



Heritage Statement

Proposed extension and refurbishment of 5 St George's Road, including demolition of existing outrigger extensions & former bank vault. Change of use from bank ground floor and residential 1st, 2nd floors to Mixed Use Arts & Enterprise Centre.

1st September 2023

open
optimised environments

PART OF
SLR



CONTENTS

- 01 | Introduction to Revitalised Heritage Buildings
- 02 | The Heritage Context
- 03 | Assessment of Significance
- 04 | Summary of Proposed Architectural & Landscape Works
- 05 | Heritage Impact Assessment
- 06 | Bibliography



PART OF  SLR

Optimised Environments

86 Princess Street | Manchester | M1 6NG

t 0161 696 7550

w. op-en.co.uk

Optimised Environments Ltd. Registered in Scotland SC359690.

Registered address: Quatermile Two | 2 Lister Square | Edinburgh | EH3 9GL

Ordnance Survey data used under licence

© Crown copyright and database rights 2023.

VERSION

Document: Reactivated Heritage Buildings - Heritage Statement
 Project No: M10392
 Issue: P03

Issue	Revision	By	Approved	Date
P01	Issue for Client Review	KB	DF	20/07/23
P02	Planning Draft Issue	KB	DF	17/08/23
P03	Planning Submission	KB	DF	01/09/23



Purpose of this Document

This Heritage Assessment document has been produced by OPEN on behalf of Cumberland Council, to support the planning application for the new Millom Arts and Enterprise Centre. This document provides an analysis of the existing context, historic information and a summary of the consultant team's development of the design proposals that form the Revitalised Heritage Buildings Project.

01

Introduction to Reactivated Heritage Buildings

Purpose of the Heritage Assessment

This Heritage Assessment has been prepared by OPEN to support the submission of a planning application for the refurbishment, extension, partial demolition and associated landscape works of a non-designated heritage asset, within the Millom Conservation Area.

The proposed Millom Arts & Enterprise Hub will be located on the site of the former bank on St George's Road, adjacent to Millom Town Square. This document acknowledges that the existing structure is described as a positive townscape element within the Conservation Area appraisal, and that it holds a prominent position that forms the edge of Millom's Town Square. The site also sits adjacent to the curtilage walls of the Grade II Listed Church of St George, and Former Vicarage to St George's Church.

This document has been created to explore the wider historic environment surrounding the proposed site, understand the significance of this asset and describe the contribution of this building to Millom's historic context.

Methodology

- This document has been prepared to conform and align with
- National Planning Policy Framework (2021);
 - BS7913 - British Standards Guide to the Conservation of Historic Buildings;
 - Historic England's Statements of Heritage Significance (2019);
 - Conservation Principles, Policies & Management for the Sustainable Management of the Historic Environment (2008).

