

Heritage Statement
in connection with buildings at
Albion Mill, Bury

Prepared By

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REV A

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APPENDIX 2 – Local Planning Policy

1 Executive Summary

- 1.1 This statement supports a proposal to carry out alterations to Albion Mill, (including the attached former boiler house), and Albion House, in Bury to change the use from B8 to Class E and carry out alterations to fenestration, consisting of replacement windows and a number of new openings, whilst the roof will be altered to remove the trusses and the double pitched roof replaced.
- 1.2 The complex has some significance as a non-adopted building of local interest, being the product of 3 different phases.
- 1.3 The proposed alterations have been designed in a manner that will respect and safeguard the significance of the mill complex in its capacity as a non – designated heritage asset. The proposed scheme has the potential to enhance the area through the works to enhance the visual amenity of the area without impacting on the key drivers of significance.
- 1.3 On this basis the proposal is deemed compliant with both national and local policy.

2 INTRODUCTION

Purpose and Format

- 2.1 This Heritage Statement has been prepared to assess proposals to change the use of the former boiler house to Albion Mill and to Albion House from B8 to Class E use, including external alterations. The mill complex has been identified by the local planning authority as containing some heritage significance, therefore the impact of the development upon any significance of the site requires consideration.
- 2.2 In essence the Heritage Statement assesses heritage significance and guides proposals for change in a manner that conserves significance. The approach adheres to the principle of 'intelligently managing change', which lies at the heart of national planning policy for conservation of the historic built environment.
- 2.3 The statement has been prepared in accordance with the general guidelines set out in the Historic England publications 'Informed Conservation'¹ and 'HEAN 12: Statements of Significance'² and in particular responds to the heritage policies outlined in Chapter 16 of the National Planning Policy Framework (2023). The legal context is set by the Planning (Listed Buildings and Conservation Areas) Act of 1990. In terms of local planning policy, Policy EN1, EN1/1, EN1/2 and EN2 of the Bury UDP are of relevance and need to be given the appropriate weighting.

The Author

- 2.4 Ian Rowan is a qualified Planning & Conservation Officer. With a background of over 35 years in Planning, Regeneration & Conservation, Ian holds a Masters degree in Environmental Planning and a Post Graduate Diploma in Conservation & Regeneration, and has specialised in Conservation Planning for the past 20 years.

Methods of Research and Investigation

- 2.6 Inspections of the site were carried out in November 2024 to assess its physical nature. Background research has also been conducted to ascertain all relevant contextual matters appertaining to the proposals. The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon identifying and conserving heritage significance.

3 GENERAL DESCRIPTION

Site Location

- 3.1 The proposals site is located on Albion Steet approximately $\frac{3}{4}$ mile west of Bury town centre. A site location plan is given below.



Figure 1- Location Plan

Site Description & Brief History

- 3.2 The site comprises a former textile mill with attached former boiler house on the outskirts of Bury town centre. It retains much of its external fabric, and is predominantly 4 storey with basement, built of brick under

slate. The attached boiler house is 2 storey, whilst Albion House is predominantly of 2 storey appearance. Historic maps showing the development of the site from the 1840s to the present day follow in figures 2 – 9.

