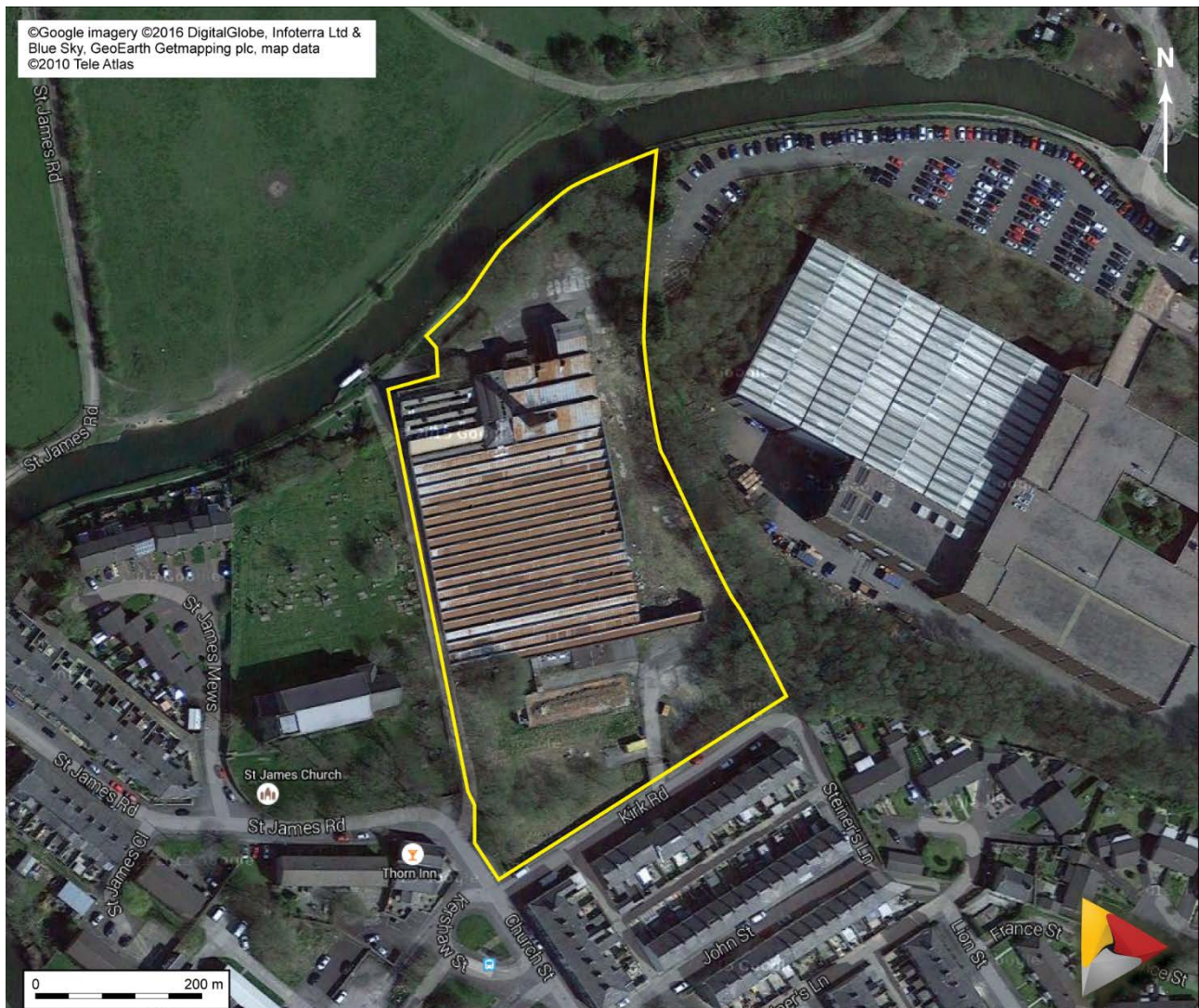


Church Bank Mill Boundary Wall, Church, Accrington, Lancashire (11/17/0037)

Historic Building Recording



Document No: 3351.R02

April 2017

Nexus Heritage Controlled Document – Commercial-in-Confidence

Document Number	3351.R02	
Document Status	DRAFT	
Prepared by:	Richard Cooke	Date: 18.04.17
Checked by:	Anthony Martin	Date: 18.04.17
Approved by:	Anthony Martin	Date: 18.04.17
Revision Record		
Revision No.	Date	Details

Nexus Heritage

Stanton House
 Eastham Village Road
 Eastham
 Cheshire
 CH62 0BJ

Gleeson Homes
Sandringham House
Little 66
Bury BL9 8RN



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INTRODUCTION AND SUMMARY STATEMENT

Planning permission has been secured by Gleeson Homes (hereafter the Client) from Hyndburn Borough Council (hereafter the Council) for demolition in a conservation area: RELEVANT DEMOLITION IN A CONSERVATION AREA - DEMOLITION OF BOUNDARY WALL FACING CANAL AND KIRK ROAD (Application Ref. 11/17/0037).

The Council, considers the wall is of historic interest and wishes to secure the satisfactory treatment of the historic interest. A condition relevant to this interest has therefore, been applied to the permission for the development by the Council.

Condition No. 5

No demolition works shall take place on the site until the applicant, or their agent or successors in title, has secured the implementation of a programme of building/structure recording and analysis. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings.

The project was undertaken with the assistance of Mr. R. Collins of Gleeson Homes.

This document provides the results of a programme of historic building recording proposed in response to the spirit and intent of Condition No. 5. The building recording was undertaken on 6th April 2017 by Richard Cooke BA MA MCIfA acting on behalf of Nexus Heritage. This document was written by Richard Cooke and edited by Anthony Martin BA MA MCIfA.

This draft document is offered for consideration to the Council and its archaeological advisor (Mr. P. Iles) for verification with reference to the condition applied to the planning permission and the relevant provisions in *NPPF*.

LOCATION AND SITE INFORMATION

The Site is situated at Kirk Road, Church, Accrington, Lancashire centred, approximately on Ordnance Survey grid reference SD 74190 29141 (Figs. 1 and 2).

