

HERITAGE AND DESIGN AND ACCESS STATEMENT



Stonebridge Mill
Kestor Lane, Longbridge

HERITAGE STATEMENT

1. ASSESSMENT OF HERITAGE SIGNIFICANCE

The front elevation and car park of Stonebridge Mill on Kestor Lane is within the Longridge Conservation Area and is adjacent to buildings of Townscape Merit. An extract from the Longridge Conservation Area Appraisal: *At the southern end of Derby Road, a junction of several streets lies over the former railway line still marked by a well detailed stone bridge.* The Lancashire Historic Town Survey Programme for Longridge (2006) states: *In 1850 George Whittle built the first steampower operated cotton factory close to Stone Bridge on Silver Street.*



Figure 1 Church of England Parade - Mill in background with 3 windows at first floor

The property is almost unrecognisable today with the rendered front elevation hiding original window openings and punctured with unsympathetic larger picture windows. The north light roofs section of the mill has been demolished and is now a yard area for various businesses. The boundary wall is still original but the concrete roofed front to the original North light roof area has had a second storey addition. All of this is rendered and clad. The only original elements are to the West elevation where the stone heads and cills in facing bricks walls is still evident. The original North elevation was once quite simple and although the only evidence is at first floor (See Longridge Town Archive photo showing 3 windows at first floor) the existing ground floor door openings appear to be original. The two large picture windows being later additions. Essentially therefore the original character of the mill is completely destroyed by heavy rendering and large disproportionate windows.

2. ASSESSMENT OF IMPACT

Currently, although the front facade of the mill is within the Conservation Area, the unseen West elevation is the only area that retains some of the original features of the mill.



Figure 3 West Elevation down side alley



Figure 2 West Elevation down side alley

The main front (North) elevation contributes little. However being a very visible part of the 'stonebridge junction' any work in this area will have a significant impact on the Conservation Area and the adjoining buildings of Townscape Merit.

3. MITIGATION STRATEGY

The purpose of this application is to bring this mill into the 21st century. Creating a flexible layout that will facilitate many varying tenancies for years to come. To this end the building needs to regain it's 'kerb appeal'. Whilst the building has existing tenants at ground floor the first floor and two storey flat roof extension are vacant giving the best opportunity to carry out the refurbishments and facade works. Whilst the proposal is to re- create the existing windows to the mill including retaining the existing doors, recreating the original centre windows will not give tenants a roadside presence to display their wares/business. However re-designing the large windows in the centre of the gable with a tall well proportioned arched window reflecting the style of other parts of the mill definitely will.

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Figure 4 East side of other parts of Stonebridge mill showing arched windows

The proportion is set by the width of the ground floor window and the need to maintain this to minimize disruption to the existing ground floor tenant.

DESIGN AND ACCESS STATEMENT



Figure 5 Heavily rendered elevations and ill-conceived signage

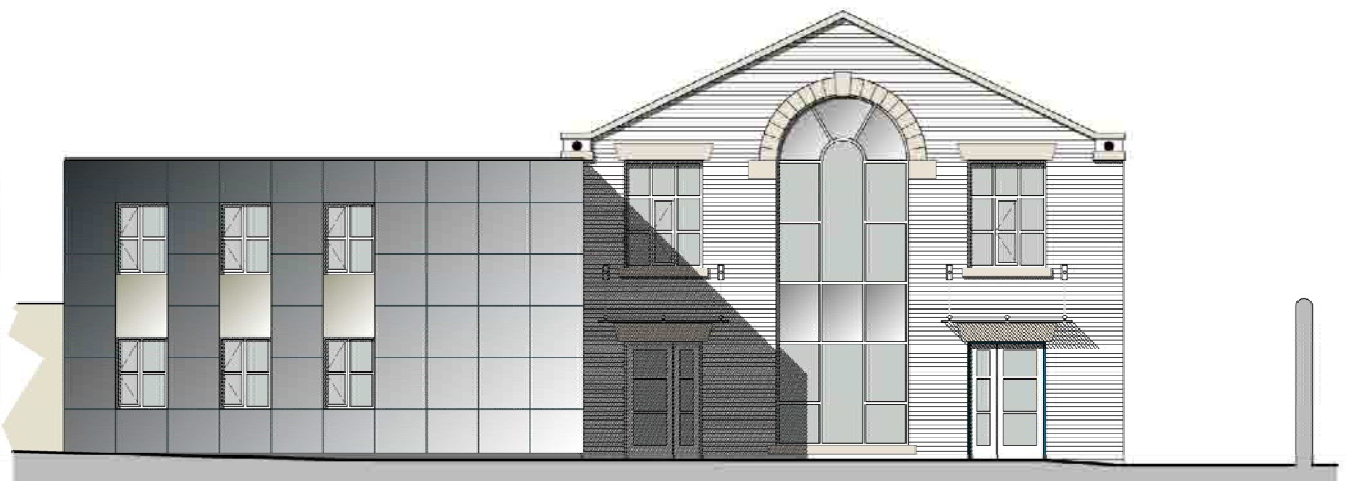


Figure 6 Proposed Elevation

This proposal is to put a new facade on the north elevation, re-render the East Elevation and provide new windows throughout. This is in conjunction with a full refurbishment of the property including new heating system and insulated linings.

1 Layout

The objective has been to bring the property into the 21st century including the ability to let it out flexibly. This has involved the provision of a new stair in a central location including provision for disabled access.

Because the property is in two distinct periods the new facade works is designed to accentuate that. The two storey flat roof building is therefore clad in a modern 'Trespa' rainscreen, insulated, modular cladding system. The work includes a very minor extension at first floor to ensure the modular cladding lines through. The original mill will have a new reclaimed brick facade with stone heads and cills and a redesigned central window with Longridge stone arch.

2 Scale

The first floor extension to the flat roof structure is only 750mm wide by 4735 and is the same height as the existing flat roof structure. The new facade to the original mill will be 200mm

3 Landscaping

Will only involve new markings to clearly delineate parking spaces and identify provision for disabled persons. A new flagged area outside the main entrance will also be provided and the existing boundary wall will be re-pointed.

4 Appearance

The whole appearance of the refurbished mill will vastly improve the street scene at Stone Bridge. Re-claimed bricks will be carefully selected to match the bricks on the West elevation. White slender framed uPVC windows will have glazing patterns similar to that of the original mill and be consistent throughout all elevations. Adding a contemporary feel to the flat roof two storey building at the front will help accentuate the refurbished mill. Delicate cantilevered glazed canopies will be provided to each front door. Signage will be kept off the new facades and is expected to be totem poles which will be subject of a separate application.

5 Use

The use of the building has varied. After being a cotton mill it was for some time an auction room. It has also been a retail outlet for beds and is now (at ground floor) a retail outlet for bathrooms and tiles. There has also been offices use and has even been used temporarily by the Town Council. There is no intention to change this existing diversity.