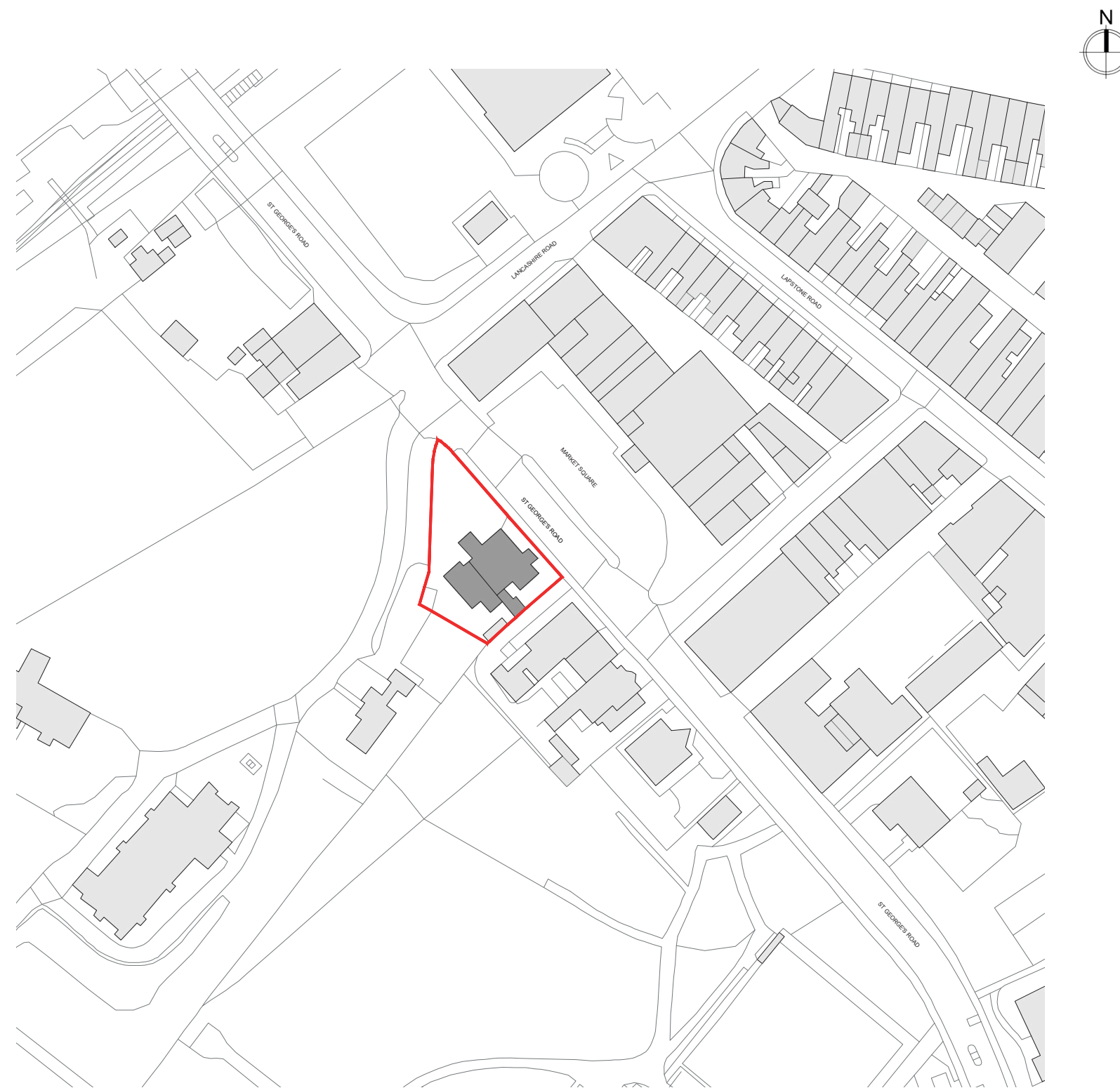


FIG 01
1:1250 Block Plan



FIG 02
Aerial view of proposed design within heritage context Millom town square

Location & Site Description

The site is located within the Town centre boundary of Key Service Centre of Millom, and lies within the Millom Conservation Area, which was designated in 2003.

As stated within the 'Millom Conservation Area Appraisal (2021)' document there are four listed structures within the conservation area, all of which are Grade II listed:

- War Memorial, Station Road
- Former Vicarage North of St. George's Church
- Church of St. George
- War Memorial immediately to north of St George's Church

02 The Heritage Context

Background

The former bank building at 5 St. George's Road is a non-designated heritage asset within the Millom Conservation Area. The building is highlighted within the Conservation Area Appraisal as a positive townscape element.

The conservation area is split into 7 sub-areas which are clearly distinguishable because Millom has not been redeveloped to any great extent. No. 5 St George's Road sits within the Market Square sub-area and is at the border of St. George's Road and St George's Church precinct. The rear of the site is bounded by the curtilage wall of the Grade II Listed Church of St George and there are to be no works or alterations to this as part of this application.