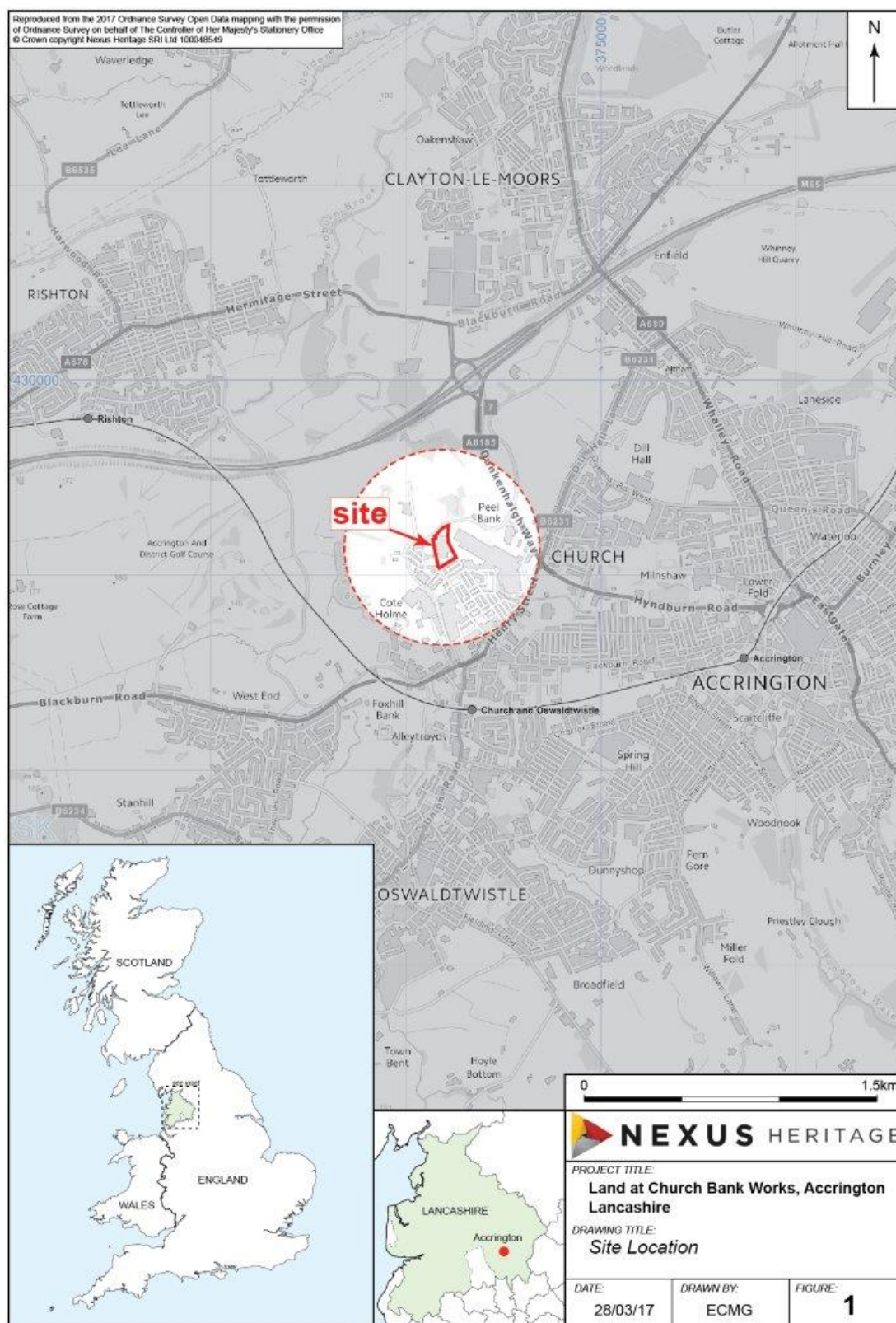


Fig. 1: Site Location Map (reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of HMSO © Crown Copyright Nexus Heritage-SRI Licence No. 100048549)

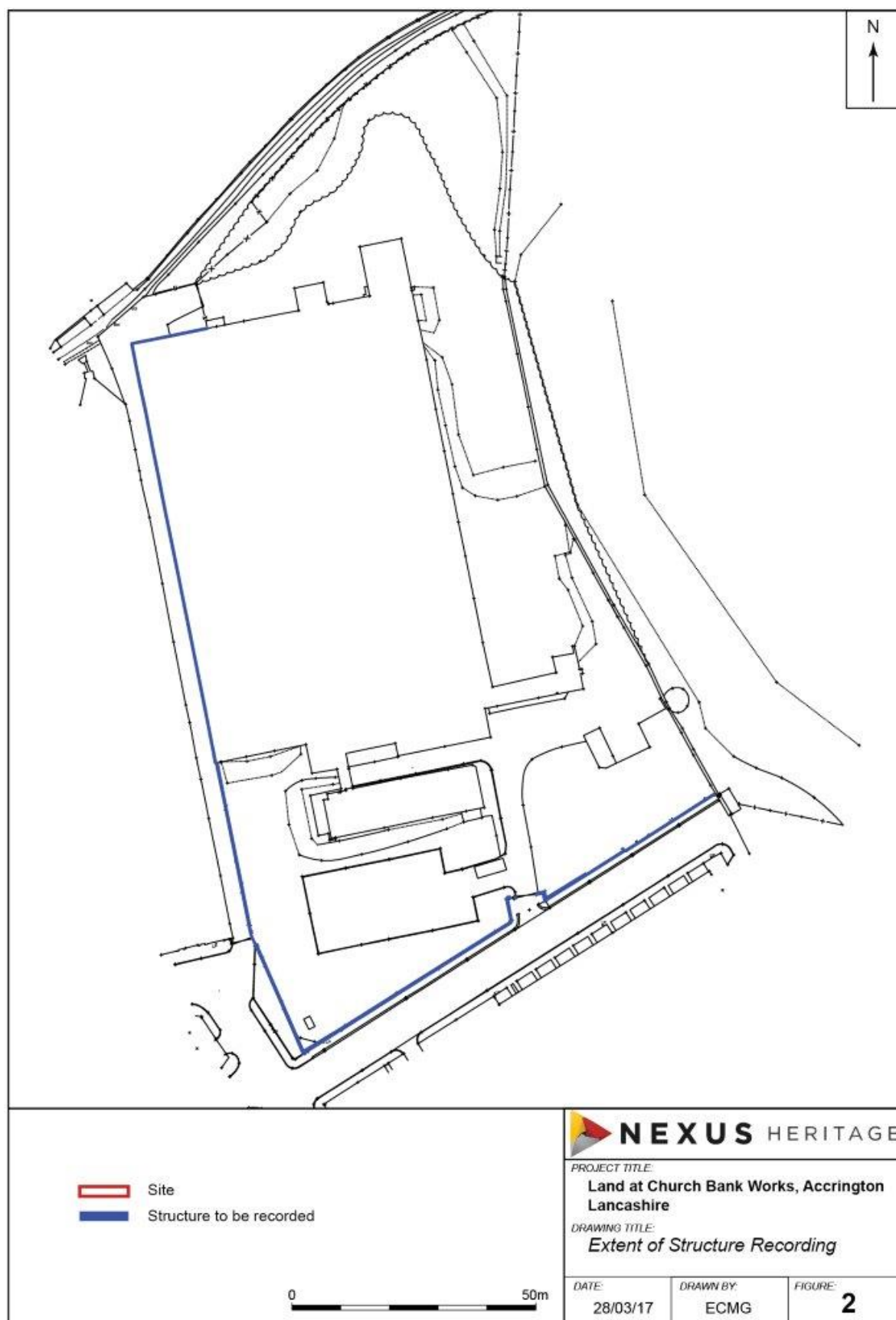


Fig. 2: Site Plan (reproduced from Ordnance Survey mapping with the permission of Ordnance Survey on behalf of HMSO © Crown Copyright Nexus Heritage-SRI Licence No. 100048549)

