSESSMENT

7.1 SUMMARY OF THE PROPOSALS

7.1.1 Details of the development proposals are set out in the current set of plans and drawings, and the Design and Access Statement, which should be consulted in conjunction with this Heritage Assessment. In summary, however, the scheme of development proposed allows for:

- **Area 1:** the repair and adaptation of Kirk Mill into a sensitive use as a three-storey, 18-room hotel with associated dining restaurant and gastronomic pub. The re-use will bring the building back into repair and secure its long-term future through private investment. The principal alterations to the exterior of the historic building comprise the addition of a circulation tower and a single-storey orangery which will abut the south-facing elevation, the dismantling and reconstruction of the south wing, and the repair of window frames, as required. The new additions will be constructed primarily in glass, enabling views of the historic fabric to be maintained and, consistent with good heritage practice, will be entirely reversible. Other alterations include the removal of a twentieth-century dust extraction tower and single-storey sheds at the western end of the building, which are considered to be negative elements of the heritage asset.

Internally, fixtures and fittings associated with the use of the building as a chair works will be removed, together with the rows of inserted cast-iron columns, and the addition of new steel columns that will provide essential structural support. Historic beams will be retained *in-situ*, together with the waterwheel and its associated drive gears, which will be retained as a significant heritage features that can be appreciated by visitors to the new hotel.

It is acknowledged that the derrick crane occupying the mill yard is an important feature that makes a positive contribution to the historic character of the site. The retention of the crane *in-situ* has been firmly embedded in the design proposals for the mill, which will enable this unusual feature to be appreciated by visitors;

- **Area 2:** the derelict modern factory buildings occupying the Main Mill complex will be cleared, with the exception of the stone barn, which will be converted into seven hotel cottages, providing a total of 18 family-sized bedrooms. In addition, a new ‘barn style’ building will provide 20 additional hotel rooms, together with associated gym and spa facilities. The area between the converted barn and the new hotel will be utilised as a public events space, with the land immediately to the south utilised for car parking;

- **Areas 3 and 4:** the outline planning application for these area allow for a residential development that will comprise a mix of market level and affordable homes on The Hive (Area 3), together with a small number of self-build plots to accommodate larger homes (Area 4). Detailed design proposals have yet to be formulated, although for the purposes of the heritage assessment, it has been assumed that some earth-moving works will be required;
- **Area 5:** the development of a purpose-built new cricket facility, incorporating a new pitch and club house with changing rooms.

7.1.2 The key proposals that concern Kirk Mill are set out in Table 8, which summarises each proposal and assesses its impact on the significance of the designated building. Mitigation is suggested, as appropriate.

7.2 IMPACT ASSESSMENT IN RELATION TO SIGNIFICANCE

7.2.1 The impact of the proposals has been considered in the context of the significance of Kirk Mill as a whole, and the relative significance of affected fabric and areas. It is inevitable that the repair and refurbishment of the building will have some impact on historic fabric, fixtures and fittings, although considerable effort has been expended in the design process to minimise any such impact. Thus, whilst a small number of areas of high and medium significance will be affected by the proposals, this has proven necessary either for pressing structural considerations or is fundamental to the proposed new use of the building. On balance, however, and taking into consideration the public benefits, the proposals will be beneficial to Kirk Mill, and there will be ‘less than substantial harm to the significance of a designated heritage asset’, as per the requirement of NPPF Policy 134.

7.2.2 The impact of each principle alteration is summarised in Table 8, and mitigation measures, where appropriate, are proposed. Following initial consultation, the Lancashire County Archaeology Service acknowledged their agreement with these measures.

Table 8: Impact of the principal proposed alterations to Kirk Mill

Proposal	Significance of Affected Area	Impact / Benefit	Mitigation
Demolition of twentieth-century dust tower against the south elevation of Kirk Mill	Removal of negative feature that affects elevation of high significance	Enhances the view of the historic fabric of the eighteenth-century mill, particularly the principal elevation, benefitting the historic character of the building.	Careful removal of material around historic elevations to reduce damage.
Restoration of historic windows, as required	Affects elevations of high significance	Repair of historic fabric will enhance the significance of the elevations, providing a benefit to the structure.	

Proposal	Significance of Affected Area	Impact / Benefit	Mitigation
Installation of a single-storey orangery against the front of the mill	Affects elevation of high significance	Obscures the view of the lower portion of main historic elevation of the mill, although also obscures late modifications to the elevation, particularly the inserted roller shutter aperture, which will benefit the building's historic character.	Construction of the roof of the new structure in glass, enabling some visibility of the historic fabric to be maintained.
Erection of the circulation tower (fundamental to the operation of the building for its proposed use) against the south elevation of the mill	Affects views of elevation considered to be of high significance	Partially obscures views of the main historic elevation of the mill, although obviates the need to install internal lift, which would necessitate impact on internal fabric, <i>eg</i> removing sections of historic floor. Potential impact on below-ground remains of archaeological interest, <i>eg</i> boiler housing, flue, chimney base, although limited archaeological investigation of this area may enhance detailed understanding of the site.	The circulation tower will be built largely in glass to enable views of the historic fabric to be maintained and enhanced by appropriate and subtle lighting, and also to show that the tower is a later addition. The methods of construction will ensure that the structure is 'reversible', with minimal physical impact on historic fabric. Archaeological monitoring during any ground-breaking works in this area.
Removal of modern brick structures opposite the west wing	Low	Removal of dilapidated structure of low significance, enhancing the historic character of the building.	
Installation of new steel columns throughout the mill	Medium / High	Intrusive installation into historic fabric, although necessary to prevent structural failure of the building.	The new columns will be hidden from view by new partitions.

Proposal	Significance of Affected Area	Impact / Benefit	Mitigation
Dismantle and rebuild the south wing of Kirk Mill	Affects elevation of medium significance; modern additions that are finished in brick to be dismantled and reconstructed in traditional stone materials. The historic elevation fronting onto Malt Kiln Brow will be retained.	Reinstate original footprint of the south wing by replacing the corner of the block that has been removed at ground-floor level, and the replacement of modern brickwork in existing structure with traditional materials is beneficial to the historic character of the mill. Potential impact on below-ground remains of the original boiler house.	Careful dismantling to reduce damage to the eastern wall of the block, which is to be retained <i>in-situ</i> . Archaeological monitoring during any ground-breaking works in this area.
Removal / replacement of some historic columns for structural considerations and to enable operation of the building for proposed new use	Medium / High	Loss of historic fittings to be balanced against improved structural integrity of the building.	Replacement new steel columns will be hidden from view by partitions, although their positions will mimic the structural grid of the existing columns to enable the original layout and form to be appreciated.
Partitioning open-plan layout of floors	Medium / High	Loss of open-plan layout.	Appropriate interpretation available in refurbished building, enabling the original layout and form to be appreciated.
Replacing floor surfacing in area of former engine house on ground floor	Medium	Potential impact on below-ground remains of the steam engine foundations.	Archaeological monitoring during any ground-breaking works in this area.
Demolition of twentieth-century dust tower against the south elevation of Kirk Mill	Removal of negative feature that affects elevation of high significance	Enhances the view of the historic fabric of the eighteenth century mill, particularly the principal elevation.	Careful removal of material around historic elevations to reduce damage.

Proposal	Significance of Affected Area	Impact / Benefit	Mitigation
Erection of lift tower against south elevation of the mill	Affects elevation of high significance	Obscures the view and integrity of the main historic elevation of the mill, although reduces impact on internal fabric by placing the lift outside. Potential impact on below-ground remains of the original steam-power features, eg boiler housing, flue, chimney base.	Construction of tower in glass, enabling the visibility of the historic fabric to be maintained. Archaeological monitoring during any ground-breaking works in this area.
Installation of a single-storey orangery against the front of the mill	Affects elevation of high significance	Obscures the view of the lower portion of main historic elevation of the mill, although also obscures late modifications to the elevation, particularly the inserted roller shutter aperture, which will benefit the historic character of the building.	Construction of tower in glass, enabling some visibility of the historic fabric to be maintained.
Restoration of historic windows, as required	Affects elevations of high significance	Repair of historic fabric will maintain and enhance the significance of the elevations, providing a benefit to the historic structure.	
Removal of modern brick structures opposite the west wing	Low	Removal of dilapidated structure of low significance, enhancing the historic character of the building.	
Dismantle and rebuild the south wing of Kirk Mill	Affects elevation of medium significance; modern additions that are finished in brick to be dismantled and reconstructed in traditional stone materials. The historic elevation fronting onto Malt Kiln Brow will be retained.	Reinstate original footprint of the south wing by replacing the corner of the block that has been removed at ground-floor level, and the replacement of modern brickwork in existing structure with traditional materials is beneficial to the character of the mill. Potential impact on buried remains of the original boiler house.	Careful dismantling to reduce damage to the eastern wall of the block, which is to be retained <i>in-situ</i> . Archaeological monitoring during any ground works in this area.

