



**2A Accrington
Road,
Burnley,
Lancashire**

**Archaeological
Building
Investigation
Survey**



Oxford Archaeology North

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**Lancashire County Council
Property Group**

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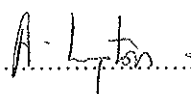
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SUMMARY

Lancashire County Council Property Group is devising proposals for the future of a derelict building at 2A Accrington Road in Burnley, Lancashire (centred on NGR 383183 432679). One option that is being considered, in recognition of the very poor condition of the building, allows for its demolition. The building comprises a three-storey property, with a basement, situated at the junction of Accrington Road with Westgate and Trafalgar Street, some 0.75km to the west of Burnley town centre. Whilst it does not have any statutory designation, the building has been Locally Listed by Burnley Borough Council as a structure that offers a positive contribution to the historic townscape. The site lies within the Canalside Conservation Area, which was designated initially in October 1988 in recognition of the concentration of important former industrial buildings that dominate the area.

Documentary research has concluded that 2A Accrington Road was erected in c 1841, and was one of a group of buildings that represented the earliest development along the western end of Westgate, pre-dating the prominent industrial buildings that were erected subsequently on Trafalgar Street. It seems likely that it was intended as retail premises, and was occupied during the later nineteenth century by a variety of tradesmen, including a draper, a butcher, and a grocer. The building was subject to some alterations in 1891, which included a new shop front window and, in the early twentieth century, it was converted for use as public dining rooms, a function that it continued to fulfil until the 1950s. It was used most recently as a control centre for a local taxi firm, but has since been vacated and is presently in a derelict and poor condition.

Following consultation with the Specialist Advisor (Archaeology) within Lancashire County Council Environment Directorate, it was recommended that an appropriate programme of archaeological investigation was carried out to support the proposal for demolition, and fulfil the requirements of conservation area consent for the ultimate loss of the building. It was recommended that the scope of the archaeological investigation should comprise an English Heritage Level I-type photographic survey of the building, coupled with an appropriate level of historical research, and an assessment of its significance as a heritage asset.

The survey has concluded that 2A Accrington Road is of some historical interest, which is reflected in its Local Listing and, as one of the earliest buildings in the locale, makes a positive contribution to the character of the Canalside Conservation Area. However, the significance of 2A Accrington Road, and its overall contribution to the character of the Conservation Area, is lessened by the very poor structural condition of the building, and whilst there should be a presumption against the demolition of Locally Listed buildings, its significance needs to be balanced against an aspiration to create a sustainable neighbourhood.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) is grateful to Jim Goulden, of the Estates and Valuation Department within Lancashire County Council, for commissioning and supporting the project. OA North is also grateful to Cecilia Whitaker of Burnley Council for her support and advice, and the staff of Burnley Local Studies Library and the Lancashire County Record Office in Preston for their assistance with the documentary research.

The building investigation survey and documentary research was undertaken by Ian Miller, who was also responsible for project management. The report was written by Ian Miller, and was edited by Alison Plummer.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Lancashire County Council Property Group is devising proposals for the future of a derelict building at 2A Accrington Road in Burnley, Lancashire. One option that is being considered, in recognition of the poor condition of the building, allows for its demolition. The building comprises a three-storey property, with a basement, situated at the junction of Accrington Road with Westgate and Trafalgar Street (Fig 1). The site lies on the western boundary of the Canalside Conservation Area, which was designated initially in October 1988 in recognition of the concentration of important former industrial buildings that dominate the area.
- 1.1.2 Following consultation with the Specialist Advisor (Archaeology) within Lancashire County Council Environment Directorate, it was recommended that an appropriate programme of archaeological investigation was carried out to support the proposal for demolition, and fulfil the requirements of conservation area consent for the ultimate loss of the building. It was recommended that the archaeological investigation should comprise an English Heritage Level I-type survey, coupled with some historical research. The investigation was intended to provide a photographic record, and to furnish a brief assessment of the building as a heritage asset.

1.2 SITE LOCATION

- 1.2.1 The study area is located on the western fringe of Burnley town centre (centred on NGR 383183 432679), situated at the junction of Accrington Road with Westgate and Trafalgar Street (Plate 1). It lies a short distance to the west of the Leeds and Liverpool Canal, at a height of approximately 133m above Ordnance Datum.
- 1.2.2 The building lies on the western boundary of the Canalside Conservation Area, which was designated in October 1988, and extended in 1990, 1993 and 1997, and includes land to the south and west of Burnley town centre known as the Weavers' Triangle (Burnley Borough Council 2009). The Conservation Area covers some 34 hectares, and includes a fine collection of well preserved canalside architecture and engineering features, and is widely recognised as being one of the most important historic industrial areas in the North West.
- 1.2.3 The solid geology of the region comprises mostly sedimentary rocks of the Lower Westphalian coal measures, which include sandstone and Millstone grits. The overlying drift geology is essentially post-glacial deposits, predominantly boulder clay with some areas of sands or gravels (Countryside Commission 1998). The soils of the surrounding area, as mapped by the Ordnance Survey Soil Survey of England and Wales (1983), are predominantly of the Brickfield 3 series, which are cambic stagnogley soils, deriving from the underlying geology.



Plate 1: Recent aerial view of 2A Accrington Road

2. METHODOLOGY

2.1 BUILDING INVESTIGATION SURVEY

- 2.1.1 The archaeological building survey aimed to provide a photographic record of the historic fabric and key architectural features of the building, and to provide an archive record of the structures and location prior to redevelopment or demolition. It has provided a photographic and textual record of the buildings to English Heritage Level I-type standard (English Heritage 2006).
- 2.1.2 Records were made of all external principal building elements, and internal where possible, as well as any features of historical or architectural significance. These records are essentially descriptive, although interpretation is carried out on site as required. All work was carried out in accordance with the relevant standards and procedures provided by the Institute for Archaeologists (IfA), and generally accepted best practice.
- 2.1.3 **Photographic Survey:** a photographic archive of the building was compiled, consisting of both general and detailed exterior photographs, which were captured using both digital and black and white 35mm formats. General photographs of the interior elevations were also taken where possible in digital and 35mm format.
- 2.1.4 **Site Drawings:** a block plan of the building been annotated to show the direction of the photographs taken. This plan also shows the form and location of any structural features of historic significance.

2.2 ARCHIVE

- 2.2.1 A full archive of the work has been prepared to a professional standard in accordance with current English Heritage guidelines (1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The archive will be deposited with the Lancashire Historic Environment Record (HER).

3. BACKGROUND

3.1 INTRODUCTION

- 3.1.1 An understanding of the historical background of a site provides the local context within which the extant structures can be assessed archaeologically. The following section provides a summarised chronological account of the development of the study area, and has been compiled largely from secondary sources and the sequence of available historic maps.

