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**ADDENDUM TO PREVIOUSLY ENDORSED
HERITAGE STATEMENT**

Regeneration of existing Mill site for residential development
(12 apartments) - amendment to approved residential scheme
ref: 3/2010/0897)

**Miller Homes Ltd &
Beck Developments Ltd**

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PRIMROSE SITE, CLITHEROE
Addendum to HERITAGE STATEMENT

This Supplementary Heritage Statement supports the joint planning application by Miller Homes and Beck Developments to provide detailed information on the already approved Outline and part Detailed Approved residential scheme at Primrose, Clitheroe. The planning status of that scheme is already endorsed by Outline Permission reference 3/2008/0526, Full Permission 3/2010/0054, Full Permission 3/2010/0055, Full Permission 3/2010/0472, Full Permission 3/2010/0897 and Reserved Matters Approval 3/2010/0536.

No heritage conditions (other than a requirement for building records to be taken) were imposed on the original Outline Permission although heritage justification (supported by professional analysis of the existing and proposed positions) was required for application 3/2010/0897, being for the demolition of the existing Primrose Mill for residential development (12 apartments and 2 dwellinghouses). This was because part of the justification for the original (2008) application referred to the benefits which would accrue to the broader environment by regenerating this run-down site with its close relationship to Mearley Brook, Primrose Lodge and Primrose Works.

The detailed analysis which was attached to the 2010 (mill demolition) application (and which also accompanies this new application) explained the history of Primrose Mill, together with any historical association with the other adjacent industrial buildings.

It concluded that Primrose Mill, itself, is located partly on the site of a older, former mill building but that the present structure is of later origin and has been considerably altered, primarily as a result of a serious mill fire. As such, any historic or architectural value is of lesser value and is substantially compromised. In statutory consultation, the Clitheroe Civic Society concurred that there was little justification for retaining the existing building, in situ and that a greater benefit would accrue by supporting its

demolition and subsequent replacement by a new 4 storey apartment building at the entrance to the main residential scheme.

The Civic Society response, together with the applicant's heritage justification were accepted by the Planning Authority, with permission subsequently being granted for the demolition of the mill and its replacement by a 12 unit apartment block and 2 adjacent dwellings. That scheme envisaged a building of less overall scale than the present mill but nevertheless of a mass which would retain prominence within the townscape and which would retain a heritage relationship to the older collection of industrial buildings to the south. That relationship was reinforced by the choice of natural stone and slate as building materials which would relate to the remaining, adjacent industrial structures.

Through the encouragement of site regeneration for a more worthwhile and active land use, the present application submission will continue to support the broader heritage benefits which were anticipated at the time of the initial Outline and later mill regeneration permissions. The regeneration of outworn previously developed sites is a key aspiration of Central Government Policy. Not only does this bring otherwise poorly utilised land back into productive use but the wider townscape and landscape also accrue. Often, this has a knock-on beneficial affect upon adjacent sites through lifting the profile of the overall area.

A further benefit of site regeneration is encouraging more active public use of otherwise poorly used parts of settlements. This is particularly relevant where schemes offer links to recreational or heritage features. Here, the public at large will be able to appreciate heritage in a manner which might not previously have been possible. We believe that this is the case at primrose. As already mentioned, the heritage attributes of Primrose Mill have already been carefully examined by professional study and by the local planning authority, with permission being granted for the mill demolition in 2011.

The principle of demolition (together with the loss of any perceived heritage value) has already been established (subject to detailed replacement) and should therefore not require re-assessment of the demolition case in broad terms. Indeed, the mill is

currently in the process of being demolished following completion of a building record (condition 4 of PP 3/2010/0897) and in accordance with the Natural England Habitat Licence (condition 12 of PP 3/2010/0897).

However the applicants acknowledge that previous application included details of a replacement building intended not only to deliver more marketable/buildable dwelling units but also retain the character of this part of the Borough. Any material variation of those details would similarly need to respect the heritage context.

Comparison of the original and new details for the mill replacement confirm that the positioning, footprint, height and massing of the two schemes are similar, with the principal change being to the fenestration, which has been adjusted to reflect the internal floor layout and also the anticipated lifestyle of the building's inhabitants. Building materials have also been adjusted at the rear of the building (i.e. adjoining the main housing units) to achieve better integration with the nearby structures.