Proposal	Significance of Affected Area	Impact / Benefit	Mitigation
Installation of new steel columns throughout the mill	Medium / High	Intrusive installation into historic fabric	The new columns will be hidden from view by new partitions.
Removal of historic columns	Medium / High	Loss of historic fittings	Appropriate interpretation available in refurbished building, enabling the original layout and form to be appreciated.
Partitioning open-plan layout of floors	Medium / High	Loss of open-plan layout.	Appropriate interpretation available in refurbished building, enabling the original layout and form to be appreciated.
Replacing floor surfacing in area of former engine house on ground floor	Medium	Potential impact on below-ground remains of the steam engine foundations.	Archaeological monitoring during any ground-breaking works in this area.

- 7.2.3 In relation to the balance of public benefits against harm to significance, it is considered that there is a compelling case for the development proposals for Kirk Mill, which are consistent with advice and policies in the NPPF and Ribble Valley Borough Council's Core Strategy document. The proposals are essential to facilitate the continued use for the buildings, which will secure the building's future as a cherished heritage asset, and will facilitate public access into the building, which is not currently possible.
- 7.2.4 The impact of proposals for the wider area has also been considered, and these are considered to be less than significant. The impact of each principle alteration, applying what is known from the detail of the planning application, is summarised in Table 9.

Table 9: Impact of the proposed development beyond Kirk Mill

Proposal	Significance of Affected Area	Impact / Benefit	Mitigation
Demolition of HJ Berry's Main Mills complex (Site 34)	Low	Retention of the modern factory buildings is incompatible with the objectives for long-term regeneration of the area, and the alternative is likely to be further decay of the buildings, leading to their ultimate loss without any compensatory benefits. Removal of the modern factory buildings will enhance the historic character of the adjacent Conservation Area, and restore better views of the Chipping Brook.	Photographic record of the buildings prior to demolition
Refurbishment of the stone barn on the Main Mills complex	Low	Retention of the nineteenth-century structure.	Photographic record of the building prior to refurbishment
Construction of new hotel and associated buildings on the former factory site	Low	Visual impact on the historic character of the Kirk Mill Conservation Area. However, the new buildings will be constructed in traditional materials, in-keeping with other buildings in the immediate vicinity. The scale and massing of these buildings will be considerably less than the present factory buildings, some of which are largely hidden from view due to the natural topography of the Chipping Brook Valley.	None
Impact of development ground works on below-ground archaeological remains	Low	Negligible impact.	Refer to the Lancashire County Archaeology Service for advice on archaeological monitoring or recording

7.3 ASSESSMENT OF IMPACT ON THE SETTING

- 7.3.1 **Introduction:** the proposed new buildings within the Kirk Mill Conservation Area will not be visible from the listed buildings in Chipping village, and therefore the visual impact on the setting of these buildings will be negligible. Similarly, the proposed development will have no impact on the lines of sight and therefore intervisibility from other assets, and any impact will be negligible.
- 7.3.2 **Kirk House:** built in 1793 as a residence for the mill manager, this building is afforded statutory designation as a Grade II listed building. The fabric of the building comprises coursed, squared sandstone with slate roof. It is of three storeys and of four bays, with the sashed windows retaining glazing bars in plain stone surrounds. The door, situated in the right-hand bay of the building, has a plain stone surround with semi-circular glazed head, Tuscan pilasters and an open pediment.
- 7.3.3 The building occupies a relatively secluded position to the rear of Kirk Mill. Views of the building from Malt Kiln Brow are largely obscured by Kirk Mill and surrounding trees. Similarly, the building is not readily accessible from Malt Kiln Brow, except via a private drive. The proposed development of Kirk Mill and the twentieth-century factory site on the opposite side of the road will not affect accessibility or movement patterns around Kirk House. The proposed development is only partially visible from the heritage asset due to the tree coverage, and will not have a significant indirect impact upon it. The setting of the heritage asset makes a moderate contribution to the significance of the asset, although the current derelict condition of Kirk Mill and the modern factory are negative attributes. The magnitude of the impact of development upon the setting will be no effective change, with a neutral/slight impact significance, although reversal of the current dereliction that pervades the character of the key buildings in the conservation area will improve the setting and can be seen to be minor/moderate beneficial.
- 7.3.4 The design details for the proposed new development at Malt Kiln House have not been formulated in detail, although there is sufficient detail in the Parameters Plan/Design Brief for the self-build houses to make an informed decision on the potential impact on the setting of Kirk House. The topography of the Malt Kiln house site indicates that new buildings will only be partially visible from Kirk House, and are unlikely to have a significant indirect impact. The impact significance on the setting of the asset is considered to be slight negative, as development of this land will detract slightly from the rural setting of the Malt Kiln House site.
- 7.3.5 **The Grove:** this non-designated heritage asset lies a short distance to the south of Kirk Mill. Designed in the early nineteenth century as a workhouse, the building is used currently as private residences. The building lies on the west side of Malt Kiln Brow, and fronts onto the road opposite the redundant modern factory. The building has been remodelled on at least one occasion, and its current appearance is not readily identifiable as a former workhouse.

- 7.3.6 The building is readily accessible from Malt Kiln Brow, and the proposed development will not affect accessibility or movement patterns around the building. The proposed development is entirely visible from the non-designated heritage asset, but will not directly impact upon it. The setting of the heritage asset makes a moderate contribution to the significance of the asset, and the magnitude of the impact upon the setting will be minor beneficial as the derelict twentieth-century factory buildings will be removed and replaced with buildings utilising materials that are more in-keeping with the historic character of the Conservation Area. The currently vacant Kirk Mill will be repaired and restored to long-term economic use, which will similarly reverse the current trend of dereliction in the Conservation Area without significant alterations to its setting. The impact significance on the setting of the asset is considered to be neutral/slight.
- 7.3.7 **The Barn:** the earliest component of the modern factory site comprises a small traditional barn, which appears on the Ordnance Survey map of 1893. Views of the building from Malt Kiln Brow are currently partially obscured by the modern factory. The barn is of coursed stone rubble construction with quoins in each corner and a pitched slate-covered roof. The barn has a traditional rectangular plan form, with the principal entrance set in the long west-facing elevation. The tall entrance, set in the centre of the elevation, has a quoined stone surround, and is flanked by two pedestrian entrances at each end of the elevation; these also have quoined stone surrounds. Whilst the barn is essentially of a single phase of construction, the presence of some brickwork in the eaves suggest localised repair works that may have been associated with a replacement roof structure. Cast-iron rainwater goods, comprising guttering and downpipes, may also be later additions. Internally, the barn contains a timber mezzanine floor, although access is from a fixed metal ladder, implying that the mezzanine was used for temporary purposes only. It is likely that the barn was intended principally for hay storage, as might be expected given its late date, although there is no evidence for any forking holes. The barn is abutted by a single-storey extension, which is of a mid-twentieth-century date. This is of cinder block construction, with an asbestos roof and a large sliding door in the north-western corner. The building is structurally sound, and capable of conversion for the proposed use.
- 7.3.8 The barn will be retained but refurbished as part of the proposed development. This will involve the removal of the modern single-storey extension, which can be seen as a negative element of the heritage asset. The setting of the barn makes little contribution to the significance of the asset as it is out of context as an agricultural building, and the magnitude of the impact upon the setting will be slight; therefore, the impact significance on the setting of the asset is considered to be neutral/minor beneficial. Further, the magnitude of the impact upon the setting could actually be minor beneficial, as the proposed development will enable the barn to form an integral part of the planned open space.

