ARCHAEOLOGY AND HERITAGE STATEMENT OF CASE

ON BEHALF OF SCPI BOWLAND LTD

LAND AT MALT KILN BROW,

CHIPPING,

RIBBLE VALLEY

LOCAL AUTHORITY REFERENCE: 3/2014/0183 & 3/2014/0226

Oxford Archaeology North

June 2015

Prepared by: Ian Miller, Senior Project Manager, Oxford Archaeology North

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1. INTRODUCTION

1.1 QUALIFICATIONS AND EXPERIENCE

1.1.1 This document has been produced by Ian Miller BA FSA, who has more than 26 years experience as an archaeologist and heritage professional, and has been a Senior Project Manager with Oxford Archaeology North (OA North) since 2002. Ian is a Fellow of the Society of Antiquaries of London. He is also an elected member of the CBA North West Industrial Archaeology Panel, the Cumberland and Westmorland Antiquarian and Archaeological Society Industrial Archaeology Panel, and is a co-opted member of Council for the Association of Industrial Archaeology.

1.1.2 Ian has been responsible for delivering a wide range of archaeology and heritage projects, including the production of archaeological assessments and heritage appraisals, cultural heritage chapters for environmental statements, building surveys, evaluations, and excavations, and has an impressive publication record. Ian is widely acknowledged as a leading regional specialist in industrial archaeology, particularly with respect to historic textile mills. In addition to acting as an internal consultant for all of Oxford Archaeology's industrial projects, he has fulfilled the role of external heritage advisor on former industrial sites for several local authorities in Lancashire, numerous private organisations, and Lancashire County Museum Service. At the invitation of Historic England[1], Ian has also contributed short papers for inclusion in national guidelines for the investigation of historic industrial sites, and is currently preparing an 'Introduction to Heritage Assets: Textile Mills' on behalf of Historic England. He is presently leading the Lancashire Textile Mills Survey, a strategic research project that was implemented in 2008 and funded by Historic England, which aims to quantify and assess the relative significance of all the surviving textile-manufacturing sites in Lancashire, enabling Lancashire County Council to develop a long-term management strategy for historic textile mills, such as Kirk Mill. As part of the project, Ian put forward a number of individual sites for consideration for statutory designation as listed buildings, providing the supporting evidence to enable the DCMS to determine the application for designation. Based on the experience gained during the course of this long-term project, Ian is widely acknowledged to be a leading expert on historic textile mills in Lancashire.

1.1.3 In 2012, Ian contacted SCPi Bowland Ltd to request permission to gain access to Kirk Mill to undertake an historic building investigation as part of the detailed research required for the Lancashire Textile Mills Survey. This survey, consistent with an Historic England Level III-type historic building investigation, was carried out in 2012, and was completely unrelated to the development proposals, which were at that time unknown to him.

[1] On 1st April 2015 the Historic Buildings and Monuments Commission for England changed its common name from English Heritage to Historic England. The Commission is therefore referred to as 'Historic England' throughout this Statement

1.1.4 Ian has been involved in the Chipping Project from an early stage, and has attended numerous design team meetings to ensure that heritage and historic environment considerations have been considered carefully from inception and throughout the evolving design stages. Ian's close involvement in the project enabled him to highlight the value of Kirk Mill as a significant heritage asset at a preliminary stage in the design process. He has also helped to ensure that the proposed scheme has secured the optimal viable use for the historic buildings (in accordance with Historic England Guidance and good practice), and that the proposed scheme is significantly beneficial to the significance and setting of Kirk Mill and Kirk House, and also to the character and appearance, significance, setting and views into and out of the Kirk Mill Conservation Area. The special interest of the Kirk Mill Conservation Area has thus been fully appreciated in the design proposals, and it is recognised that the importance of this area lies in its origin as an industrial hamlet. Kirk Mill is one of several industrial Conservation Areas in Lancashire, the most complete perhaps being the Weavers' Triangle in Burnley, Calder Vale in the borough of Wyre, and Abbey Village and Withnell Fold in the borough of Chorley. Ian's in-depth knowledge of these comparable areas has enabled him to provide specialist advice to the design team that allowed the important heritage attributes of Kirk Mill and the Kirk Mill Conservation Area to have been of paramount consideration throughout the design process

1.1.5 The design evolution has thus not only been a high-quality iterative design process, it has also been heritage led. Ian also attended the public consultation event held in Chipping in April 2013 to discuss heritage aspects of the scheme with local residents.

1.2 STATEMENT OF TRUTH

1.2.1 The evidence prepared for and provided within this Statement is true and has been prepared and is given in accordance with the guidance of my professional institution. I confirm that the opinions expressed are my true and professional opinions.

IAN MILLER BA FSA

(OA North Senior Project Manager)

1.3 CONTRACT BACKGROUND

1.3.1 OA North has been instructed by SCPi Bowland Ltd to submit archaeology and cultural heritage evidence to support a planning appeal, to be determined by way of a hearing, against the decision of Ribble Valley Borough Council on 23 December 2014 to refuse contrary to a recommendation for approval planning permission (LPA Ref: 3/2014/0183) and Listed Building Consent (LPA Ref: 3/2014/0226) on land at Malt Kiln Brow, Chipping. Details of the hybrid planning application, which seeks both full and outline planning permission, is presented in the Planning Statement of Case, prepared by HOW Planning (*Section 2*).

1.4 OBJECTIVES

1.4.1 A Heritage Assessment has been carried out to provide a heritage-led perspective on the significance of the proposed development 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 (paras 128 and 129) significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be assessed in relation to significance.