The adjustments do not impact adversely upon the building's intended place within the townscape nor upon its relationship with the older industrial structures to the east. Being of similar scale and comparable appearance to the already approved scheme it will also serve as a key feature at the entrance into the wider regeneration scheme, especially when viewed from Primrose Road or across Primrose Lodge.

In summary, the regeneration of Primrose Mill and the wider redevelopment site will deliver significant urban regeneration benefits as well as supporting the landscape regeneration of Primrose Lodge. These benefits will inevitably encourage wider investment together with greater public appreciation of the heritage significance of the collection of industrial buildings and nearby open countryside which adjoin Mearley Brook. Consequently, we conclude that the design adjustments which are the subject of this application have no detrimental impact upon matters of heritage importance and do not raise issues which have not been previously considered and endorsed by the planning authority.

The previous Heritage Assessments prepared by Roger Wools and Colin Briden are appended to this Supplementary Statement.

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HERITAGE STATEMENT

FORMER PRIMROSE MILL WOONE LANE, CLITHEROE, LANCASHIRE

1 Background

- 1.1 This heritage statement is sought from Roger Wools & Associates by BECK Developments and supports their current proposal of October 2010. Site visits were first made on 23rd April and a further inspection was undertaken on 22nd June 2010. The brief was to provide an independent assessment and to advise at an early stage in the design process on the heritage issues raised by development of the site and on options for development. This statement follows on from that input.

2 History

- 2.1 The site of the former Primrose Mill complex has a long and interesting history as part of the wider industrial area that has been researched and compiled by the Library Service at Clitheroe Main Library. This formed the basis of a small exhibition several years ago which included photographs of the site and its buildings. This material is held at the Library.
- 2.2 To understand the history of the site, it needs to be seen within the wider context of the industrial history of the area. The 18th-century saw the development of water power along side the Pendleton and Clitheroe Brooks and the present extensive lodge is shown on a map of 1815 along with many earlier buildings. Garden Square has been developed with a boiler house and the whole complex is referred to as Primrose Printing Works. What is of most

interest is the location of the new 4 storey print shop that incorporates dye houses to the north-east of the complex. It is in the approximate location of the mill building now under discussion for redevelopment. It is not the present building but its forerunner.

- 2.3 The process was of printing onto cloth or calico and by the 1850s employed 900 workers. In 1854 the business went into liquidation and was sold. The 1854 plan of the Primrose Estate retains buildings from the 1815 era but has seen more development based on the water resources of the lodge. The existing mill building under discussion is not shown.
- 2.4 The ordnance survey plans are held in the Library and only those for 1844 and 1886 are available at suitable scales to identify the buildings accurately. The 1844 map does not show the existing mill but the 1886 does indicate the mill. A series of photographs is also held by the Library and these including aerial views illustrate the development of the whole complex of mills and the development of workers housing east of the mill site that exists today.
- 2.5 The series of photographs taken around 1900 are highly relevant to the current discussions on the future of the mill site. They show the mid 19th-century mill having been further extended and with an ornate tower housing the water tank. A three to five storey fully glazed extension has been added to the south-eastern side of the mill greatly changing its appearance. Two tall boiler chimneys flank the mill.
- 2.6 Later aerial views show the area south of the lodge having been covered with flat roofed sheds in the area where the north-light sheds now exist. South of the mill building north light sheds have also been built.
- 2.7 Today, the application site forms one part of this larger complex. The lodge survives although depleted of much of its water. The 18th-century buildings (not part of the application site) survive in part as do the extensive sheds south of the lodge. Regarding the application mill, part of the mid/late 19th-century building of 4 storeys remains although significantly altered particularly where the later south extension and glazed building abutted it. The chimneys that gave such character to the area have been demolished along with the mill buildings to the north towards Clitheroe (not part of the application site).

