

Heritage Statement

This statement has been done in the preparation of heritage statements required to support planning and listed building consent applications.

About this heritage statement

This heritage statement identifies all heritage assets and their settings which may be affected. It is therefore being produced early in the design process and demonstrates how an understanding of a heritage asset's significance has informed proposals. The following is included:

- 1) Assessment of heritage significance
- 2) Details of the proposed works
- 3) Assessment of Impact

1. Site Address

Albion Mill, Albion Street, Bury, BL8 2AD

2. The application site (identify all that are applicable):

Heritage Asset	Yes
A listed building (Grade II, Grade II* or Grade I)	☐
Within a conservation area	☐
A scheduled ancient monument	☐
Within the Westminster World Heritage Site ¹	☐
A registered park or garden	☐
In the setting of or adjacent to one of the above?	☐
Within an archaeological priority area ²	☐
A non-designated heritage asset	☐
A Potential Heritage Asset	☒

3. In each case where you have answered yes in 2 above, please identify the asset and its heritage designation (i.e. the grade of listed building, conservation area name etc)

4.

Albion Mill is on the draft local list and as such is considered to be a potential Heritage Asset.
Albion Mill, Albion Street, Bury, BL8 2AD

5. The [significance](#) of the heritage asset(s)

What makes the heritage asset(s) special? Please describe each asset, including its age, architectural style, materials, features of interest, history etc and how these contribute to

significance. If the building is listed, this may include both internal and external features. Where appropriate, you should also identify contribution of setting to significance. Photographs, archival materials (such as historic plans) may assist with this and should be appended, where relevant.

From the Local List Record - Bury Council – Industrial Buildings

Site Information

Title and Address: Albion Mill, inc gates piers and chimney, Albion Street, Bury, BL8 2AD

National Grid Reference: SD 7960 1076

County: Lancashire

District: Bury 3796/4107

Parish: Elton

Grade: Not Listed

Condition: Average

Justification for Local Listing: Early brick industrial building with some important details.

Date of building entry: December 2016

Description/Architectural Features

The mill was in use at the time of the survey. The main mill range has a rectangular footprint, eight bays long and three bays wide. The mill is brick built and five storeys (basement, ground floor, first floor, second and third floor) in height. The window heads have segmental arches. A further two storey range has been added to the eastern elevation of similar style. Both of the mill ranges have pitched roofs. The mill chimney is octagonal and stands to the northern elevation of the main range. A very plain basic mill. Other mid to late C20 structures have been built on the site.

Part shown on 1849 map.2 and 3 storey brick mills, both side of Albion Street.

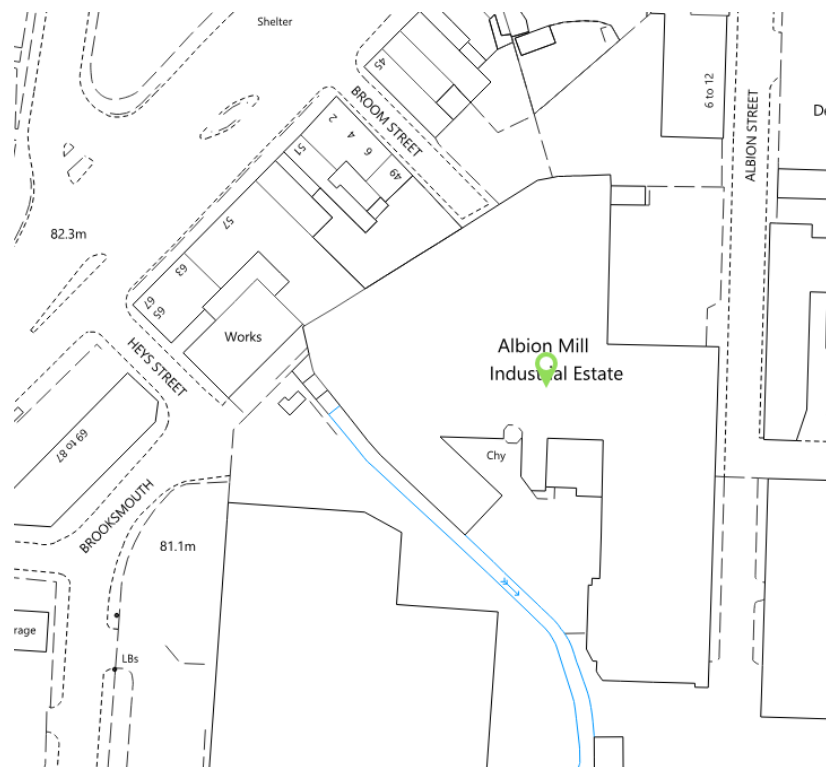
Stone heads and sills to openings in 5 storey mill, with rusticated stone entrance with semi-circ arch. 5 storey mid 19thC. 2 storey office with stone door entrance surrounds, heads sill and banding, early sliding sash frames and original door.