1.4.2 This Statement has researched and assessed the significance of Kirk Mill, a Grade II listed building, and the conclusions on its varied significance values are set out below. It should be read together with the Heritage Assessment submitted with the planning and LBC applications, dated August 2013, with an addendum that focused purely on the of the heritage assets within the Kirk Mill and Chipping Conservations Areas compiled in July 2014. The impact of the outline development proposals are also set out below

2. METHODOLOGY

2.1 INTRODUCTION

2.1.1 Assessing the impact of development on heritage assets requires the exercise of a subjective judgement. However, it is a judgement that can be expressed against a set of criteria, set out below, in accordance with current guidelines provided by Historic England. The purpose of the guidance is to '*provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide*' (Historic England 2015, 1). In essence, the guidance aims to:

- increase the quality of decision-making;
- increase consistency in decision-making; and
- ensure transparency in assessment.

2.1 STATUTORY TESTS

2.1.1 In considering the potential impact of the proposed development on heritage matters, it is important to consider the statutory tests against which an application must be considered. The key documents include:

- Section 38(6) Planning and Compulsory Purchase Act (2004) requires an application to be determined in accordance with the Development Plan unless material considerations indicate otherwise;
- Section 66(1) Planning (Listed Buildings and Conservation Areas) Act (1990) requires the decision maker, in considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historical interest which it possesses. The Section 66 duty applies equally to a listed building as to its setting;
- Section 72(1) Planning (Listed Buildings and Conservation Areas) Act (1990) provides that, with respect to any buildings or other land in a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area in decision making.

2.1.2 In addition, a number of legal rulings pertinent to the current appeal have been made in respect of previous planning applications elsewhere in England. These are summarised in the Planning Statement of Case, prepared by HOW Planning (*Section 8*). Perhaps the most relevant decision (in the context of Listed Buildings) is the decision in Barnwell Manor, in which Lang J held that:

- *39 In my judgment, in order to give effect to the statutory duty under section 66(1), a decision-maker should accord considerable importance and weight to the "desirability of preserving … the setting" of listed buildings when weighing this factor in the balance with other 'material considerations' which have not been given this special statutory status.*

2.2 LEGISLATIVE FRAMEWORK AND GUIDANCE

2.2.1 National planning polices 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.

2.2.2 The NPPF includes as a core planning principle (paragraph 17) to '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*'. Section 12 of the NPPF then goes on to describe provisions specifically relating to conserving and enhancing the historic environment. Paragraph 128 advises local planning authorities to require an applicant to describe the significance of any heritage assets affected by their proposal, including any contribution made by their setting. It states that '*the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance*'. At the time of the determination, there were no outstanding requests for further information, and there is no dispute that the submitted information was accurate and adequate (for the purposes of the NPPF).

2.2.3 The glossary to the NPPF describes significance in relation to heritage policy as '*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting*'.

2.2.4 The setting of a heritage asset is defined as '*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of the asset, may affect the ability to appreciate that significance or may be neutral*'.

2.2.5 ***NPPF 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*'.

2.2.6 ***NPPF Policy 131*** is of particular relevance to the current appeal, and provides strong support for the proposals. The policy 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.

2.2.7 ***NPPF 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.*' It equally must follow that (because heritage assets are irreplaceable) all reasonable avenues for their sensitive re-use to secure their long-term future must be explored so that they do not fall into vacancy, dereliction and ultimate demolition.

2.2.8 ***NPPF 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.*' Implementation of this policy should take a balanced consideration of the impacts of the proposals as a whole on the designated heritage assets.

2.2.9 ***NPPF 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*.' This is of particular resonance where the listed building(s) under consideration are vacant, derelict and in private ownership (with no access to the public), as at Kirk Mill.

2.2.10 ***NPPF 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*'.

2.2.11 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 (Ref CD 2.5). 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.

2.2.12 ***NPPF 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…*'.

2.2.13 In addition to the NPPF, policy and guidance relating to conservation areas is embodied in the Planning (Listed Building and Conservation Areas) Act 1990. Section 69 of the Act 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*'.

2.2.14 Guidance on the designation procedures set out in *Guidance on the Management of Conservation Areas* (Historic England 2006; Ref CD 2.4) 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 (district-wide) 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*'.

2.2.15 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 (Ref CD 1.0). 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, as they have been referenced in the Reasons for Refusal.

2.2.16 ***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).

2.2.17 The Council's Core Strategy states that this will be achieved via:

- Recognising **that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance**;
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area;
- Considering any development proposals which may impact on a heritage asset or their setting through **seeking benefits that conserve and enhance their significance and avoids any substantial harm** to the heritage asset;
- Requiring all development proposals to make **a positive contribution** to local distinctiveness/sense of place;
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.

2.2.18 ***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).

2.2.19 It is the stated intention of Ribble Valley Borough Council to '*seek positive improvements in the quality of the historic environment*' via the following mechanisms (RVBC 2014, 98-9):

- **Monitoring heritage assets at risk and supporting development re-use proposals consistent with their conservation**;
- **Supporting redevelopment proposals which better reveal the significance** of heritage assets or their settings;
- Production of design guidance;

- Keeping conservation area management guidance under review;
- Use of legal enforcement powers to address unauthorised works where it is expedient to do so;
- Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.

2.2.20 ***Policy DMG 1 General Considerations:*** this requires all developments to protect and enhance heritage assets and their settings.

2.2.21 ***Policy DMB 2 The Conversion of Barns and Other Rural Buildings for Employment Uses:*** this policy requires development proposals for former agricultural barns to meet the following criteria:

- The proposed use will not cause unacceptable disturbance to neighbours in any way;
- The building has a genuine history of use for agriculture or other rural enterprise;
- 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;
- 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;
- 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;
- 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;
- That any existing nature conservation aspects of the existing structure are properly surveyed and where judged to be significant preserved or, if this is not possible, then any loss adequately mitigated.