Assessment of Significance

- 2.8 The significance the mill building comprising the application site should be assessed within the context of the area. The mill is not a listed building and in my opinion having managed the re-listing of North Yorkshire and Humberside for English Heritage, it does not have sufficient qualities to be listed. The form of construction is standard for the time and does not display technological significance or use of high quality materials. The mill building has been altered with an added toilet block, the lowering of the tower, the loss of the chimneys and the glazed extensions which would have been of interest. The building comprises a mill of later date than the early mill buildings nearby south-east of the site that do have a degree of special interest.
- 2.9 The mill building is not contained within a conservation area.
- 2.10 With regard to the potential contribution of the mill to the regeneration of the wider area there are several aspects that could provide a basis for its reuse.
- The remaining part of the mill acts as a reminder of the industrial past
 - It provides a sense of enclosure along the highway
 - It acts as a visual focus on crossing the lodge bridge (Primrose Road) and from Woone Lane
- 2.11 The repair and conversion of the mill to residential accommodation (apartments) has been carefully considered by Beck Developments. After undertaking feasibility studies of conversion, it is the conclusion of the Company that conversion to apartments is not viable. That being the case then the options fall either to demolition or moth-balling the building.
- 2.12 The option of demolition is being proposed by Beck Developments and the form of subsequent development for this part of the site has been carefully considered. With regard to heritage issues and the restoration of the lodge as an ecological feature, recreational resource and focus for the area, an appropriate form and character of development is required that would underpin the positive characteristics of the area. This would entail:-
- Presence facing the highway to form enclosure

- Appropriate design when seen from the lodge
- Height and location to reflect the former mill
- Materials to reflect the former mill history and appearance
- Design to act as visual focus on crossing the bridge (Primrose Road) and from Woone Lane
- Act as a visual focus on entering the site

2.13 One of the disadvantages if conversion the mill were to be proposed is that domestic accommodation would be close to the adjoining industry. The opportunity for new build accommodation is to move the development further away from the area of conflict to reduce interference with amenity.

2.14 Whilst with demolition of the mill building there would be an 'informal' heritage loss to the area, there would be significant consequential benefits. These are to be weighed in the balance as PPS5 guidance paragraph 87 states. These benefits would include:-

- Modern landmark feature building to reflect the mill history
- More certain delivery of the development
- Creation of a show piece building at the entry to the site
- Residential amenity close to industry would be improved
- Avoidance of a moth-balled building on the new residential site

2.15 These benefits including those stated by John Willcock in his planning statement are required to be balanced against the loss of the mill building. I consider that it is important that the overall development context of the welcome restoration of the lodge and the regeneration of the immediate area around Primrose Mill is fully considered in making the balancing judgement.

2.16 I come to this view with my experience as an architect and heritage consultant of 30 years having worked for national bodies such as the National Trust and English Heritage.

3 The Proposal

- 3.1 The scheme proposal is set out in the application drawings prepared by Beck Developments and described in the supporting Design and Access Statement.
- 3.2 At paragraph 2.12 above several principles of design were set out. The proposed scheme does in my view achieve these aims;-
- Presence facing the highway to form enclosure; *achieved*
 - Appropriate design when seen from the lodge; *reflects historic view*
 - Height and location to reflect the former mill; *achieves a presence*
 - Materials to reflect the former mill history and appearance; *use of stone and glass*
 - Design to act as visual focus on crossing the bridge (Primrose Road) and from Woone Lane; *reflects historic view and form*
 - Act as a visual focus on entering the site; *acts as a landmark and feature building*
- 3.3 In terms of the impacts upon heritage issues, the criteria of paragraph 2.14 above form an appropriate basis for further assessment.
- 3.4 **Modern landmark feature building to reflect the mill history;** the design is of four storeys that would recreate a reflection of the height and mass of the existing mill. It has a square tower with a pyramid roof again reminiscent of the water tower (now missing) of the original mill. The footprint of the mill at the corner of the entrance to the site reflects the existing mill at the entry to the site.
- 3.5 The elevational treatment is of rectangular window openings representing a high proportion of solid to void as at present. To the left-hand side of the south elevation, the wall steps back and has a higher ratio of glazing. This has been designed with reference to the almost fully glazed four-storey block built towards the end of the 19th-century which looked down onto the lodge bridge.
- 3.6 I conclude that the proposed design achieves the objective of having sufficient height and mass to be a feature building and to have design elements that appropriately reflect the history of the mill site.