3.2 HISTORICAL BACKGROUND

- 3.2.1 By the sixteenth century Burnley was the market centre for its local area, and by 1650 it was regarded as a small market town at a national level (Farrer and Brownbill 1911, 442). The majority of the populace in the towns of the region at this time were engaged in the processing, manufacture, and distribution of textiles (Walton 1987), and Burnley was no exception. Many of the cloth workers were independent, operating a cottage-based industry, although the presence of clothiers, such as Richard Sagar of Coal Clough House in 1641, demonstrates that there were employers of weavers working in loomshops (Bennett 1948, 88).
- 3.2.2 The introduction of the cotton-spinning industry during the late eighteenth century led to a rapid increase in growth of the town, with the population more than doubling between 1801 and 1821 (Lowe 1985, 29). Central to this expansion was the application of steam power to textile production, which allowed more machines to be powered and led to larger mills being built. The first steam-powered mill in Burnley is thought to have been Peel's Mill at the bottom of Sandygate, erected in 1790 (Bennett 1948, 174). By 1830 there were a total of 32 steam engines employed in the town's textile mills, demanding an increasingly larger workforce (Table 1).

Year	Population	Difference	% Increase
1811	5405	+ 1487	37.9
1821	8242	+ 2837	52.5
1831	10026	+ 1784	21.6
1841	14228	+ 4202	41.9
1851	20828	+ 6600	46.4
1861	28700	+ 7872	37.8
1871	40858	+ 12158	42.4
1881	58882	+ 18024	44.1
1891	87016	+ 28134	47.8
1901	97043	+ 10027	11.5

Table 1: Population of Burnley, 1811 - 1901

- 3.2.3 The first significant development in the area to the west of Burnley town centre, in the township of Habergham Eaves, was a military barracks. This was constructed in 1819 for cavalry as a response to a perceived threat of civil unrest caused by economic distress in the town (Kneeshaw 1897, 138). Although it was described as unneeded and empty by 1824 (Baines 1824, 567), it remained garrisoned until the 1880s and provided a focus for subsequent development in the area.
- 3.2.4 The earliest detailed survey of Burnley is provided by Fishwick's *Map of Burnley*, which was published in 1827 (Plate 2). This shows Westgate leading south-westwards from the town centre, and crossing the Leeds and Liverpool Canal just to the north of the study area, which is shown as undeveloped land on the fringe of the town. Accrington Road is also absent from Fishwick's survey, although this was built in 1827 (Bennett 1949, 149-50).

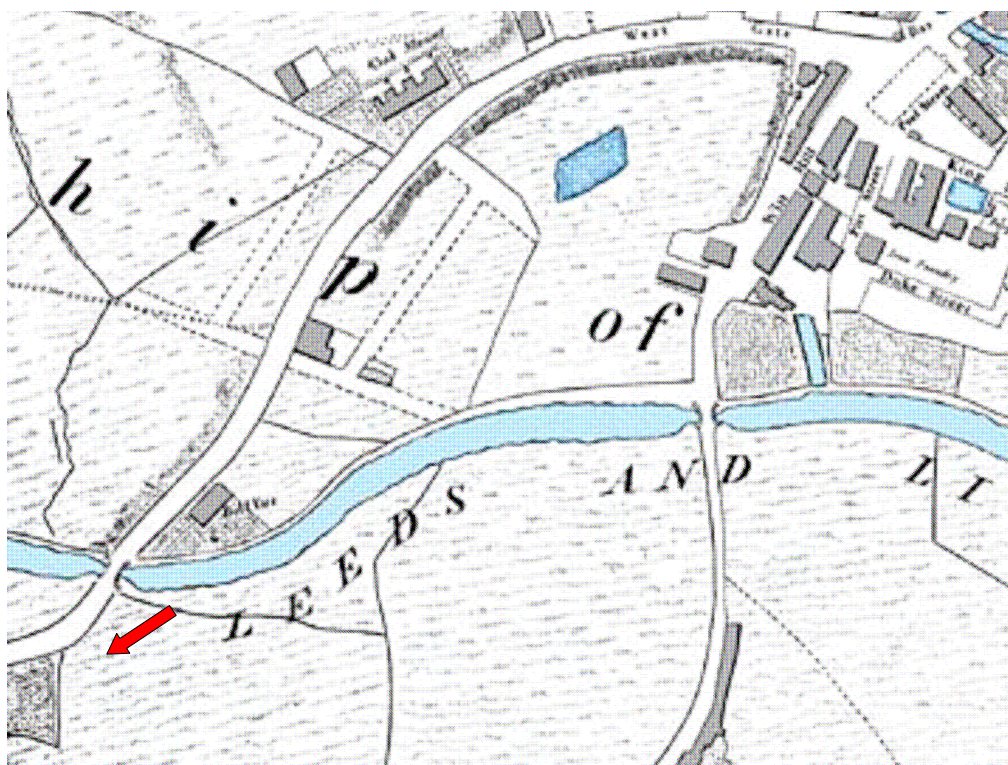


Plate 2: Extract from Fishwick's Map of Burnley of 1827, with arrow marking the study area

- 3.2.5 The creation of Accrington Road was probably the catalyst for the erection of the Mitre Inn, which was built close to the junction of Trafalgar Street with Accrington Road in 1827 (Lowe 1985, 126). A few years later, in 1835-6, Trinity Church was constructed a short distance to the south. It seems likely that the land in between was developed during the following years, with the construction of 2 Accrington Road and a row of terraced houses on Mitre Street, which was known initially as Church Street. These buildings are all depicted in outline on Horatio Merryweather's *Plan of Burnley*, which was surveyed in 1841 (Plate 3). Curiously, neither 2 Accrington Road nor the Mitre Inn appear on the Habergham Eaves tithe map, dating to 1842 (LRO DRB 1/90). The tithe apportionment identifies the site as a Plot 440, a meadow referred to as Round Field, which was owned by Robert Parker Townley Esq and occupied by William Bracewell.