2.2.22 ***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 following:

- The proposals must be physically well related to an existing main settlement or village or to an existing group of buildings;
- The development should not undermine the character, quality or visual amenities of the plan area by virtue of its scale, materials or design;
- The proposals should be well related to the existing highway network. Where possible the proposals should be well related to the public transport network;
- The site should be large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

2.3 LISTED BUILDINGS

2.3.1 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. 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;
- ***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.

2.3.2 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 (Historic England 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, etc;
- ***Regional Factors:*** a regional perspective of individual sites is necessary to achieve a representative sample for each sector of an industry;
- ***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 a waterwheel, 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;
- ***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;
- ***Historic Interest:*** high significance may be attributed to those sites where physical evidence of industrial history survives well.

2.4 ASSESSING THE SIGNIFICANCE OF SETTING TO HERITAGE ASSETS

2.4.1 In their *Historic Environment Good Practice Advice in Planning* (2015; Ref CD 2.1), Historic England 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.

2.4.2 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.

2.4.3 Furthermore, the Historic England document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008; Ref CD 2.3) sets out an approach to making decisions about England's historic environment. The document identifies four groups of heritage values that can be attached to places to help define relevant significance:

- *evidential value:* the potential of the place to yield evidence about past human activity;
- *historical value:* the ways in which past people, events and aspects of life can be connected through a place to the present;
- *aesthetic value:* the ways in which people draw sensory and intellectual stimulation from a place; and
- *communal value:* the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory

2.4.4 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; Ref CD 6.1).

2.4.5 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.

2.4.6 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.

2.4.7 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
The asset's physical surroundings: Topography; Other heritage assets (archaeological remains, buildings, structures, landscapes, areas or archaeological remains); Definition, scale and 'grain' of surrounding streetscape, landscape and spaces; Historic materials and surfaces; Land use; Openness, enclosure and boundaries; functional relationships and communications; Green spaces, trees and vegetation; History and degree of change over time; Integrity; Issues, such as soil chemistry and hydrology
Experience of the asset: Surrounding landscape and town character; Views from, towards, through and across, including the asset; Visual dominance, prominence or role as focal point; Intentional intervisibility with other historic and natural features; Noise, vibration and other pollutants and nuisances; Tranquillity, remoteness, 'wildness'; Sense of enclosure, seclusion, intimacy or privacy; Dynamism and activity; Accessibility, permeability and patterns of movement; Degree of interpretation or promotion to the public; The rarity of comparable survivals of setting
The asset's associative attributes: Associative relationships between heritage assets; Cultural associations; Celebrated artistic representations; Traditions

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 us, 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 understanding and 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 historic 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.

2.4.8 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.

2.4.9 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.

2.4.10 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				

3. BASELINE ASSESSMENT OF HERITAGE ASSETS

3.1 HISTORICAL BACKGROUND

3.1.1 ***Early History:*** 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, 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, and a Roman coin has been discovered in a garden in Hesketh Lane in Chipping.

3.1.2 ***Medieval Period:*** the village name is thought to derive from the Old English 'Chepyn', which may be translated as 'market'. There are also references to a church being built in Chipping in AD 597. The village is mentioned in the Domesday Survey of 1069, where it is referred to as 'Chippenden'.

3.1.3 The earliest documented use of the Kirk Mill site can be traced to the late medieval period, when it was probably occupied by a water-powered corn mill. 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.

3.1.4 ***Post-medieval Period:*** 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. 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.

3.1.5 ***Development of Kirk Mill:*** the corn mill on the Kirk Mill site 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. 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, which was placed at the eastern end of the building.

3.1.6 The original partnership was short-lived and was declared bankrupt in June 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. 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.

3.1.7 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.

3.1.8 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. 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.

3.1.9 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. 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.

3.1.10 He is listed in the census returns for 1851, which 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.

3.1.11 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. In August 1871, 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.

3.1.12 The business was taken over subsequently by Henry James Berry, who purchased Kirk Mill in 1903. 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.

3.1.13 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.

3.1.14 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.

3.1.15 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.

3.1.16 HJ Berry & Son remained at the mill and produced chairs until January 2010, when the firm ceased trading. The vacant and redundant mill, together with its associated pond, was afforded statutory designation as Grade II listed buildings in the following year, presumably in response to an inevitable redevelopment proposal.

3.2 SUMMARY OF DESIGNATED AND NON-DESIGNATED HERITAGE ASSETS

3.2.1 Whilst the assessment has focused on the proposed development areas, and particularly Kirk Mill and the Kirk Mill Conservation Area, 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 designated and non-designated heritage assets in the study area are shown on Figure 1, and a summary provided in Table 6.

3.2.2 In total, 34 heritage assets 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 a heritage asset of considerable archaeological and historical significance, as it represents a rare surviving example of an eighteenth-century water-powered cotton mill that was established on the Arkwright principle. It is also one of a very small number of former textile mills in Lancashire that retain a waterwheel *in-situ*, together with the physical remains of the associated power transmission system. Whilst the national importance of the building is reflected in its current statutory designation as a Grade II listed building, a robust case could perhaps be made to have this designation elevated to Grade II*; only 5.5% of England's listed buildings are in this category.

3.2.3 Conversely, the twentieth-century factory (Site **34**), including the nineteenth-century barn, are of low significance. A detailed analytical description and developmental account of Kirk Mill is provided in *Kirk Mill, Chipping: Archaeological Building Investigation* (OA North 2013), which was produced at a preliminary stage in the development proposals, and was submitted as part of the documentation that supported the planning application. No criticism is made of that document in the Committee Report (although different judgments have been reached on impact).