- 3.7 **More certain delivery of the development;** I refer to the Design and Access Statements and that of Mr Willcock concerning the construction phasing and marketing of the dwellings. It is concluded in those statements that a new-build scheme has significantly more chance of successful sales and achieving a viable project than retention and conversion of the existing mill.
- 3.8 **Creation of a show piece building at the entry to the site;** the mass of the building has been noted as being of volume to recreate an aspect of the former mill. Also that it would have features that refer back to the architecture of the mill such as the glazed side wing and tall tower. In my view the resultant design is appropriate for the site and would provide a show piece building that would identify the site and provide a local landmark.
- 3.9 **Residential amenity close to industry would be improved;** the footprint of the apartment block has been moved away from the road to allow more amenity space between apartments and the public highway given that industrial deliveries will continue off site. The Design and Access Statement concludes that this would provide a qualitative benefit over the amenity of a conversion scheme.
- 3.10 **Avoidance of a moth-balled building on the new residential site;** the Design and Access Statement in the discussion of the options for the former mill building states that moth-balling is not a viable option. The inherent dangers of moth-balling are vandalism and arson with the structure deteriorating without a use. There would also be the presentational problems of a moth-balled building at the entrance of the site which in marketing terms would be a disincentive to would-be purchasers to follow through enquiries.
- 3.11 I conclude that the proposed design is appropriate as a building in itself, in terms of its location and its relation to surroundings.

4 Conclusion

- 4.1 The site of Primrose Mill has a long history within the wider historic landscape. The residual part of Primrose Mill has seen significant alterations and loss of important structures. Historic photographs show it as part of a larger industrial complex that dominated the area. That situation has changed over the years since the mid 20th-century but the initiative to restore the lodge and the

ecological well-being of the area is an opportunity to reaffirm the heritage of the area in a positive and relevant manner for the 21st-century.

- 4.2 BECK Developments propose to develop the wider site at primrose Mill for housing and had intended to convert the mill building to apartments. As the Design and Access Statement records the current challenging market has undermined the financial viability of a restoration and conversion project such that demolition or moth-balling would be the only options. The latter has been rejected since it compromises the development of the wider parts of the site.
- 4.3 The proposal of a high quality feature building in place of the much altered mill would create a landmark building at the entrance to the wider site.
- 4.4 As discussed in Section 2 of this report, the benefits of the development need to be weighed by the Council against the loss of the existing mill. A mill that is not of sufficient interest to be listed and one that has seen damaging alterations eroding its former interest. It is important that the overall development context of the restoration of the lodge and the regeneration of the immediate area around Primrose Mill is fully considered in making the balancing judgement. In considering these issues I conclude that there is sufficient support for the new build scheme to justify the loss of the mill.

Roger Wools

25 October 2010

**PRIMROSE MILL
CLITHEROE
LANCASHIRE**

**A Note On The Dating
And Development Of The
Mill Building**

Colin Briden
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March 2011

1. INTRODUCTION

This brief Note describes the dating evidence for, and the phased development of, Primrose Mill near Clitheroe, Lancashire, an unlisted building. It has been prepared on behalf of clients Beck Developments Ltd. The purpose of the Note is to inform proposals for development of the site. The text and documentary evidence, taken together, address only the matter of the dating of the building and do not constitute a full archaeological survey of the site.

The mill was visited on 28th March 2011 when all parts of the structure, including the two quite separate roof spaces, were available for inspection. In addition the author received copies of historic maps and of a recent digital topographical survey: these elements taken together form the basis of the following description and analysis. The brief account of the complex business history of Primrose Mill is based on the Historic Town Assessment Report for Clitheroe in the *Lancashire Historic Town Survey Programme* jointly produced by Lancashire County Council and Egerton Lea Consultancy (with the support of English Heritage and Ribble Valley Borough Council) in April 2006¹.

A selection of historic maps and overlays is reproduced. The 2011 digital survey [Fig 1] is on p3; the remaining maps [Figs 1 – 6] appear at the end of the text.