7.4 SUMMARY OF SETTING IMPACT ASSESSMENT

7.4.1 Based on the considerations outlined above, the following key conclusions may be drawn out:

- Kirk Mill is a heritage asset of considerable significance, but has been vacant since 2010 and is currently in a rapidly deteriorating condition. The building is in urgent need of investment and sympathetic re-use, as per the current development proposals. Redevelopment of the building is vital, or the building is very likely to be lost altogether;
- The historical building investigation (OA North 2013) has concluded that elements of the building make a negative contribution, such as the modern dust tower, and its removal as part of the proposed development would thus enhance the archaeological, architectural, and even artistic values of the building. Other elements, and principally the southern elevation of the mill, make a significant contribution to the significance of the historic setting. ‘De-cluttering’ this elevation by removing inappropriate modern intrusions (notably the dust tower), will enhance its visibility and thus the special architectural and historic interest of the listed building. Conversely, the proposed new additions to this elevation have potential to cause harm to its architectural significance, although these new additions have been designed carefully to ensure that the physical impact is minimal and that they are ultimately reversible additions. It is important, moreover, that such discrete impacts are considered in the light of the proposed redevelopment as a whole which is (on balance) beneficial to the significance of the listed building;
- There are compelling design reasons as to why the circulation tower has to occupy this location which are presented in the Design & Access Statement. Inserting a new lift into the interior of the mill would necessitate major alterations and an unacceptable loss of historic fabric, and was thus discounted at an early stage in the design process. The option of installing a new lift in the west wing of the building has been afforded serious consideration, but this position at the end of the building does not satisfy the requirements for an adequate fire escape. The varying levels in the building, moreover, mean that installing the circulation tower in the east wing would require significant alterations to the interior floors to enable the building to conform to DDA standard. Having established that the circulation tower had to be placed externally, various locations have been explored. However, its position against the southern elevation, in the angle created by the east wing, is the optimum location for reasons of access, fire egress, and reduced impact on the historic character of the building;

- The sensitivity of the setting in the Kirk Mill Conservation Area is high, and makes a substantial contribution to the significance of Kirk Mill as a heritage asset. This conclusion is drawn primarily from the character of the area as an industrial hamlet, with Kirk Mill occupying a riverside location with an associated mill pond (which is in urgent need of repair), and encompassed by smaller buildings that owe their origin to the economic success of the mill. The current deteriorating significantly condition of Kirk Mill imparts a negative impact on the special interest of the heritage asset and the Conservation Area, and the reversal of this trend, via sympathetic repair for a new use, must be seen as an urgent priority which is beneficial in heritage terms.
- Development will not have a significant adverse impact on the historic setting of the Conservation Area. On the contrary, the proposals for Kirk Mill will ensure that the building retains its status as a focus for the Conservation Area, and will enhance its historic fabric and enable its greater appreciation as a heritage asset through its sympathetic repair and conversion. These changes will not change the setting of the asset to an extent that will affect its contribution to the significance of the asset, nor the extent to which its significance can be experienced. In overall terms, however, the impact of the proposed development will be of significant benefit, as Kirk Mill will be brought back into viable re-use. Similarly, the demolition of the derelict mid-twentieth-century factory, and its replacement with a high-quality, bespoke new building that is sympathetic to its environs will clearly be beneficial;
- The barn on the redundant modern factory site is of lesser significance, but survives in good condition, and is suitable for the proposed re-use. Redevelopment of the factory site will enhance the significance of the setting to the barn, and the wider Kirk Mill Conservation Area;
- The design proposals have been heritage led from inception, and the proposed re-use of the designated heritage asset is sensitive to its historic character. The valuable opportunity to arrest the erosion to Kirk Mill, and enhance the historic character of the building, that is offered by the development proposal should be supported fully by the local planning authority;
- The impacts of the proposed scheme, on balance, will be significantly beneficial to the designated heritage assets and the Kirk Mill Conservation Area. The adverse impacts that have been identified have been minimised, are reversible, and offer the minimum solution required (in terms of impact) to deliver the significant benefits.
- The significance of Kirk House derives predominantly from its association with Kirk Mill, and its origins as a key component of the early industrial hamlet. The building occupies a relatively secluded position to the rear of Kirk Mill. Views of the building from Malt Kiln Brow are largely obscured by Kirk Mill and surrounding trees. Similarly, the building is not readily accessible from Malt Kiln Brow, except via a private drive. The proposed development is unlikely to affect accessibility or movement patterns around Kirk House.

- Design proposals for the residential development at The Hive and Malt Kiln House are in outline; illustrative material is presented in the Design & Access Statement. It is clear from the Parameters Plan and the Design Code that there is very limited intervisibility between the proposed new housing and the historic buildings in the Kirk Mill Conservation Area, and thus any indirect impact is unlikely to be significant.
- The proposed new buildings within the Kirk Mill Conservation Area will not be visible from the listed buildings in Chipping village, and there will thus be no visual impact on the setting of these buildings. Similarly, the proposed development will have no impact on the lines of sight and therefore intervisibility from other assets, and any impact will be negligible
- The proposed development complies with NPPF Policies 131, 134, 137 and 140. The proposals are also in accordance with the Ribble Valley Core Strategy Policies DME 4, DMG 1, and DMB 3. These policies strongly support the redevelopment in the overall planning balance.

8. CONCLUSION

8.1 CONCLUSION

- 8.1.1 This report has researched and assessed the significance of Kirk Mill, a Grade II listed building, and the conclusions on its varied significance values have been set out together with the perceived impact of the outline development proposals. The proposals include substantial work to enable Kirk Mill to be returned to sustainable economic use, which will ultimately secure the building's future as a heritage asset. It is considered that the design proposals will also make a positive contribution to the character of the Kirk Mill Conservation Area and local distinctiveness.
- 8.1.2 The current design proposals offer an important opportunity to address the dereliction that pervades the historic character of a significant heritage asset, and revitalise the special historic interest in the building and its associated conservation area. The design proposals have been heritage-led from their inception, and the final design provides the optimum viable use for the listed building, whilst minimising the harm to historic fabric and setting. The proposals will enable Kirk Mill to be conserved in a manner appropriate to its significance, so that it can be 'enjoyed for its contribution to the quality of life of this and future generations', in line with a core planning principle (paragraph 17) of the NPPF.
- 8.1.3 Throughout the design process to return Kirk Mill to a viable use consistent with its conservation, full account has been taken of the positive contribution that conservation of the building can make to the economic vitality of the Kirk Mill hamlet, whilst imparting a positive contribution to local character and distinctiveness. This approach has been entirely consistent with NPPF Policy 131 and Policy DME 4 of the Ribble Valley Core Strategy. On balance, and taking into consideration the public benefits, the proposals will be beneficial to Kirk Mill.
- 8.1.4 Development will not have a significant adverse impact on the historic setting of the Kirk Mill Conservation Area, as the proposals for Kirk Mill will ensure that the building retains its status as a focus for the Conservation Area, and will enhance its historic fabric and enable its greater appreciation as a heritage asset through its sympathetic repair and conversion, in line with NPPF Policy 131 and Policy 137, and the Ribble Valley Core Strategy Policy DME 4 and Policy DMG 1.
- 8.1.5 These changes will not change the setting of the asset to an extent that will affect its contribution to the significance of the asset, nor the extent to which its significance can be experienced. The magnitude of impact of the proposed development on Kirk Mill is thus considered to be negligible.

- 8.1.6 The magnitude of impact arising from the demolition of the mid-twentieth-century factory, and its replacement with a new building of high-quality design is considered to be beneficial, reversing the dereliction that currently pervades the area. This part of the study area contains a nineteenth-century barn, the setting of which will also be slightly improved by the proposed development via an improvement in the degree to which the setting's relationship with the building can be appreciated. The magnitude of impact in this respect can be viewed as minor beneficial, thus satisfying NPPF Policies 131 and 137, and the Ribble Valley Core Strategy Policy DME 4 and all aspects of Policy DMB 2.
- 8.1.7 Design proposals for the residential development at The Hive and Malt Kiln House are in outline, although illustrative material is presented in the Design and Access Statement. It is clear from the Parameters Plan and the Design Code that there will be very limited intervisibility between the proposed new housing and the historic buildings in the Kirk Mill Conservation Area, and thus any indirect impact is unlikely to be significant.
- 8.1.8 In the light of the heritage assessment, it is concluded that any individual aspects of harm to the significance of the designated heritage assets is outweighed to a considerable degree by the public heritage benefits of the development proposal, which includes securing the optimum viable use for Kirk Mill, as per NPPF Policy 134.