3.2.4 The area of the new cricket pitch on the south-eastern fringe of the village, together with those areas subject to outline planning application, do not contain any heritage assets, designated or non-designated, and the potential for these areas to contain buried remains of archaeological interest is considered to be low.

3.2.5 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.

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	Non-designated asset
29	The Grove	Nineteenth century	Non-designated asset
30	Findspot (pottery)	Eighteenth century	Non-designated asset
31	Chipping Mill	Nineteenth century	Non-designated asset
32	Brabins Endowed School	Nineteenth century	Non-designated asset
33	Leagram Deer Park	Medieval	Non-designated asset
34	HJ Berry's New Mill	Twentieth century	Non-designated asset

Table 6: Summary of designated and non-designated heritage assets

3.3 CONSERVATION AREAS

3.3.1 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. A Conservation Area Appraisal carried out recently (Conservation Studio 2006; Ref CD 1.3) 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 of 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.

3.3.2 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. Ribble 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*'. 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 (Ref CD 1.0). Reliance should therefore be placed on the Heritage Assessment as an independent assessment of the significance of the conservation area.

3.3.3 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 (*supra*).

4. ASSESSMENT OF SIGNIFICANCE

4.1 OVERVIEW OF THE SIGNIFICANCE OF KIRK MILL

4.1.1 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.

4.1.2 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, most have 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. On 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.

4.1.3 Kirk Mill is also of **medium significance** for it 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.

4.2 SIGNIFICANCE OF KIRK MILL: EXTERIOR

4.2.1 Kirk Mill is of **high significance** externally, although twentieth-century alterations have clearly 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, including the Grade II listed Kirk Mill House. 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.

4.2.2 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.

4.2.3 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.

4.2.4 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.

4.2.5 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.

4.3 SIGNIFICANCE OF KIRK MILL: INTERIOR

4.3.1 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.

4.3.2 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**. Indeed, the rare survival of the waterwheel and considerable elements of the associated power-transmission system is more consistent with a Grade II* listing. Table 7 below summarises the levels of significance of the principal components and features of the interior.

Interior Component	**Significance Level**
Ground Floor	
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
First Floor	
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
Second Floor	
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

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

4.4 CURRENT CONDITION OF KIRK MILL

4.4.1 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.

4.4.2 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. If the Appeal is unsuccessful, there would be an immediate risk of further rapid deterioration or loss of fabric of both the mill and its associated reservoir.

4.5 SIGNIFICANCE OF HERITAGE ASSETS IN THE WIDER AREA

4.5.1 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.

4.5.2 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.

4.5.3 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 historic significance. The component buildings lack architectural distinction, and conflict with the historic character of the adjacent Kirk Mill Conservation Area.

5. SETTING ASSESSMENT

5.1 SUMMARY OF DEVELOPMENT PROPOSALS

5.1.1 Details of the development proposals are set out in the current set of plans and drawings and the Design and Access Statement. 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. 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;
- ***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.

5.1.2 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.

5.2 IMPACT ASSESSMENT IN RELATION TO SIGNIFICANCE

5.2.1 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. 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. The impact of each principle alteration is summarised in Table 8, and mitigation measures, where appropriate, are proposed. In their consultation response to the planning application, the Lancashire County Archaeology Service acknowledged their agreement with these measures.

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.	Careful removal of material around historic elevations to reduce damage.
Erection of the circulation 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.	Reversible 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 building's historic character.	Construction of the roof of the new structure 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 enhance the significance of the elevations, providing a benefit to the historic structure.	

Proposal	Significance of Affected Area	Impact / Benefit	Mitigation
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 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 *in-situ*. Archaeological monitoring during any ground-breaking works in this area.
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.
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.

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

5.2.2 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 (Ref CD 1.0). 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.

5.2.3 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.

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 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

Table 9: Impact of the proposed development beyond Kirk Mill

5.3 ASSESSMENT OF IMPACT ON THE SETTING

5.3.1 ***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.

5.3.2 ***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.

5.3.3 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.

5.3.4 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.

5.3.5 ***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.

5.3.6 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.

5.3.7 ***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.

5.3.8 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.

5.4 SUMMARY OF SETTING IMPACT ASSESSMENT

5.4.1 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 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, in line with the recommendation made by the Case Officer;
- 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 proposed development complies with statutory tests, which strongly support this form of beneficial redevelopment;
- The proposals comply with NPPF, especially Policy 134, Policy 137 and Policy 140.

5.4.2 In conclusion, as an independent specialist in historic textile mills, I strongly endorse the development proposals, and urge the Inspector to grant planning permission and listed building consent that offer the optimal viable use for Kirk Mill, and which will ultimately save the building from complete loss. It is crucial that the mill is redeveloped, and this simply cannot be achieved without an element of new development. It should be noted, moreover, that despite misplaced objections to the proposed scheme, the local planning authority has not offered an alternative solution that would address the deterioration of Kirk Mill and the Conservation Area.