Plate 3: Extract from Merryweather's Plan of Burnley of 1841

- 3.2.6 It is of note that Merryweather's plan annotates the land immediately to the south of Trinity Church as 'building ground', indicating that development of the area was anticipated. However, few houses had actually been built in the area by the late 1840s, when the Ordnance Survey produced detailed maps of Burnley. These included their first edition 6": 1 mile map of 1848 (Plate 4), and the 1: 1056 map, which was surveyed in 1848 and published in 1851 (Fig 2). This shows 2 Accrington Road to have comprised two blocks of slightly different sizes. The north-western gable of the building is parallel to Accrington Road, but at a different alignment to the surrounding buildings, suggesting that they were built at different times, and did not form part of a planned development of the area. The north-eastern corner of 2 Accrington Road is shown to have had a chamfered corner, presumably representing the principal entrance from Accrington Road. Both the north-western and south-eastern parts of the building incorporated a cellar light on the east side, and a cistern is marked against the western side of the north-western part. The south-western part is slightly narrow, seemingly to allow for the insertion of a set of steps or other narrow structure against the western elevation. The use of the building at this date remains unclear, although the Census for 1851 records John Hargreaves, a coal miner, living at 2 Accrington Road with his two sons and two daughters (HO 107/2252).
- 3.2.7 There was a major expansion of the western part of Burnley between 1863 and 1882, which included considerable development along Accrington Road and around Burnley Barracks (Lancashire County Council 2005, 33). The intensity of this development is shown clearly on the Ordnance Survey map of 1892, which shows a considerable number of new streets of terraced housing to have been built, including Pomfret Street, Duckett Street and Dean Street immediately to the south of Trinity Church (Plate 5).

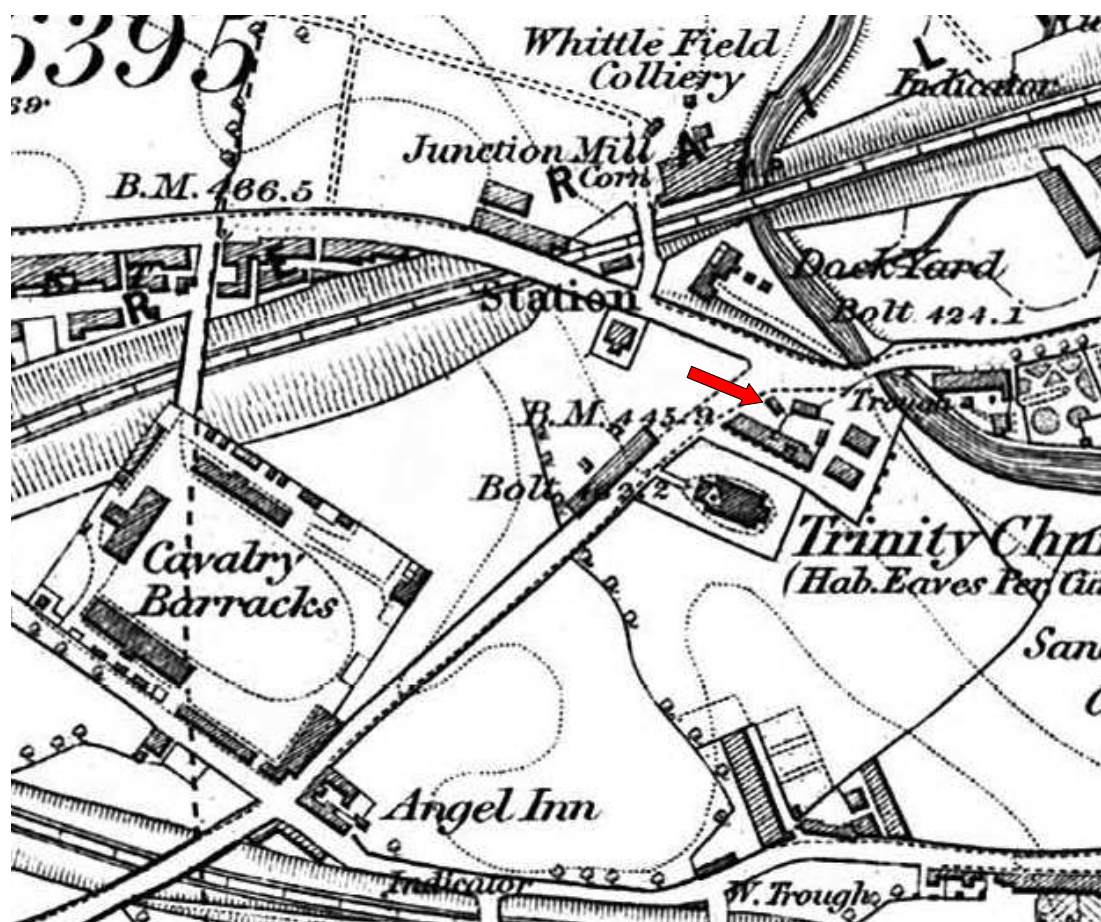


Plate 4: Extract from the Ordnance Survey 6": 1 mile map of 1848, with arrow marking the study area