¹ Although map evidence shows that this document is plainly wrong in apparently dating the existing four-storey Primrose Mill to 1787; see below.

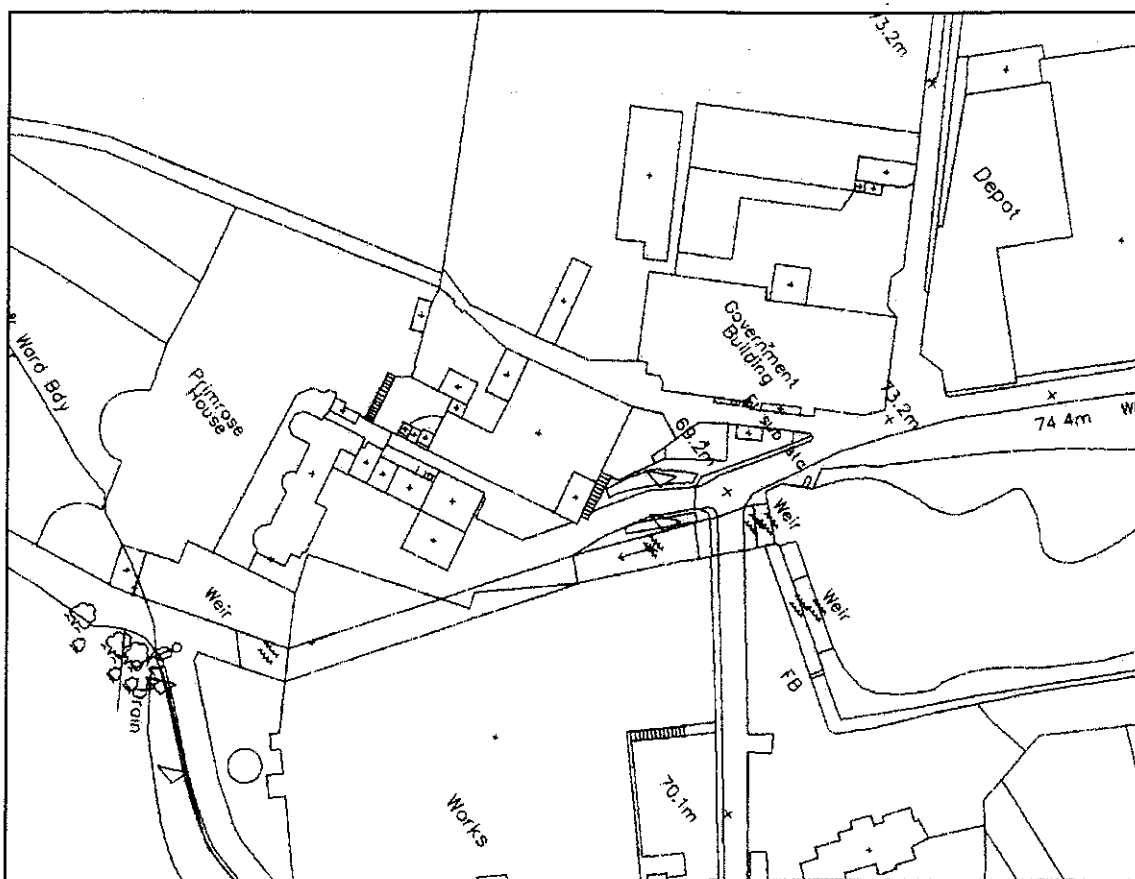


Fig 1 2011 digital survey

2. HISTORY AND SETTING

Calico printing was established in Clitheroe from c.1780, and remained a significant local industry throughout the first half of the C19. The largest print works was at Primrose Mill: originally established as a spinning mill before 1787 but sold on as a print works in 1810. The print works went bankrupt in 1854 and the premises was divided up and sold off as separate businesses. By 1860 there was a spinning mill here; this was converted to ring spinning in 1905.