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 APPENDIX 1: GAZETTEER OF ARCHAEOLOGICAL SITES

Site Number	01
Site Name	St Bartholomew's Church
HER Number	PRN 1045
Site Type	Church
Period	Sixteenth century
Designation	Grade II* listed building; Conservation Area
NGR	362209, 443325
Description	<p>The church consists of a chancel and nave with North and South aisles, South porch, West tower and a modern vestry at the North-East corner of the North aisle. The chancel and nave are without structural division and under one roof. The church is largely an early C16 rebuilding of an older edifice, which judging from the North arcade and piscina in the chancel seems to have been of C13 date. It appears to have had North and South aisles in medieval times and that having become dilapidated the South aisle was rebuilt about 1506 with a new spacing of the bays, to which it was intended to adapt the North arcade. The tower is an addition or rebuilding of the early C16 to which period the rest of the building, where not modern, belongs. In 1702 the church was reseated. In 1754 a gallery was erected at the West end and in 1811 considerable repairs were carried out. Previous to 1872 the exterior was whitewashed but in that year a thorough restoration was carried out. There was a partial renovation in 1709. The font, of gritstone, octagonal in shape, is of C16 date. The churchyard contains a stone sundial dated 1708 inscribed with the initials of churchwardens. During the restoration in 1872 a supposed Saxon relic was found. It is a large stone, perhaps a font, about 24 inches high and 18 by 14 inches. The basin is quite plain with the exception of two lines about 2 inches apart around the top. A piscina now in the South wall of the sacrum, apparently transition work of the C12 was also found at the same time. It bears nail head ornament. Two silver coins, a groat of Henry V and a half groat of Henry V or VI were brought to light. The church of St Bartholomew is said to have been partly rebuilt in 1506, and was reseated and altered in 1706. In 1872-1873 the church was restored with the result that every old feature, except for a leper's window removed because of the need for a vestry, has been carefully preserved in the present building. The structure is built of local stone and presents a massive substantial appearance. Its windows are small and square-headed, generally with three semi-circular headed lights with mullions between. The East window is of five cinquefoiled lights within a plain arch. Fragments of C14 tracery were found below the soil in various parts of the interior. The church is at present used for ecclesiastical purposes.</p>
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	02
Site Name	Nos 20 and 22 Talbot Street
HER Number	PRN 17708
Site Type	House and shop
Period	Seventeenth century
Designation	Grade II* listed building; Conservation Area
NGR	362315, 443325
Description	House and shop, 1668. Sandstone rubble with slate roof. Two storeys. No 20 (to the right) has a sashed window with glazing bars. On the first floor is a four-light mullioned window with inner hollow chamfer and outer chamfer, with hood. Studded plank door, to the left, has chamfered surround with triangular head. No 22 has end stacks, and a studded plank door to the right with chamfered surround, triangular head and IB 1668 'on the lintel. The ground floor has had a continuous drip course cut back. To the right on the first floor is a three-light mullioned window with hood mould, having an outer chamfer and inner hollow chamfer. The left-hand chimney cap has a moulded coping and weathered offset. The rear wall has double-chamfered mullioned windows. Interior said to be modernised, but contains an old stair and bread oven.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	03
Site Name	Kirk Mill
HER Number	PRN 5762
Site Type	Cotton Mill / Chair Works
Period	Eighteenth century
Designation	Grade II listed building; Conservation Area
NGR	361975, 443612
Description	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.

Site Number 04
Site Name Kirk House
HER Number PRN 17725
Site Type House
Period Eighteenth century
Designation Grade II listed building; Conservation Area
NGR 361943, 443612
Description House, 1793. Coursed, squared sandstone with slate roof. Three storeys, four bays, the three 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.

Assessment

Site Number 05
Site Name Nos 2 and 4 Church Raike
HER Number PRN 17697
Site Type Cottages
Period Seventeenth century
Designation Grade II listed building; Conservation Area
NGR 362180, 443348
Description Pair of cottages, formerly one house, C17th, altered. Sandstone cobbles with slate roof. Two storeys with attic. Each cottage now of one bay with modern windows having fragments of C17th surround. The doors are paired centrally with plain stone surrounds, No 2 (to the right) having a modern porch. On the first floor the two central windows are blocked, on the ground floor the two central windows are replaced by doors.

Assessment The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number 06
Site Name St Bartholomew's Church
HER Number PRN 17709
Site Type Churchyard wall
Period Post-medieval?
Designation Grade II listed building; Conservation Area
NGR 362208, 443294
Description Churchyard wall, age uncertain. Sandstone rubble with triangular coping, running from the churchyard entrance north-west of the tower, bordering Church Raike, and returning for approx. 500 metres along Talbot Street. From Talbot Street nine three-sided sandstone steps rise, outside the churchyard, to churchyard level.

Assessment The site lies beyond the boundaries of the proposed development, and will not be directly affected by any of the developments.

Site Number	07
Site Name	St Bartholomew's Church
HER Number	PRN 17710
Site Type	Sundial
Period	Eighteenth century
Designation	Grade II listed building; Conservation Area
NGR	362224, 443315
Description	Sundial and base, 1708. Sandstone with round brass dial and gnomon. Base square on plan with three steps. Dial supported on square fluted Doric pier with base and capital. Projecting from one side, carved from the same piece of stone, is a square moulded panel with the following inscription in raised letters IH RP IB TK 1708.'
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	08
Site Name	Talbot Hotel
HER Number	PRN 17712
Site Type	Public House
Period	Eighteenth century
Designation	Grade II listed building; Conservation Area
NGR	362290 443340
Description	Public house, 1779. Coursed watershot sandstone (the front wall rendered) with slate roof. Two storeys with attic. Main front of three bays, the windows being sashed with no glazing bars in plain stone surrounds. End stacks, with a further stack on the gable of a right-hand unit under a continuous roofline, now obscured by a wing which runs forward at right-angles to it. The left-hand gable of the main building has moulded kneelers but no coping.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	09
Site Name	No 7 Talbot Street
HER Number	PRN 17713
Site Type	House and shop
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362303 443341
Description	House and shop. I E 1823 'on 1st floor plaque. Squared coursed sandstone with slate roof. Two storeys, two bays. The windows have plain stone surrounds and are sashed with glazing bars except the right-hand ground-floor shop window, which has a wide surround. The door has a plain stone surround and has six panels, the upper four being raised and fielded with re-entrant corners. Chimney at the left-hand end.

Site Number	10
Site Name	Talbot Street
HER Number	PRN 17711
Site Type	Stable and barn
Period	Eighteenth century
Designation	Grade II listed building; Conservation Area
NGR	362275 443315
Description	Barn and stable, possibly late C18. Sandstone rubble with roof of stone slate and slate. The right-hand gable wall has two chamfered doorways on the ground floor with a similar doorway on the 1st floor now partly blocked. The rear wall has a wide entrance with a head similar to that in the front wall.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	11
Site Name	No 16 Talbot Street
HER Number	PRN 17707
Site Type	House and shop
Period	Eighteenth century
Designation	Grade II listed building; Conservation Area
NGR	362299 443312
Description	House and shop, late C18th. Square coursed stone front with sandstone dressings and slate roof, hipped at the left-hand side. Two storeys, two bays, with a one-bay extension to the right over a yard entrance. Windows have plain stone surrounds and are sashed with glazing bars except the left-hand ground-floor window which is sashed and the window over the yard entrance which is sashed with no glazing bars. Above on the first floor is a worn sandstone plaque, now illegible.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	12
Site Name	Nos 8 and 10 Talbot Street
HER Number	PRN 17705
Site Type	Houses
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362283 443303
Description	Pair of houses, early C19th. Sandstone rubble with slate roof. Two storeys, each house of one bay, with the doors adjoining between the bays. No 10 has a similar window on the ground floor and a horizontal sliding sash with glazing bars on the 1st floor. The doors have plain stone surrounds, that to No 10 having a worn re-set shaped lintel with 1672 re-cut.