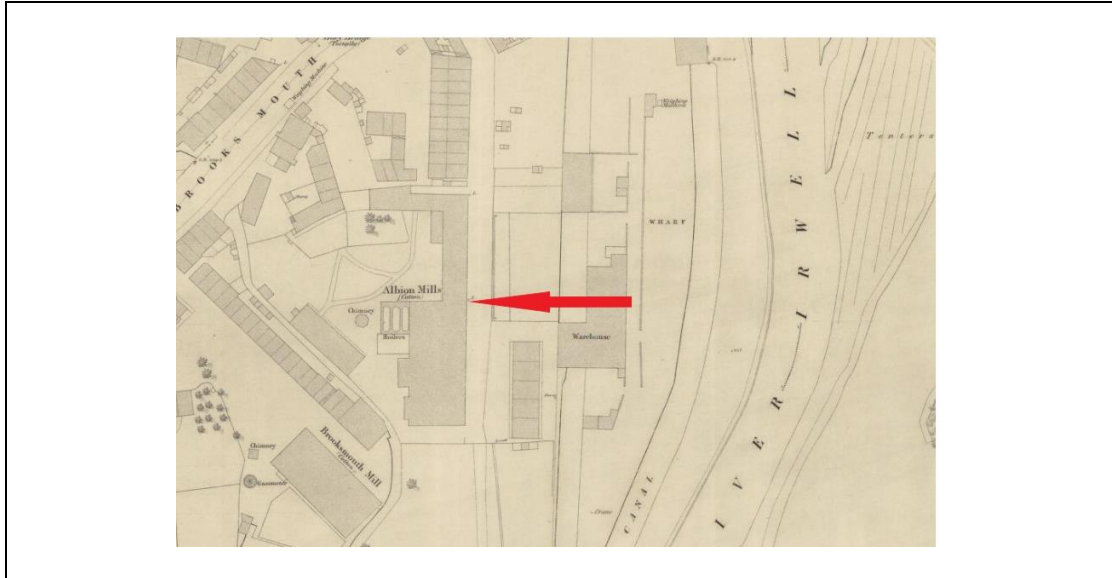


Figure 2 – 1840s Ordnance Survey Plan

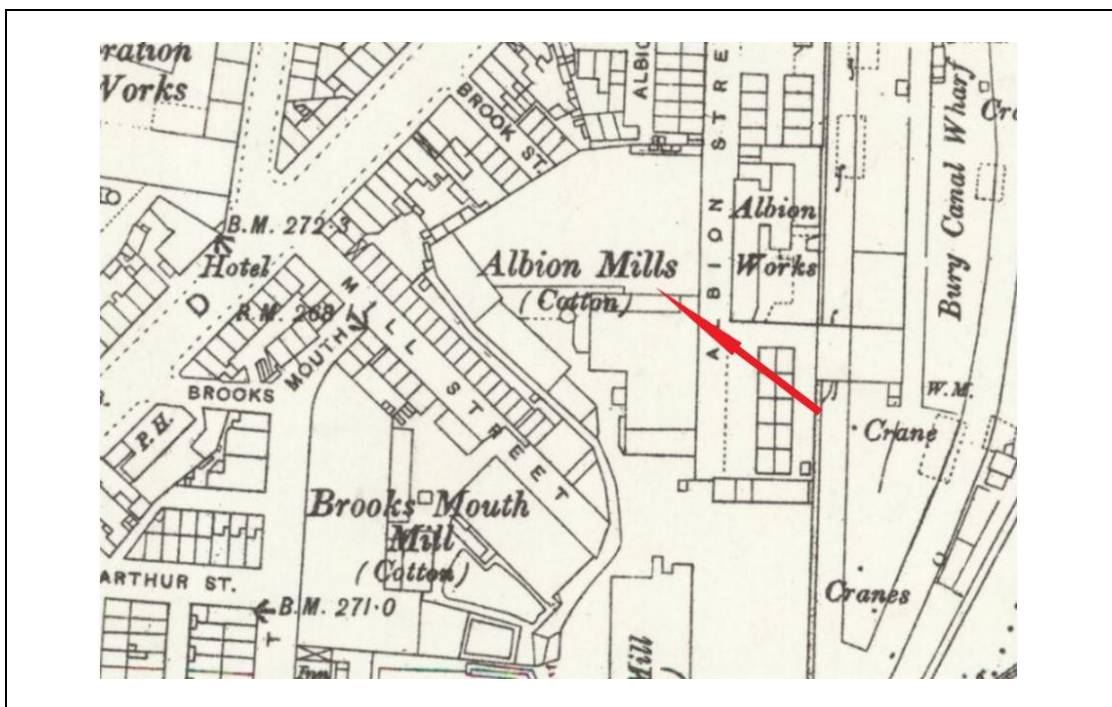


Figure 3 – 1880s Ordnance Survey Plan



Figure 4 – 1900s Ordnance Survey Plan

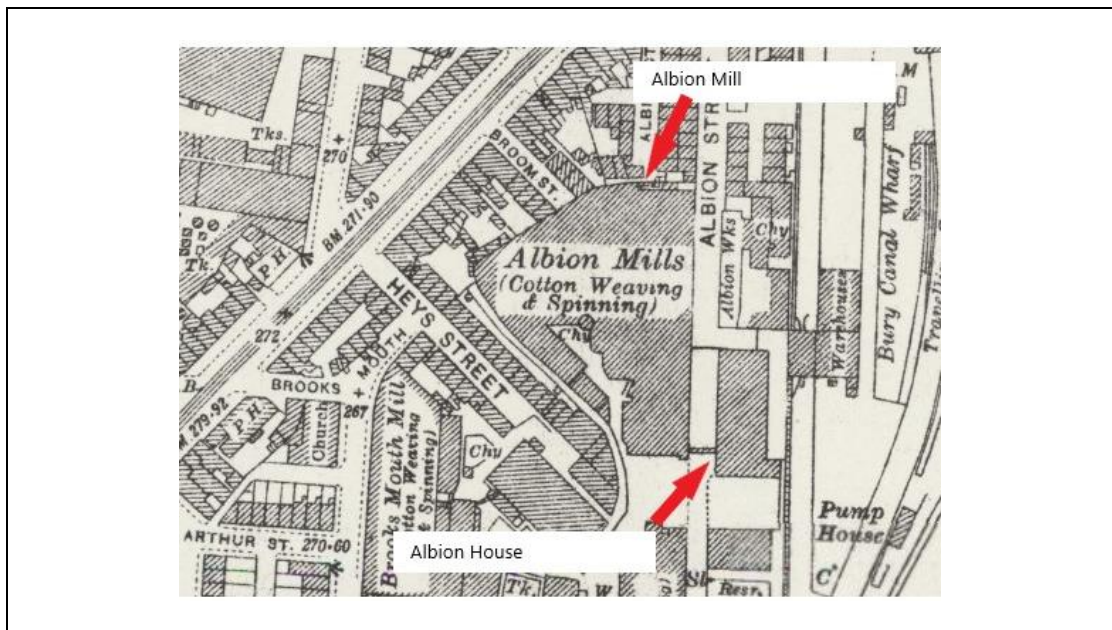


Figure 5 – 1920s Ordnance Survey Plan

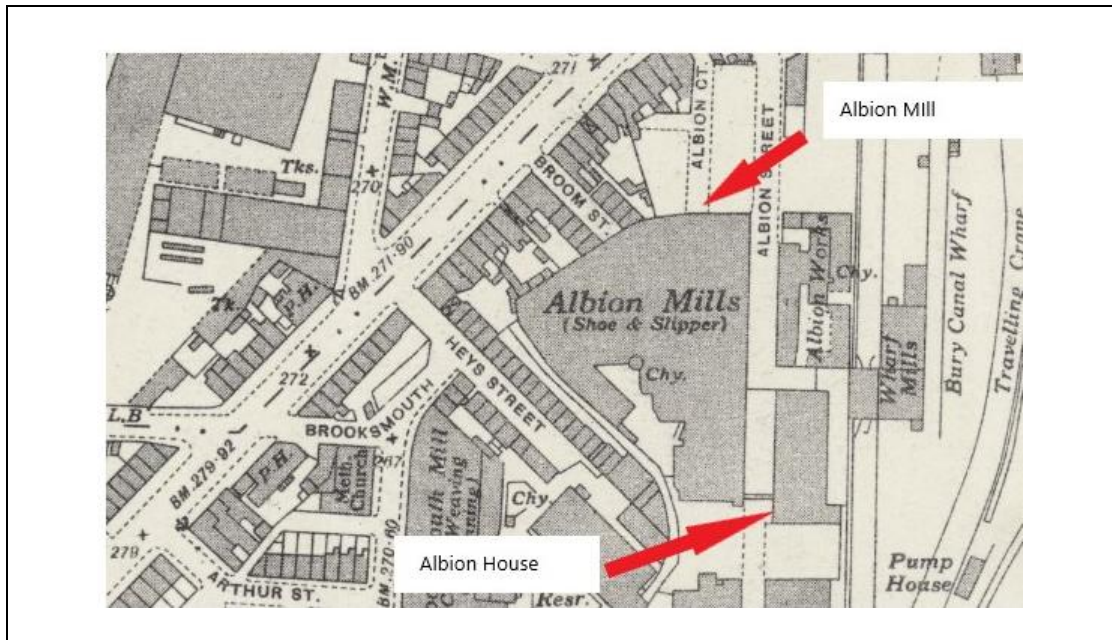


Figure 6 – 1930s Ordnance Survey Plan

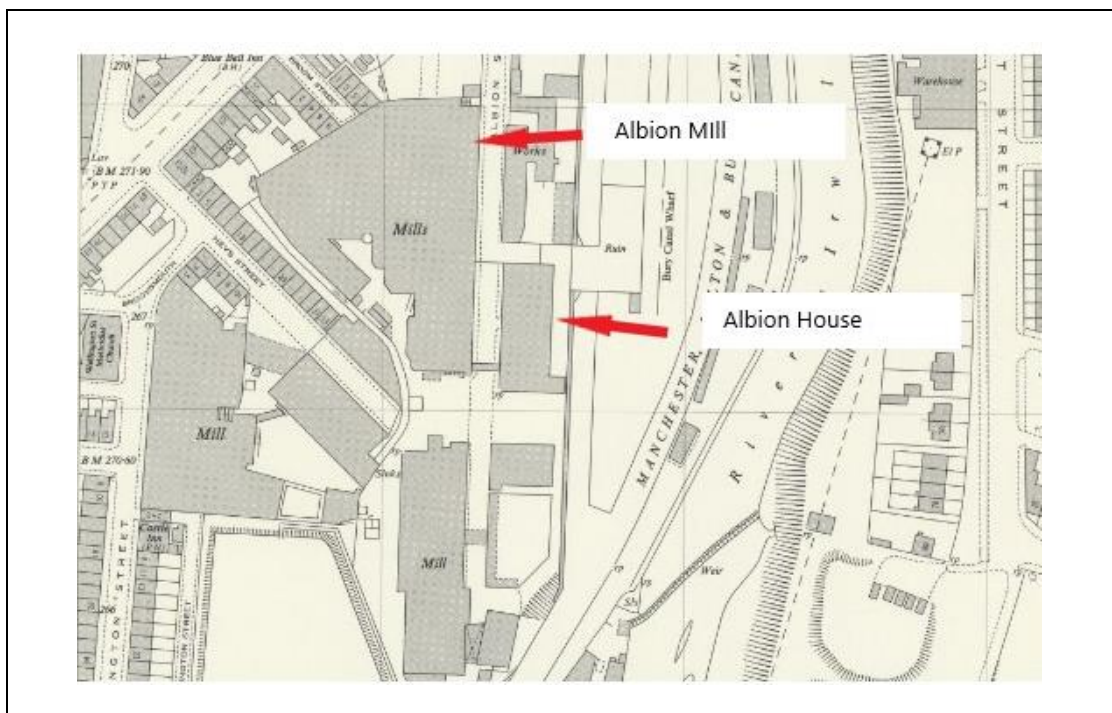


Figure 7 – 1950s Ordnance Survey Plan

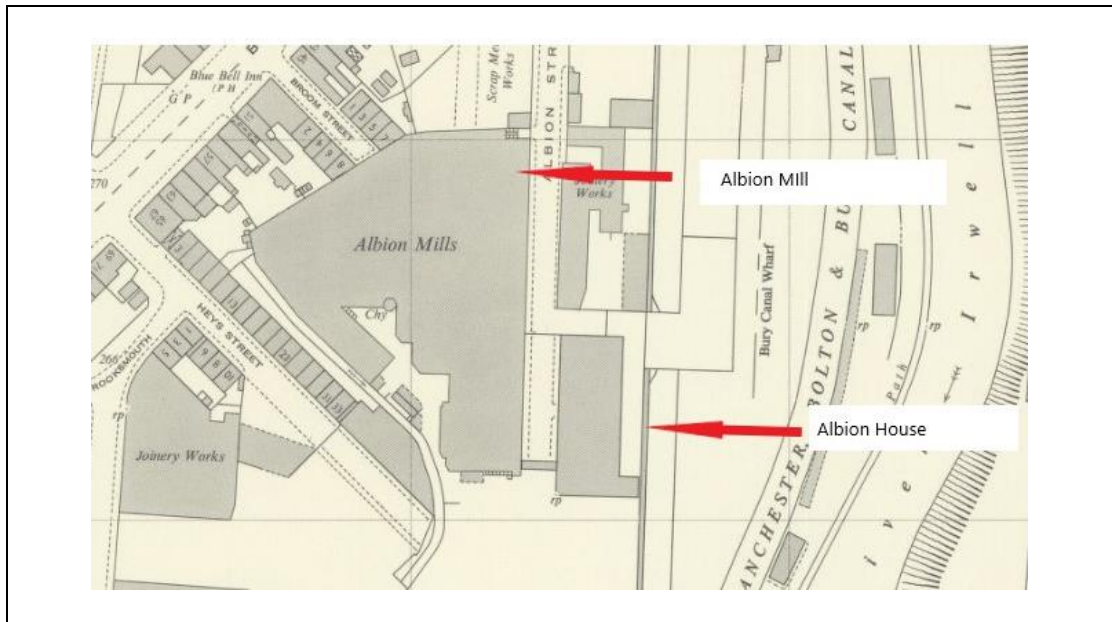


Figure 8 – 1960s Ordnance Survey Plan

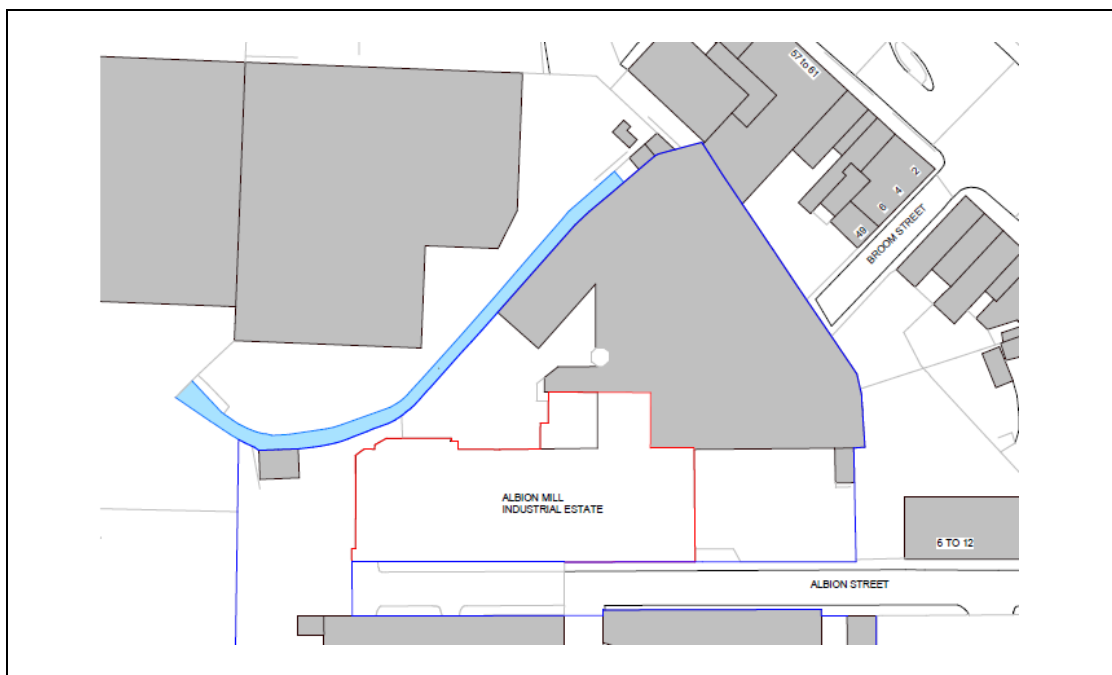


Figure 9 – Current Ordnance Survey Plan

- 3.3 Albion Mill was likely constructed in the late 18th or early 19th Century. It is predominantly 4 storey, double depth plan, with a 4 storey double depth extension to the south in the later 19th Century. North light style single storey sheds were also built at a similar time, along with attached engine and boiler house. An element of the northern single storey has been removed in the 20th Century. Albion House was built in the early 20th Century, presumed for office purposes with ancillary industrial use. Of partial 3 storey accommodation to the north end, the remainder of the building is of single storey with mezzanine level. The building is of slate over brick with steel roof construction, and the southern bay has been rebuilt in recent years.

Heritage Asset Designations

- 3.4 The buildings do not have a heritage designation but Bury Council have included it on a non-adopted list of locally important buildings.

Photographic Survey

- 3.6 There follows a selection of photographs showing the relevant features of the site.