The chief surviving architectural and topographical features of the area around the present storeyed mill building as shown on the 2011 survey [Fig 1] comprise:

- **Primrose Lodge:** A large reservoir, formed by damming the Mearley Brook; it appears on the 1815 map in its present form (see below) and probably dates from the late C18 utilisation of the site (and its plentiful water supply) for spinning and dyeing;
- **Primrose Road:** A level embanked road made between 1890 and 1912, replacing an older and less direct route, to connect Woone Lane with Whalley Road;
- **Primrose Mill:** A four-storey mill: with partially demolished engine-house, some evidence for lost boiler-house, and rooflight sheds. It is sited on the north side of Woone Road, overlooking Primrose Lodge: and is the subject of this Note;
- **Late C18 and later structures:** lying between the westward extension of Woone Lane and Pendleton Brook to the west of Primrose Lane. These are the much-altered remnants of the print works buildings shown on the 1815 map, with late C19 and C20 additions. Not investigated in detail.

Around the mill site are numbers of C20 sheds and other buildings: none is of special interest.

3. HISTORIC MAP EVIDENCE

A series of historic maps – 1815, 1847, 1854, 1886, 1890, and 1912 – of varying quality was examined. The small-scale maps of 1847 and 1890 were not topographically useful but the remainder have yielded the chief evidence for the phasing and dating of the mill.

3.1 1815

This accurate and well-drawn survey [Fig 2] (which includes useful sections through principal buildings) was produced to show the premises of the calico print works. It shows Primrose Lodge, the tail-race from the Lodge (here identified as *Clitheroe Brook*), a Square which evidently has a storeyed mill building on its south side and three remaining sides composed of smaller structures, and a large and probably unrelated L-shaped building on the south side of the Clitheroe Beck². The mill building, which is accompanied by a pair of boilers, is identified in the Key as a Dye House and Wash House but is probably the 1787 four-storey water-powered spinning mill which was converted to print works use, as described in the Historic Town Assessment.

The survey also shows, hatched, the *New Print Shop*; and the footprint of this building closely resembles, in its use of a projecting central stair-tower, that of the present Primrose Mill. However the 1815 survey is sufficiently accurate to be overlaid with the 2011 digital survey [Fig 3]: and it turns out that the 'New Print Shop' is actually one of the complex of buildings which survives on the south side of Woone Lane, to the south-west of Primrose Mill. In 1815 the site of Primrose Mill remained vacant.

3.2 1854

This less than accurate survey [Fig 4] was produced to accompany the auction catalogue that followed the bankruptcy of 1854. It is presumably based on the 1:10560 OS sheet of 1847.

In general it repeats the information of the 1815 survey but with two important additions: in the field named as *Flatts*, to the north of the west end of The Lodge, a long building aligned south-west-north-east and also a shorter east-west rectangular building have appeared since 1815. The former has long since gone but the latter appears even at this scale to coincide with the position of the present Primrose Mill.

With care this small-scale survey can be coaxed over the 2011 digital topographical survey [Fig 5]. Once this is done it is apparent that the small rectangular building is not so small after all, and that it does in fact correspond to the southern four-storey range, measuring 11 bays by 4 bays, of Primrose Mill. This interpretation has been wholly borne out by investigation of the fabric, as will be described below.

Checking back to the 1847 OS (which does not lend itself to the layering process) it is evident that this southern range of the mill was in existence at that date.

² Later used as a saw-mill

3.3 1886 1:2500 OS

The 25-inch OS sheet of 1886 shows the 11-bay long mill building widened to the north by a further four bays to give the present 8-bays wide structure [Fig 6]. The north range, also under its own roof, must therefore date from the period 1854-86. The Historic Town Assessment states (without reference) that Primrose Mill dates from 1787 and also from 1860 (the exact reasoning here is unclear) and this latter date would sit well with the iron column and window patterns that have survived, albeit somewhat modified, to the present day.

This survey also shows a slightly narrower range attached to the west end of the mill: this is the engine-house, with boiler-house to the north (see below). The former has been mostly demolished, and the latter completely demolished.

Finally OS surveys of 1890 and 1912 (not reproduced here but available online) show that the two-storey sheds to the west of the mill were constructed between those two dates following the demolition of the boiler-house.

4. DEVELOPMENT OF THE FABRIC OF PRIMROSE MILL

This account now concerns itself only with the structure of the mill, engine-house, and boiler-house. The historic map evidence points to three phases of construction and this is supported by the investigation of the building.