Site Number	13
Site Name	Nos 12 and 14 Talbot Street
HER Number	PRN 17706
Site Type	House
Period	Seventeenth century
Designation	Grade II listed building; Conservation Area
NGR	362290 443307
Description	Two cottages, probably formerly one house, late C17th, altered. Rubble with roof of slate and stone slate. Two storeys with attic. No 14 (to the left) has a window with cement reveals on the ground floor, with a three-light mullioned window with outer chamfer and inner hollow chamfer on the first floor. Door with crude plain stone surround to the right, chimney at the left. No 12 has a window with plain stone surround, with a three-light mullioned window with outer chamfer and inner hollow chamfer on the first floor. Above is a small attic window with plain reveals. Door, to the left, has crude plain stone surround. Chimney at the right-hand end. A change in stonework suggests that the eaves of both houses have been raised.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	14
Site Name	The Sun Inn
HER Number	PRN 17714
Site Type	Public house
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362246 443280
Description	Public house, Early C19th. Squared, coursed sandstone with slate roof. Main portion, facing north-east, symmetrical with end stacks. Two storeys with attic and cellar. Three bays. Windows have architraves and are sashed with no glazing bars. String course. The door is reached by a double flight of external stone steps with iron handrail, and has an architrave with cable moulded border and a moulded cornice. Under the left-hand window is a cellar entrance. Some stone gutter corbels remain. The right-hand gable has a two-light mullioned and chamfered attic window. Adjoining the gable is an extension set back, with a single-storey bay in front continuing the line of the front wall and having a window similar to the others at the front.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	15
Site Name	No 2 Talbot Street
HER Number	PRN 17704
Site Type	House
Period	Eighteenth century
Designation	Grade II listed building; Conservation Area
NGR	362269 443292
Description	House, late C18th. Squared sandstone with hipped slate roof. Two storeys with cellar. Moulded stone gutter cornice. Windows modern with glazing bars in plain stone surrounds, with two bays to Talbot Street and one to Windy Street. Talbot Street facade has three low cellar openings with plain stone surrounds.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	16
Site Name	Nos 1 and 3 (Proctor's Shop) Windy Street
HER Number	PRN 17718
Site Type	Shop
Period	Eighteenth century
Designation	Grade II listed building; Conservation Area
NGR	362273 443287
Description	Shop, late C18th. Squared sandstone with slate roof. Two storeys. Chamfered quoins at right-hand end, with moulded stone gutter cornice. Two bays, the windows being modern with plain stone surrounds. The right-hand ground-floor window is wider. Plain stone door surrounds to the left of each bay, the left-hand one being blocked to form a window. Above this door, on the first floor, is a plaque now worn and illegible. Chimney to the right of the first bay and at the left of the facade, adjoining No 2 Talbot Street.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	17
Site Name	No 4 Windy Street
HER Number	PRN 17715
Site Type	House
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362254 443272
Description	House, early C19th. Squared coursed sandstone with slate roof. Two storeys, one bay with door to the right. Windows sashed with no glazing bars and with architraves. String course. Door, reached by external stone steps with iron railing, has architrave with deep shoulders. Adjoins to the left of the Sun Inn (q.v.) with a lower roof level, but appears to be of the same build.

Site Number	18
Site Name	No 6 Windy Street
HER Number	PRN 17716
Site Type	House
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362258 443267
Description	House and stable, early C19th. Squared coursed sandstone with slate roof. Two storeys. House of one bay with door to right. Windows sashed with no glazing bars and with architraves. String course. Door, reached by external stone steps with iron railing, has architrave with deep shoulders. Barn adjoining to left has a door with plain stone surround having a shallow chamfer. To its right is a shuttered opening with plain stone surround. On the first floor is a small pitching door with plain stone surround.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	19
Site Name	No 15 Windy Street
HER Number	PRN 17719
Site Type	House
Period	Seventeenth century
Designation	Grade II listed building; Conservation Area
NGR	
Description	House, late C17th. Rubble (pebble-dashed towards the street) with slate roof. Two storeys, with cellar entered at ground level from yard at rear. South-west wall (facing street) has two bays with sashed windows with plain reveals on each floor, and a door with plain reveals between the bays. On the first floor above is a three-light chamfered mullioned window. To its left is a one-light hollow-chamfered window with small leaded panes, with a one-light plain chamfered window further left under the eaves. Both these windows are in line with the chimney stack. The rear wall has chamfered mullioned windows. At cellar level are one of four lights and one of three lights. On the ground floor are one of three lights and one of two lights. On the 1st floor are one of one light and one of two lights, with a two-light hollow chamfered window between. At an intermediate level near the centre of the elevation are one-light stair windows, that between the cellar and ground floor being hollow chamfered, that between the ground and first floor being double chamfered, the inner chamfer being hollow.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	20
Site Name	Church of St Mary
HER Number	PRN 17722
Site Type	House
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362355 443270
Description	Presbytery, 1827. Punched ashlar with slate roof. Two storeys, three bays. Moulded cornice, chamfered quoins, and first floor sill band. Door has plain stone surround with semi-circular head, glazed fanlight, two attached Tuscan columns with plain frieze and moulded cornice.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	21
Site Name	No 12 Windy Street
HER Number	PRN 17717
Site Type	House
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362275 443245
Description	House, c.1800. Coursed sandstone with slate roof. Symmetrical composition of three storeys and three bays, with end stacks. Tooled quoins. Door and windows have plain stone surrounds.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	22
Site Name	Nos 17 and 19 Windy Street
HER Number	PRN 17720
Site Type	Houses
Period	Seventeenth century
Designation	Grade II listed building; Conservation Area
NGR	362285 443251
Description	Pair of houses, probably once one, late C17th. Sandstone rubble with roof of stone slate and slate. Two storeys with attic. No 17 (at the left) has a three-light mullioned window with inner hollow chamfer and outer chamfer on each floor, the ground-floor one having a hood. No 19 also has a three-light mullioned window with inner hollow chamfer and outer chamfer on each floor, the ground-floor one having a hood. The door, to the left, has a moulded surround with re-tooled triangular head. Both houses have stone gutter corbels.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	23
Site Name	Church of St Mary
HER Number	PRN 17721
Site Type	Church
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362345 443255
Description	Roman Catholic church, 1827. Squared, punched ashlar with slate roof. North-west and south-east walls of 5 bays each, having tall windows with plain stone surrounds, semi-circular heads with keystones, impost band and sill band. South-west wall blank except for doorway with architrave and moulded cornice. Beneath the cornice is an inscription and date, 1827. Interior. Gallery with organ at southern end, supported on slim iron columns. The one-bay chancel is divided from the nave by a screen with 4 giant attached marbled Corinthian columns with pedestals and an elaborately decorated frieze and cornice. The central wide arch to the chancel is flanked by two smaller arches with doors set within them, in a triumphal arch motif. The rear wall of the chancel has stencilled decoration, with two more Corinthian attached columns and two quarter-columns.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	24
Site Name	Chipping Free School
HER Number	PRN 1046
Site Type	School
Period	Seventeenth century
Designation	Grade II listed building; Conservation Area
NGR	36230 44322
Description	The new school is situated on the west side of the village street. The cottage now forming part of the old school consists of the rooms adapted for the master's residence when the building was reconstructed in 1862. The remainder of the building is used as a parish room and library for which the vicar is responsible. The building is stone built of two storeys and faces south-east. The gable-ends, roof and chimneys have been renewed, probably in 1862. The old school is now used as a village clubroom and a dining hall for school children.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	25
Site Name	Brabin's Cottage, Windy Street
HER Number	PRN 1047
Site Type	Cottages (former almshouses)
Period	Seventeenth century
Designation	Grade II listed building; Conservation Area
NGR	36232 44321
Description	Nos 29 & 33 Windy Street (John Brabin's Almshouses). Two cottages, formerly three almshouses, late C17, altered. Sandstone rubble with stone slate roof. Two storeys. Facade has three chamfered door surrounds with triangular heads. All the windows are of two lights with mullion. To the right of the left-hand door is a window on each floor, the ground-floor one having a plain stone head, rebated and chamfered jambs and a chamfered mullion. The 1st floor window has a plain stone surround and square mullion. To the right of the middle door are windows with similar details. The right-hand door has a window to its left on each floor having plain stone surrounds and square mullions. The present chimneys are probably late C19 or C20, being of rock-faced stone and on each side of the central bay. The right-hand gable has, on the first floor, a sandstone plaque with moulded border carved JOHN BRABIN 1684!
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	26
Site Name	St Mary's Old School
HER Number	PRN 17698
Site Type	Church School
Period	Nineteenth century
Designation	Grade II listed building; Conservation Area
NGR	362362 443207
Description	Catholic school, early-to-mid C19th. Squared, coursed sandstone with hipped slate roof. One storey with cellar under the north-east end. North-west wall of four bays, the windows having plain stone surrounds with semi-circular heads and projecting keystones and being sashed with glazing bars. The north-east wall has a plain stone door surround to the cellar and two windows above with plain stone surrounds and top-opening casements with glazing bars. The south-west wall has a plain stone door surround. The south-west wall has a hipped projection at the north end, and windows with plain reveals.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	27
Site Name	Congregational Church
HER Number	PRN 5767
Site Type	Church
Period	Nineteenth century
Designation	Grade II listed building
NGR	362120 443200
Description	Chapel, 1838. Squared watershot sandstone with sandstone plinth, quoins and square gutter. Each wall is of two bays, having windows with glazing bars, plain stone surrounds with semi-circular heads, keystones and radiating glazing bars. The south-west wall has a door with plain stone surround beneath each window. Between the windows is a plaque: PROVIDENCE CHAPEL ERECTED BY SUBSCRIPTION MDCCCXXXVIII ! The north-west (gable) wall has a one-storey porch at its left-hand side, now extended. Its right-hand return wall has a door with plain stone surround and a small window with plain stone surround, semi-circular head and keystone to its left.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	28
Site Name	Saunders Rake Factory (Site of)
HER Number	PRN 2062
Site Type	Former cotton mill
Period	Eighteenth century
Designation	None
NGR	361484 443835
Description	Plans to build this mill were devised by Peter Atherton & Company as early as 1793, although it wasn't actually erected until 1800, when the initiative was seized by William Bond. Approximately 36 employees were employed consistently in spinning between 1800 and 1865. The 45' diameter waterwheel and 20hp beam engine provided power to 21 carding engines and 21 throstle frames. The site is shown on the Ordnance Survey first edition 1:10,560 map, which shows a millpond and leat are shown to the north west of the buildings. The mill advertised for sale in 1865. The sale notice, posted in the Preston Guardian, described the mill as a cotton-spinning mill, comprising 2,816 throstle spindles, a nearly new engine and boiler, waterwheel, and shafting. William's son Simon formed a partnership with George Tweedy and converted the mill to an iron and brass foundry whilst leasing some of the buildings to chair makers. The mill was three storeys, stone built, and had a terrace of what were formerly four cottages to the south. Demolished and site redeveloped for housing.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number 29
Site Name The Grove
HER Number PRN 5763
Site Type Workhouse
Period Nineteenth century
Designation Conservation Area
NGR 361996 443569
Description A workhouse is marked on the OS first edition 1:10,560 map.
Assessment The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number 30
Site Name Pottery
HER Number PRN 31738
Site Type Findspot
Period Eighteenth century
Designation None
NGR 362000 443000
Description 17 sherds of post medieval pottery dating to the 18th century. The pottery is all colour coated ware, and fineware.
Assessment The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number 31
Site Name Chipping Mill, Talbot Street
HER Number PRN 2063
Site Type Corn mill
Period Nineteenth century
Designation None
NGR 362350 443340
Description Wharf Mill. Corn mill marked on OS first edition map. In use until 1960s. Now restored and in use as a restaurant. Two and three-storey sandstone buildings, external breast-shot waterwheel.
Assessment The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	32
Site Name	Brabins Endowed School
HER Number	PRN 5766
Site Type	School
Period	Nineteenth century
Designation	None
NGR	362338 443158
Description	This school is marked on the OS first edition 1:2,500 mapping of 1893, but not the earlier 1:10,560 sheet.
Assessment	The site lies beyond the boundaries of SCPi Bowland Ltd land holdings, and will not be directly affected by any of the proposed developments.