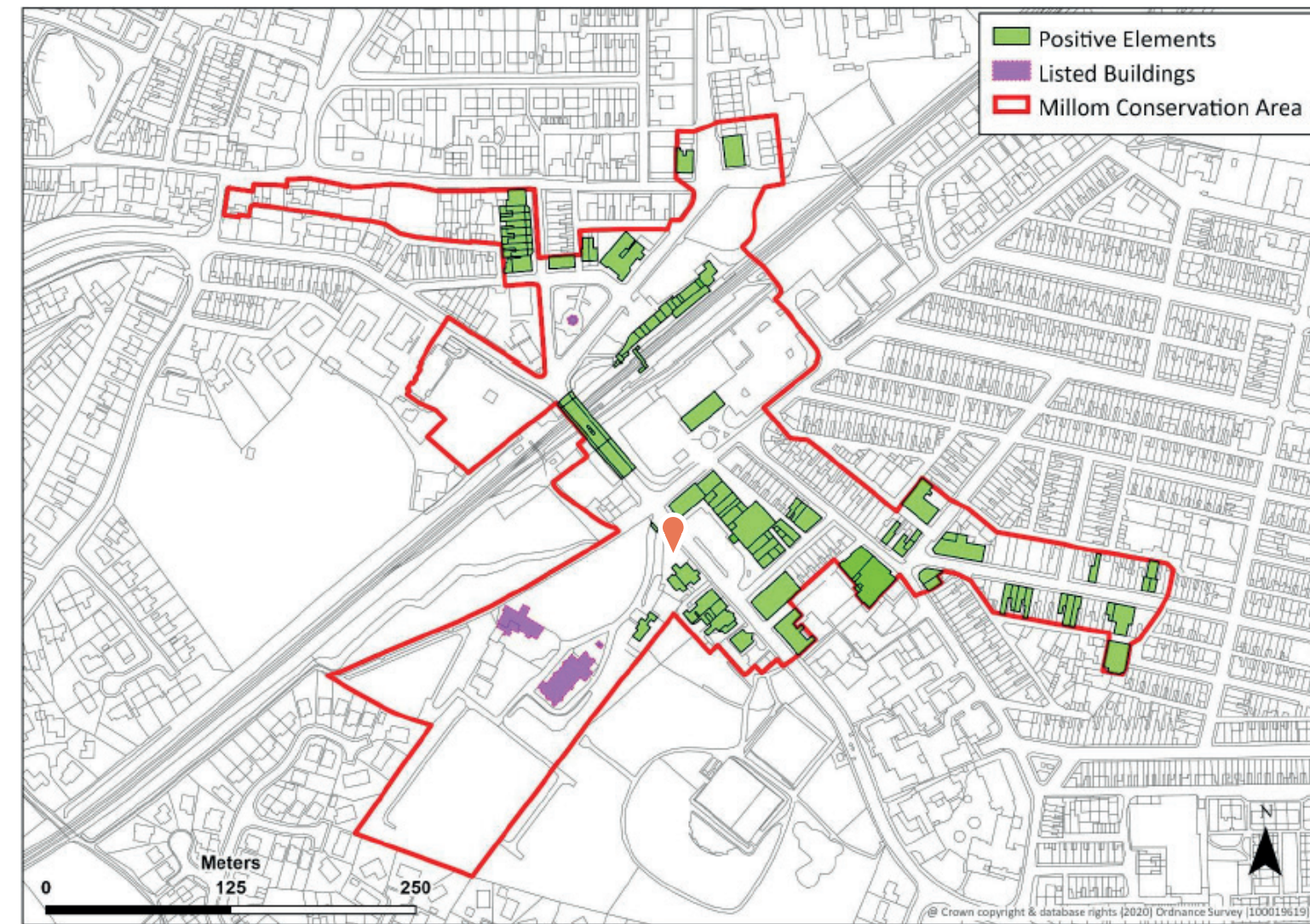


FIG 03 Millom conservation area

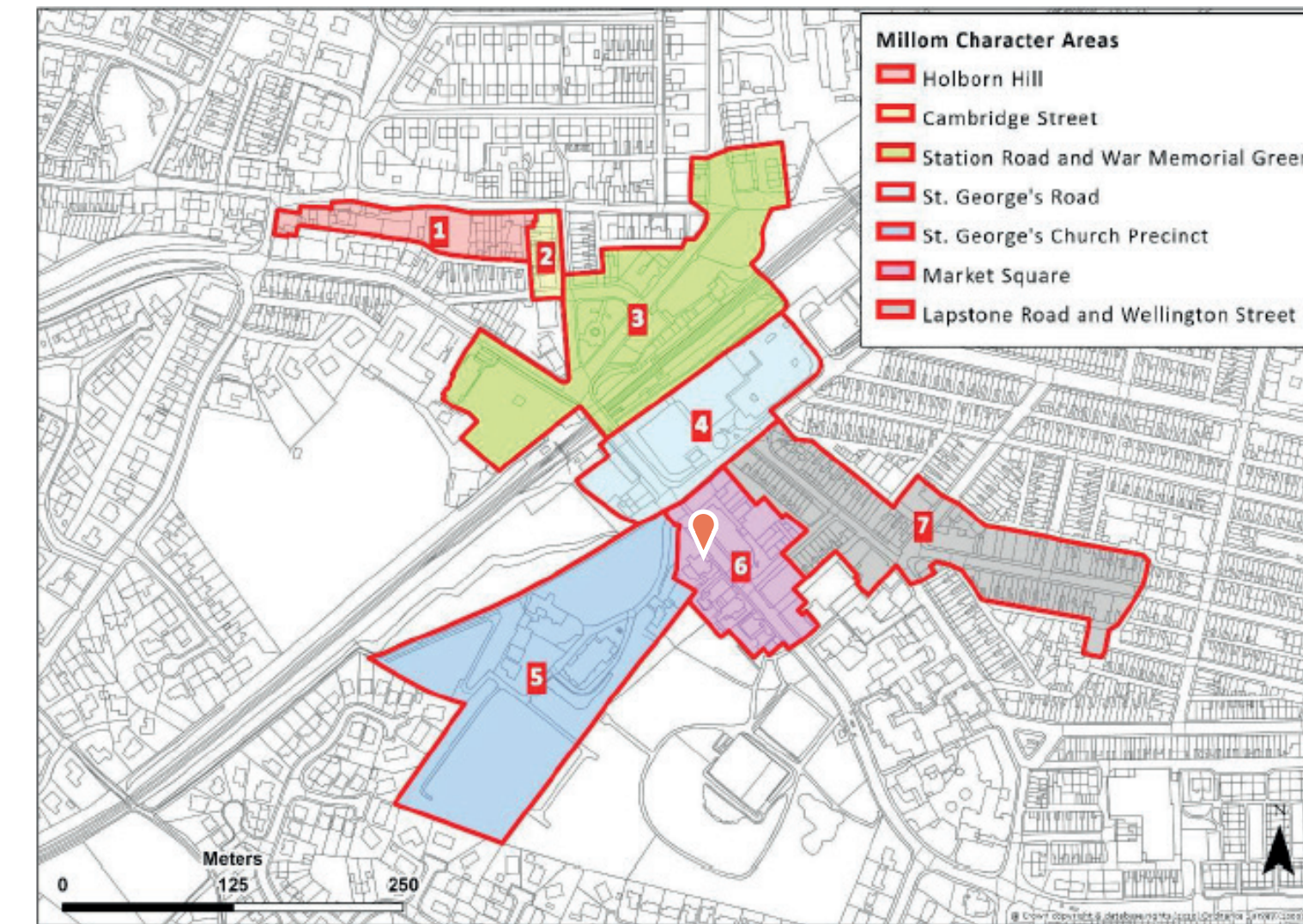


FIG 04 Millom conservation area character appraisal

Description of the Heritage

The former bank building one of a cluster of buildings around the Market Square, and suffers due to dilapidation through vacancy and functional alterations which are unsympathetic to the character of the area.

As stated in the Millom Conservation Area SWOT analysis of the Market Square sub-area, the loss of detailing and dilapidation are key weaknesses of the area. These begin to threaten the site as lack of maintenance and investment would only further the loss of historic features.

The Reactivated Heritage Buildings project on this site looks to refurbish and re-use this vacant building, through it's extension and improved internal layout and make the most of the opportunities available afforded to us on this site.



FIG 05 Millom market square panorama

Historical Development

"Millom is a small former Victorian industrial town of approximately eight thousand people, located near the Duddon Estuary. It experienced a period of rapid growth following development of large-scale iron-ore mining and iron working activities in the area. It is situated approximately six miles (10km) north-north-west of Barrow-in-Furness and twenty-six miles (40km) south-south-east of Whitehaven as the crow flies. It is two miles (3.5km) south-east of the Lake District National Park border. Routes by road to Barrow-in-Furness are considerably longer, however at over twenty miles..."

... Much of the fabric of Millom's town centre dates from a relatively narrow window of time between the 1860s and 1900s. Since then, the main changes to Millom's built area, aside from the loss of the iron-related industrial sites in the 1960s-70s, have been the creation of areas of housing on the edges of the Victorian settlement." 1

Setting

The former bank building part of a cluster of buildings that sit around the Market Square, and suffers due to dilapidation through vacancy and functional alterations which are unsympathetic to the character of the area.

As stated in the Millom Conservation Area SWOT analysis of the Market Square sub-area, the loss of detailing and dilapidation are key weaknesses of the area. These begin to threaten the site as lack of maintenance and investment would only further the loss of historic features. The Reactivated Heritage Buildings project on this site looks to refurbish and re-use this vacant building, through it's extension and renovation to improve the internal layout and make the most of the opportunities offered by this site.