6. REASONS FOR REFUSAL

6.1 CONSULTATION RESPONSES

6.1.1 ***Historic England:*** this key consultee for the historic environment opened their consultation response by noting that 'the initiative to regenerate and re-use Kirk Mill and the adjoining Main Mills complex is welcome and has potential to secure a long term use for a listed building which is vacant and clearly at risk of further deterioration. We support the proposed use and the principle of converting the Mill….' The response also noted that the 'vacant and, to an extent, derelict condition of the mill dominates the Conservation Area and the constructive reuse of the building could be highly beneficial. Similarly, the redevelopment of the vacant Main Mill complex, which overshadows the Conservation Area as a whole, with a contextual bespoke design could significantly enhance the character and appearance of the area. The introduction of a mix of complementary uses should have potential to regenerate the site and benefit the setting of both the Kirk Mill and Chipping Conservation Areas'. The concerns raised by Historic England related to:

- the addition of the three-storey circulation space against the south elevation of the mill, and the potential for this to obscure historic fabric and fittings on the principal elevation of the building;
- the proposed use of materials employed in the Orangery, which would have potential to confuse the historic phases of the building;
- the proposed development of the self-build plots could potentially blur the distinction between the contrasting settlement patterns of the area, and impact on the setting of the Kirk Mill Conservation Area;
- the steep pitch and dominant roof form employed in the proposed hotel and spa on the redundant factory site could potentially overwhelm the domestic scale of the surrounding cottages.

6.1.2 The concerns of Historic England were addressed on site. After the site meeting, no further consultation responses were received. This issue is addressed in the evidence of HOW Planning.

6.1.3 ***Ribble Valley Conservation Officer:*** a number of points were raised by the Conservation Officer:

- the proposals seek the harmful coalescence of two very distinct historic settlements, namely the village of Chipping and the industrial hamlet encompassing Kirk Mill;
- the development proposals did not pay due consideration of the setting of the heritage assets and conservation areas;
- the alteration to the character and significance of the barn on the modern factory site was considered to be very harmful, and was not justified;

- the modern industrial buildings, whilst acknowledged to be of low significance, were considered in scale, massing, design and use to provide a sympathetic foil and non-competing context to Kirk Mill, and that the proposed development would fail to sustain the industrial character of the area;
- the removal of historic fabric, cited to include mill's cast iron and timber columns and the southern extension to the east wing, was considered to be very harmful;
- the addition of the glazed circulation tower was considered to be an incongruous and intrusive addition that would impart unjustified harm to the principal elevation of the historic mill;
- the proposals were not considered to represent the optimum viable use for Kirk Mill; and
- the proposals would have a harmful impact upon the cultural importance of the AONB.

6.1.4 It was concluded that 'the proposals will result in substantial harm (as relate to principal reasons for designation) to the character and setting of Kirk Mill and the character and appearance of Kirk Mill Conservation Area. The proposals result in less than substantial harm to the character and appearance of Chipping Conservation Area (coalescence) and the setting of Kirk House (historic and spatial relationship to the industrial hamlet). NPPF paragraph 133 suggests that permission should be refused unless it can be demonstrated that the substantial harm is necessary to achieve substantial public benefits. NPPF paragraph 134 requires less than substantial harm to be balanced against public benefits, including the securing of optimum viable use'.

6.1.5 ***SPAB:*** the group raised concerns about the future of the waterwheel and associated transmission gears, emphasising the importance of their retention in the proposed scheme.

6.1.6 Planning permission was refused by the Council's Planning Committee at its meeting on 18 December, against Officer's recommendation. The Council's Decision Notice refusing planning permission was issued on 23 December 2014 and sets out four reasons for refusal. The Decision Notice states the following four Reasons for Refusal, of which the first two relate specifically to heritage interests.

6.1.7 In the light of all of the relevant consultation responses, the unequivocal recommendation of the Case Officer and the Head of Planning was that the relevant consents should be granted.

6.2 REASONS FOR REFUSAL

Reason 1: Harm to the special architectural and historic interest, significance and setting of Kirk Mill (Grade II) and Kirk House (Grade II)

6.2.1 The Reasons for Refusal state this is relevant '*because of the loss and alteration of important historic fabric, plan form and design at Kirk Mill, the addition of poorly designed and inappropriate extensions to Kirk Mill and the intrusion of poorly designed and inappropriate development into the setting of both listed building. This is contrary to the National Planning Policy Framework, and Policies DME4, DMG1, DMB2 and DMB3 Ribble Valley Core Strategy adopted version.*'

6.2.2 In terms of Kirk Mill, 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.

6.2.3 Particular concerns have been raised by Historic England and the Ribble Valley Conservation Officer about the addition of the Orangery against the southern façade of Kirk Mill, and its intrusion into the mill yard. Such concerns appear to ignore a number of key issues: the deteriorating condition of the building; its importance as a heritage asset which must be saved; the need for its beneficial long-term redevelopment now, and; the requirement for any redevelopment to be viable in the long-term for a use which is sensitive to the significance of the listed building.

6.2.4 Fundamentally, the Orangery is required so that the building can be re-used for its intended hotel use. Neither Historic England nor the Conservation Officer have grappled with the functional requirements of the intended use (unlike the Case Officers). It has been designed (with input from Living Ventures – a hotel operator) carefully to minimise direct physical impact on the historic building, and is a reversible addition. Further, the comments of the Ribble Valley Conservation Officer need to be considered in the context of an absence of any alternative solution for the future of this building. I consider that the building is too valuable to lose and I do not consider that (on reflection) the Conservation Officer and LPA would countenance its loss. It is (in my opinion) incumbent on the LPA to grapple with what should happen to this site if planning permission is refused.

6.2.5 Having been involved with this project from its inception, I am not aware of any (let alone any better) viable redevelopment, but am conscious that SCPi Bowland Ltd has explored a number of alternative uses, all of which have ultimately been discarded as they are simply not viable/practicable. Certainly the Conservation Officer (as distinct from the Planning Officers) has not sought to provide any constructive input into the iterative design process and does not provide any alternative vision for the site beyond continued vacancy and dereliction which is the antithesis of the statutory tests and national/local policy.