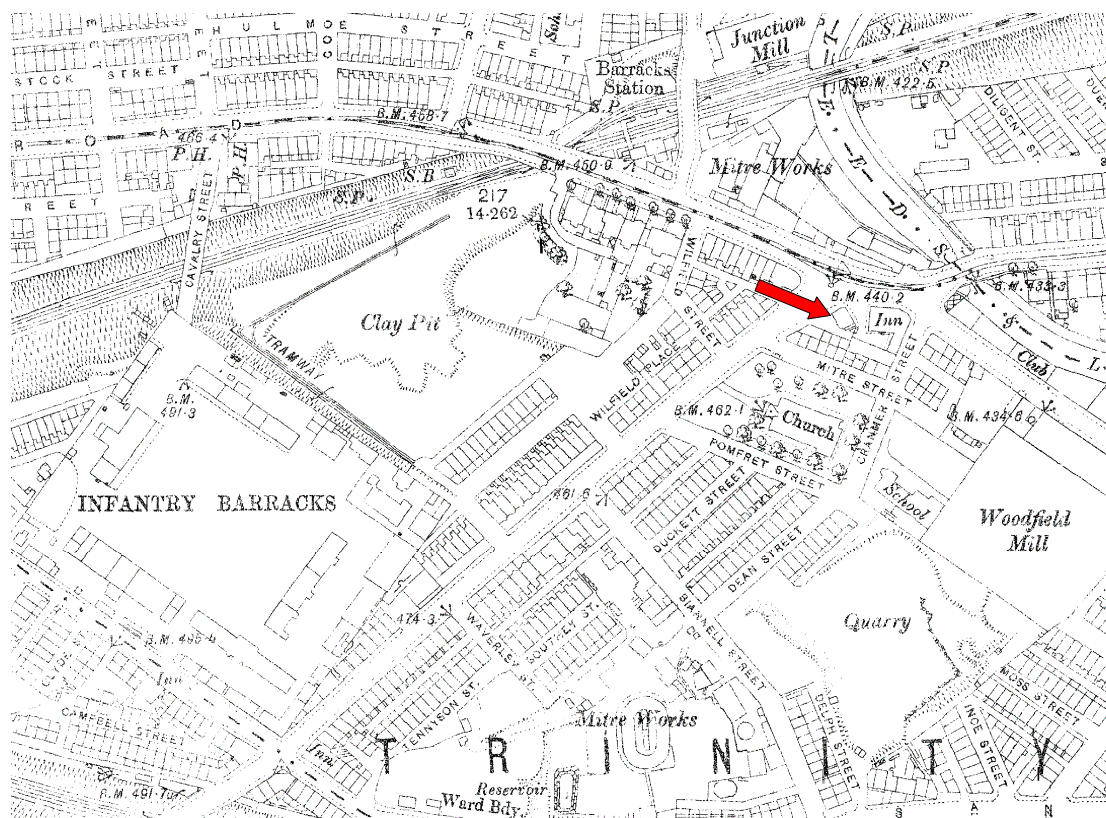


Plate 5: Extract from the Ordnance Survey 25": 1 mile map of 1892

- 3.2.8 The south-western part of the building appears from cartographic evidence to have been remodelled by 1890-91. This seemingly involved the replacement of the putative steps shown on the map of 1851 with a narrow structure that projected slightly further out to the west (Fig 3). The resultant footprint is shown on subsequent editions of Ordnance Survey mapping (Figs 4 and 5). The building was also subject to some alterations in the early 1890s, which included the installation of a new shop front window. Architect's drawings of the proposed alterations were forwarded to Burnley Council for approval in October 1891 (Building Plan 2343).
- 3.2.9 Entries in trade directories for the later nineteenth century indicate that the building was used by a variety of different tradesmen, including a draper, a butcher, and a grocer (Table 2). Between 1902 and 1905, it was purchased by John Green, who converted the building for use as the Mitre Dining Rooms. The building remained in use as such until at least the early 1950s, although it was referred to as an 'eating house' in directories after 1933.
- 3.2.10 There were several eating houses in the area, and whilst these are not well documented, a short description of an eating house that opened on Sandygate in c 1893 was printed in the local newspaper. The principal fare served at this eating house was reported to be pie and peas, although it was also possible to but a pint of black peas (*Burnley Express* 24 July 2001). This establishment closed in 1953, which is the same year as the last recorded entry in trade directories for the use of 2 Accrington Road as an eating house. By that date, the proprietor of 2 Accrington Road was A Law, who is recoded at the same address in subsequent directories, but only under 'private residences' (Barrett 1959; Barrett 1962).

Year	Occupant	Trade	Directory Reference
1879	William S Fort	Draper and hosier	Barrett 1879, 41
1883	John M Whittaker	Draper	Barrett 1883, 119
1887	James Leslie	Stonemason and contractor	Barrett 1887, 86
1890	Walter Sutcliffe	Butcher	Barrett 1890, 186
1893	T Marsden & Co	Grocer	Barrett 1893, 217
1896	T Marsden & Co	Grocer	Barrett 1896, 244
1899	Banner & Co	Grocer	Barrett 1899, 275
1902	TH Bolton	Grocer	Barrett 1902, 300
1914	John Green	Dining Rooms	Barrett 1914, 266
1923	John Green	Dining Rooms	Barrett 1923, 266
1933	John Green	Eating House	Barrett 1933, 191
1937	Green & Bickford	Eating House	Barrett 1937, 189
1941	Green & Bickford	Eating House	Barrett 1941, 119
1949	A Law	Eating House	Barrett 1949, 2
1953	A Law	Eating House	Barrett 1953, 1

Table 2: Selected entries for 2 Accrington Road in trade directories 1879 - 1953

4. BUILDING INVESTIGATION SURVEY RESULTS

4.1 INTRODUCTION

- 4.1.1 The archaeological investigation comprised a photographic survey of 2A Accrington Road. Photographs were taken in colour slide and digital formats, together with black and white prints for archival permanence. A photographic record of all the exterior elevations was compiled, although the very poor condition of the building precluded the complete coverage of internal areas.

4.2 DESCRIPTION OF THE EXTERIOR

- 4.2.1 The building is of three storeys with a basement, and is a plain, functional structure with very little embellishment. The north-western gable is parallel to Accrington Road, with the principal entrance situated in the northern corner of the building, fronting onto the junction of Accrington Road with Trafalgar Street (Plate 6). All of the walls, except the south-east gable, are faced with coursed hammer-dressed, watershot sandstone, and the dressings to the openings are monolithic blocks. At the eaves are moulded stone gutters, and the roof is covered with blue slates with a tile ridge. The roof is hipped at its north-western end, and is pierced by two chimney stacks: a central stack of stone construction; and a brick-built stack at the south-eastern end.



Plate 6: The north-east-facing elevation, with Trinity Church visible to the rear

- 4.2.2 The north-east-facing elevation is divided into two broadly equal bays, fronting onto an alley that provided access to the rear of the adjacent public house. Remnants of a cobbling probably represent the original surfacing of the alley, flanked by a flagstone pavement.
- 4.2.3 At ground-floor level, the north-western bay of the building has been altered with the insertion of a modern shop front, which has been sealed recently by metal shuttering. It is quite possible, however, that this shop front replaced a similar feature, rather than representing a significant remodelling of the building. The south-eastern bay retains an original doorway in the north-east-facing elevation, with plain sandstone blocks forming the surround. An original window aperture with a stone sill and stone lintel survives to the south-east of the doorway. Set into the ground surface below this window aperture is an iron grill covering a cellar light; the basement below the north-western bay was served by a similar cellar light. Original window apertures of diminishing dimensions survive at first- and second-floor levels in both bays. All window apertures have stone sills and lintels, and are blocked with modern wooden shuttering.
- 4.2.4 The north-western gable is a single bay wide. As with the north-east-facing elevation of the building, the ground-floor façade of the gable end has been altered with the insertion of the modern shop front, which may similarly represent the replacement of shop window (Plate 6). Window apertures with stone sills and lintels survive at first- and second-floor levels, and are placed in the centre of the elevation.
- 4.2.5 The principal entrance into the north-western bay was via a doorway placed in the chamfered corner of the building. Whilst the door was sealed behind modern metal shuttering, part of a sandstone threshold was visible, and seemingly formed part of the building's original construction. A moulded stone cornice above the doorway similarly appeared to be an original feature, and represented rare architectural embellishment of the building.
- 4.2.6 The south-west-facing elevation forms the rear of the building, and originally fronted onto a small yard area, and overlooked back-to-back houses on Mitre Place; these houses have been demolished, and the area used presently as a car park. This elevation contains only a single window aperture, which is on the first-floor level of the north-western bay (Plate 7). As with the window apertures in the other elevations, this has a stone sill and lintel, and is blocked with modern wooden shuttering. Two cast-iron foul water drains are affixed to the north-western bay of this elevation, together with a modern plastic downpipe that connects with a cast-iron hopper immediately below the moulded stone guttering on the eaves. A broken section of another downpipe, but of cast-iron, is affixed to the south-eastern bay of this elevation. It is conceivable that these cast-iron rainwater goods are original features of the building.