4.1 *Phase I* 1815 – 1847

The south range of the mill is constructed of Carboniferous limestone rubble, with ashlar dressings, and large squared rubble quoins, under a hipped slate roof. It is four storeys high, eleven bays long, and four bays wide. The centre bay breaks forward, to full height: it originally held a stone fireproof stair but now houses a modern lift.

The elevations are generally plain. There is a plinth terminating in a ground floor plat band which formerly encircled the building: although the Phase I north wall was removed in Phase II a small fragment of the band still returns at the NE quoin of the Phase I building, in the east lean-to shed of later date. There is a raised doorway to the central stair tower.

The fenestration is typical of mid-C19 2mills and consists throughout of tripartite timber windows comprising paired fixed lights with a hopper or tilting light over. The windows have plain sills and lintels of dressed stone; some retain evidence for light parallel tooling. A few windows also retain obscured glazing although a good deal of this is of later date. Internally each window has a shallow trough worked in the frame, framed by a roll: this seems to be an attempt to intercept condensation. All must formerly have had channels to the exterior but the painters have done their work too well.

The mill is traditionally floored: that is, the floor structures are not fireproof but of wide (and now oil-soaked) boards on common joists carried on principal joists which span the building north-south.

The use of columns within this south range is anomalous. On the ground floor, and supporting the first floor at the mid-point of every principal joist, is an axial row of columns of Phase II pattern, as described below. On the first floor is an axial row of ten slim, tapered, polygonal, cast iron columns with low unmoulded bases and small annuli supporting simple plates. These plates are bored, so that they can be bolted to the principal joists at their mid-points: but none have been so fixed, perhaps for fear that the bolt-holes would weaken the slender joists. The same arrangement is found on the floor above. On the third floor, however, only two columns are found, both of Phase II pattern. The east column has a full bolted shoe, the west column a plate. (This precise arrangement of Phase II columns, shoe to east, and plate to west, is repeated at this level in the north range) The slim, polygonal, pattern of column would normally be regarded as being the earlier of the two: it is an unusual type but probably of c.1840. It lacks the archaic features, such as a high base, of earlier types.

There are two explanations. One is that the polygonal columns have been re-used from another building; the other is that they belong to this one, but have been replaced at ground floor level by more substantial Phase II columns as a response to the

installation of heavier machinery. It is quite possible that at third floor levels there were no columns at all and that the present Phase II pattern columns were inserted when the north range was added. This would account for the symmetry of plates and shoes in south and north ranges.

It will be noted that not one of the columns at any level has a bolting-head for line-shafting. This is a clear indication that the building was used for a process that was not intensively mechanised: in this case, printing and dyeing.

The absence of Phase I columns at third floor level can be accounted for by the faith the builders put in their roof structure. It is a 10-bay machine-sawn softwood queen-post hipped roof with tie-beams, kerb principals, raked struts, and quadruple side purlins. In both queen-post and king-post trusses the posts are in tension, carrying the weight of the tie; since no other weight was to be placed on the structure (the attic is not boarded out, and the joists carry only a ceiling) it was presumably felt that additional support from expensive columns was not needed. Some of the roof members show the mark of the circular saw.

Externally, at eaves level, the gutter is carried on plain timber brackets, cut square, and lodged directly in the wall.

No other Phase I features have survived.

4.2 Phase II 1854 – 1886

As part of the Phase II works the rear wall of the south range was taken down and replaced with a row of ten columns to each floor: a simple statement which rather disguises the immense amount of skilled hard work that was needed to achieve this without disturbing the heavy floors and roof of the older building.

The construction of the north range is externally very similar to that of the south range although it lacks the ground floor band; the junction with the older work is marked in straight joints internally and externally and as noted above the east joint has trapped a short length of the NE return of the Phase I band. The form of the windows encourages belief in a date around 1860; this was also the opinion of the authors of the Historic Town Assessment. Phase II also includes a NE fireproof stair and water tower, now reduced in height, and an engine-house and two boiler-houses. The mill gutters are carried on similar, but shorter, square-cut brackets.