Plate 1 – East and North Elevation



Plate 2 – East Elevation



Plate 3 - East Elevation



Plate 4 – East Elevation



Plate 5 – South Elevation



Plate 6 – West Elevation (Partial)



Plate 7 – Southwest Elevation



Plate 8 – Boiler House, Engine House & Chimney



Plate 9 – Ground Floor Later Extension



Plate 10 – Original Range



Plate 11 – Privvy Tower



Plate 12 – Ground Floor Original Range



Plate 13 – Single Storey to North



Plate 14 – North Light Partial



Plate 15 – Stairs from Ground Floor



Plate 16 – 1st Floor Original Range



Plate 17 – 1st Floor Original Range



Plate 18 – 1st Floor, Extension



Plate 19 – 1st Floor, Engine House



Plate 20 – 1st Floor, Boiler House



Plate 21 – 2nd Floor Original Range



Plate 22 – 2nd Floor Original Range & Extension



Plate 23 – 2nd Floor Extension



Plate 24 – Loft, Original Range



Plate 25 – Loft, Extension



Plate 26 – Loft Lights



Plate 27 – Loft access



Plate 28 – Original Entrance



Plate 29 – Boiler House Front Elevation



Plate 30 – Boiler House Drive Shaft



Plate 31 – Rear of Boiler House



Plate 32 – Boiler House internal



Plate 33 – Albion House North Elevation



Plate 34 – Albion House West Elevation



Plate 35 – Albion House West Elevation



Plate 36 – Albion House West & South Elevation



Plate 37 – Albion House Hallway



Plate 38 – Albion House Hallway



Plate 39 – Ground Floor Offices



Plate 40 - Ground Floor Offices



Plate 41 – Original Staircase



Plate 42 – Original Staircase



Plate 43 – Ground Floor Offices



Plate 44 – Ground Floor Offices



Plate 45 – Ground Floor Offices



Plate 46 – Ground Floor Offices

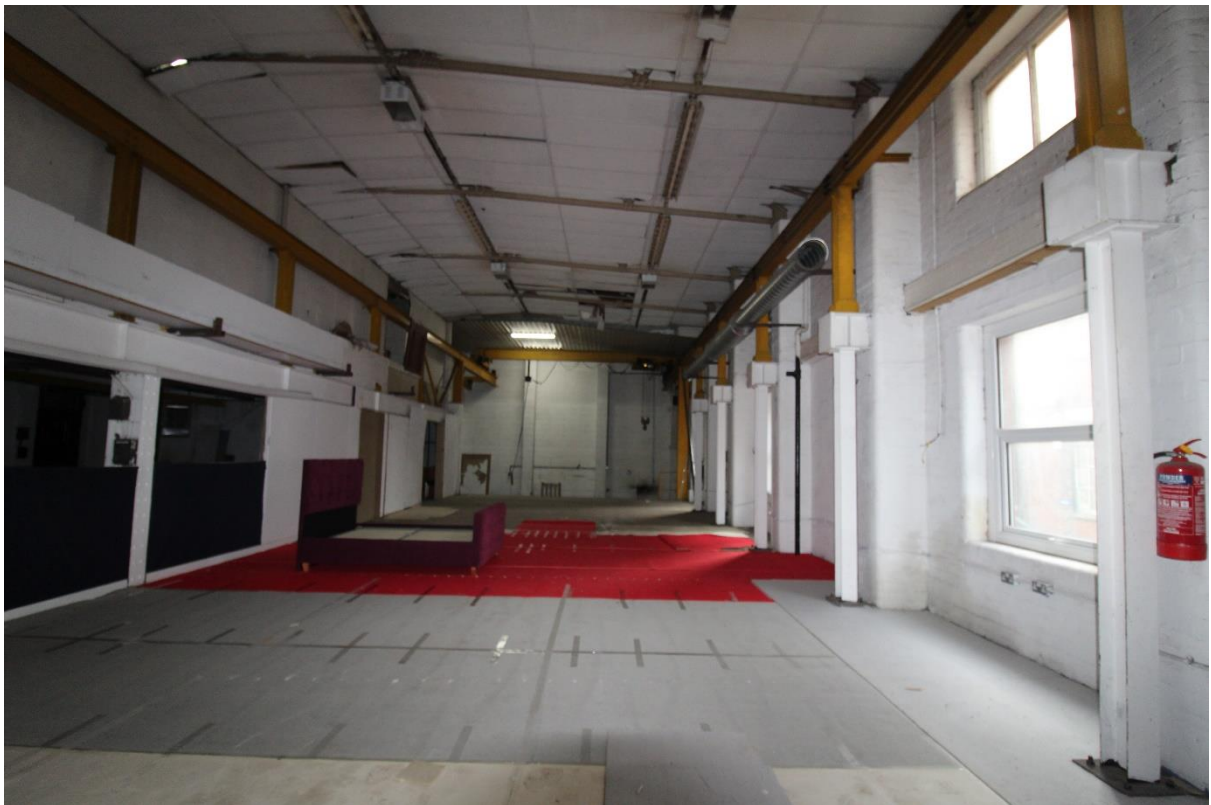


Plate 47 – Ground Floor Industrial Area



Plate 48 Ground Floor Industrial Area



Plate 49 – 1st Floor Offices



Plate 50 – 1st Floor Offices



Plate 51 – 1st Floor Offices



Plate 52 – 1st Floor Offices



Plate 53 – 2nd Floor Offices



Plate 54 – Mezzanine Level



Plate 55 - Mezzanine Level



Plate 56 – Ground Floor from Mezzanine Level



Plate 57 - Mezzanine Level



Plate 58 – Roof Construction



Plate 59 – Ground Floor Industrial Area



Plate 60 – Rear Elevation, *Google Earth Image*

4 Heritage Appraisal

Introduction

- 4.1 The following heritage appraisal adheres to guidance published by Historic England (2008) and relates specifically to the requirement contained in Paragraph 200 of the National Planning Policy Framework (2023), given in extract below:
- 4.2 *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*
- 4.3 The appraisal begins by identifying the potential range of heritage values attributed to the site in its spatial context, before evaluating these values and expressing them concisely within a 'statement of significance'. This statement is then used as a basis for assessing the design of new proposals and ensuring that conservation of significance has been prioritised.

Heritage Values

- 4.4 The heritage values explored below are distilled under the following headings: *archaeological value, historic value and aesthetic value*. The exploration focusses specifically on those values deemed of relevance to the proposals and is therefore not an exhaustive assessment of the relevant heritage assets.

Archaeological Value

- 4.5 Historic England (2019) suggests that “There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”
- 4.6 The mill offers reasonable physical evidence of an altered early 19th century mill. It retains much of its original fabric, whilst also having some early additions worthy of note. Of particular interest the original front of the building is readily interpretable, as an industrial former mill. There is no particular evidence externally of the original entrance to the mill, there being evidence of an entrance to the extension in the southwest corner, see plate 7. There is also a 2 storey privy tower at this end of the building. The deep window openings provide evidence of the building period, albeit many of the, have since been replaced with more modern windows.
- 4.7 The former boiler house, engine house, chimney and north lights are later additions to the complex, most likely in the later part of the 19th Century but yield evidence of the original power and ventilation of the complex, and the north lights, presumed weaving sheds, provide evidence of the versatility of the complex being a spinning and weaving complex. The building is constructed in the main in an English Garden Wall Bond of 5 stretchers over headers, whilst the north elevation has been overclad with corrugated steel. The roof is a double pile dual pitched slate roof, running the length of the building, hidden at the north and south end behind a gable parapet.
- 4.8 Internally much of the plan form of the mill provides evidential value. Whilst this has been altered to some extent by insertion of stud walls, these are easily interpretable as modern reversible additions and as such do not erode the internal evidential value to any great extent. The location of the spiral staircase provides evidence of its original construction. The later extension is readily interpretable, the early parts

of the mill containing cast iron columns and timber beams, the later part being cast iron columns and steel beams. At ground and 1st floor the original external wall is retained to the south, including what is presumed the original entrance at ground floor, see plate 28. The engine house is not relatively interpretable internally.

- 4.9 There is no evidential value in terms of any remains of the mill workings internally, however, given the presence of columns and timber beams, are synonymous with internal mill layouts, some value is yielded. The loft space retains its plan form as a large open space, however, there is no evidence of the original external wall, and rooflights have been added. The roof trusses provide some evidence of the original construction of the mill, being used from the late 18th and still being used in the mid – 19th Century to enable deeper mills to be created, also facilitating bigger machinery.
- 4.10 The attached boiler house provides some evidential value worthy of note, in terms of its contribution to the wider expansion of the complex and to evidence of its original power source. As such, its external envelope is relatively interpretable as this functional building, sat alongside the engine house and chimney. Internally there is evidence within the walls where drive shafts would have punctuated through to the mill to power the machinery, these being infilled with a modern brick. The external envelope provides some evidence of the style of construction in terms of the garden wall bond, whilst the fenestration does not form part of any particular typical design that sets it out as a boiler house.
- 4.11 Albion House provides evidence of the expansion of the complex in the late 19th Century. Being predominantly of Garden Wall bond, first appearing on the 1908 Ordnance Survey, a late 19th Century build is presumed. The southern range holds some elaboration which sets it apart from the remainder of the building and indeed the mill, as being of a higher standard, thus suggesting from the external appearance that it was

associated with management rather than the operational side of the industry; the pedimented door to the south elevation with stone dressings and smooth red brick add to this. Windows are of a mix of uPVC, timber and later aluminium.

- 4.12 Internally, the southern range yields evidence through retention of the ornate staircase, fireplaces and chimney breasts provide evidence of the status of the building as well as the original heat source of the offices. The northern parts of the building are clearly of a more industrial nature, the floorplate being relatively extant. The mezzanine floor suggests that managers could leave the offices and oversee the shop floor from the upper level.

Historical Value

- 4.13 Historic England (2019) suggests that - *"An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."*
- 4.14 The mill complex contains illustrative historic value in terms of its links to the cotton industry. After the decline of this industry through the 20th Century, the buildings are an important link to the past industry. They convey a sense of the township that existed as the town grew through the period of 19th Century industrialisation. As an early mill, the building itself holds historical value as it demonstrates the shift from small weavers houses to the larger purpose built mechanised mills and provides historic links to the change in cotton production. The relatively intact nature of the external envelope, provides notable historic value, and the retention of historic columns and beams provides some historic interest.
- 4.15 The privy tower is of some historic interest, the provision of latrine facilities for the staff is of some historic interest as it demonstrates the

shift from outdoor latrines to indoor. The reasoning for the shift may not have been philanthropic however, it is likely have been to ensure the millworker didn't have to leave the premises to use the toilet.

- 4.16 The former boiler house is of some historic value, as part of the wider complex, its functionality to providing power to the machinery is key to the operation of the mill. Given the loss of the internal workings of the former boiler house, the historic contribution is noted in terms of its legibility as part of the complex as an associated building.
- 4.17 Albion House provides some illustrative value in terms of its appearance, setting it out as something of a higher status than the mill, and this is noticeable as the complex is entered from the south. This also suggests an upturn in the fortunes of the complex in the late 19th Century to warrant expansion and the addition of managerial space.
- 4.18 The complex yields little in the way of associative value. There are connections with Robert Calrow a local businessman, but this is of a low, local interest only. The complex no doubt played a part in the evolution of the town, and in particular the terraced streets that existed around the mill. The loss of these buildings has eroded this value however.
- 4.19 There will be some limited historical communal value within the complex. As a key driver of the growth of Bury, the cotton industry and the surviving remnants of this will not doubt be a source of some local pride which should be acknowledged. Mills can provide a sense of communal value for people who have relatives who have worked in them. Due to the decline in the cotton manufacturing industry as generations pass, the building becomes the last link to the person, and to the industry for which the area was renowned, and are an important part of local community identity. Likewise, they can be a symbol of when the United Kingdom was a powerful manufacturing industry and provide community pride.