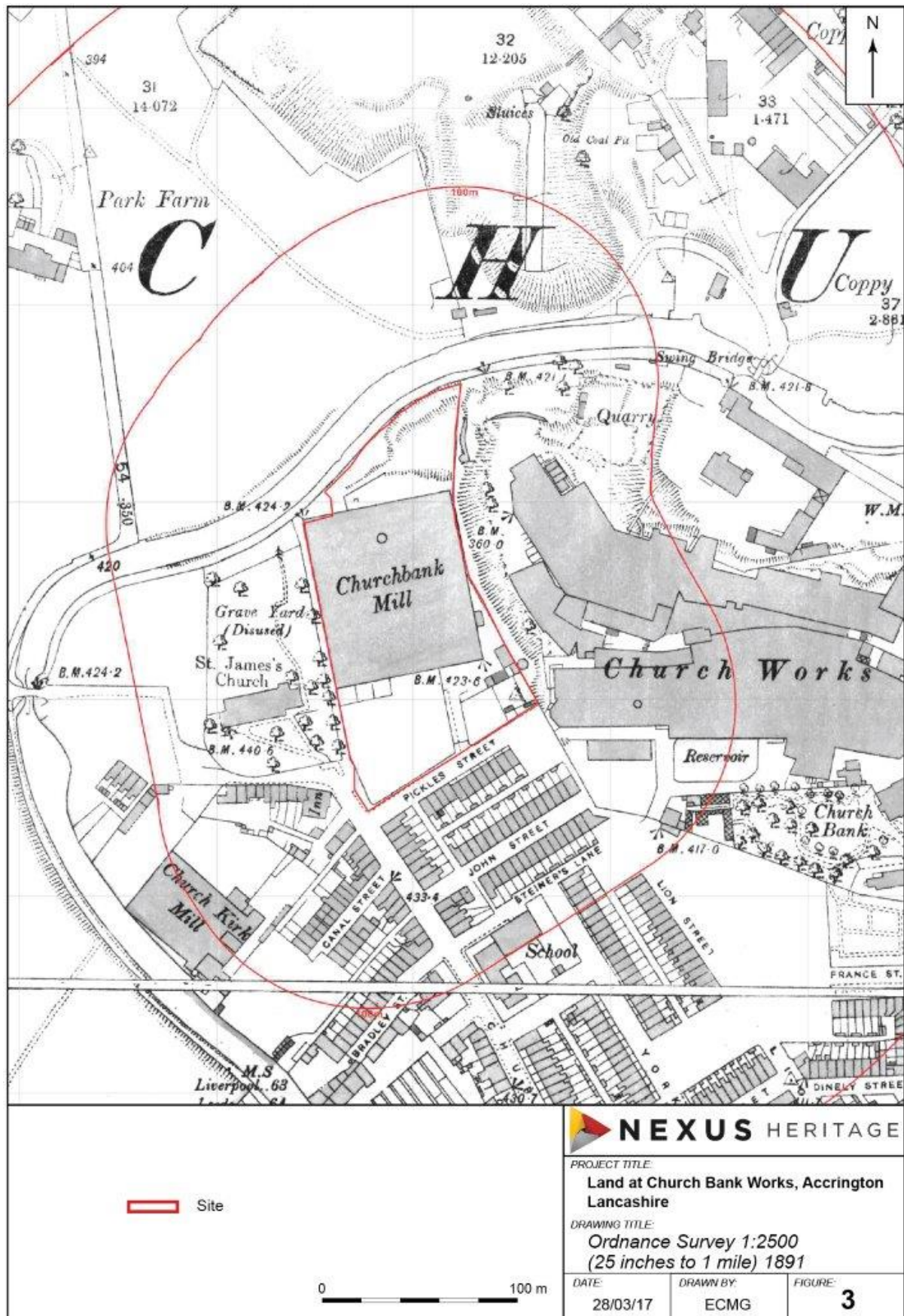
HISTORICAL BACKGROUND

A Heritage Statement for the Site was prepared in 2016 (Nexus Heritage 2016) which details the historic development of the Site, including the construction and development of Church Bank Mill.

In order to assess the heritage implications of partial demolition of the boundary wall to Kirk Road and Church Street and remedial repair/height reduction to the boundary wall between the Site and the ginnel which extends north-south between the Site and the Church of St. James, a Supplementary Heritage Statement was prepared in early 2017 (Nexus Heritage 2017).

The details of the Statements will not be rehearsed in detail here but in summary Church Bank Mill was erected in 1881 by William Duckworth & Sons of Canal Mill. By the publication of the Ordnance Survey map of 1891 (Fig. 3), the Site is clearly occupied by Church Bank Mill. The mill, which is a Locally Listed Building, is shown on the 1891 map to front onto a thoroughfare called Pickles Street, the southern side of which is defined by terraced housing. By 1938 Pickles Street had been re-named Kirk Road. The gate piers at the entrance to the Site are also a Locally Listed Building.

The Site articulates with Kirk Road and Church Street by means of a boundary wall, which is presumably the original wall built to separate the mill from Pickles Street.



AIMS, OBJECTIVES AND METHOD STATEMENT

A method statement was detailed in the Nexus Heritage document *Church Bank Mill Boundary Wall, Church, Accrington, Lancashire (11/17/0037) Written Scheme of Investigation for Historic Building Recording* (Nexus Heritage document 3351.R01).

The methodology for the recording was prepared with reference to Historic England's *Understanding Historic Buildings: a guide to good recording practice* (2016) and the ClfA's *Standard for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014).

In summary, a Level 3 record recording programme was designed to provide an introductory description followed by a systematic account of the structure's origins, development and use. The record includes an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It also includes all drawn and photographic records required to illustrate the structure's appearance and fabric and to support an historical analysis.

The aim of the historic building recording is:

- to seek a better understanding and compile a lasting record of the building and disseminate the results.

The specific objectives of the historic building record are:

- to complete an adequate photographic record of a wall which will be impacted upon as a result of demolition and reduction,
- to promote the understanding and appreciation of historic structures
- to secure an understanding of a structure and its significance.

A Historic England Level 3 Record was undertaken. The output of the Level 3 Record is defined in the Nexus Heritage document *Church Bank Mill Boundary Wall, Church, Accrington, Lancashire (11/17/0037) Written Scheme of Investigation for Historic Building Recording* (Nexus Heritage document 3351.R01) and is reproduced below:

Drawings

A location map, historic maps of the site and a plan of the current disposition of the site, relating the building to other structures and to related topographical and landscape features.

Measured plans (to scale or fully dimensioned) as existing. Plans would show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.

Measured drawings recording the form or location of other significant structural detail

Measured drawings to show the form of any architectural decoration or small-scale functional detail not easily captured by photography.

Measured elevations, where these are necessary to an understanding of the wall's design, development or function.

A plan or plans identifying the location and direction of accompanying photographs.

Copies of earlier drawings illustrating the wall's history.

Photography

All photographs would be captured using a digital camera with a minimum specification of 14 mega pixels and would be submitted on CD or equivalent format as part of the report. The images would be taken as raw image files and converted to TIFFs (Tagged Image File Format).

A general view or views of the wall (in its wider setting or landscape).

The wall's appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.

Further views as appropriate to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the wall or its setting.

The overall appearance of the principal rooms and circulation areas.

Any detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.

Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the wall. A transcription will be made wherever characters are difficult to interpret.