Plate 7: The south-west- and south-east-facing elevations

- 4.2.7 The south-eastern bay is narrower than the north-west, and has been remodelled at ground-floor level. This comprised the insertion of a large opening, marked by an I-section steel joist at first-floor level; the opening has since been in-filled by a blocking wall of cinder blocks. It seems likely that this remodelling corresponded with the slight change to the footprint of the building that can be discerned on historical mapping in 1892 (*Section 3.2.8 above*). Evidence for a small structure projecting out from this elevation at ground-floor level is provided by a wall scar.
- 4.2.8 Situated at the join between the two bays is a square-shaped, brick-built stack, which was clearly an addition as it abutted the original masonry. The rationale for this stack remains unclear, as it does not correspond with the position of any fireplaces internally, although it may have been necessitated by the conversion of the building for use as public dining rooms in the early twentieth century, and the associated alterations to the kitchen area.
- 4.2.9 The south-eastern gable of the building does not contain any apertures, or evidence for former apertures that have been blocked subsequently. It is apparent, however, that the gable is composed of smaller blocks of sandstone than those used in all of the other exterior walls of the building. The gable supports the remnants of a render, which had undoubtedly once covered the entire elevation. A brick-built chimney stack at the top of the elevation provides further evidence for some remodelling of the building.

4.3 DESCRIPTION OF THE INTERIOR

- 4.3.1 The interior of the building is in very poor condition, although the ground- and first-floor levels are almost entirely modern in character, with very few features, fixtures or fittings of historic interest visible. The floorboards on the second-floor level are badly rotted, precluding any access beyond the top of the stairs.
- 4.3.2 Access to the basement was not possible, as the wooden stairs leading down from the ground floor had collapsed entirely (Plate 8). Masonry walling was visible in the stairwell at basement level, but was hidden behind tongue-and-groove cladding at ground-floor level.



Plate 8: The stairwell leading from the ground floor to the basement

- 4.3.3 On ground level, modern stud partitions divided the floor space into four rooms of unequal size. The largest of these rooms was in the south-eastern part of the building, although it had been clad entirely with modern materials that obscured any historic fabric (Plate 9). The only feature of any interest in this room was a chimney breast set against the south-eastern wall of the building, although this had been remodelled to house a gas fire. A doorway in the south-eastern corner of the room afforded access to the stairwell down to the cellar. A further doorway in the south-western corner of the room led to a small hall that connected with the stairs to the first floor, a narrow kitchen area in the north-western corner of the building (Plate 10), and two rooms to the north-west. All of these rooms had been clad with modern materials, obscuring any historic fabric from view.



Plate 9: The room in the south-eastern part of the building at ground-floor level



Plate 10: Kitchen area in the north-western corner of the building at ground-floor level

4.3.4 Access to the first-floor level is afforded via a wooden staircase situated against the south-western wall. Situated at the top of the stairs, in the south-western corner of the building, is a dumb waiter (Plate 11), providing rare physical evidence for the historical use of the building as an eating house.



Plate 10: The dumb waiter situated at the top of the stairs on the first floor

- 4.3.5 The first-floor level comprised two rooms of broadly equal size, and a smaller-sized bathroom. The two larger rooms each contained a fireplace, which in both cases was placed against the south-eastern wall of the room. Both fireplaces had tiled surrounds typical of the mid-twentieth century. No other features, fixtures or fitting or historical interest were noted.

5. ASSESSMENT OF SIGNIFICANCE

5.1 LEGISLATIVE FRAMEWORK

- 5.1.1 National planning policies on the conservation of the historic environment are set out in Planning Policy Statement PPS 5 *Planning for the Historic Environment*, which was published by the Department for Communities and Local Government (DCLG) in March 2010. The policies set out in PPS 5 also apply to the consideration of the historic environment in relation to other heritage-related consent regimes for which planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990. Annex 2 of PPS 5 defines as a heritage asset ‘a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions’; heritage assets are also defined as ‘valued components of the historic environment’.
- 5.1.2 PPS 5 Policy HE6.1 states that local planning authorities ‘should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance’. Policy also recognises that in some cases physical preparation *in-situ* of some sites may not be justified, although the loss of the site should be mitigated by the appropriate recording and advancing an understanding of the heritage asset.
- 5.1.3 The setting of a heritage asset is a material consideration in the assessment of impact of development, and this is recognised in PPS 5. Paragraph HE9.5 of this document states that: ‘When considering proposals, local planning authorities should take into account the relative significance of the element affected and its contribution to the significance of the Conservation Area as a whole. Where an element does not positively contribute to its significance, local planning authorities should take into account the desirability of enhancing or better revealing the significance of the Conservation Area, including, where appropriate, through development of that element’.
- 5.1.4 ***Policy and Guidance Relating to Conservation Areas:*** Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990, places a duty on local planning authorities to designate as Conservation Areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.
- 5.1.5 Guidance on the designation procedures set out in *Guidance on the Management of Conservation Areas* (English Heritage 2006) states that ‘deciding which areas are of ‘special architectural or historic interest is ultimately a matter for the judgement of local authorities’, but that ‘the assessment of an area’s special interest should be made against local criteria, and that local distinctiveness, community value and ‘specialness’ in the local or regional context should be recognised in drawing up these criteria’, in order that a ‘consistent and objective approach’ is taken when ‘considering the extent and adequacy of designation across their districts’.

5.2 DEFINING SIGNIFICANCE

5.2.1 When applied to an historic building, the term ‘significance’ can be taken to have several definitions. In their *Conservation Principles Policies and Guidance*, English Heritage have identified four areas of heritage values (English Heritage 2008), which will be considered in determining the overall significance of 2A Accrington Road:

- **Evidential:** this derives from the potential of a site to yield evidence about past human activity. This includes physical remains as the primary source of evidence and the people and cultures that made them;
- **Historical:** this originates from the ways in which past people, events and aspects of life can be connected through a place to the present. This may include illustrative value, such as its connection to an important development, such as technology, or associative value, such as the connection to an important event or person;
- **Aesthetic:** this is derived from the ways in which people draw sensory and intellectual stimulation from a place or building. These may be related to the design of a place for example through defensive reasons, or the informal development over time, such as the relationship of structures to their setting;
- **Communal:** this derives from the meaning of a place for the people who relate to it, this includes commemorative, symbolic, social and spiritual value.

5.3 STATEMENT OF SIGNIFICANCE

5.3.1 **Summary statement:** 2A Accrington Road is of some historical interest, which is reflected in its Local Listing. Dating to c 1841. The construction of the building coincides with an early period in the development of the area around Trinity Church, and the envelope of the building appears to retain much of its original fabric with only limited evidence for substantial remodelling. In this respect, 2A Accrington Road makes a positive contribution to the character of the Canalside Conservation Area. However, the significance of the building, and its overall contribution to the character of the Conservation Area, is lessened by its very poor structural condition, and whilst there should be a presumption against the demolition of Locally Listed buildings, its significance needs be balanced against an aspiration to create a sustainable neighbourhood.