Architectural and Artistic Interest

- 4.20 Historic England (2008) suggests that: *"These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture."*
- 4.21 Albion Mill has some general architectural value in terms of its dominance on the streetscape. Its size and scale adds visual interest, whilst the deep window openings demonstrate its early 19th Century origins. Further detailing to the building in its stone heads and cills also provide some aesthetic value. Much of this value is eroded by the changes to the building. The corrugated cladding over the gable has a negative impact, and the addition of roller shutters also impacts negatively. Blocked up windows and patchwork infill brickwork has also impacted in a negative manner, whilst the general neglect and dereliction has eroded aesthetic value, providing a bleak external appearance.
- 4.22 Internally, aesthetic value is provided within the mill, mainly in terms of its arrangement of columns and beams. Whilst utilitarian in their function, they provide aesthetic value as they are iconic within typical mill developments, being of a 2 – phase build across the mill. The single storey to the north contains no obvious aesthetic value internally. On the upper floors of the mill, value is yielded through the retention of the spiral staircase, which again whilst utilitarian provides an element of aesthetic value. In the loft space there is little of aesthetic or architectural value. The roof trusses, being of timber offer some limited value, however, this is nothing of any particular unique character.
- 4.23 The boiler house adds little in the way of architectural embellishment, as a functional addition to the mill, being devoid of any particular architectural finesse. As part of the complex however, it does provide some aesthetic

value as a smaller, more aesthetically subservient addition to the mill, sitting comfortably within the wider confines of the complex. Internally there is nothing of any particular architectural value.

- 4.24 Albion House contains some elements of architectural detailing. The use of stone within the corbelled and pedimented southern entrance is worthy of note, this elaboration dissipating as the elevation traverses north, to where the building has been rebuilt in a modern brick. Internally the staircase and castellated detailing within the hallway provide some elaboration, along with the fireplaces, but there is little else worthy of note.

Statement of Significance

- 4.25 Having assessed the heritage values associated with the site in its spatial context, it is possible to take a more informed approach to the assessment of site significance, giving specific consideration of plans to implement change. In this context a statement of significance is given below.
- 4.26 An appraisal of the heritage values associated with the mill has revealed there is some moderate to high archaeological and evidential value, mainly contained in the external envelope and the contribution made by the complex as a whole; the whole complex being readily interpreted as a mill complex. The style of mill building with the deep window openings is of some relative value, whilst the later extension can be easily interpreted. The plan form is relatively easy to interpret, being an open floor plan synonymous with mill development. The associated boiler house is likewise readily interpreted, mainly due to its size, scale and location adjacent to the chimney.
- 4.27 Albion House contains legibility in terms of being a later and higher status building, the ornate pedimented entrance to the south elevation providing some element of grandeur, and likewise internally the office accommodation stands out as such.

- 4.28 Historic value is retained within the complex as a whole by the links with the building to the cotton industry of the 19th Century, and in a wider sense, how this helped to shape the townscape of the area in terms of development around the town, much of which has been lost around the mill, i.e. the terraced workers housing. For similar reasons, some communal value is acknowledged, as a building that played a part in shaping the town and the cotton industry being integral to this.
- 4.29 Architectural value is provided by the size and scale of the mill, and the style of design with some regimented window openings to the front elevation. Value is tempered somewhat by vacancy and change to the gable end to the north and is recognised at a relatively low level. The attached boiler house provides little in the way of architectural or aesthetic value. Albion house contains some value in its original entrance and the internal office accommodation.
- 4.30 In essence the mill complex retains moderate to high levels of archaeological / evidential and historic value, with aesthetic value recognised at a low level. Much of this significance is derived from its legibility as a mill building with attached ancillary accommodation, whilst Albion House contains some historic value in terms of its later more ornate design, as offices. On the whole, the complex provides historic value in terms of its links to the textile industry, but this is not of any rare or unique regional or national importance and this is recognised at a local level of significance. Given the condition of the buildings, an opportunity exists to provide new uses whilst retaining the key drivers of heritage significance.

	Evidential	Historic	Aesthetic
Mill External (inc. attached Boiler House)	Moderate to High	Moderate to High	Low to Moderate
Mill Internal (inc. attached Boiler House)	Moderate	Moderate	Low
Albion House External	Moderate	Moderate to High	Low to Moderate
Albion House Internal	Moderate	Moderate to High	Moderate

5 Analysis of the Proposals

General Principles

- 5.1 General guidance on assessing proposed changes to heritage assets is given in Chapter 16 of the National Planning Policy Framework (2023). The policy establishes the premise that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing with design work. Part 4 of this appraisal fulfils this need, and the findings of part 4 have informed the assessment of the new scheme. There follows, here in section 5, an objective review of the finalised scheme to verify to what extent conservation of significance has either been secured or compromised.

Summary of the Proposals

- 5.2 The proposals involve external alterations to the building. Indicative plans are shown in Appendix 1 and the proposals are summarised below:-
- Change of use of the ground floor to Class E.
 - New windows (with some new openings) and doors to the external elevations of Albion House and the Boiler House

Analysis of the Proposals: National Planning Policy Framework

- 5.3 As discussed earlier, Section 16 (Conserving and enhancing the historic environment) of the NPPF (2023) considers heritage planning and in essence unifies the overall approach to planning in a way that previous guidance, such as PPS's and PPG's, did not. This ensures that deliberations over decisions relating to heritage assets are made in the full planning context, where factors other than heritage conservation play a crucial role. It identifies the following key drivers in the decision making process:-

- ***the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- ***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.***

5.4 In order to establish a clearer, objective assessment of the proposals in the context of the NPPF, the following commentary considers how the proposed scheme aligns itself to the NPPF heritage policy drivers listed above.

5.5 ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*** – the significances of the asset has been assessed earlier in this statement, which establishes the premise that Albion Mill has some moderate to high evidential and historic value, whilst aesthetic value is relatively low, including the boiler house to the rear. Albion House has similar values however, architectural embellishment is of a slightly higher stature than the mill. The proposal has the opportunity to bring back into use a vacant, semi derelict mill and associated buildings whilst revealing its significance to a wider audience, conserving where possible the key drivers of significance.

5.6 **Evidential Impact** – The evidential value of the mill will be conserved to by the proposals. The mill itself will implement the approved scheme of external works, whilst the boiler house will replace windows to the front elevation including a legible insertion within the current opening to the unit.

5.7 New openings are proposed within the angled return wall, where currently there is internal evidence of previous windows, albeit the new windows will be in different openings. The boiler house will still be legible as a boiler house from the outside, and the plan form of the building will still be interpreted in terms of its extant floorplate. The new windows are of a

modern material and will be clearly legible as modern interventions, thus conserving evidential value.

- 5.8 Albion House is proposed to have a series of new window openings to the front, side (north) and rear elevations, punctuating within existing spaces within each elevation, maintaining the symmetrical balance to the elevations, whilst also conserving evidential value as legible modern additions. To the north elevation, this is a modern rebuild with lower significance and insertion of doors and windows will similarly have no impact. The change of use of the buildings will not unduly impact upon the evidential value of the complex. In particular the Boiler House and Albion House will still retain their legibility of their former usage.
- 5.9 **Historic Impact** – The proposed works will not diminish the historic value derived by the links to the textile industry and the growth of the area, and the shift from small weavers cottages to larger industrial scale buildings. Many of the windows are replacement and the remaining windows are in poor condition, and as such impact upon the historic fabric will be relatively low, and illustrative value contained with links between the buildings and the growth of the settlement will still exist.
- 5.10 **Architectural Impact** – there will be little in the way of impact by the proposals. The replacement of redundant windows in the boiler house will provide a visual enhancement, whilst the insertion of new openings will not particularly impact, the scale and design of the windows being appropriate for the building. The works to Albion House will similarly conserve architectural value. The balance of the building will be maintained by insertion of new windows, and the mix of styles and materials will be consolidated.
- 5.11 In essence, significance will not be unduly impacted across the buildings and the complex by retaining key drivers of significance.
- 5.12 ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality*** – The site is close to the centre of Bury and as such is in a sustainable

location. The mill is proposed to be retained and used as present so there will be no adverse impact upon sustainability.

- 5.13 ***The desirability of new development making a positive contribution to local character and distinctiveness*** – The buildings will retain much of their external fabric, the changes being windows whilst the windows will be aluminium to a traditional design thus ensuring local character is conserved.
- 5.14 Paragraph 209 states the ***“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”***
- 5.15 As acknowledged from the outset, the purpose of this heritage statement is to determine whether the proposals will have a harmful impact upon the significance of the mill.
- 5.16 It has been demonstrated through the report that the key drivers of significance will be preserved by the proposals. The works offer the opportunity to bring redundant buildings back into full, viable use. Whilst there are some external changes proposed, these are relatively minor in nature, replacing windows and introducing new openings. The balanced judgement called for in policy 209 would therefore appear to swing in the favour of the proposal.

Analysis of the Proposals: Local Planning Policy

- 5.17 Current Planning Policy is provided through Policy EN1, EN1/1, EN1/2 and EN2 of the Bury UDP, given in Appendix 2.
- 5.18 The report has demonstrated that the built environment will be preserved. Due to the current condition of the windows imparting a negative impact upon the aesthetic character of the building, new aluminium windows will

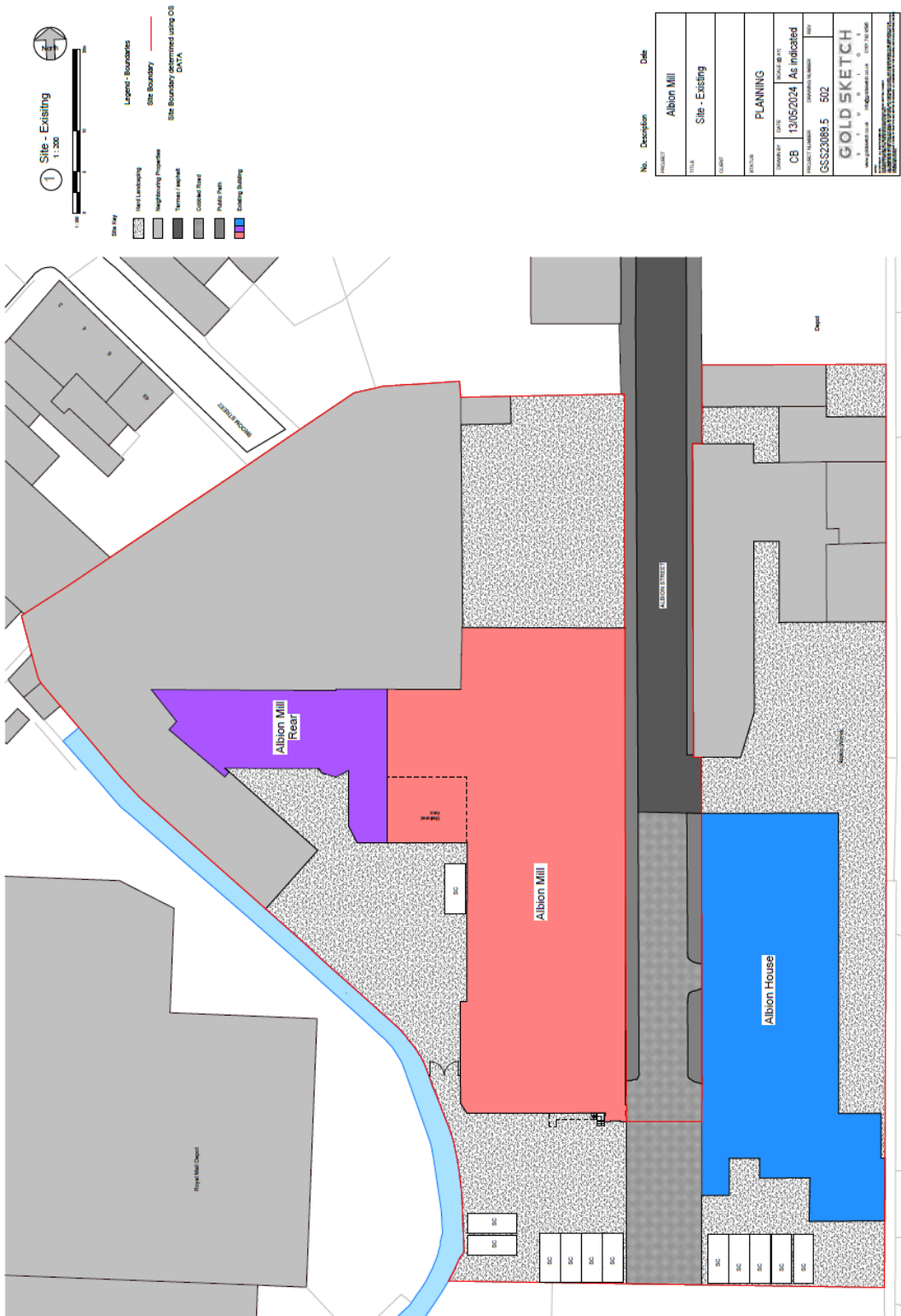
enhance this value. The buildings will still be readily interpreted as a former mill complex of different build periods, conserving the key elements of its significance, and as such, local policy is complied with.