FIG 06 Historic Map 1861



FIG 07 Historic Map 1897



FIG 08 Historic Map 1921



FIG 09 Elevations of existing building showing dilapidation.



FIG 10 Detail view of Principal Elevation to George St. elevation.

Existing Building

The principal north-east elevation facing onto St. George's Road sets the scene with a ground red sandstone ground floor, with a matching low red sandstone balcony defining the line between ground and first floors. The original portico entrance creates symmetry to the facade aligning with the set-back gable wall of the first and second floors. All facades visible from St. George's Road are formed by gable walls with red-sandstone ashlar dressings when turning corners and around window apertures. The existing rear extensions formed of brick/render and these modern extensions detract from the character of the existing structure.

The north-west elevation of the former bank that forms part of the gateway view of the Market Square character area, is defined through the removal of historic features and the intrusion of a bank vault extension that sits central to the elevation.. This rendered concrete structure detracts from the overall impact of this asset and has a negative impact on the setting of the Conservation Area.

The boundaries to the site are in need of repair, and historic ironwork is missing or in a poor state of repair. Historic features are visible across the building, however signs of dilapidation are clear, due to the state of obsolescence this structure is in.



FIG 11 Internal View of entrance doors.

03

Assessment of Significance

Significance of 5 St George's Road

Archaeological Interest

The site is largely occupied by the existing building, the primary footprint of which is to remain unaltered. An existing, more recent, extension forms the former bank vault: the proposed new extension is built over this area and also extends beyond it on current garden grounds. Given that proposals involve no disturbing of ground relative to the main building and only modest disturbing of ground for the new extension it is considered unlikely that works will reveal evidence of past human activity worth of expert investigation.