5.3.2 The interior has few visible features that are of historical interest, which to some degree arises from the extent of modern cladding of internal walls, although this may also reflect its original design as a plain and functional building, and the social status of its intended occupants.

5.3.3 Whilst the building lies at the western gateway to the Canalside Conservation Area, it does not contribute significantly to fine collection of well-preserved canalside architecture and the textile-manufacturing townscape that

characterises the Conservation Area, cumulatively forming one of the most important historic industrial areas in the North West.

- 5.3.4 **Evidential value:** the main evidential value lies in the available historical documentation for the building, which provides information on its various uses through the second half of the nineteenth and twentieth centuries. Similarly, the development of the building can be traced through the sequence of available historical maps.
- 5.3.5 With respect to the surviving fabric, some sense of its former function as retail premises is provided by the shop-front windows that span parts of the north-western gable and the north-east-facing elevation, and the moulded cornice above the principal entrance. However, the impact of this sense of the building as an important component of the local community is lessened by the loss of the nineteenth-century dwellings in the vicinity that 2A Accrington Road probably served, including former workers' housing on Trafalgar Street that was demolished during the 1960s, and those on Duckett Street that are being demolished presently.
- 5.3.6 With the exception of the dumb waiter, there are very few feature features, fixture or fittings internally that provide physical evidence for the use of the building, as may be expected with a plain and functional structure of this type.
- 5.3.7 **Historical value:** the building has some historical illustrative value in representing a period of the development of the Canalside Conservation Area, as it dates to an early stage in the growth of the area around Trinity Church. However, this value is perhaps better illustrated by other buildings in the immediate vicinity, such as Trinity Church and the former Mitre Inn on Trafalgar Street, although 2A Accrington Road does have some group value with this earlier buildings.
- 5.3.8 **Aesthetic value:** the aesthetic value of 2A Accrington Road as a component of a once large residential community has been lessened by the loss of the nineteenth-century dwellings in the vicinity, such as those that are being demolished presently along Duckett Street.
- 5.3.9 **Communal value:** whilst 2A Accrington Road was a public eating house, and thus essentially a community building, throughout the first half of the twentieth century, the building does not retain a strong communal value.

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APPENDIX 1: CATALOGUE OF PHOTOGRAPHS

FRAME	DESCRIPTION	DIRECTION
01	General view of the study area	SE
02	General view of the study area	NW
03	The north-east- and north-west-facing elevations	S
04	The north-east-facing elevation	SW
05	The principal entrance to the building	SSW
06	The south-eastern end of the north-east-facing elevation	SW
07	Detail of the cellar light at the south-eastern end of the building	SW
08	The north-west-facing elevation	SE
09	The south-west-facing elevation	NE
10	Detail of cinder-block infill in the south-west-facing	NE
11	Detail of added brick chimney flue	N
12	Detail of rainwater goods at north-western end	NE
13	The south-west- and south-east-facing elevations	N

ILLUSTRATIONS

- Figure 1: Site location
- Figure 2: Boundary of the study area superimposed on the Ordnance Survey 1:1056 map of 1851
- Figure 3: Boundary of the study area superimposed on the Ordnance Survey 25": 1 mile map of 1892
- Figure 4: Boundary of the study area superimposed on the Ordnance Survey 25": 1 mile map of 1912
- Figure 5: Boundary of the study area superimposed on the Ordnance Survey 25": 1 mile map of 1931
- Figure 6: Direction of photographs taken, superimposed on the Ordnance Survey map of 1851