6 Summary & Conclusions

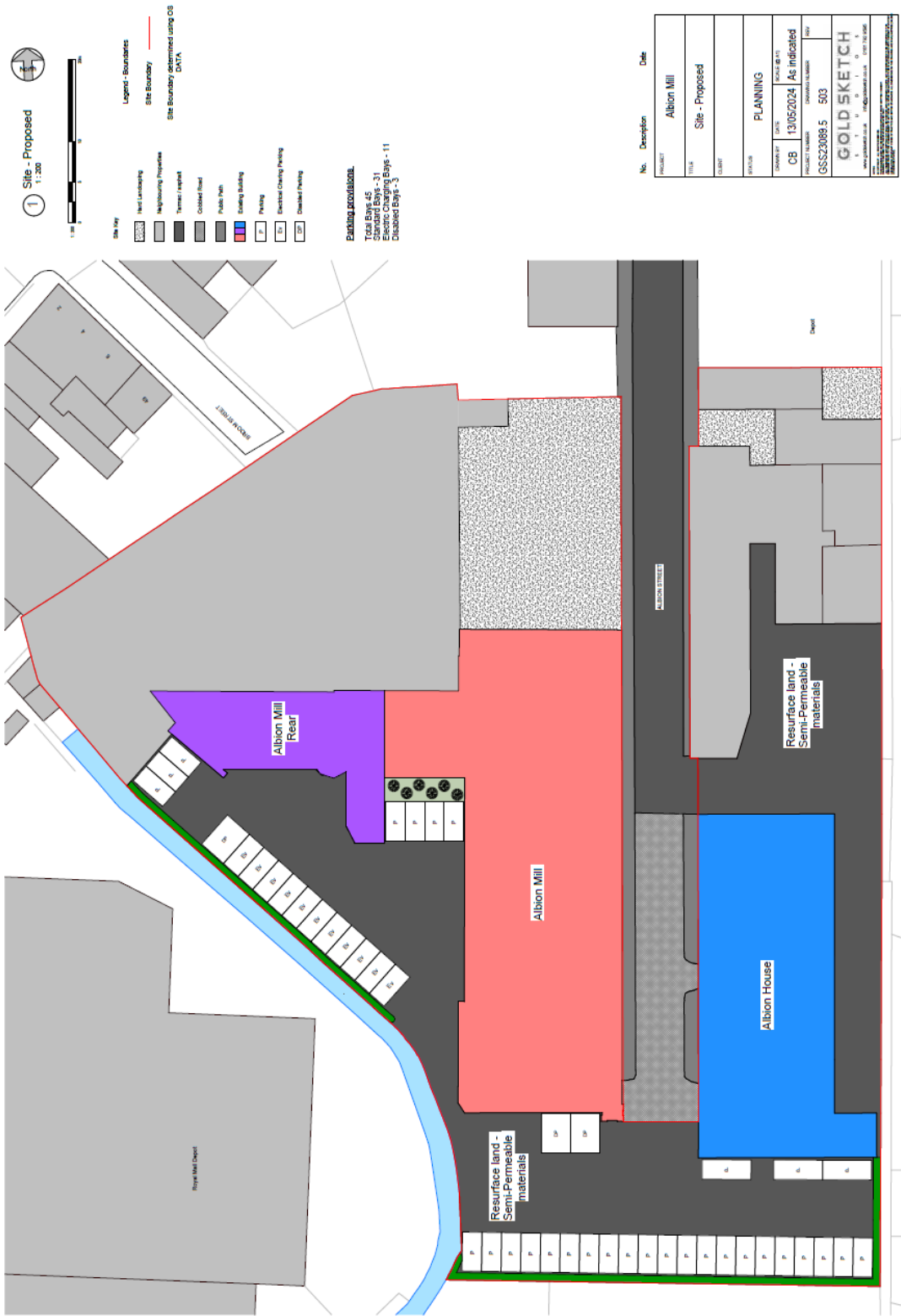
- 6.1 This heritage statement has explored the potential impact of alterations to the Albion Street Mill complex which has been identified by Bury Council to be a building of local importance, although this list is not adopted. The initial findings of the statement are that the complex retains areas of significance within its archaeological / evidential and historic values, whilst aesthetic and architectural value is more moderate.
- 6.2 An assessment of the proposed scheme has revealed that its design will respond positively to local character. The replacement windows will be of a traditional style, and the use of aluminium will be an honest intervention to the building. Given the current condition of the windows impart a negative impact upon the significance of the building, a change of material will enhance aesthetic value, whilst being clearly interpretable as later additions.
- 6.3 The design satisfies the guiding principles of the National Planning Policy Framework, and the significance that is extant will still be retained and the proposal provides an opportunity for enhancement. The proposed change of use will not impact upon the drivers of significance, the use not impacting upon the external fabric.

- 1 Clarke, K, *Informed Conservation*, Historic England 2003
- 2 Historic England, *HEAN 12: Statements of Heritage Significance*, 2019