Archaeological Interest: LOW

Artistic and Architectural Interest

5 St George's Road was built in 1895 as a bank branch and displays some typical Victorian features including red sandstone, steeply pitched roofs and ornate design details around doors, windows and roof edges. The ground floor façade facing onto St George's Road comprises coursed ashlar sandstone walls and piers with cornicing, fluted window mullions and an elaborate entrance portico with pilaster columns and a triangular pediment. Upper levels are coursed rubble sandstone with dressed edges and features. Whilst the external envelope plays an important role in defining edge and character to St George's Road, and also in the context of the nearby listed St George's Church, it is not in its own right of particularly high architectural nor historical merit.

Artistic and Architectural Interest: LOW

Historic detailing visible from first floor windows.



Elevation showing bankvault and it's impact on the existing elevations



FIG 12 Internal images of former bank building.

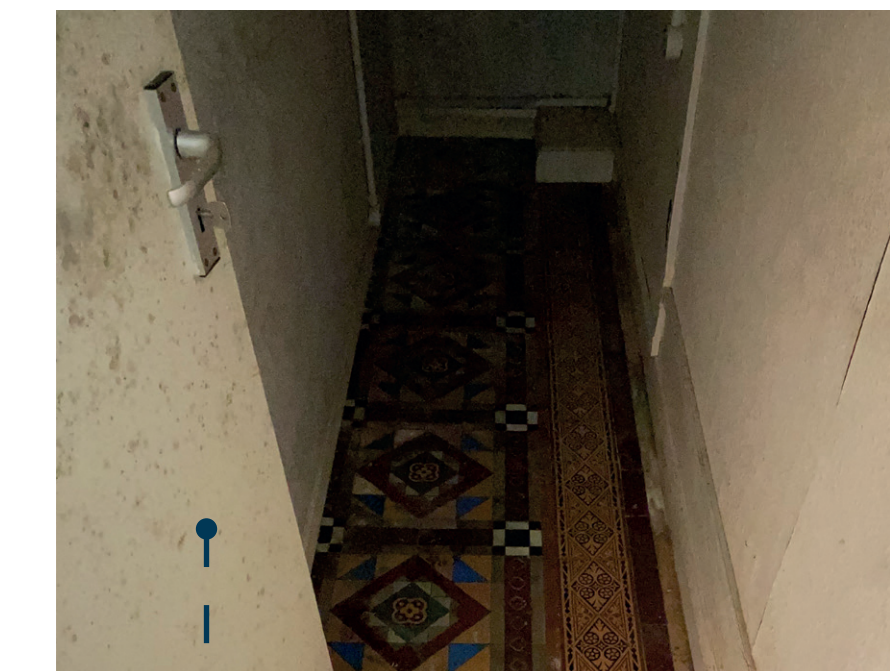


Existing outdoor building retained within garden space to form external work areas for activities such as pottery, and other heavy crafts.

Historic Interest

5 St George's Road is a heritage interest that makes a positive contribution to the conservation area and setting but it is not of particular historic importance nor interest in its own right.

Historic Interest: LOW



Not many original features have been retained, however when they are unearthed within the proposed development we will seek to keep them to enhance the character of the arts and enterprise hub and showcase the historic elements

04 Proposed Works

Millom Arts & Enterprise Centre

The Ministry of Housing, Communities & Local Government (MHCLG), now the Department for Levelling Up, Housing & Communities (DLUHC), invited the town of Millom to submit an application for Town Deal Funding through its Towns Fund programme. The Town Investment plan prepared for Millom includes four projects, and the proposal within this planning application falls within the Revitalised Heritage Buildings project.

The Reactivating Heritage Buildings project will significantly enhance the physical environment of the town centre by bringing derelict, vacant and underutilised heritage assets back into active use, set within an attractive new public realm, this will increase town centre vitality and footfall. It involves three work streams:

- A building grant scheme for private owners to bring vacant and underutilised historic buildings back into beneficial use.
- A public realm scheme on the Market Square of approximately 1,450 sqm
- The refurbishment of a vacant heritage building of offer a community centred arts, craft and exhibition space which will also incorporate skills and enterprise activity and lettable commercial space (referred to following as the Hub).