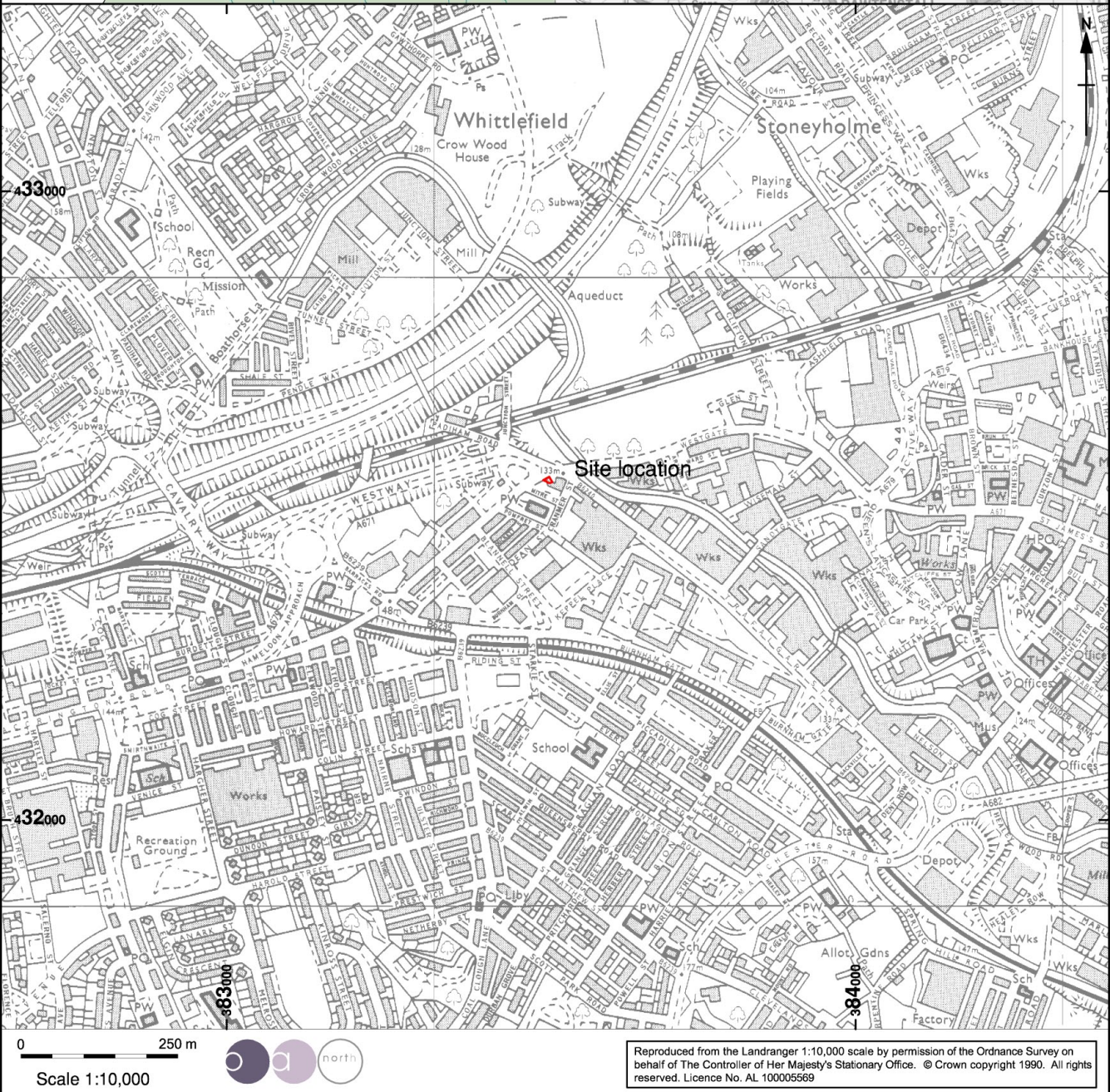


Figure 1: Site Location

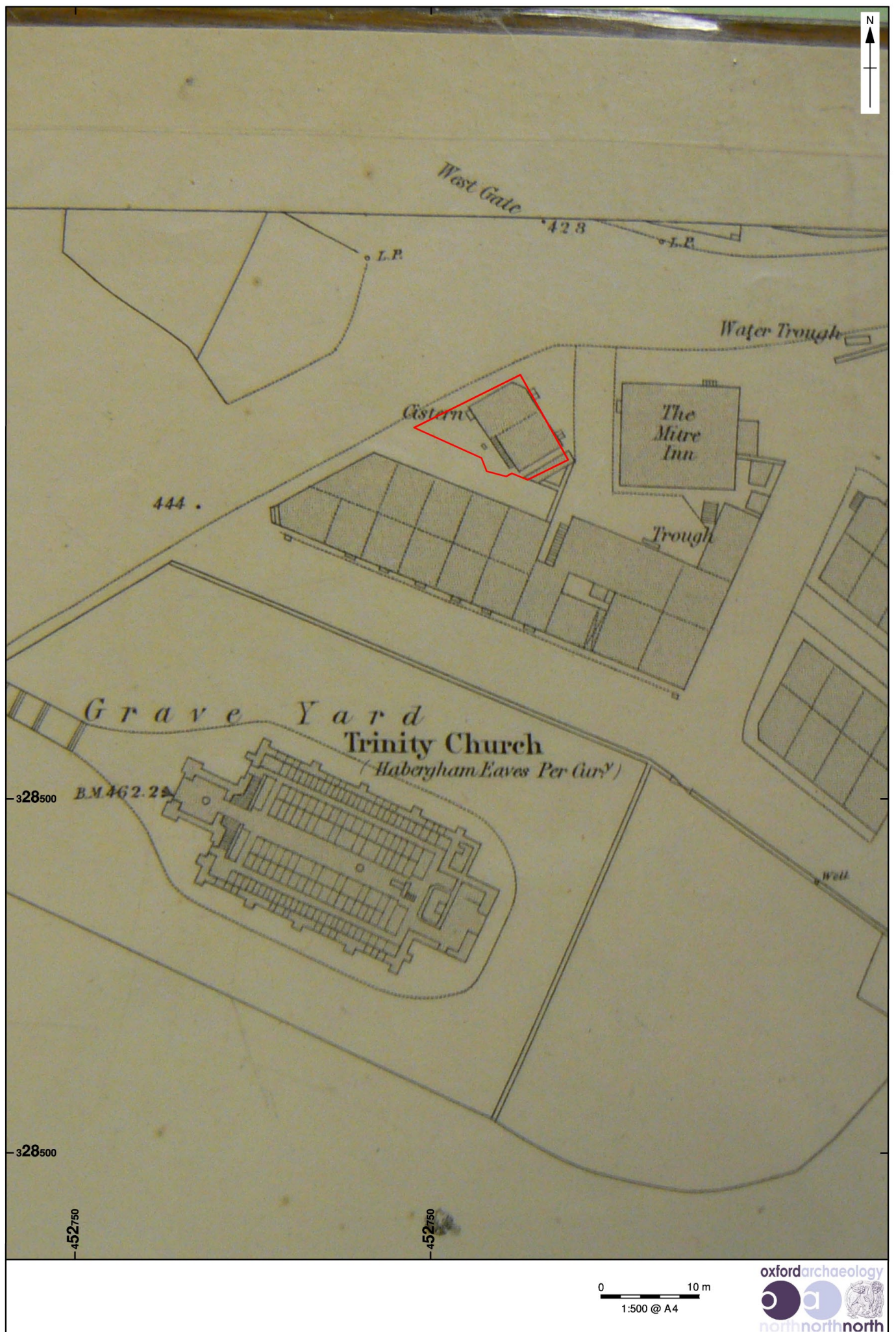


Figure 2: Boundary of the study area superimposed on the Ordnance Survey 1:1056 map of 1851



Figure 3: Boundary of the study area superimposed on the Ordnance Survey 25": 1 mile map of 1892