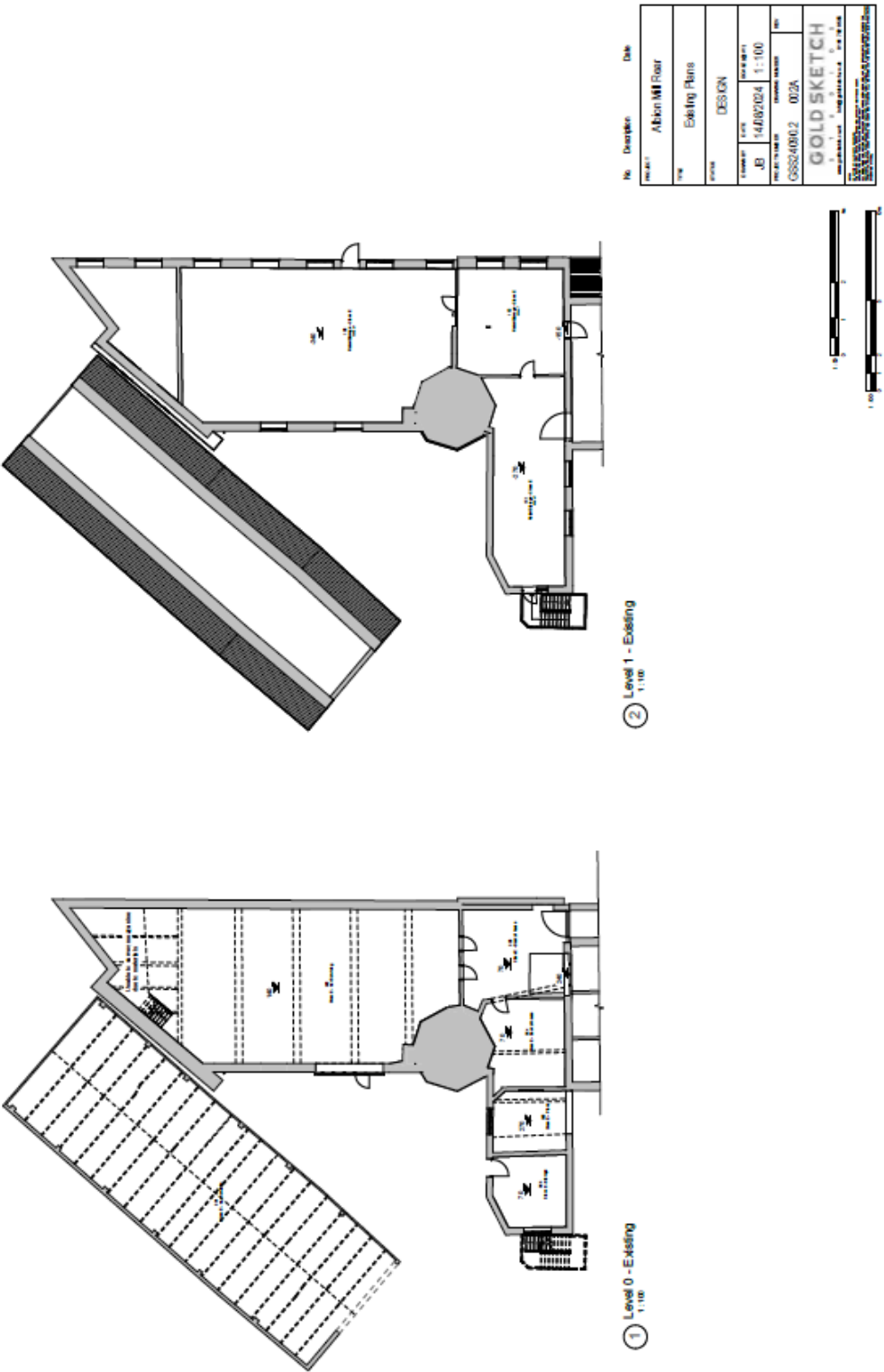
Appendix 1



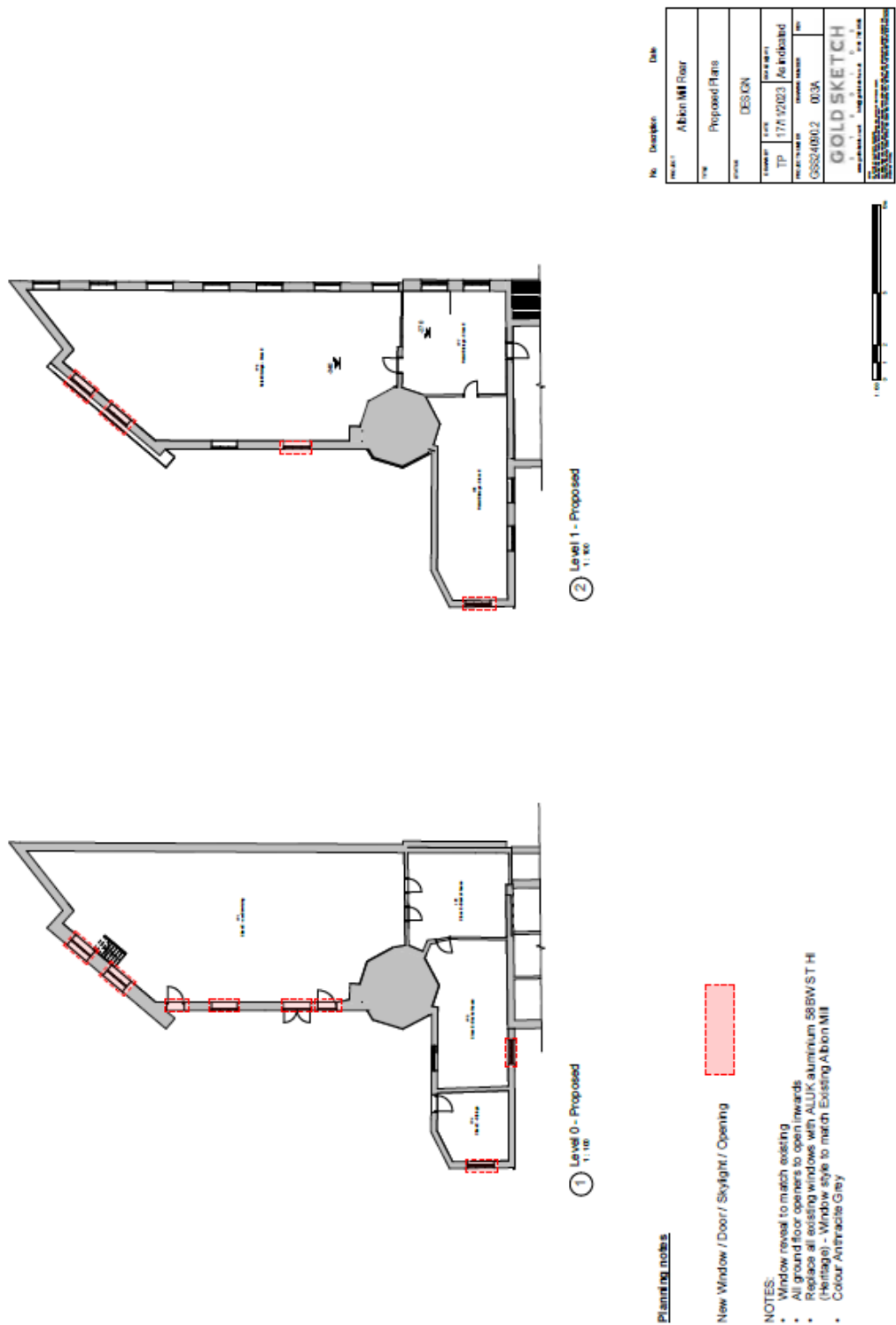
Existing Site Plan



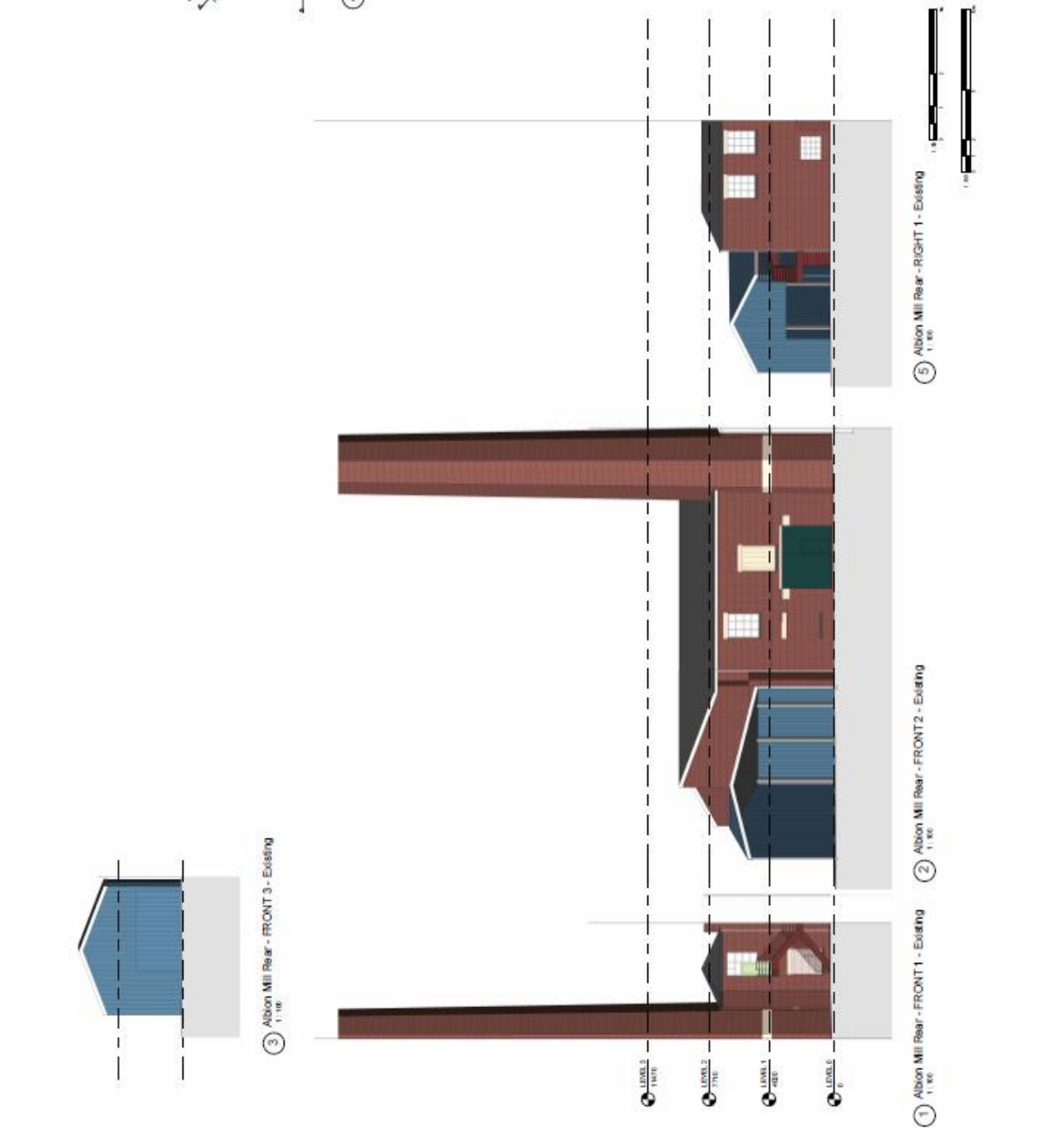
Proposed Site Plan



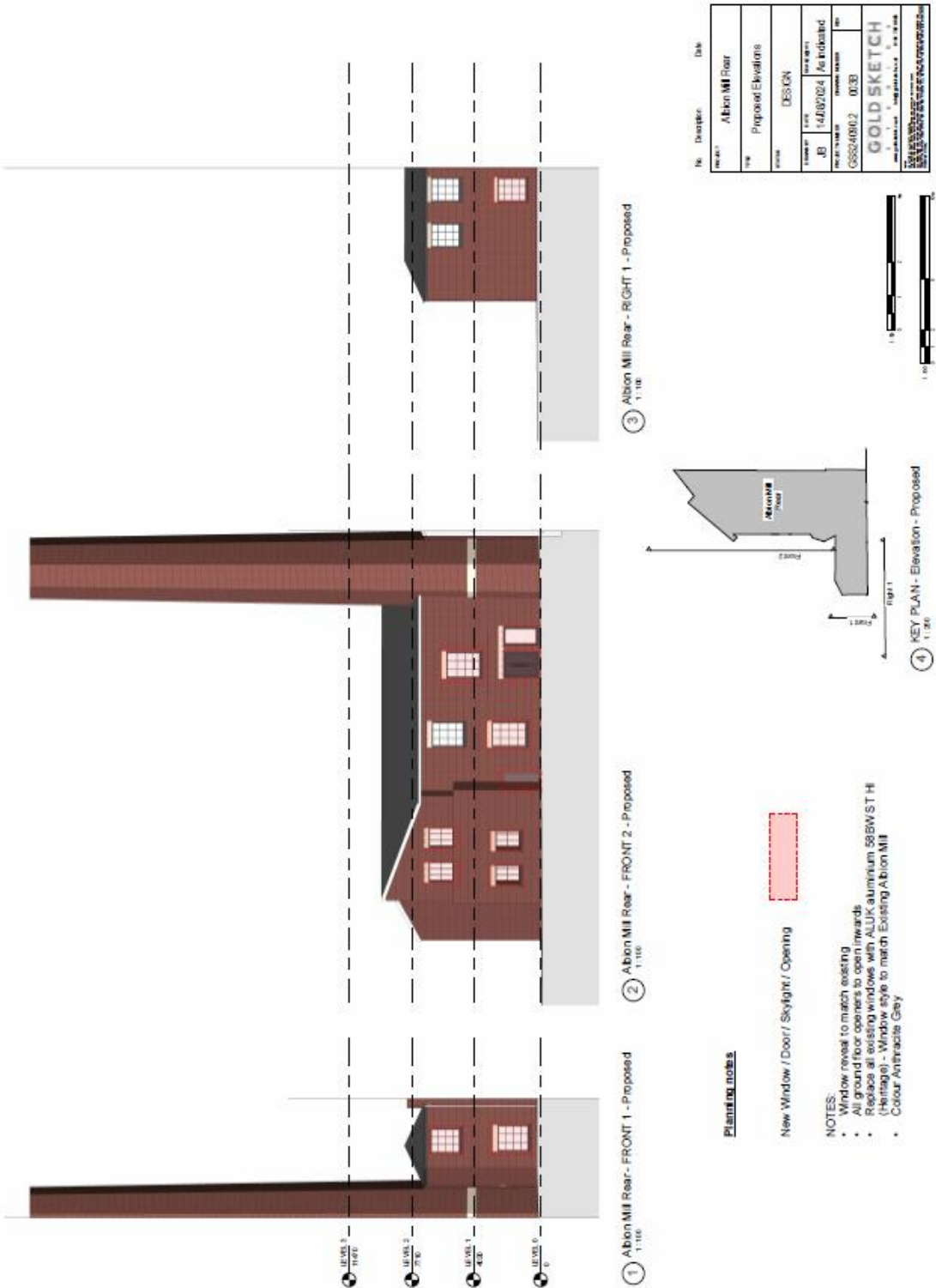
Boiler House Existing Floor Plans



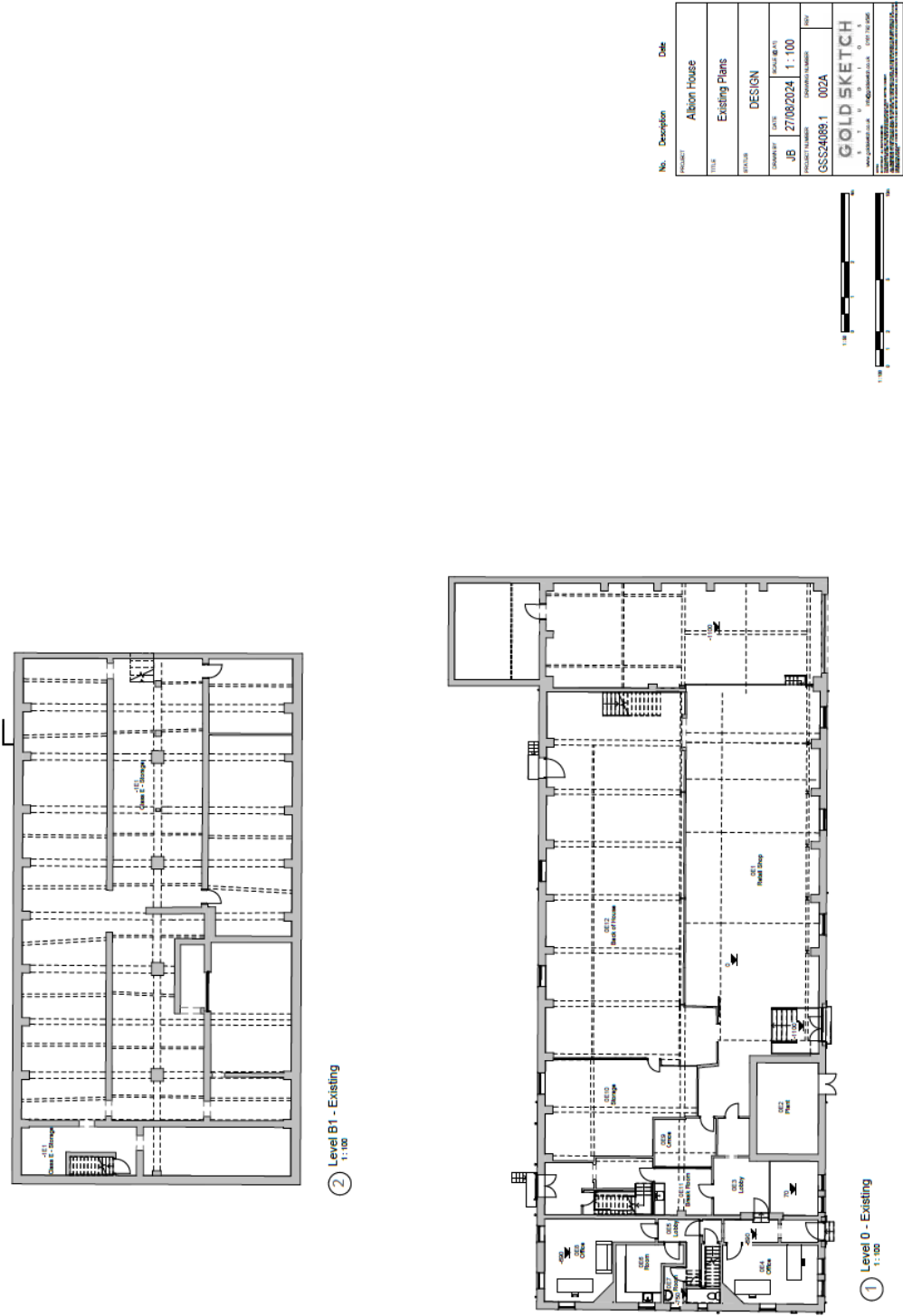
Boiler House Proposed Floor Plans



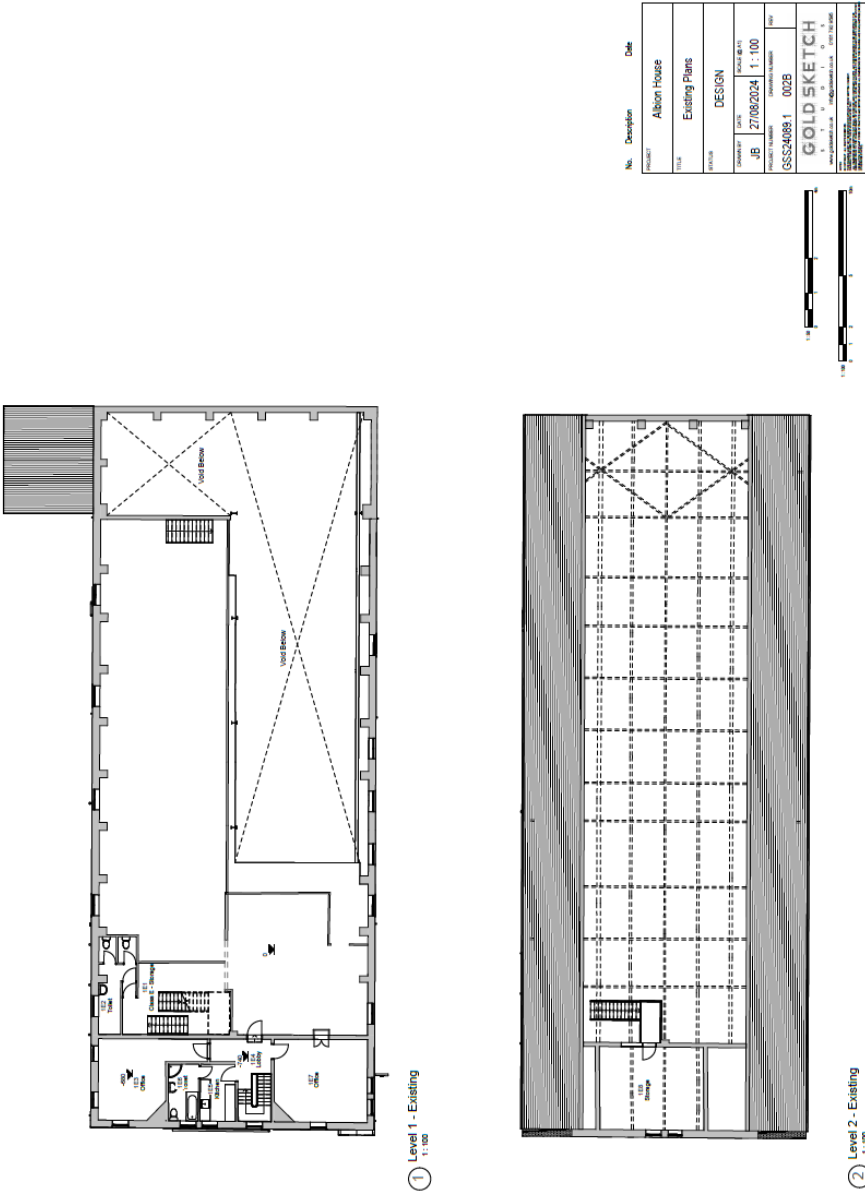
Boiler House Existing Elevations



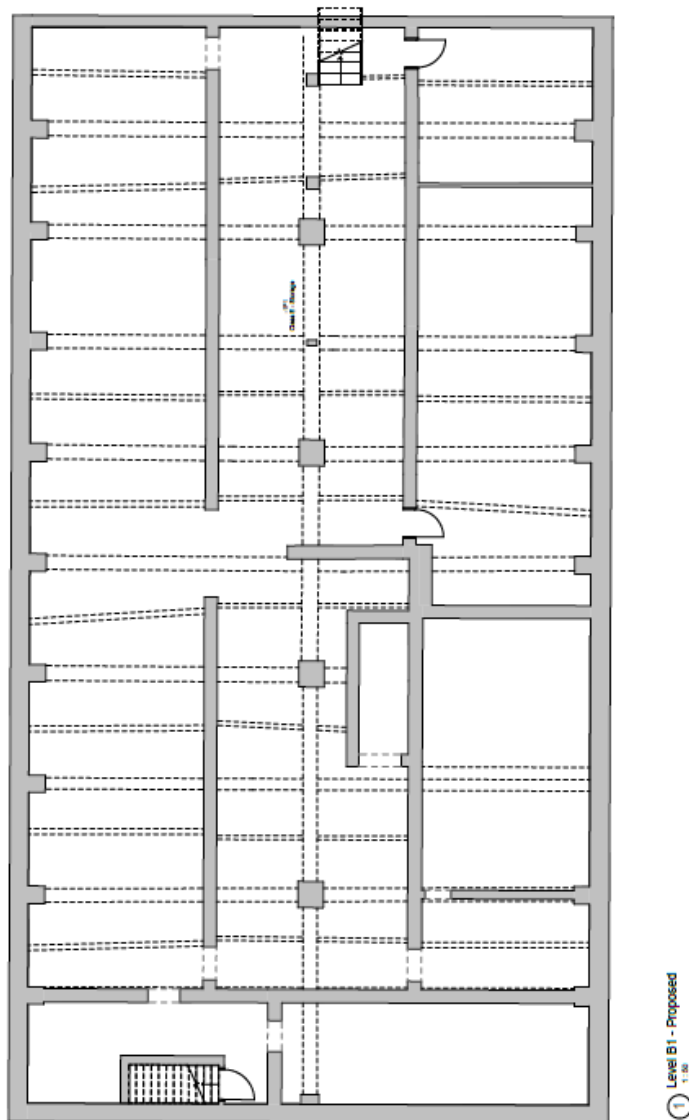
Boiler House Proposed Elevations



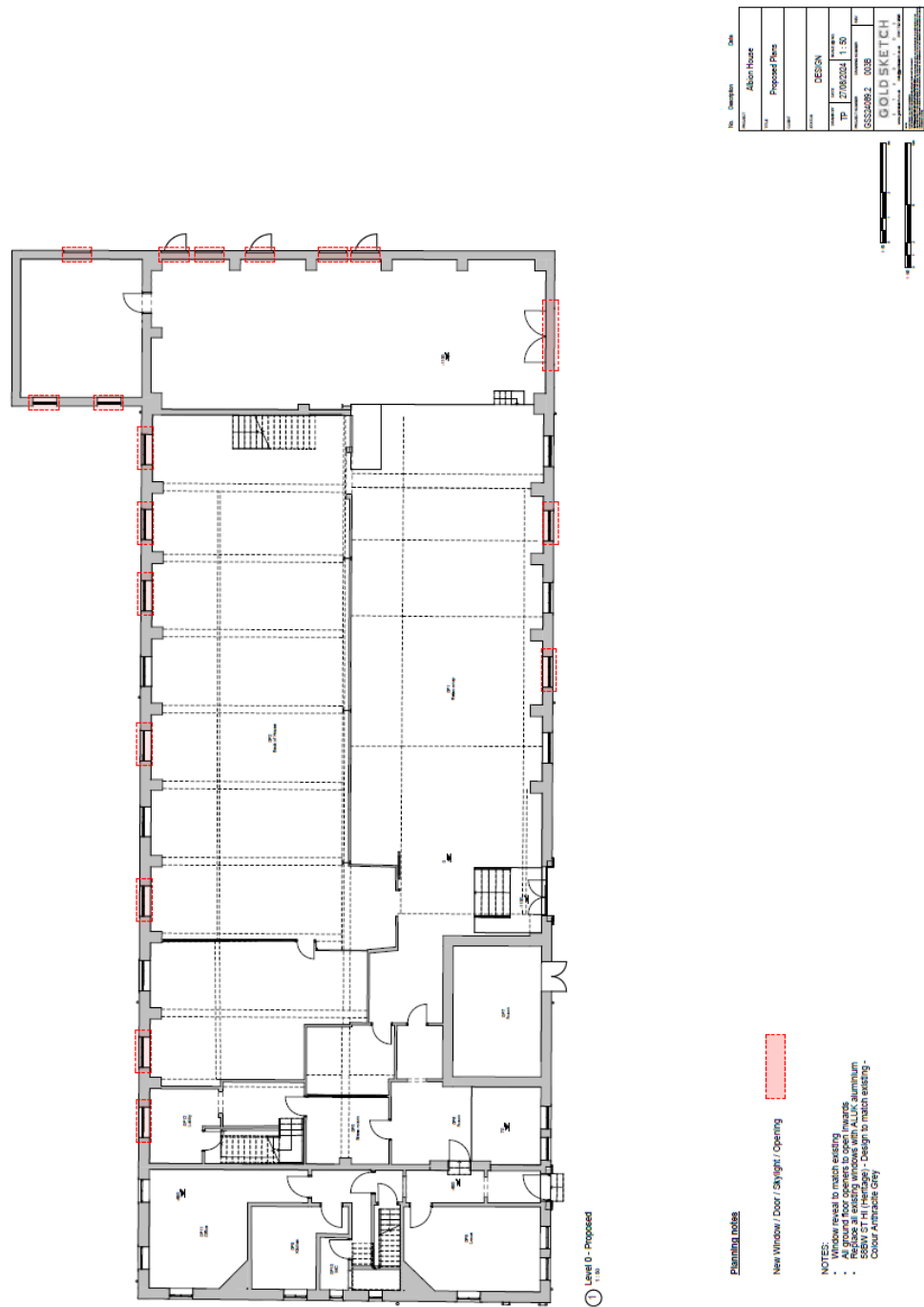
Albion House Existing Basement and Ground Floor



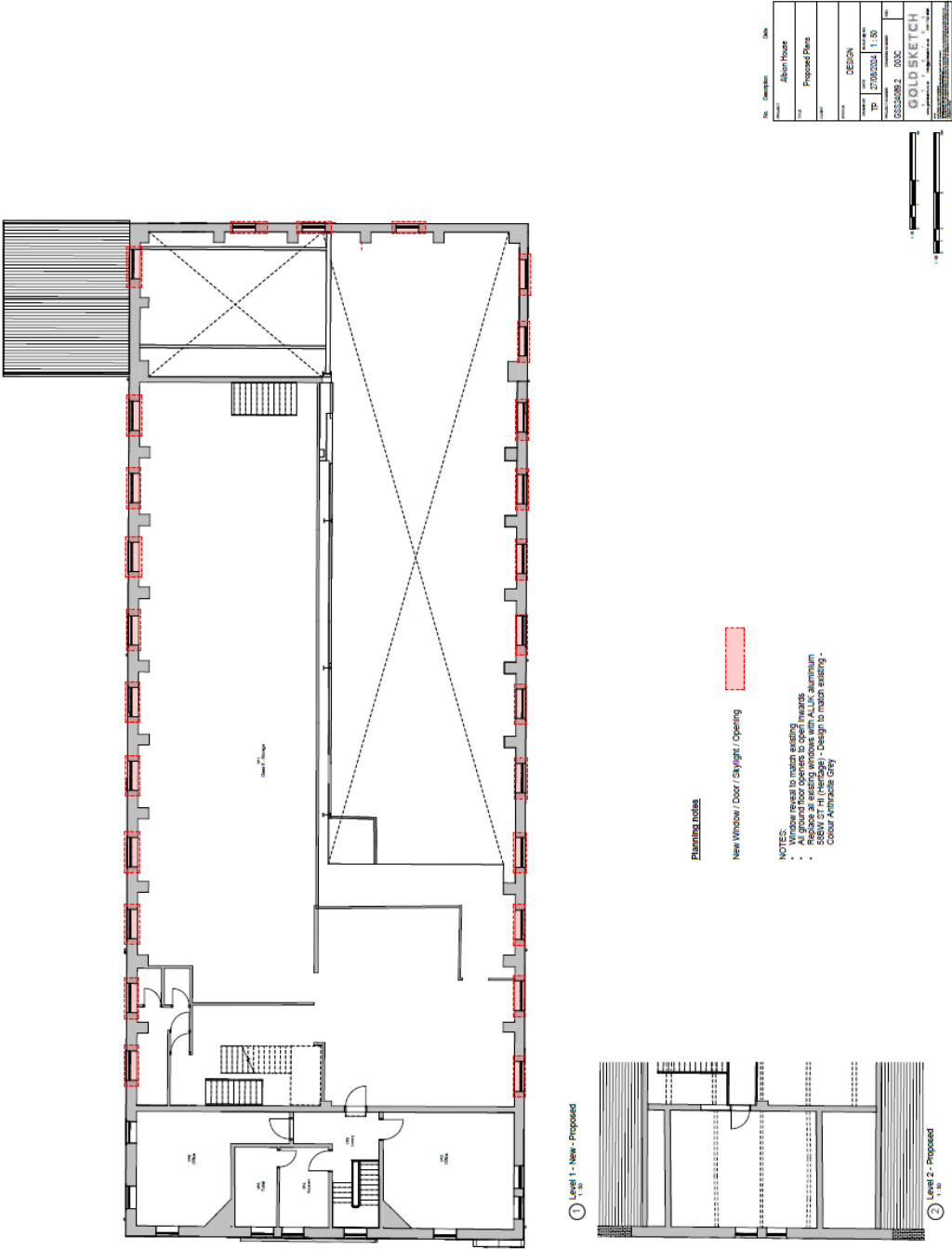