Site Number	33
Site Name	Leagram Deer Park
HER Number	PRN 1821
Site Type	Deer Park
Period	Medieval
Designation	None
NGR	363250 443710
Description	A deer park attached to the Forest of Bowland existed at Leagram, the present Leagram Hall standing on the site of the Old Park Lodge (SD 62454407). The park was separated and remained for a long time under special parkers, but in 1556, it was disparked. The report on its condition stating that the old oaks remaining were mostly unfit for building with, and that the pale of the park, 1,140 rods, was in great decay. There had been no deer there for many years. The park was demised to farm for eighty years to Sir Richard Shireburne, and by Elizabeth the fee simple was in 1563 granted to Robert Lord Dudley, afterwards Earl of Leicester, from whom it was at once purchased by Sir Richard. It descended in the same way as Stonyhurst to Thomas Weld, who died in 1810. It then passed to his younger son George Weld, whose son John died in 1888.
Assessment	

Site Number	34
Site Name	HJ Berry's Modern Factory
HER Number	-
Site Type	Chair Factory
Period	Modern
Designation	None
NGR	362090 443515
Description	The earliest component of the modern factory site comprises a small traditional barn (centred on NGR 362040 443590), which appears on the Ordnance Survey map of 1893. The barn is of coursed stone rubble construction with quoins in each corner and a pitched slate-covered roof. The barn has a traditional rectangular plan form, with the principal entrance set in the long west-facing elevation.

The tall entrance, set in the centre of the elevation, has a quoined stone surround, and is flanked by two pedestrian entrances at each end of the elevation; these also have quoined stone surrounds. Whilst the barn is essentially of a single phase of construction, the presence of some brickwork in the eaves suggest localised repair works that may have been associated with a replacement roof structure. Cast-iron rainwater goods, comprising guttering and downpipes, may also be later additions.

Internally, the barn contains a timber mezzanine floor, although access is from a fixed metal ladder, implying that the mezzanine was used for temporary purposes only. It is likely that the barn was intended principally for hay storage, as might be expected given its late date, although there is no evidence for any forking holes.

The barn is abutted by a single-storey extension, which is of a mid-twentieth-century date. This is of cinder block construction, with an asbestos roof and a large sliding door in the north-western corner.

Assessment

The twentieth-century factory buildings will be demolished as part of the development proposals. The nineteenth-century barn will be converted for use as additional hotel accommodation.

ILLUSTRATIONS

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- Figure 3: Proposed development areas superimposed on the Ordnance Survey first edition 6": 1 mile map of 1847
- Figure 4: Proposed development areas superimposed on the Ordnance Survey first edition 25": 1 mile map of 1893
- Figure 5: Proposed development areas superimposed on the Ordnance Survey second edition 25": 1 mile map of 1912