Written Account

The precise location of the wall as an address and in the form of a National Grid reference.

A note of any statutory designation, including local listing and Conservation Area status.

The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.

A contents list; a list of illustrations or figures.

A longer summary statement. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known.

An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design will be stated or appended.

Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.

A discussion of the published sources relating to the wall and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.

An account of the wall's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.

An account of the wall's past and present use, and of the uses of its parts, with the evidence for these interpretations. An account of any fixtures, fittings, plant or machinery associated with the wall, and their purpose.

Any evidence for the former existence of demolished structures or removed plant associated with the wall.

Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site.

Any further information from documentary sources, published or unpublished, bearing on any of these matters, or bearing on the circumstances of its building, designer, craftsmen, ownership, use and occupancy, with a note on the sources of the information.

Full bibliographic and other references, or a list of the sources consulted.

RESULTS

A total of six broad structural groups were present on the site.

- Stone boundary wall/ mill wall forming the northern part of the western elevation.
- Early generation concrete block boundary wall forming the southern part of the western elevation, and the western part of the southern elevation.
- Locally Listed iron entrance gates and piers.
- Stone boundary wall with red-brick height extension forming the eastern part of the southern elevation.
- Red brick boundary wall forming the eastern part of the southern elevation.
- Concrete panel boundary wall forming the eastern part of the southern elevation.

The parts of the boundary wall included within this record are the southern, western, and the western part of the northern elevation which is located between Ordnance Survey reference SD 74260 29102; SD 74177 29045; and SD 74152 29123.

The setting of the structure is briefly described and illustrated by means of photographs. The potential significance of the structure is assessed in the discussion section below.

Description

The wall does not survive to its full extent, and approximately a 21.0m portion at the eastern end of Kirk Road has been replaced by brick effect concrete gravel board wall panels set between 8ft high concrete posts (SD 74260 29102 – SD 74245 29088). Towards the eastern terminal of Kirk Road the render is failing, exposing the brick construction of the wall. The internal (north facing) non-rendered elevation shows that the wall was built in Scottish Bond, five courses of stretchers between every course of headers, for approximately 7.0m between SD 74245 29088 and SD 74240 29083. After this and for approximately 11.0m between SD 74240 29083 and SD 74229 29080 the wall is constructed from medium sized sub-rounded cobbles bonded by mortar to a height of 1.2m. The wall is clad in render internally and externally at this point, much of which has now fallen away showing that the wall had been extended in height by approximately 0.5m by three courses of red-brick bonded by mortar and stone copings.

The main entrance gates through the boundary wall are located between SD 74229 29080 and SD 74222 29081 and consist of a double, inward opening cast-iron gate with vertical spearhead bars between two upright square column gate piers, of probable stone construction but now rendered and painted red-orange. A third pier stands to the west and supports a single inward opening cast-iron gate, also with vertical spearhead bars for pedestrian access. All three of the gate piers were capped with decorative ball finials but the easternmost has fallen away and resides on the grass verge within the boundary wall.

As the boundary wall moves westward from the gated entrance (SD 74222 29081) it becomes entirely constructed from early generation concrete blocks measuring 0.46m in length by 0.24m in width and bonded by mortar. The wall is stepped and surmounted by stone copings and rendered on its external side fronting on to Kirk Road. The boundary wall makes a 90° turn at the intersection of Kirk Road and Church Street and there is a narrow grass verge between the

wall and the public walk-way adjacent to the road pavement. The concrete block wall continues northward to SD 74510 29100 where it butts up against the original corner of the stone boundary wall, defined by rectangular dapped stone quoins and surmounted by an iron railing.

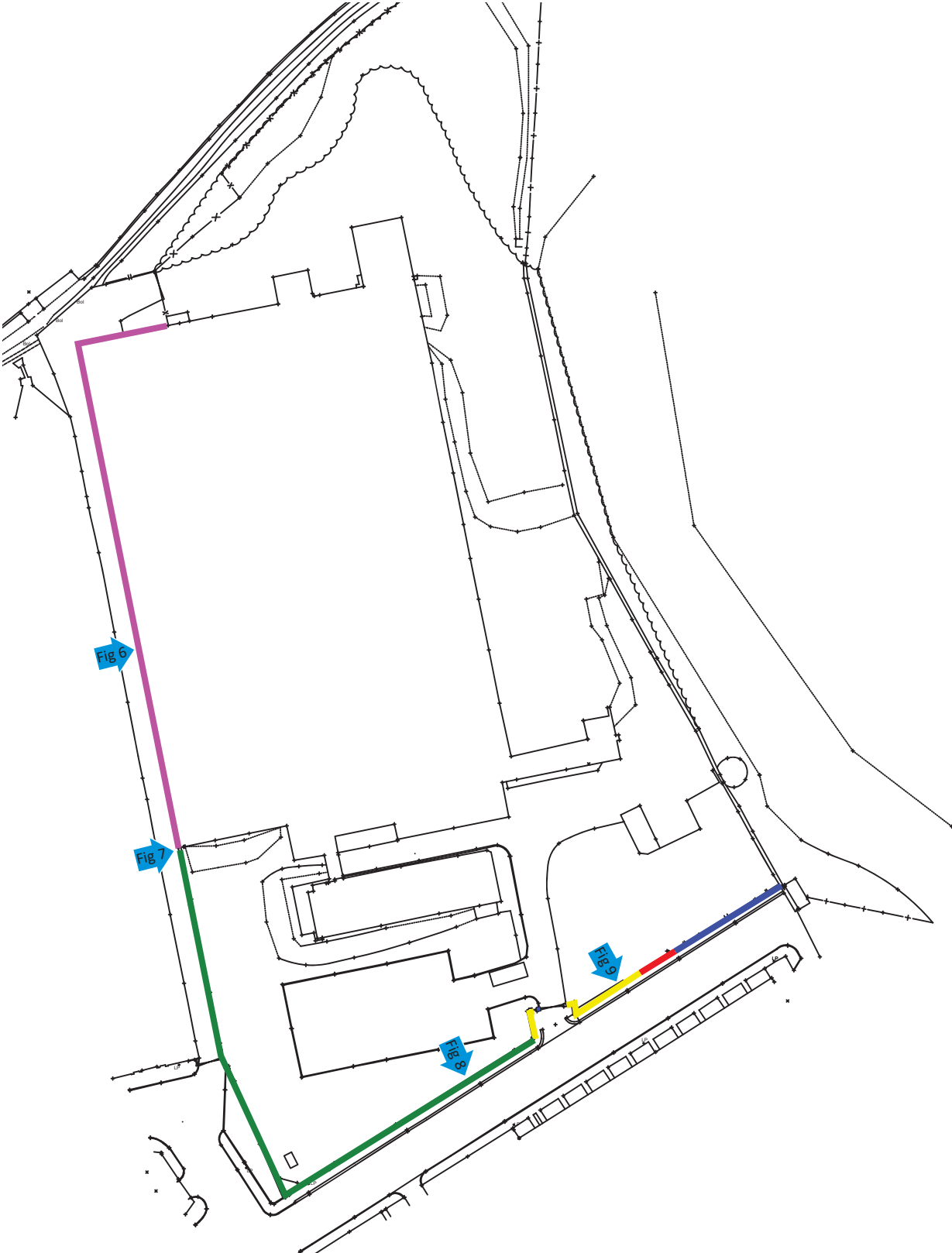
The stone wall is constructed from medium sized sub-rounded stone cobbles bonded by mortar and rendered on its external face. It continues to the north, with a small kink drawing it slightly to the east, for c. 64m and it runs parallel with the wall which defines the eastern boundary of the churchyard of St. James's Church – forming a ginnel c. 3m wide. At approximately 64m the boundary wall abuts the western elevation of the mill building and terminates. The articulation of the mill with the ginnel is thereafter formed by the mill wall, not a separate boundary wall. The western wall of the mill is rendered, but where it has failed the stone consecution is evident, as is the brick infill to a number of blocked doorways/windows. At the point of abutment the mill wall is c. 3.5m high and continues for a further 84m when it makes a 90° turn to the east and forms the north-facing elevation of the mill.