Albion House Existing 1st & 2nd Floors



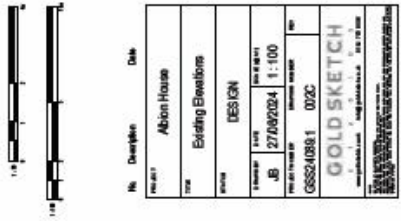
Albion House Proposed Basement



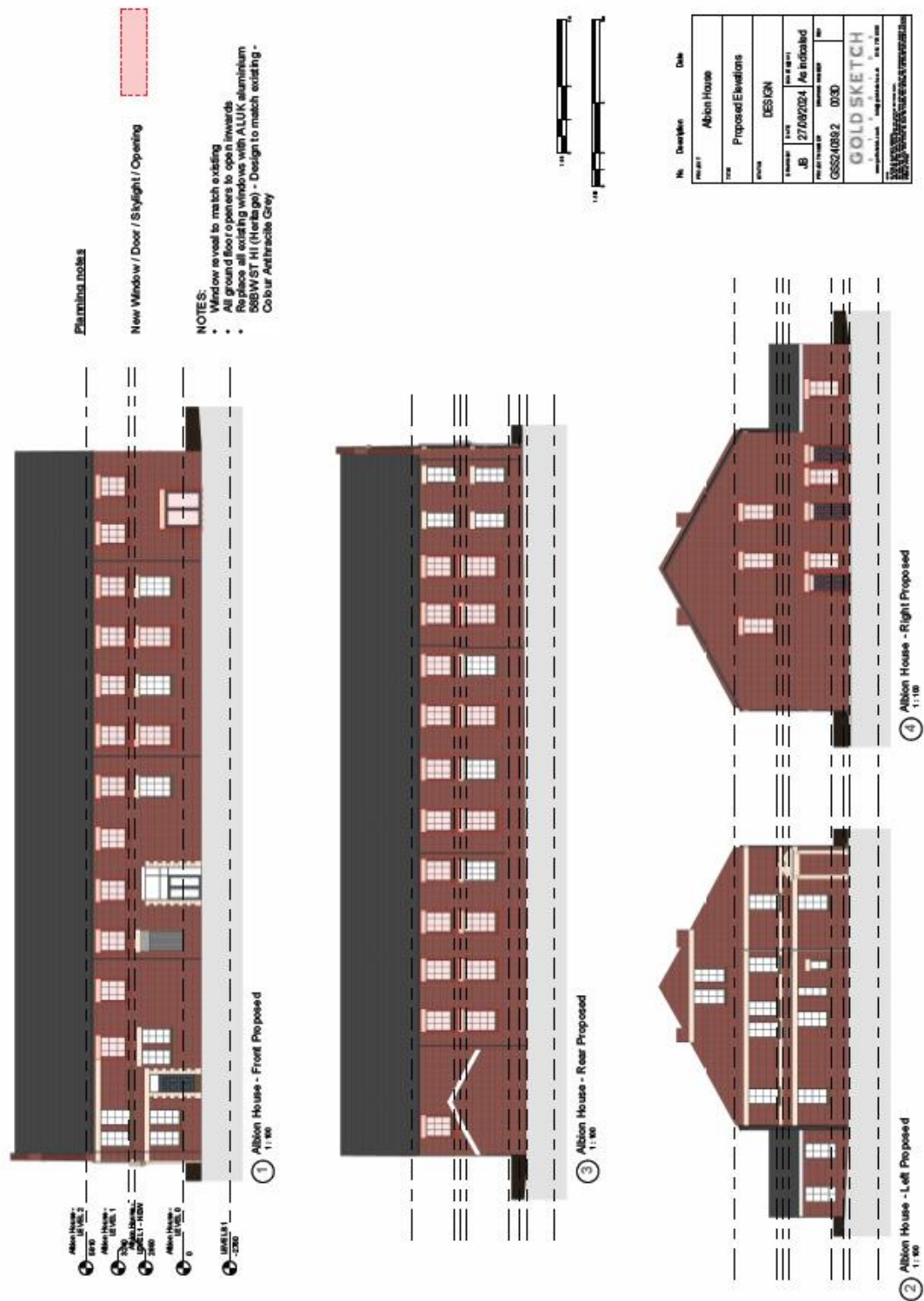
Albion House Proposed Ground Floor



Albion House Proposed 1st & 2nd Floors



Albion House Existing Elevations



Albion House Proposed Elevations

Appendix 2

EN1 - BUILT ENVIRONMENT

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

EN1/1 - Visual Amenity

Development will not be permitted where proposals would have a detrimental effect on:

- public views of prominent or important buildings, especially those in areas of architectural or historic interest;
- the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.

EN1/2 - Townscape and Built Design

The Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
- the relationship of the proposal to the surrounding area;
- the choice and use of materials;
- access and other design features for the mobility impaired;
- the design and appearance of access, parking and service provision;
- landscaping, including the use of natural landscape features, and open space provision;
- the use of lighting.

EN2 - CONSERVATION AND LISTED BUILDINGS

The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.