Fig 13 Millom & Haverigg Town Deal Projects Spatial Plan

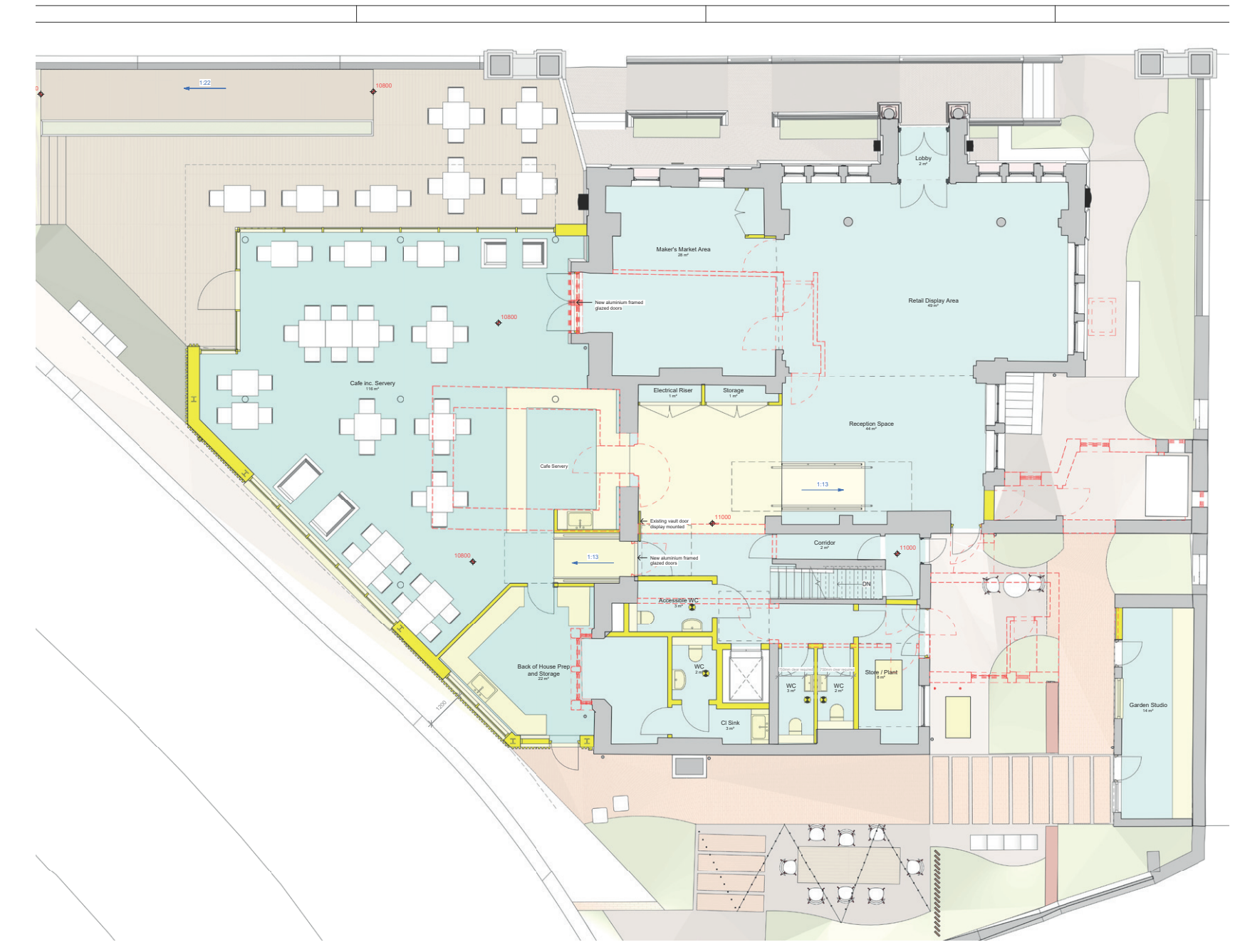


FIG 14 Proposed Ground Floor Plan



FIG 15 Principal North-East Elevation facing St. George's Road

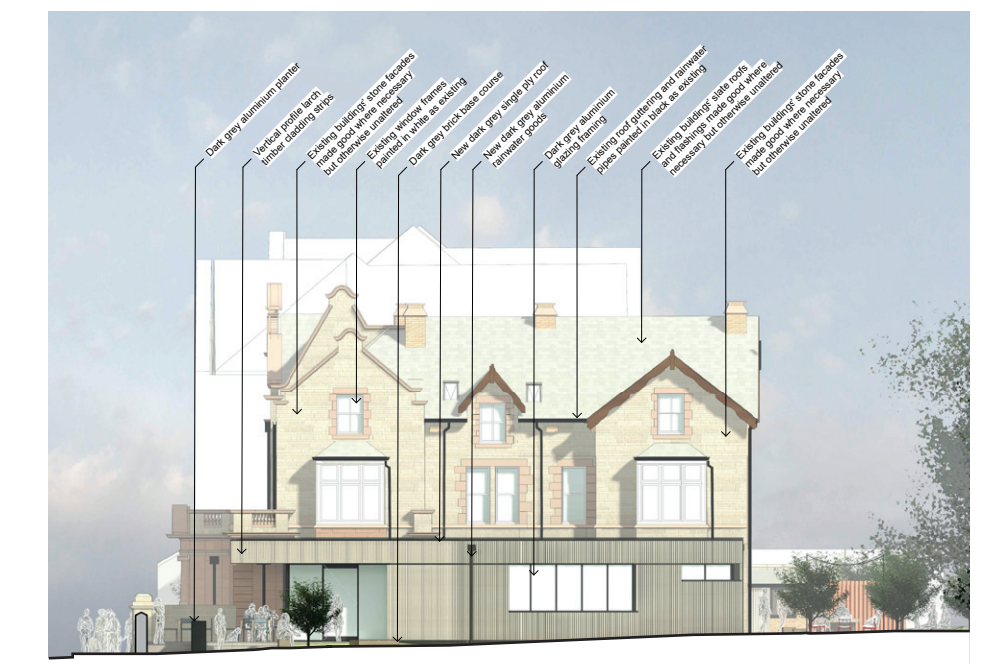


FIG 16 Proposed Ground Floor Plan

05 Heritage Impact Assessment

The existing site is a non-designated heritage asset within the Millom Conservation Area. The site is also adjacent to the grounds of the Listed Church of St George, so the impact on this is to be assessed.