Analytical Discussion

By the production of the County Series 25" Ordnance Survey map of 1891 (fig 03) the boundary wall of Church Bank Mill had been constructed in plan as it exists today. However, the identification of stone quoins on the southwest corner of the mill building suggests that the land to the immediate south of the mill had originally been unenclosed. This theory is supported through the structural evidence of the concrete block wall butting up against the mill wall rather than having been keyed into the masonry. This would therefore suggest that the boundary wall was added as a later addition after the construction of the mill, sometime between 1881 and the production of the OS map in 1891.

The boundary wall itself exhibits five structural phases. The locally listed cast-iron entrance gate is almost certainly original, as is the boundary wall to the immediate east which is constructed from stone cobbles bonded by mortar. This part of the wall was later heightened by approximately half a meter by using red-brick and stone copings. As the wall progresses eastward it is replaced by a red-brick wall bonded by mortar which is almost certainly a later phase of repair to the wall, as is the much later concrete panels at the eastern limit of the southern elevation.

A large part of the wall, that which runs westward from the entrance gates and then turns northward to the corner of the mill building, is constructed from early generation concrete blocks bonded by mortar. These blocks are difficult to date, although such blocks formed from powdered limestone and clay mixed with water and cast in wooden moulds, were being used in construction from the middle of the 19th Century. This form of construction was not fully established however until the early 20th Century and as such it cannot be determined whether this part of the boundary wall is original or a later phase of repair.



- Concrete Panels
- Red Brick
- Stone and Red Brick
- Early Generation Concrete Blocks
- Stone wall

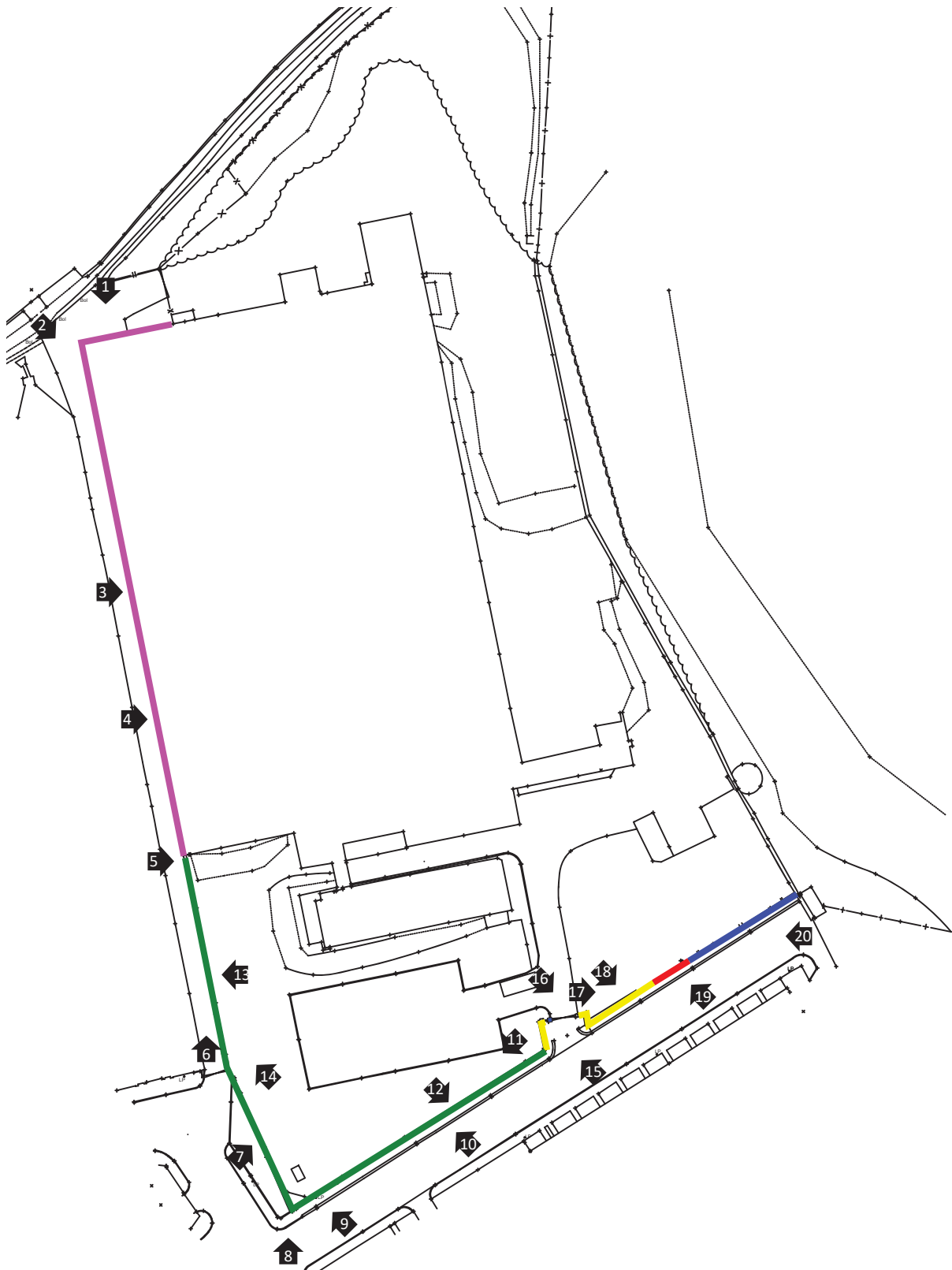


NEXUS HERITAGE

PROJECT TITLE:
**Land at Church Bank Works, Accrington
Lancashire**

DRAWING TITLE:
Structural Groups.
Scale 1:1,000 at A4.