6.2.6 The footprint of the Orangery broadly occupies the footprint of former ancillary buildings to the mill (including a boiler house) that have been demolished, so the 'intrusion' argument is not entirely convincing. Similarly, the suggestion that the Orangery will obscure a 'large' part of the historic façade is contested, as the proposals allow for the new structure to be placed in front of the heavily remodelled ground floor that retains redundant modern elements that impart a negative appearance of the historic character of the building. Indeed, there is a potential opportunity here to use the Orangery to enhance the visibility and significance of the mill's façade.

6.2.7 The existing scheme allows for the Orangery to be constructed in stone, which has some limited potential to be confused with the original fabric of the historic building. Following recent consultation with Historic England, the use of different materials in the construction of the Orangery may reduce the perceived harm to the architectural significance of the mill, especially if this would enable the new structure to be read clearly as a modern addition, whilst enabling some visibility of the historic fabric to be maintained. This issue is addressed further by HOW Planning.

6.2.8 The circulation tower is perhaps the principal objection from Historic England, and its position in front of the tall arched window in the mill façade. In isolation, this does constitute a negative impact. However, it is important 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.

6.2.9 There are compelling design reasons as to why the tower has to occupy this location which are presented in the Design & Access Statement. In summary, however, the need for a new access lift to all floors of the building is imperative to the viable re-use of the building. 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.

6.2.10 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. As with the Orangery, the circulation tower is (theoretically) a reversible addition that has been designed to minimise direct impact on the historic fabric.

6.2.11 The setting of the mid-twentieth-century factory that lies on the eastern side of Malt Kiln Brow can, at best, be seen to make a moderate contribution to the historic character of the area, although some elements certainly make a negative contribution. In particular, the derelict industrial structures to the rear of the factory complex are at odds with the historic grain of the Conservation Area.

6.2.12 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. This part of the study area, moreover, contains a nineteenth-century barn, the setting of which will also be 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.

6.2.13 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.

6.2.14 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.

6.2.15 Development of Kirk Mill and the modern factory site will have a beneficial impact on the historic setting of the 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 sympathetic repair and conversion.

6.2.16 These changes are unlikely to 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. On the contrary, such changes are positive and comply with the relevant legal and policy tests, which strongly support this redevelopment.

6.2.17 The scale of the impact arising from the demolition of the modern factory, and its replacement with a new building, can be considered on balance to be negligible, whilst the setting of the nineteenth-century barn will be slightly improved by the proposed development as the building's relationship with its setting could be appreciated more readily. This can be viewed as a minor beneficial impact.

6.2.18 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.

6.2.19 The proposed new use of the historic barn is in accordance with the Ribble Valley Core Strategy Policy DMB 2; In particular: the barn has a genuine history of use for agriculture or other rural enterprise; it is structurally sound and capable of conversion for the proposed use; the impact of the proposals will not harm the appearance or function of the area in which it is situated (indeed, the offer considerable benefits); the access to the site is of safe standard; and the design of the conversion is of a high standard and be in keeping with local tradition. Similarly, the proposed conversion of the barn is in line with the criteria specified in Policy DMB 3: the proposals are physically well related to an existing group of buildings; the development will not undermine the character, quality or visual amenities of the plan area by virtue of its scale, materials or design; and the site is large enough to accommodate the necessary car parking, service areas and appropriate landscaped areas.

6.2.20 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.

6.2.21 In conclusion, 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.

Reason 2: Harm to the character and appearance, significance, setting and views into and out of Kirk Mill Conservation Area and Chipping Conservation Area

6.2.22 The Kirk Mill Conservation Area is certainly of significance, not least as a well-preserved example of an early textile-manufacturing hamlet. Due to its recent designation, however, a management plan has not been produced, nor is there an appraisal.

6.2.23 The Chipping Conservation Area was established in 1969, and the original Conservation Area Appraisal produced in 1971 was superseded a few years ago, and Conservation Area Management Guidance has been produced by RVBC.

6.2.24 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 (as defined).

6.2.25 Again, the demolition of the redundant modern factory buildings, and their replacement with the proposed structures that will be of a scale and massing appropriate to their setting, and constructed of materials that are more sympathetic to the historic character of the Conservation Area, would have a beneficial impact on the character of the Kirk Mill Conservation Area. By association, the impact on the Chipping Conservation Area will also be beneficial.

6.2.26 One of the significant attributes of the Kirk Mill Conservation Area is its distinctiveness and separation from the medieval village of Chipping, which is derived in part from the natural topography and location within a natural bowl. The proposed development will not have any impact on this attribute, as the revitalised Kirk Mill and the new hotel on the redundant factory site will remain isolated from the historic core of the village, with very limited intervisibility between the village's historic core and the new buildings. The development proposals allow for a lower density of new buildings that currently exist, increasing the visual separation between the two conservation areas along Church Raike, whilst improved pedestrian access from the village to Kirk Mill along Chipping Brook will enable visitors to appreciate the distinctiveness of the two areas as they walk upstream and experience the transition from a medieval to early industrial period settlement.

6.2.27 In conclusion, 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, DMB 3 and, in relation to the nineteenth-century barn on the modern factory site, Policy DMB 2. These policies strongly support the redevelopment in the overall planning balance.

7. CONCLUSION

7.1 CONCLUSION

7.1.1 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.

7.1.2 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, and there will be 'less than substantial harm to the significance of a designated heritage asset', as per the requirement of NPPF Policy 134.

7.1.3 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.

7.1.4 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. 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.

7.1.5 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.

7.1.6 In the light of the heritage assessment, it is concluded that the harm to the significance of the designated heritage assets is outweighed to a considerable degree by the public benefits of the development proposal, which includes securing the optimum viable use for Kirk Mill, as per NPPF Policy 134, and it is therefore recommended that the Appeal be allowed.