Gable to office is 4 storey and has stone heads and sills and banding. Entrance to gable with stone pilasters with corbels and pediment, and date 1906. To include gates and gate piers and stone sett yard.

Planning History

- 98/34470 - Planning permission was approved with conditions on Wed 09 Dec 1998 for Change of use of part of first floor to wholesale/retail use, Two Storey Extension to factory for storage on ground floor and wholesale/retail use on first floor, Creation of car parks and service area, Alterations to previously approved workshops. (access and car park)
- 97/33395 - Planning permission was approved with conditions on Wed 12 Nov 1997 for Part Demolition of three storey Mill, Reinstatement of Façade and provision of car park.

Photograph - 2017



6. The proposed works

The works we are planning to do to the heritage asset.

The proposal includes alterations to fenestration, replacement of existing windows, and replacement of the current roof with the removal of the hidden valley gutter.

Careful consideration has been given to the design to ensure that significant architectural features of the building remain unaffected.

The proposed design is carefully developed to seamlessly integrate with the existing architectural features. The new elements are designed in a way that complements and harmonizes with the original design, ensuring a cohesive and unified appearance.

Consideration is given to the historical value of the building and its architectural features. Any proposed changes aim to respect and preserve the original design intent, materials, and craftsmanship.

7. Impact on significance

How will the proposals impact on the significance of the heritage asset(s) and/or their settings? Please discuss the impact of the proposals including for example impact on architectural detail, historic fabric, plan form, change of relationship with neighbouring buildings etc. What is the impact on views, the character or townscape of the wider area? Explain how have any harmful impacts been avoided or [mitigated](#), including alternative options considered? Where harm is identified, what is the level of harm (substantial or less than substantial)?

Due to the site being on the draft local list and as such is considered to be a potential heritage asset.

The proposal at Albion Mill, will be in keeping with the existing building and have a minimal impact on the heritage asset and its value.

As shown in the drawings provided, consideration is given to the historical value of the building and its architectural features.

Any proposed changes aim to respect and preserve the original design intent, materials, and craftsmanship.

By considering the architectural style, local context, and the preservation of key features, the fenestration changes are carefully coordinated to ensure they are in harmony with the building and the surrounding area.

The goal is to achieve a design that respects the building's history while enhancing its functionality and aesthetic appeal.

8. Enhancement and Public Benefits (where applicable)

Please describe how the proposals have been designed to enhance or better reveal the significance of the asset e.g. removal of later unsympathetic alteration. Where harm is identified, will there be any [public benefit](#) as a result of the works?

The proposal involves the removal of roller shutters, enhancing aesthetics, and revealing the original headers.

9. Other

Use this space to provide any other useful information, for example details of relevant planning history and consultation undertaken or links to other relevant information and statements submitted, including your sustainable design statement.

N/A

10. Conclusion

Summary of the heritage statement.

This exciting redevelopment of the property at Albion Mill, Albion Street, will enhance the local area and will rejuvenate the property on Albion street and have a positive impact on the potential heritage asset.

The application will have minimal visual impact on the potential heritage asset of Albion Mill, Albion Street.

Based on the information provided, it can be concluded that the proposed development will have a minimal impact on the heritage asset. The limited changes to the building's façade, along with the acknowledgment that the local setting is not the same, suggest that the development will not significantly alter or compromise the heritage value of the asset.

Due to the points raised in this assessment, there will only be a positive outcome from this application being granted.