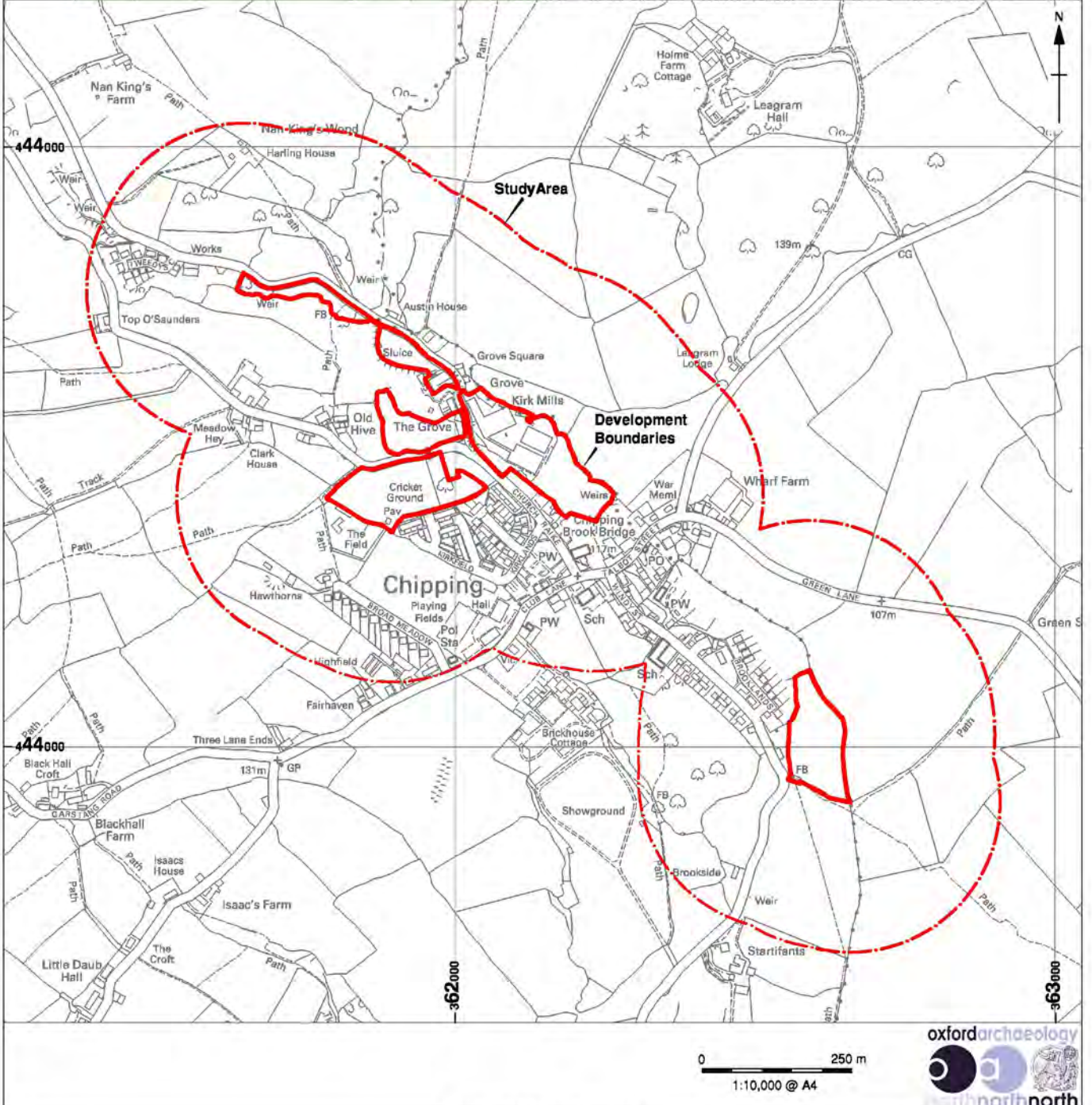


Figure 1: Site location

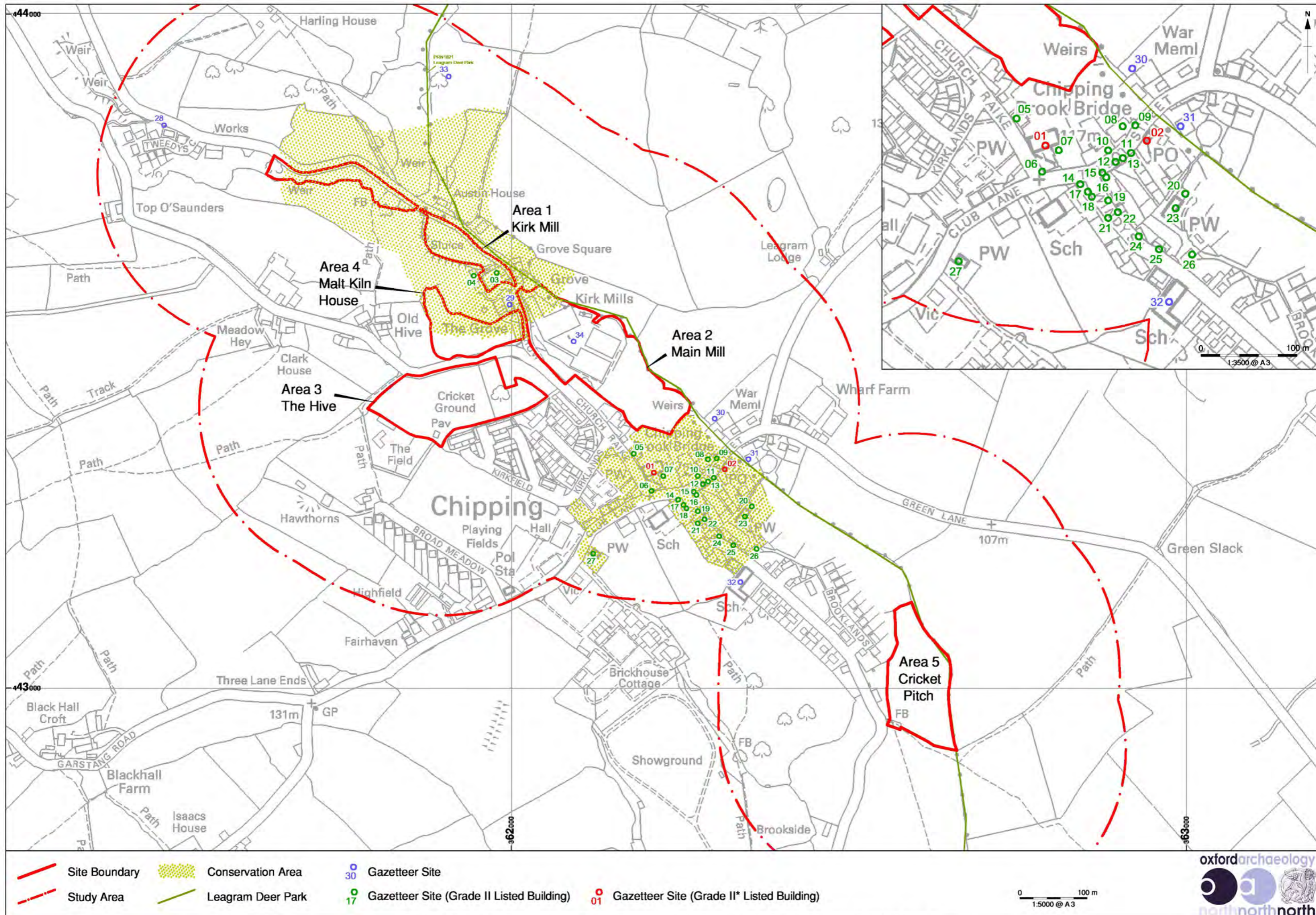


Figure 2: Plan of proposed development areas, showing sites of known archaeological interest

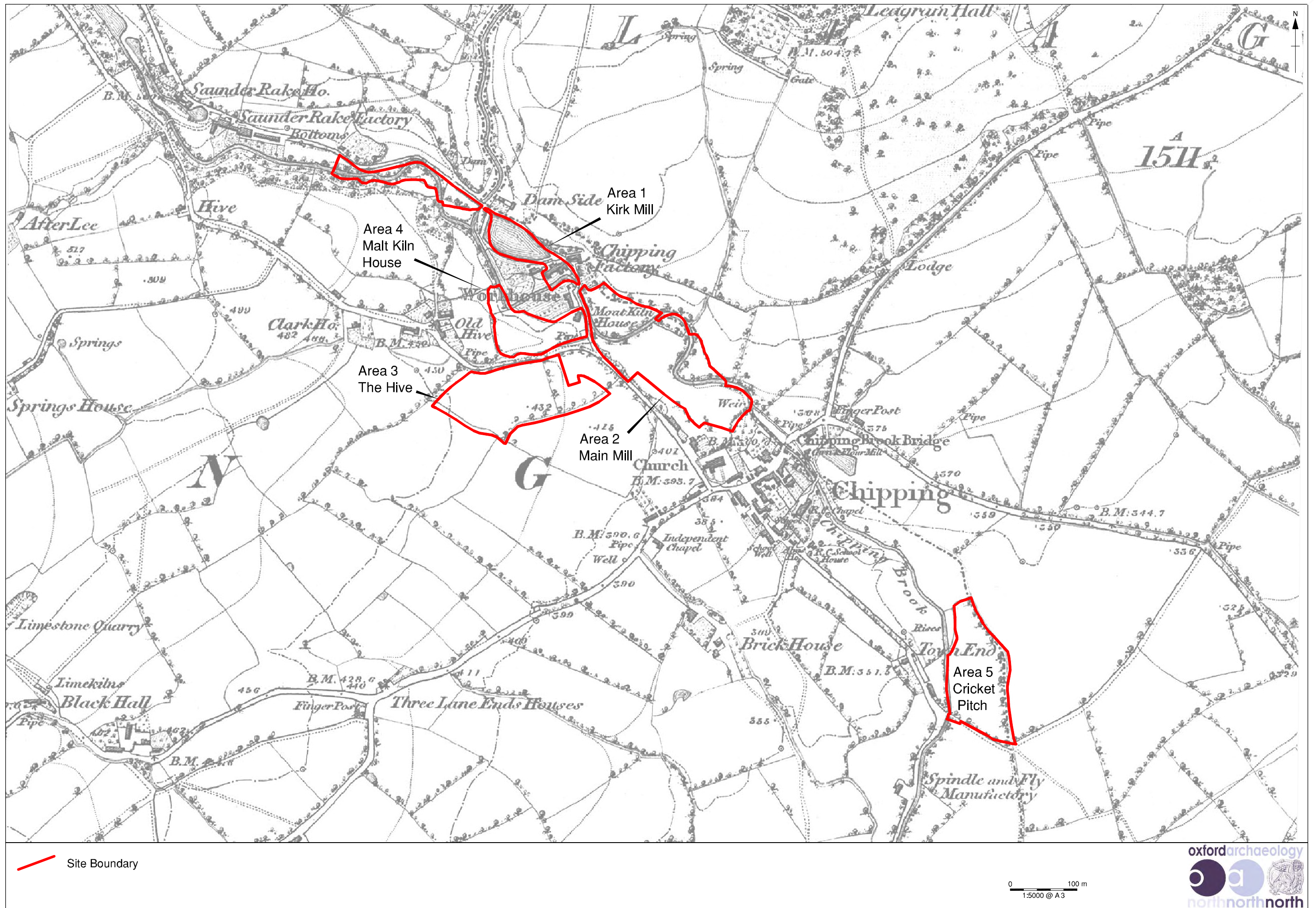


Figure 3: Proposed development areas superimposed on the Ordnance Survey first edition 6":1 mile map of 1847

