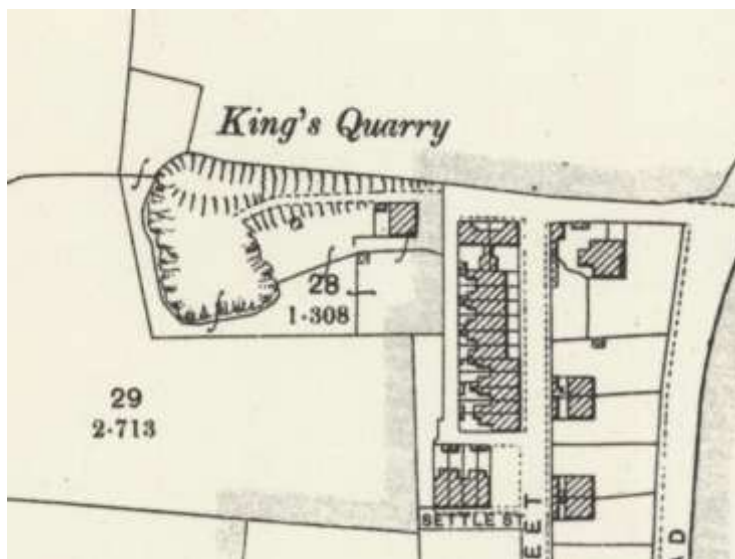


Hi Christie,

The poem the councillor is referring to seems to be *Millom Old Quarry* by Norman Nicholson. It's a beautiful poem, although doesn't specifically record what quarry it's referring to, although there is a likely candidate.

King's Quarry and the quarry on Holborn Hill were close together and contemporary, and were, I presume, engaged in producing the same material - slate for building.



King's Quarry and Quarry House, OS 2<sup>nd</sup> Ed. 25" to the mile series 1897. From the date stone on the front of the house, it was likely completed in 1897, the same year this map was surveyed, so was brand new at the time. The next edition, from 1922, has the quarry labelled as disused, so it was presumably only in use for only a few years.



On the 6" to the mile map surveyed in the same year, you can see King's Quarry (and house) and "Old Quarry" only a short distance away from each other. There's no evidence of either on the 1860 map, so I'd presume the Old Quarry was worked from the 1860s to some years before 1897, and the King's Quarry was dug to replace it some 250m away. I assume that this quarry is referred to by Nicholson's poem.

Both of these quarries are separate from the one on Holborn Hill, which again appears to have been worked for only a fairly short period after 1860 and before 1897. This period coincides when the majority of the building in Millom.

Nicholson's poem appears to be referring to the "Old Quarry" at the top of what is now Beck Bay View, but all three collectively were part of the same very particular and local system of producing the materials that built the New Town. It was this relationship between the ground and the town that Nicholson was writing about.

I would view the house as a non-designated heritage asset and locally important. It is architecturally characteristic of the type and period, and has an attractive slate frontage, very probably slate that was dug out of the quarry immediately behind it. The datestone says "D. S. A. J 1897", though I have not been able to find any information about what the letters refer to.

It looks to me as though it once had a chimney stack at either gable, but the one on the left has been taken down at some point. There is also historic slate front walling enclosing the front curtilage.

Historic timber sliding sash windows survived until between 2009 and 2011 at first floor, when they were replaced with top-hinged plastic units. The house appears to retain an attractive timber front door (at least, this is shown in Streetview captures).

Internally, the house appears to retain moulded plasterwork in the hallway, turned stair balusters and moulded rail, a very impressive tiled hall floor, and moulded doorway architraves and dado rail. Additionally, there is an original internal front door with characteristic stained glass margin lights. Elsewhere, the house appears to have few surviving historic features (although there appear to be original internal panelled doors). It needs complete refurbishment.



Entrance hall looking up



Stairwell looking down. Particularly fine tiled floor.

Being a heritage asset, the application should be accompanied by a heritage statement or heritage impact assessment to conform with Local Plan policy BE1. Given that the proposal entails the total loss of the building, I would suggest a heritage impact assessment ought to be the expectation.

The house also has historic heritage value. Quarrying was an integral part of Millom's planned town development, and the slate these quarries produced a key ingredient in Millom's architectural character. Quarry House, and the quarries around it, were intimately connected, and were, in the late 19<sup>th</sup> century, right there in the chaotically expanding fabric of the town, which came into being almost entirely in the space of about forty years.

I appreciate that a new house has already been designed, at least to a level of detail suitable for a planning application, and this may disincentivise the new owners to explore other options, however, I don't see any reason on the face of it why refurbishing and extending the property is not possible, and wouldn't give a preferable outcome in both the character of the result.

I would draw attention to the following NPPF paragraphs:

- Heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations (202)
- There is desirability in sustaining and enhancing the significance of heritage assets. There are wider social, cultural, economic and environmental benefits in conserving the historic environment. There are opportunities to draw on the contribution made by the historic environment to the character of a place (203 and 210)
- Applicants should describe the significance of heritage assets, including any contribution made by their setting (the relationship between the house and the former quarry, in this case, surrounding boundaries and circulation routes, the visual impression of the frontage, relationship between the earth under the house and the slate-faced buildings in Millom, assuming the quarry was producing slate). Level of detail should be proportionate to the asset's significance and no more than enough to understand impact on significance.
- The LPA should assess significance and use this assessment to avoid or minimise any conflict between the asset's conservation and any aspect of the proposal.
- Impact on non-designated heritage assets should be taken into consideration in decision-making. A balanced judgement is required, having regard to the scale of the loss and the significance of the asset.

I would draw attention to the following Local Plan policies, particularly DS4:

- BE1 requests a heritage statement or heritage impact assessment in such circumstances (BE1)

- Supporting proposals for the appropriate reuse of vacant historic buildings, recognising that putting buildings into viable uses consistent with their conservation can help sustain and enhance their significance (BE1)
- Development should preserve or enhance such heritage assets and their settings. Proposals that better reveal the significance of heritage assets will be supported in principle. Proposals affecting non-designated heritage assets or their settings should demonstrate that consideration has been given to their significance. (BE4)
- Development must: "Make use of existing buildings on site wherever practicable and deliverable, unless they have a negative impact upon the street scene" (DS4)
  - Further, see 6.4.9 on reuse of buildings: Reuse of buildings where possible can minimise environmental impact. "Opportunities for the sympathetic restoration and reuse of buildings, in particular historic buildings, should be sought where possible".
  - Where possible, proposals should make use of existing buildings (para 5.3.17)

**In summary:**

- The building is a heritage asset. Despite its neglected condition, it retains both historic and architectural significance.
- The formulation of the current planning application and design proposal appear to have taken place without consideration of this.
- The application should be accompanied by a heritage impact assessment.
- Impact on non-designated heritage assets should be taken into consideration when weighing planning decisions, having regard to the significance of the asset and scale of the loss (NPPF and Copeland Local Plan).
- Development must make use of existing buildings on site wherever practicable and deliverable (Local Plan DS4).

Best wishes,

Sammy