

HERITAGE STATEMENT & PLANNING STATEMENT

[75 HAMMERTON STREET,](#)

[BURNLEY](#)

[BB11 1LE](#)

Location:

The application site is located on the southwest fringe of Burnley town centre, on the west side of Hammerton Street, south of its junction with Mount Pleasant Street. The buildings lie within a walled and gated yard and are a prominent feature on Hammerton Street, especially across open space to the east. The chimney of the former sawmill is a notable feature at greater distance. The late 20th century Law Courts adjoin to the north, while to the south, across a short unnamed and unmade road, is the former Mount Pleasant Methodist Chapel of 1835. In terms of its wider setting, the site lies on the fringe of the Weavers' Triangle, the industrial district centered upon the Leeds and Liverpool Canal and the hub of Burnley's thriving cotton industry from the late 19th to the early 20th century.

The site comprises two buildings:

- A three-storey house of 1844-1848, built end-on to Hammerton Street, with an attached building to the north, probably late 19th century and an office/warehouse originally.
- A two-storey rectangular former sawmill, with tapering square-section chimney, dating probably from 1858-1859.

Designation:

73-75 Hammerton Street lies within the Canalside Conservation Area, locally designated by Burnley Borough Council. The house and adjoining office/warehouse, along with the sawmill chimney, are also included upon Burnley Borough Council's local list of buildings of architectural, historical and archaeological interest; the list is however advisory only. The remainder of the sawmill is unlisted.

The principal heritage issue raised by the proposal is its impact upon the character of the designated Canalside Conservation Area; the proposal's impact upon the buildings themselves is a secondary issue, as the local listing is advisory only. The application will therefore be determined in the context of relevant national and local planning policies governing the historic environment. The national context is established by Section 12 of the National Planning Policy Framework (Conserving and Enhancing the Historic Environment), which was published in March 2012 and sets out the Government's planning policies for England



Designation of local buildings; red hatch are statutory listed, those in green are locally listed.

Historical Context:

The full historical background to the site was presented in the preliminary heritage assessment produced by Austin Smith:Lord on behalf of the applicant (May 2014). Here, it is sufficient to simply summarize that the site was originally the premises of James Wiseman, a joiner and builder, and known as Hammerton Street Timber Yard and Saw Mill in the 1850s, and by the late 19th century Hammerton Street Mills. The sawmill building, with its chimney, dates probably from 1858-1859. The house however is older, dating from 1844-1848 on map evidence (see 4.2 below); Wiseman is recorded as a resident of Hammerton Street from 1854, so it is entirely possible he then lived there. From at least the 1930s, the site was the premises of Whitaker and Clegg Ltd, slaters and floor contractors; latterly it was occupied by a builder's merchant.

The House:

This is a narrow, three-storey structure one room in depth, built end-on to Hammerton Street, with its frontage facing the former Methodist Chapel across the unnamed road. The impression created is that it was the first in a row of houses that was ultimately never built. The main elevation is of unusual appearance with two unequal gables, central door and unevenly-distributed windows; the narrow Hammerton Street elevation has three vertical windows. All windows were formerly sashed, but most are altered or boarded, with only those of

the second floor retaining their original frames; these have typical mid-20th century leaded glazing. On the left side is a later outrigger, probably late 19th or early 20th century, its south elevation to the Chapel windowless; its end (west) wall has a blocked door and ground floor window and a single first floor window.

The internals of the house have severely deteriorated due to water ingress and fires in the property; it is now unsafe to enter the building.

The Office/Warehouse:

A plain, functional building, altered and overall of little interest. To Hammerton Street is a doorway and adjoining window, all boarded over, originally the office window of Whitaker and Clegg, as evident in Plate 6 of 1985. On the first floor above is a small horizontal window of nine panes; the side elevation originally had three horizontal windows on each floor (again, see Plate 6), but all are now boarded over; a loading door remains on the first floor. The rear is irregular, with boarded-up doors and windows and a rebuilt single-storey lean-to adjoining the cottage.

Interior. Altered throughout and again of little interest. The ground floor has some exposed ceiling beams, and on the first floor is an exposed half-truss supporting the roof. On this floor, an area of blackening on the crosswall with the adjoining house suggests a fireplace originally existed, most probably in the earlier building that the current structure replaced.



An image of the house and adjoining warehouse in 1965.

Significance of the application building:

The application buildings are of significance in the local context only, and are recognised as such by entry on Burnley Borough Council's advisory local list. The structures are modest, relatively minor buildings and whose limited intrinsic architectural interest is compounded by modern alteration and the dereliction of the surrounding site. In this context, it is probably fair to state that the significance of the buildings now lies primarily in their historical associations, as the premises of James Wiseman and thereafter Whitaker and Clegg, rather than in architectural terms. As regards their contribution to the character of the conservation area, The office/warehouse is negative, and that of the house is neutral at best. The chimney is however more notable, our proposal retains the chimney and associated saw mill.

Proposal:

Our proposal is to demolish the house and associated office warehouse which abuts the house. The building has sat vacant for a number of years and is in a dilapidated condition. The building is structurally unsound and unsafe. The building is regularly broken into and has been subject to vandalism on a number of occasions. The police have boarded up the building on a number of occasions to try and stop vandalism and protect the public. The building has been subject to arson in the past. The site has a historical approval which allowed for the demolition of all the buildings on the site approval number (APP/2014/0398). Our proposal is only for the demolition of the house and the warehouse. We will be retaining the chimney which makes more of a contribution to the wider conservation area.