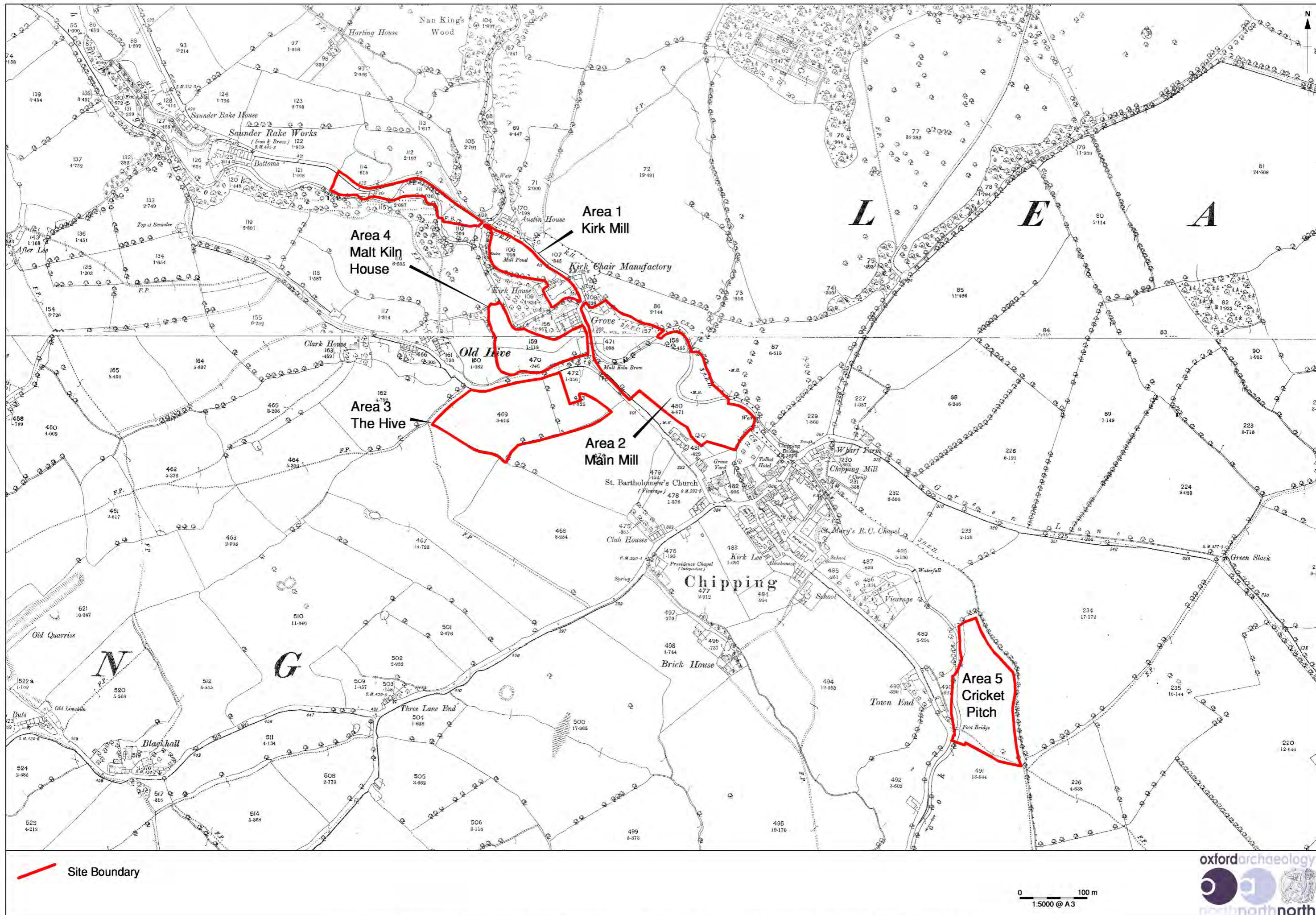


Figure 4: Proposed development areas superimposed on the Ordnance Survey first edition 25":1 mile map of 1893

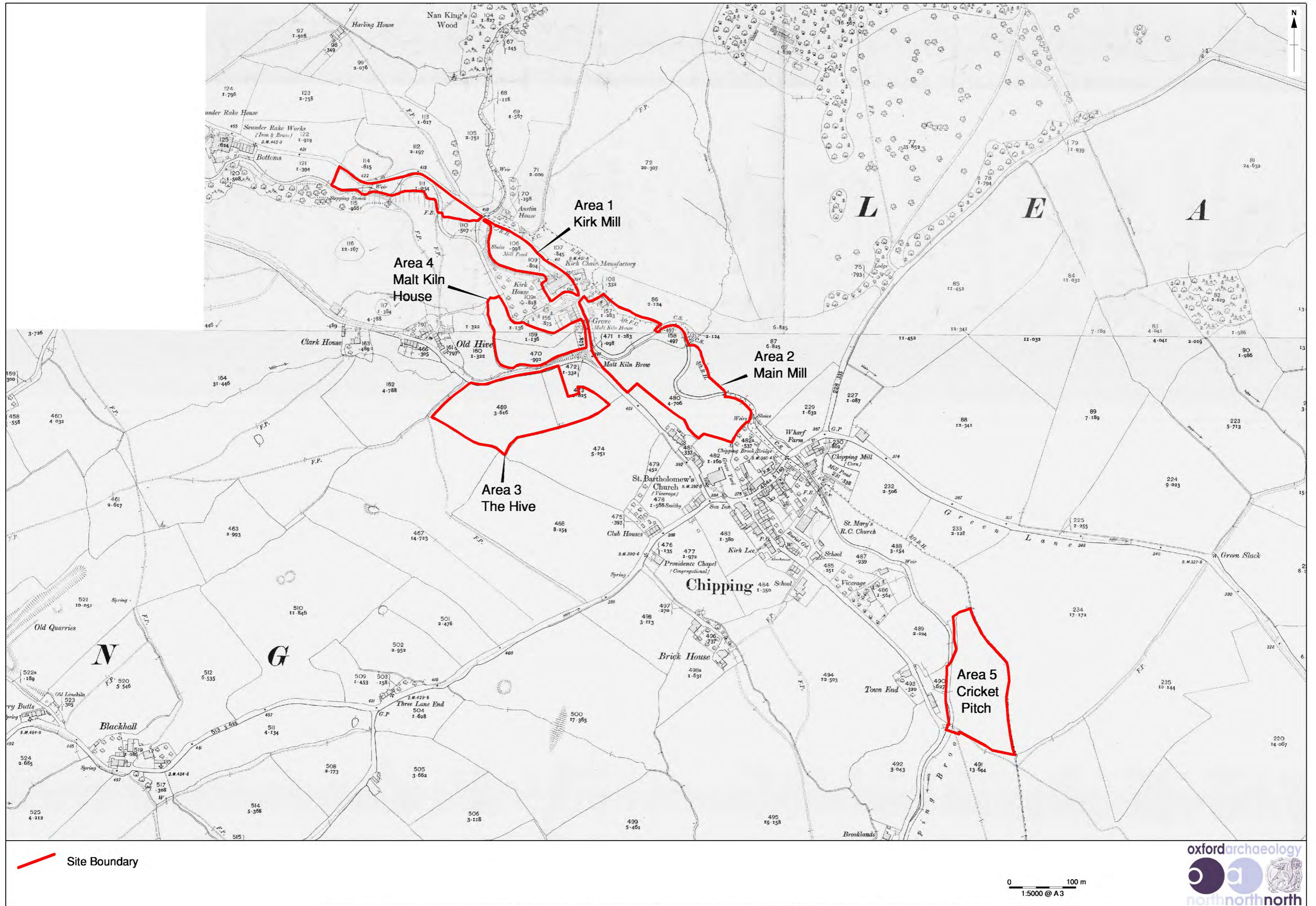


Figure 5: Proposed development areas superimposed on the Ordnance Survey second edition 25":1 mile map of 1912