APPENDIX 1: GAZETTEER OF HERITAGE ASSETS

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 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 sacrarium, 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.
Assessment The site lies beyond the boundaries of SCPi Bowland Ltd's 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's 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 200-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.

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's 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 SCPi Bowland Ltd's land holdings, and will not be directly affected by any of the proposed 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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's 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 UBSCRIPTION 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's 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's 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's 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's 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's 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's 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.

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.

List Entry Summary

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

Name: Kirk Mill and its associated mill ponds retaining walls, outflow and stone-built leat

List Entry Number: 1401593

Location

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

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

County: Lancashire
District: Ribble Valley
District Type: District Authority
Parish: Chipping

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-May-2011

Date of most recent amendment: Not applicable to this List entry.

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

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

Reasons for Designation

Kirk Mill, a former cotton spinning mill of 1785 and its associated mill pond's retaining walls, outflow and

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

History

In 1785 Hugh Stirrup, Richard Salisbury, John Shakeshaft and William Barrow bought a C17 disused corn mill and built on its site a spinning mill, Kirk Mill, that was powered by an external waterwheel. This early Arkwright-type mill is one of the oldest of its kind in the country. It measured about 21m by 8m and housed 20 spinning frames with 1032 spindles and machinery for six more frames of 48 spindles.

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

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

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

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

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

Details

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

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

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

lie to the north of the mill.

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

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

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

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

Roofs are pitched with lights to the former attic.

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

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

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

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

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

Selected Sources

Books and journals
Benson, A P, Textile Machines, (1983)
Hill, C P, British Economic and Social History, 1700-1939, ((1961))
Rothwell, M A, Guide to the Industrial Archaeology of the Ribble Valley, ((2003))
Aspin, C, 'The Water Spinners: a new look at the early cotton trade. Helmshore Local History Society' in Kirk Mill, a surviving Arkwright mill, (2003)
Other
Chipping History Society, A Brief History of Kirk Mill, Chipping,
Ribble Valley Borough Council, Report to Plannign and Development Committee: Proposed Kirk Mill Conservation Area, 4 Feb 2010,

Map

National Grid Reference: SD6193043654

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1401593.pdf - Please be aware that it may take a few minutes for the download to complete.

This copy shows the entry on 16-Jun-2015 at 03:39:03.

List Entry Summary

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

Name: KIRK HOUSE

List Entry Number: 1147319

Location

KIRK HOUSE

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

County: Lancashire
District: Ribble Valley
District Type: District Authority
Parish: Chipping

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 13-Feb-1967

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

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

Legacy System: LBS

UID: 182986

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

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

Reasons for Designation

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

History

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

Details

SD 64 SW CHIPPING

4/99 Kirk House 13.2.67 II

House, 1793. Coursed, squared sandstone with slate roof. 3 storeys, 4 bays, the 3 left-hand bays canted. Windows sashed with glazing bars in plain stone surrounds, the 3 left-hand bays having sill bands. The door, in the right-hand bay, has a plain stone surround with semi-circular glazed head, Tuscan pilasters and an open pediment. Moulded stone gutter cornice and gable stacks. Between bays 3 and 4 '1793' is cast on a lead rainwater head. Gable chimneys.

Listing NGR: SD6194343613

Selected Sources

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

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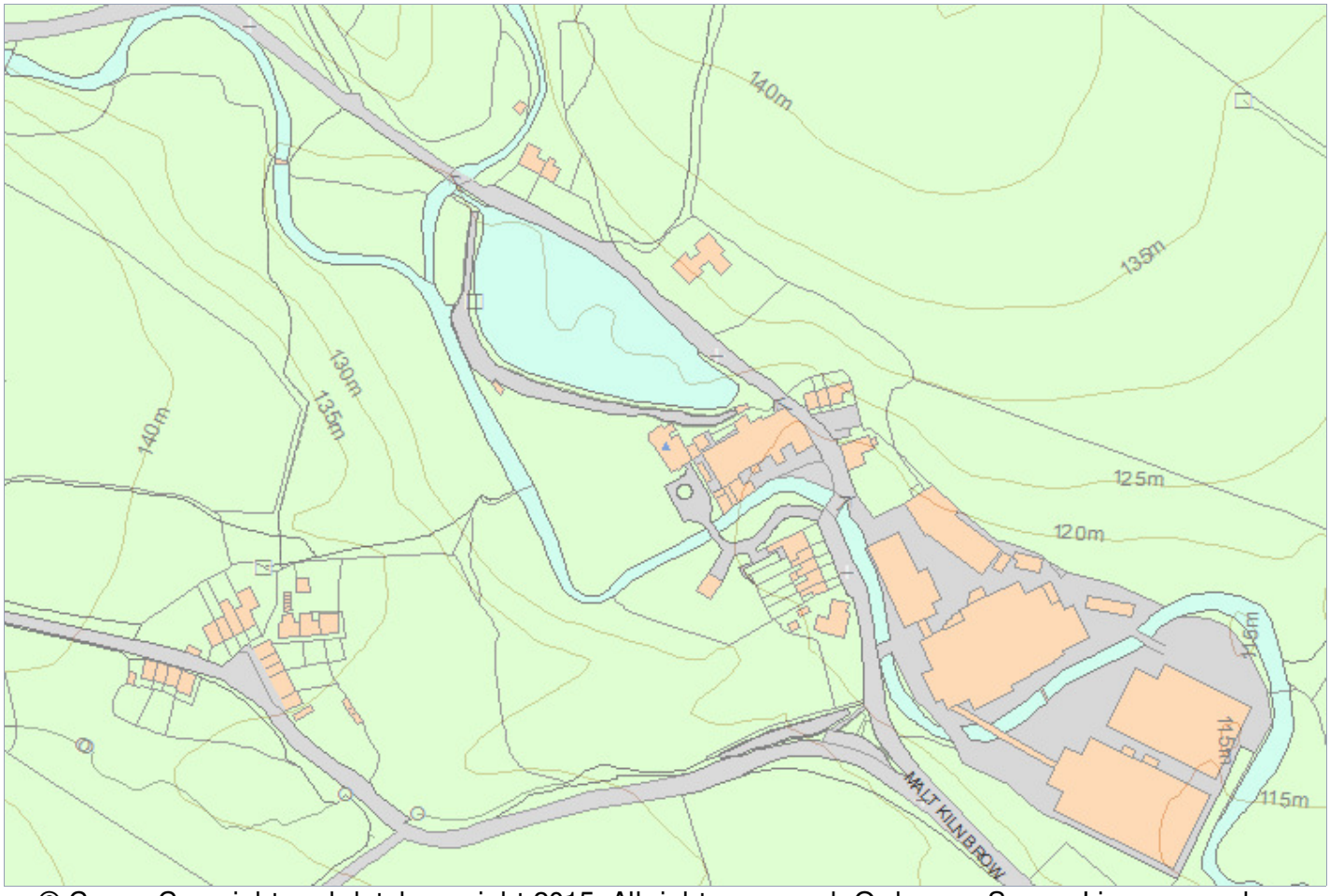
Map