The impact of the proposed refurbishment and extension to the existing has been assessed as per British Standard BS7913 guidance for the scale of impacts from this development.

VALUE	Very High	Neutral	Slight	Moderate / Large	Large / Very Large	Very Large
	High	Neutral	Slight	light / Moderate	Moderate / Large	Large / Very Large
	Medium	Neutral	Neutral / Slight	Slight	Moderate	Moderate / Large
	Low	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Negligible	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
	No Change	Negligible	Minor	Moderate	Major	
MAGNITUDE OF IMPACT						

FIG 17 BS7913 Magnitude of Impact against value diagram

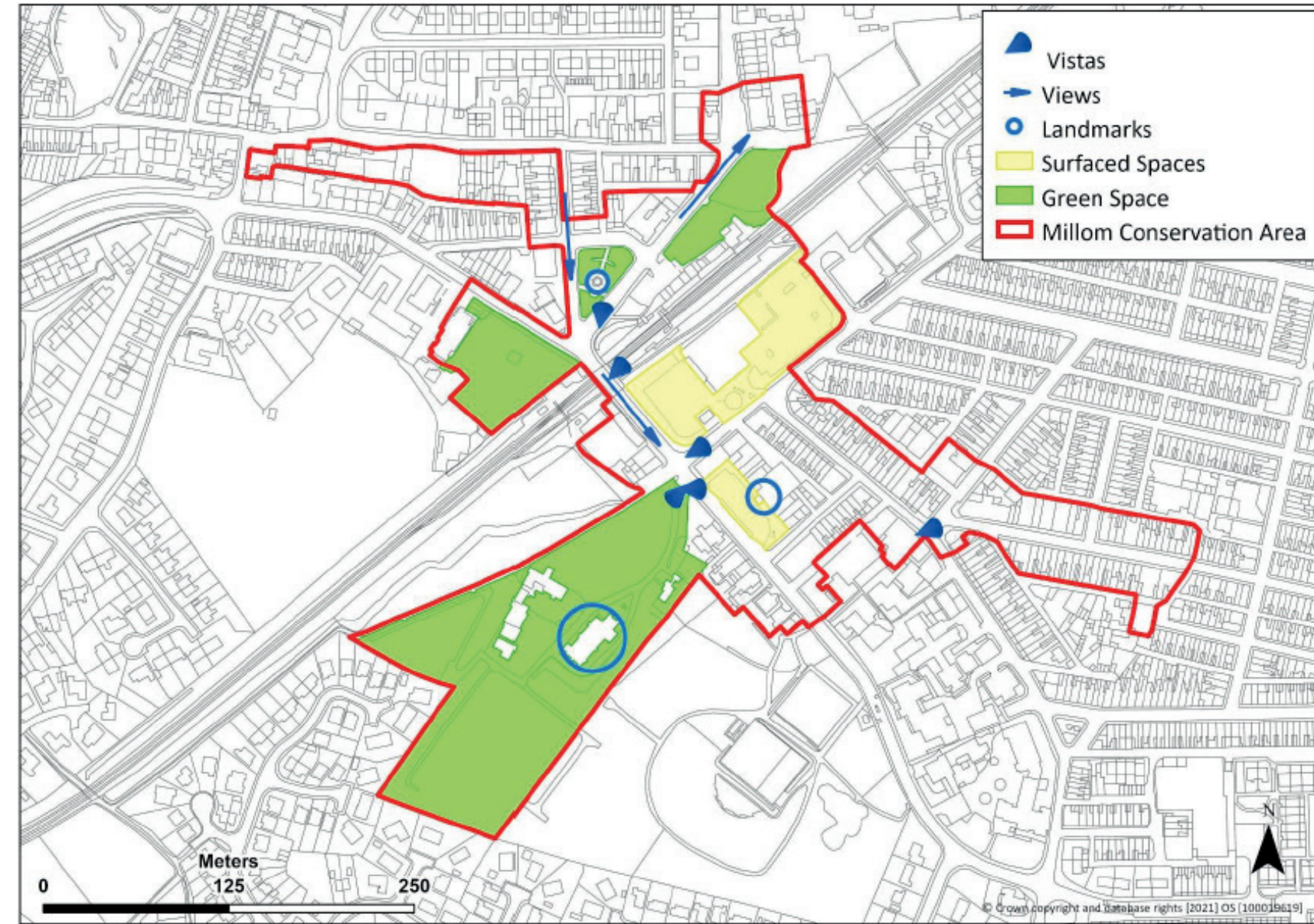


FIG 18 Millom Conservation Area Appraisal (2021), Key Views



FIG 19 Google Earth - Existing Viewpoint



FIG 20 Proposed view of development along George St.