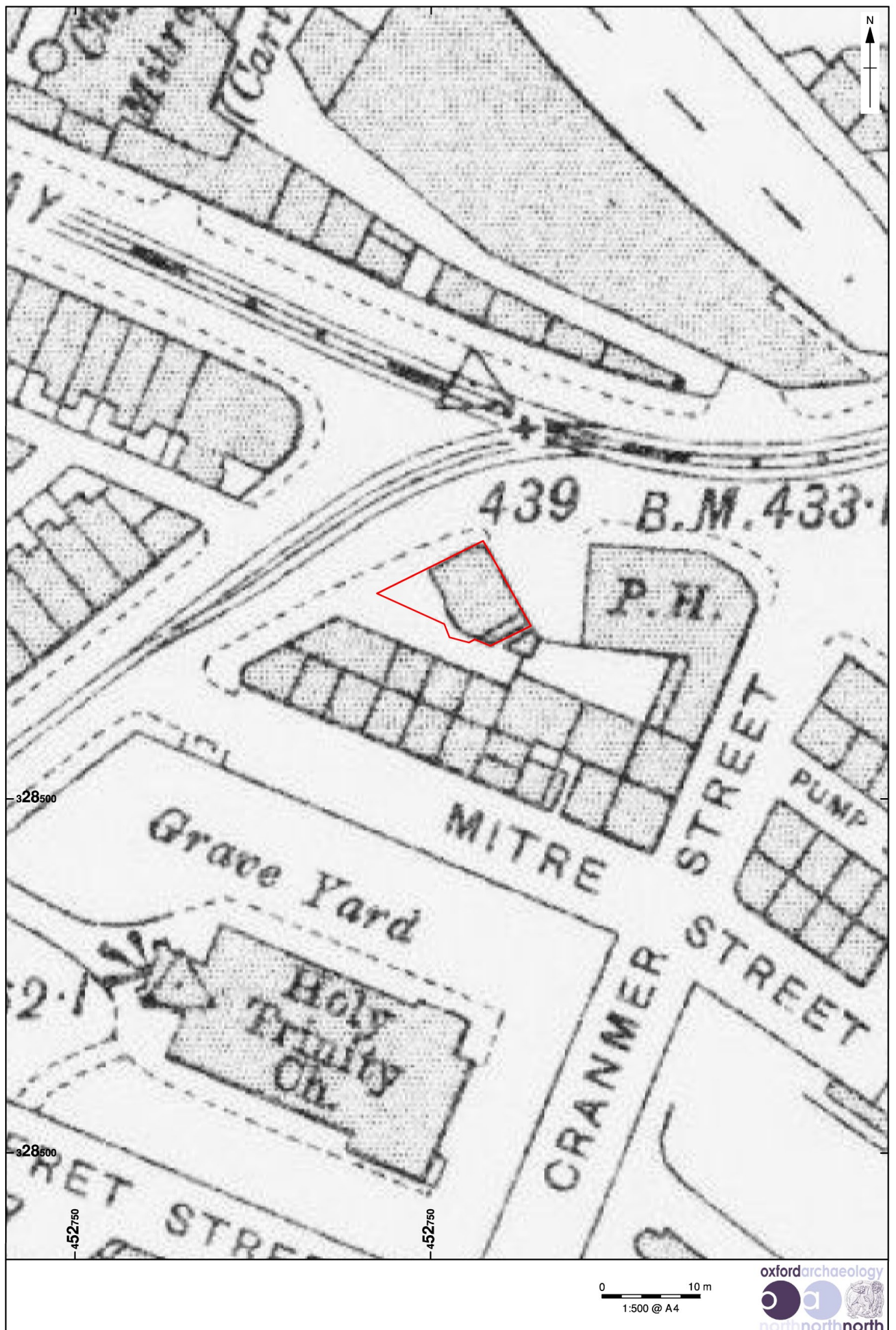


Figure 4: Boundary of the study area superimposed on the Ordnance Survey 25" to 1 mile map of 1912



Figure 5: Boundary of the study area superimposed on the Ordnance Survey 25" to 1 mile map of 1931

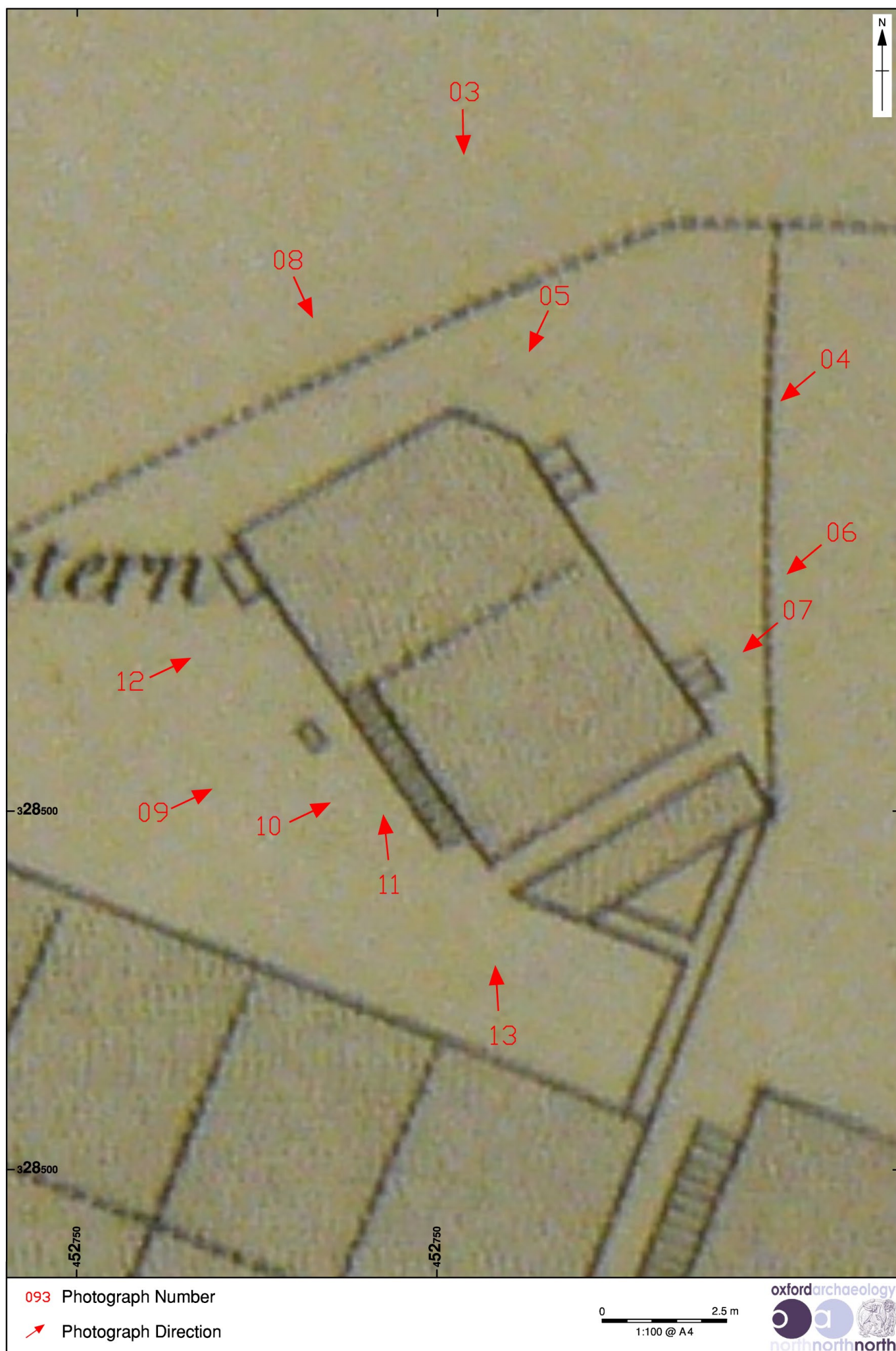


Figure 6: Direction of photographs taken, superimposed on the Ordnance Survey map of 1851



Frame 01: General view of the study area, looking south-east



Frame 02: General view of the study area, looking north-west



Frame 03: The north-east- and north-west-facing elevations of the building



Frame 04: The north-east-elevation of the building



Frame 05: The principal entrance to the building



Frame 06: The south-eastern end of the north-east-facing elevation



Frame 07: Detail of the cellar light at the south-eastern end of the building



Frame 08: The north-west-facing elevation



Frame 09: The south-west-facing elevation



Frame 10: Detail of cinder-block infill in the south-west-facing elevation



Frame 11: Detail of added brick chimney flue



Plate 12: Detail of rainwater goods at north-western end



Plate 13: The south-west- and south-east-facing elevations