National Grid Reference: SD 61943 43613

The below map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - 1147319.pdf - Please be aware that it may take a few minutes for the download to complete.



This copy shows the entry on 16-Jun-2015 at 03:54:49.

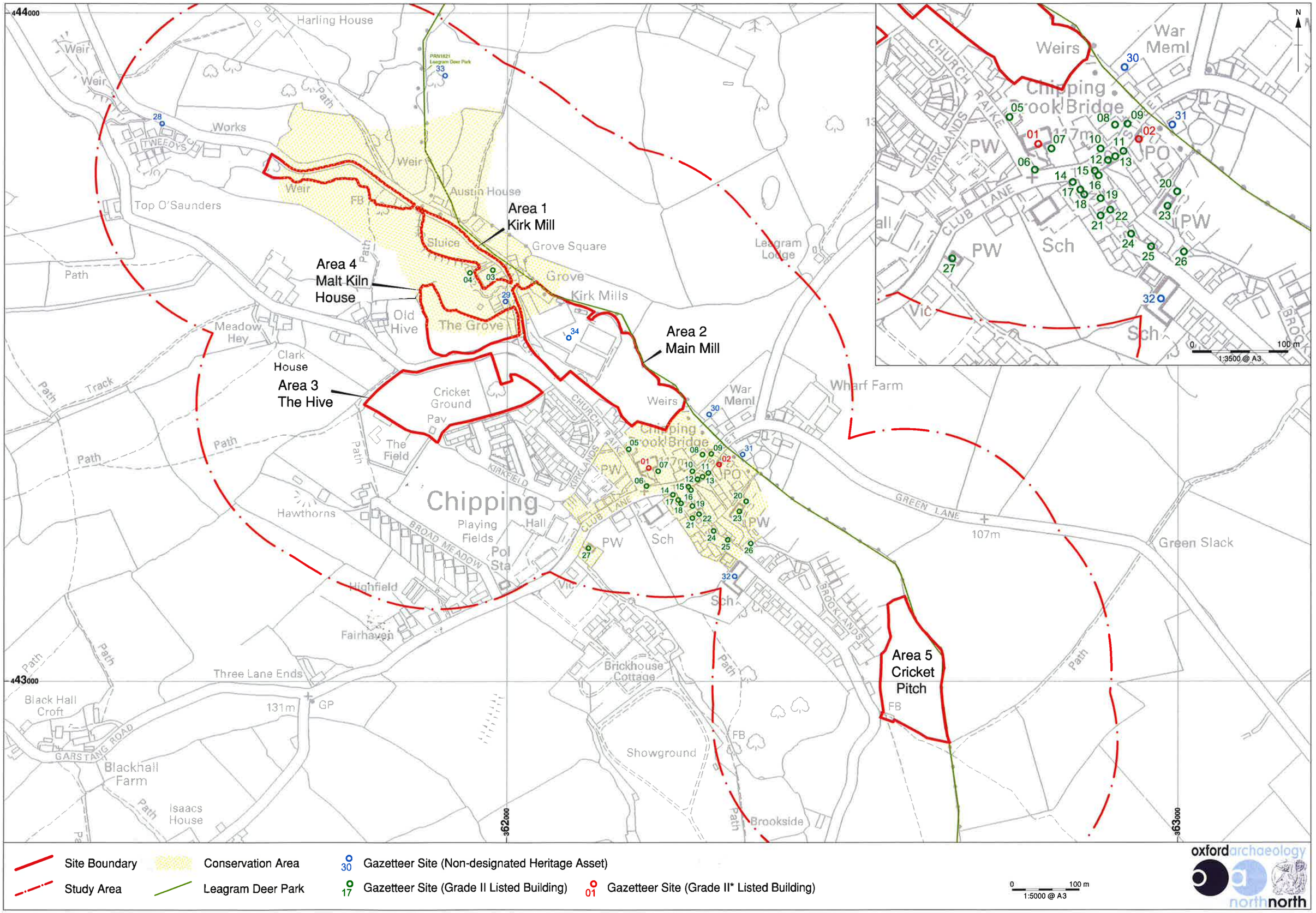


Figure 1: Plan of proposed development areas, showing listed buildings and non-designated heritage assets