Key Views of the Building with the heritage setting.

The proposed extension and development at 5 St. George's Road will see the redefinition of the elevation that forms part of the key view into Millom Town Square, as defined in the conservation area appraisal.

The view as you approach Millom town square from the railway station will be maintained and improved through the introduction of the single-storey cafe extension. The extension and removal of redundant bank vault will enhance the view and setting of the conservation area. The form of the extension is honest, and the reflects the shape of the site helping it to sit comfortably within the site.



FIG 21 Proposed Development with Context.

North West Elevation, as seen within the grounds of the Church of St. George.

The single storey extension will see the use of visually lightweight materials to be purposefully differential to the visual weight and gravitas of the existing building.

As the materials on the existing are typical to the Millom Conservation Area, the vertical timber cladding provides a visually softer feel to the stonework and boundary walls, to help tie the new Arts and Enterprise Centre into the verticality of the adjacent mature trees.



FIG 22 Existing Elevation view from within grounds of Church of St. George.



FIG 23 Proposed view of Millom Arts & Enterprise Hub



FIG 24 Existing George St elevation



FIG 25 Proposed George St elevation

Principal Elevation from George Street

The new extension will read as subservient to the former bank building. The roof line responds to the feature banding that wraps around the elevation. In addition to this, a shadow gap will be used on the elevation to ensure there is a clear material separation between the existing and proposed.



FIG 26 Vignette detail

Impact on the Conservation Area

The proposed development at 5 St. George's Road will have no resultant harm on the setting on the Conservation Area. The additions to the elevations are an enhancement on the functional out-riggers and former vault which will lead to improved quality to the Town Square streetscape.



The proposed extension constitute a new element top the non-designated asset which forms a moderate change, as it is a non-designated asset, the value is low and results in a neutral/slight impact .

VALUE	MAGNITUDE OF IMPACT				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate / Large	Large / Very Large	Very Large
High	Neutral	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
Medium	Neutral	Neutral / Slight	Slight	Moderate	Moderate / Large
Low	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
Negligible	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight

FIG 28 BS7913 Magnitude of Impact Assessment

Summary

The proposed development will result in no harm to the Millom Conservation Area. The refurbishment of the existing building and the complementary extension will be a positive addition to the Town Square.



FIG 28 Proposed Elevation viewed from grounds of St George Church

06 Bibliography

- Figure 03 - Millom Conservation Area
Source: Copeland Borough Council (2021) Millom Conservation Area Appraisal. Available at: <https://copeland.moderngov.co.uk/documents/s10832/Item%206%20App%204%20Millom%20Conservation%20Area%20Appraisal%20Apr%202021.pdf> (Accessed: 18 August 2023).
- Figure 04 - Millom Conservation Area and Character Appraisal.
Source: Copeland Borough Council (2021) Millom Conservation Area Appraisal. Available at: <https://copeland.moderngov.co.uk/documents/s10832/Item%206%20App%204%20Millom%20Conservation%20Area%20Appraisal%20Apr%202021.pdf> (Accessed: 18 August 2023).
- Figure 06 - Millom 1861 Historic Map
Source: Ordnance Survey (1867) Ordnance Survey Cumberland XC Six-Inch Surveyed 1860-61. Online [Available at: <https://maps.nls.uk/geo/explore/side-by-side/>] Used under CC BY-NC-SA 4.0 license
- Figure 07 - Millom 1897 Historic Map
Source: Ordnance Survey (1899) Cumberland XC.2 Twenty-Five-Inch Revised 1897. Online [Available at: <https://maps.nls.uk/geo/explore/side-by-side/>] Used under CC BY-NC-SA 4.0 license
- Figure 08 - Millom 1921 Historic Map
Source: Ordnance Survey (1924) Cumberland XC.2 Twenty-Five-Inch Revised 1922. Online z [Available at: <https://maps.nls.uk/geo/explore/side-by-side/>] Used under CC BY-NC-SA 4.0 license
- Figure 18 - Millom Conservation Area Key Views
Source: Copeland Borough Council (2021) Millom Conservation Area Appraisal. Available at: <https://copeland.moderngov.co.uk/documents/s10832/Item%206%20App%204%20Millom%20Conservation%20Area%20Appraisal%20Apr%202021.pdf> (Accessed: 18 August 2023).
- Figure 19 - George Street Google Earth Image
Source: Google Maps (2023) Millom Town Square. Available at: <https://goo.gl/maps/L5arz7QVAER27a3m8> (Accessed: 18 August 2023).