DATE: 13/04/17	DRAWN BY: RC	FIGURE: 4
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- Concrete Panels
- Red Brick
- Stone and Red Brick
- Early Generation Concrete Blocks
- Stone wall

0 50m



NEXUS HERITAGE

PROJECT TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DRAWING TITLE:

*Location and orientation of Plates.
Scale 1:1,000 at A4.*

DATE:

13/04/17

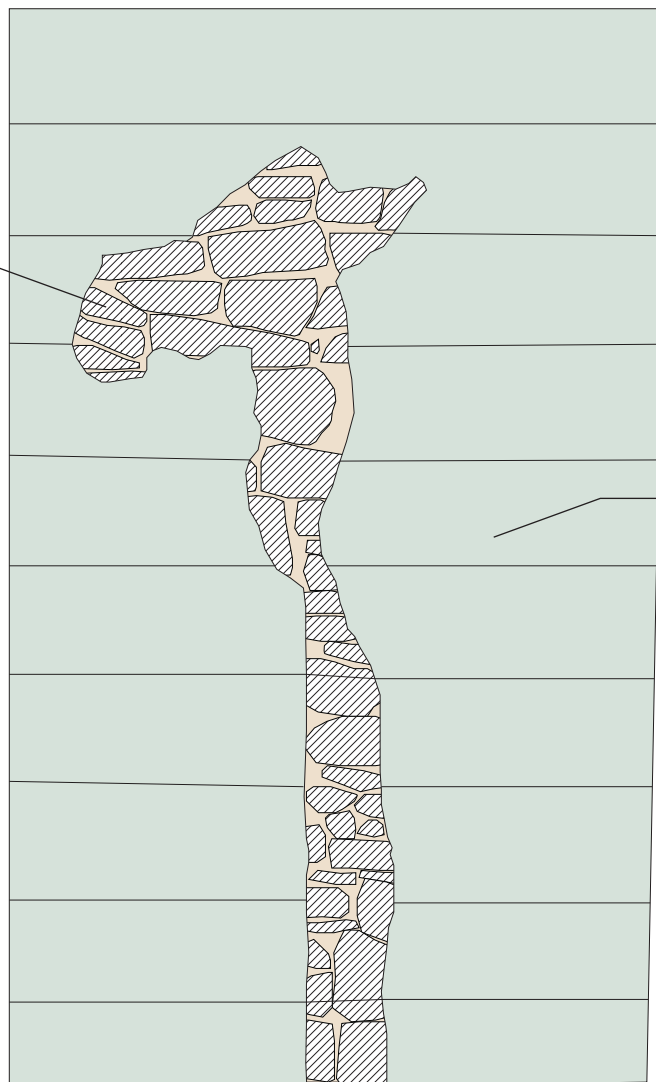
DRAWN BY:

RC

FIGURE:

5

Sub-rounded
stone cobbles



Concrete render

- Mortar
- Render
- Stone

Located on figure 04

Scale 1:20 at A4



PROJECT TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DRAWING TITLE:

*West facing elevation of stone
boundary wall*

DATE:

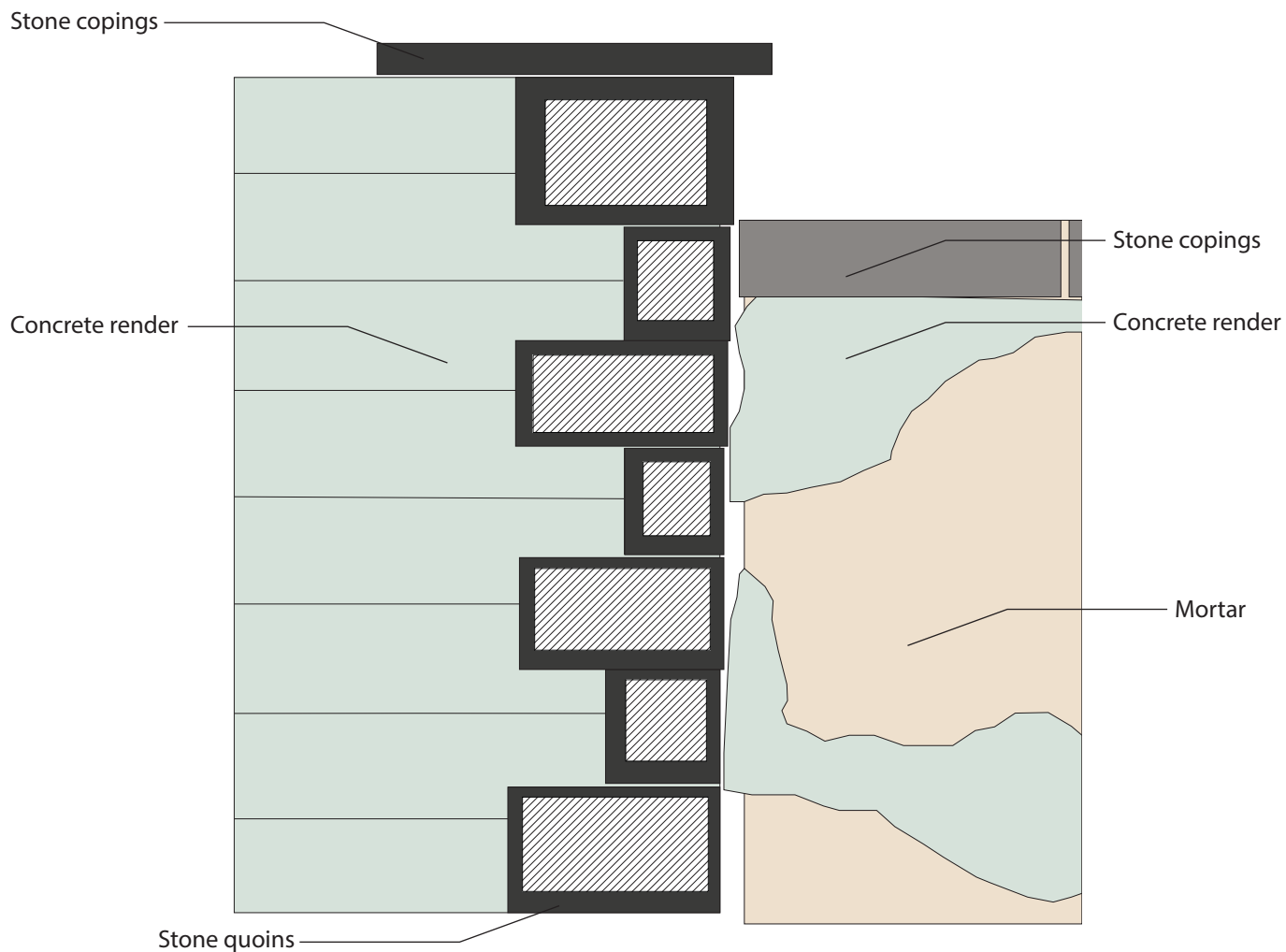
18/04/17

DRAWN BY:

RC

FIGURE:

6



- Mortar
- Render
- Quoins
- Copings

Located on figure 04

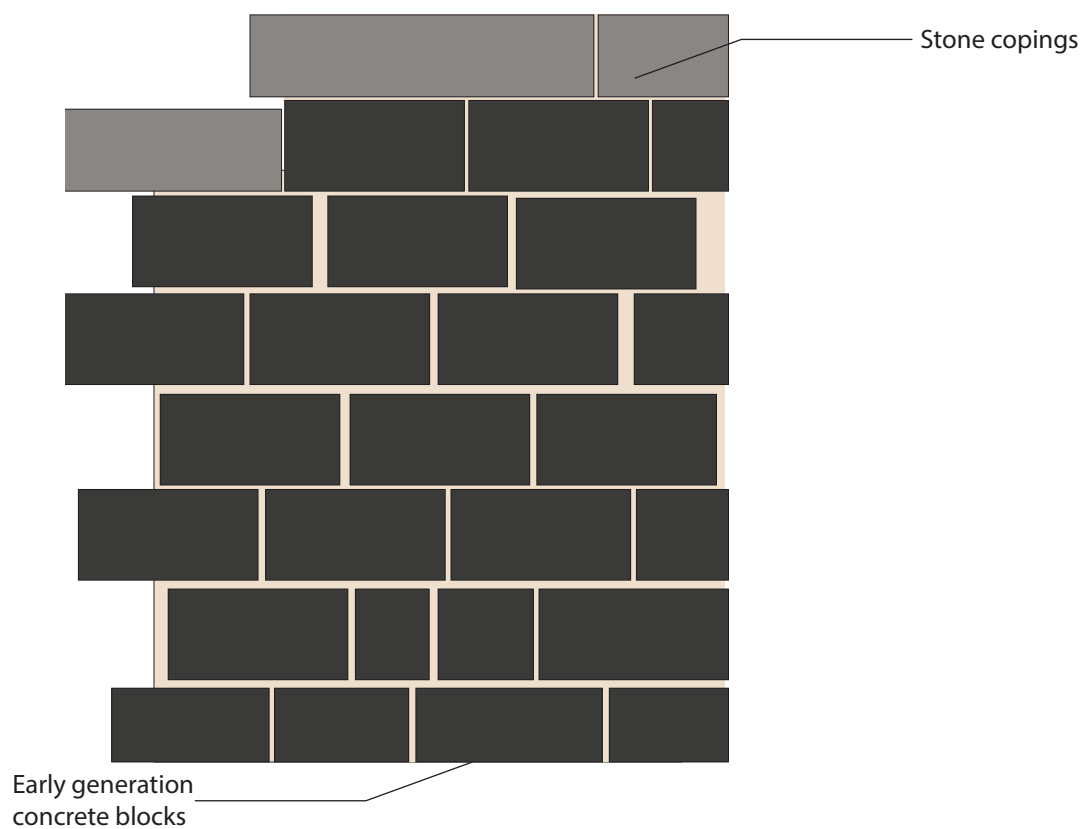
Scale 1:20 at A4



PROJECT TITLE:
**Land at Church Bank Works, Accrington
Lancashire**

DRAWING TITLE:
*West facing elevation of stone
boundary wall and concrete extension*

DATE: 18/04/17	DRAWN BY: RC	FIGURE: 7
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- Mortar
- Early Generation Concrete Blocks
- Copings

Located on figure 04

Scale 1:20 at A4



NEXUS HERITAGE

PROJECT TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DRAWING TITLE:

*North facing elevation of concrete
boundary wall*

DATE:

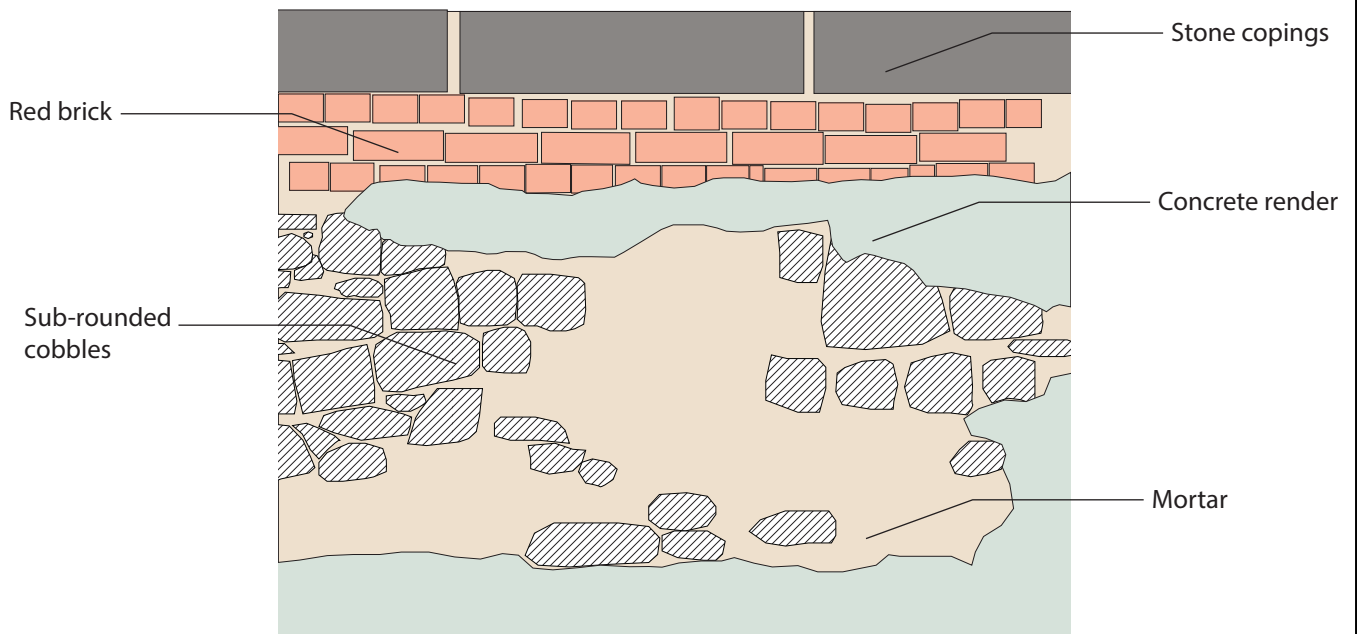
18/04/17

DRAWN BY:

RC

FIGURE:

8




- Mortar
- Red Brick
- Copings
- Render
- Stones

Located on figure 04

Scale 1:20 at A4



 NEXUS HERITAGE		
PROJECT TITLE: Land at Church Bank Works, Accrington Lancashire		
DRAWING TITLE: <i>North facing elevation of stone and red brick boundary wall</i>		
DATE: 18/04/17	DRAWN BY: RC	FIGURE: 9



01



02

Plate 01: North facing elevation of stone boundary wall/ Mill wall, from the north. Scale 1.0m.

Plate 02: North and west facing elevations of stone boundary wall/ Mill wall, from the northwest. Scale 1.0m.



TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DATE:

18/04/17


DRAWN BY:

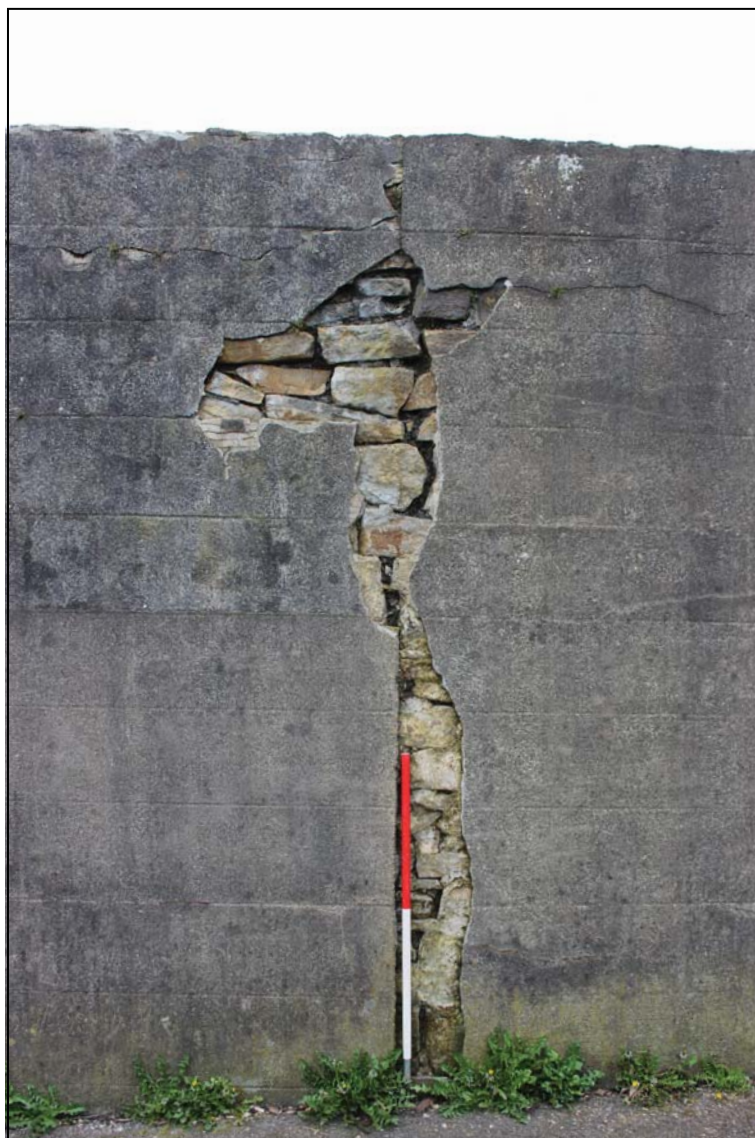
RC




03

**Plate 03: West facing elevation of stone boundary wall,
from the west. Scale 1.0m.**

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PROJECT TITLE: Land at Church Bank Works, Accrington Lancashire		
DATE: 18/04/17	DRAWN BY: RC	




**Plate 04: West facing elevation of stone boundary wall,
from the west. Scale 1.0m.**

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PROJECT TITLE: Land at Church Bank Works, Accrington Lancashire		
DATE: 18/04/17	DRAWN BY: RC	



05

Plate 05: West facing elevation of stone boundary wall and later early generation concrete block wall, from the west. Scale 1.0m.

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PROJECT TITLE: Land at Church Bank Works, Accrington Lancashire		
DATE: 18/04/17	DRAWN BY: RC	



06



07

Plate 06: West facing elevation of early generation concrete block wall, from the south. Scale 1.0m.

Plate 07: West facing elevation of early generation concrete block wall, from the west. Scale 1.0m.



TITLE:

Land at Church Bank Works, Accrington
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08



09

Plate 08: South and West facing elevations of early generation concrete block wall, from the southwest. Scale 1.0m.

Plate 09: South facing elevation of early generation concrete block wall, from the south. Scale 1.0m.



TITLE:

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Lancashire**

DATE:

18/04/17

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10



11

Plate 10: South facing elevation of early generation concrete block wall, from the south. Scale 1.0m.

Plate 11: North facing elevation of early generation concrete block wall, from the northeast. Scale 1.0m.



TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DATE:

18/04/17

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RC




12



13

Plate 12: North facing elevation of early generation concrete block wall, from the north. Scale 1.0m.

Plate 13: East facing elevation of early generation concrete block wall, from the east. Scale 1.0m.

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TITLE: Land at Church Bank Works, Accrington Lancashire	
DATE: 18/04/17	DRAWN BY: RC



14



15

Plate 14: East facing elevation of early generation concrete block wall, from the southeast. Scale 1.0m.

Plate 15: Entrance Gates Locally Listed Building, from the south. Scale 1.0m.



TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DATE:

18/04/17

DRAWN BY:

RC



16



17

Plate 16: Entrance Gates Locally Listed Building, from the north. Scale 1.0m

Plate 17: North facing elevation of stone and brick wall, from the northwest. Scale 1.0m.



NEXUS HERITAGE

TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DATE:

18/04/17

DRAWN BY:

RC




18



19

Plate 18: North facing elevation of stone and brick wall, from the north. Scale 1.0m.

Plate 19: South facing elevation of brick wall, from the south. Scale 1.0m.

 NEXUS HERITAGE	
TITLE: Land at Church Bank Works, Accrington Lancashire	
DATE: 18/04/17	DRAWN BY: RC



**Plate 20: South facing elevation of concrete panel wall,
from the southeast. Scale 1.0m.**



TITLE:

**Land at Church Bank Works, Accrington
Lancashire**

DATE:

18/04/17

DRAWN BY:

RC

HEALTH AND SAFETY

There were no incidents or accidents to report.

ARCHIVE

The recipient organisation for the project archive is the Lancashire Archives in Preston and copies of the drawn, written, and photographic record of the recording work will be deposited at the Lancashire Record Office.

Nexus Heritage will conform to the arrangements for archive preparation and submission prior to commencing the works and provide copies of the relevant correspondence and accession number to the LHER.

The archive has been prepared, compiled and presented for long term storage according to the format requirements of the recipient organisation and the County Archivist and as set out relevant standards including

- The Institute for Archaeologists' *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials* (2014 edition).
- The Institute for Archaeologists' *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives* (2014 edition)

The archive index is as follows.

A hard copy of this document

A hard copy of the Nexus Heritage document *Church Bank Mill Boundary Wall, Church, Accrington, Lancashire (11/17/0037) Written Scheme of Investigation for Historic Building Recording (Nexus Heritage document 3351.R01)*.

A CD containing a .pdf copy of this document, the Nexus Heritage document *Church Bank Mill Boundary Wall, Church, Accrington, Lancashire (11/17/0037) Written Scheme of Investigation for Historic Building Recording (Nexus Heritage document 3351.R01)* and 50 digital photographs

Hand written notes (x1 sheet of A4)

This index acts as a synopsis of the archive and is therefore lodged with the Lancashire Historic Environment Record.

CONCLUSION

This building record has carefully considered the historical background to the boundary wall at Church Bank Mill and has addressed the aims and objectives of the project adequately.

The methods adopted during this building recording can be considered as successful in as much as they enabled an accurate record of the building and its setting to be made. The evidence recovered was of a consistent standard and although limited, it was able to meet all of the expectations of the project aims.

SOURCES

Published works

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Historic England, 2016. *Understanding Historic Buildings: a guide to good recording practice*

Nexus Heritage, 2017. *Land at Kirk Road (Church Bank Works), Church, Accrington, Lancashire: Supplementary Heritage Assessment (3286.R02b).*

Nexus Heritage, 2017. *Church Bank Mill Boundary Wall, Church, Accrington, Lancashire: Written Scheme of Investigation for Historic Building Recording (3351.R01).*