Internally the window joinery is very similar to that of the south range; although in the latter one or two hopper windows survive, whereas in the north range pivoting windows seem more common. The fireproof stair is of stone and has the usual threaded gas-pipe handrail of the period around 1860 and after. This tower formerly supported a tower surmounted by a water-tank (seen in archive photography) and the rising main, a wide-bore flanged pipe, still runs up the NE corner of the stair-well. The floor structures, so far as may be judged, since they have been decked over and ceiled, are also identical to the Phase I arrangement.

There is a major change in column pattern in Phase II: all are now more massive, and cylindrical, though they retain the plain bases and annuli of their Phase I predecessors. The axial centre columns replacing the Phase I north wall receive the inner ends of the principal joists of both ranges in deep, broad shoes fixed with heavy bolts.

The 10-bay roof structure is composite. It takes essentially the same form as that over the Phase I range but the queen-posts are replaced by wrought iron rods suspended from cast-iron shoes enclosing the joints between kerb-principals and collars. But the builders were taking no chances this time: two columns were installed as well.

At the west end of the Phase I range a tall narrow engine-house was added to take a beam engine; straight joints confirm the relationship with the older building although virtually the entire south wall of the engine-house has been demolished in more recent times. Infilled stone frames for bearing-boxes survive in the west wall although all line-shafting has been removed. In the absence of bolting-heads to the columns the brackets to take it were bolted directly to the principal joists where their removal has left empty holes. From the first floor of the roof-light sheds the north external elevation of the engine-house can be seen: here there are the scars of two pitched roofs which covered the single-storey boiler-houses, completely demolished when the sheds were added between 1890 and 1912. The power was presumably brought into the building when it was converted to use as a cotton spinning mill.

4.3 Phase III 1890 – 1912; and later work

As noted above this is the period in which the rooflight sheds were added to the west end of the Phase II mill and steam power perhaps replaced by electrical power; although of that there is no sign. It is tempting to attribute this to the introduction of ring-spinning in 1906, if the Historic Town Assessment view of the documents is correct. The sheds are brick-built, of red engineering brick, with steel roofs which may be a replacement. A sanitary block of similar construction and nondescript fenestration was squeezed into the re-entrant angle between the stair tower and the east elevation of the mill.

A single-storey lean-to shed was added to the east end of the mill; it has no surviving features of interest. The low windows under the eaves are barred internally. This shed makes a butt joint with the sanitary block so in spite of appearances it is the latest structure here.

Subsequently Primrose Mill was to become a Government document store. There are clear signs, in the racking of C19 columns at high level, that the severe shaking by machinery that has damaged many mills has occurred here. Since documents are heavy the mill structure was therefore reinforced with inserted steelwork and intermediate rows of steel stanchions. The south fireproof stair was replaced by an electric lift. The first floor was subdivided to form offices, meeting rooms, and kitchens; all historic detail that was not structural was removed.

5. DATING

On the basis of the historic map evidence and the results of an investigation of the fabric it is now possible to say that the 4-storey mill is the outcome of two campaigns of work. The first of these took place in the years 1815 – 1847; the second between 1854 and 1886.

In terms of technological advancement in building construction there is a big difference between 1815 and 1847; the question therefore arises as to which end of that long period the first Phase of Primrose Mill actually belongs.

There are three key elements in deciding this question: the style of the columns, the pattern of the roof trusses, and the design of the windows. The columns have an early C19 appearance but not the pre-1830 tendency towards raised bases; but the polygonal section of the columns argues a date before the widespread adoption of the circular cross-section. The roof trusses are of a common type in the late C18 and the first half of the C19; however those at Primrose Mill are of machine-sawn softwood, and plank-sectioned members, as opposed to square-sections in either hardwood or softwood. In particular the marks of the circular saw can be seen. Circular saws were invented in c.1780 but their large-scale use was not common for another fifty years or so; in practice it is unusual to find evidence of this sort in buildings constructed before the middle of the C19. Finally the three-pane window design is common in mid-century buildings: since by this time the price of glass had fallen with improvements in technology and so large pane sizes were available.

A date close to the end of the period therefore seems appropriate for Phase I of Primrose Mill.

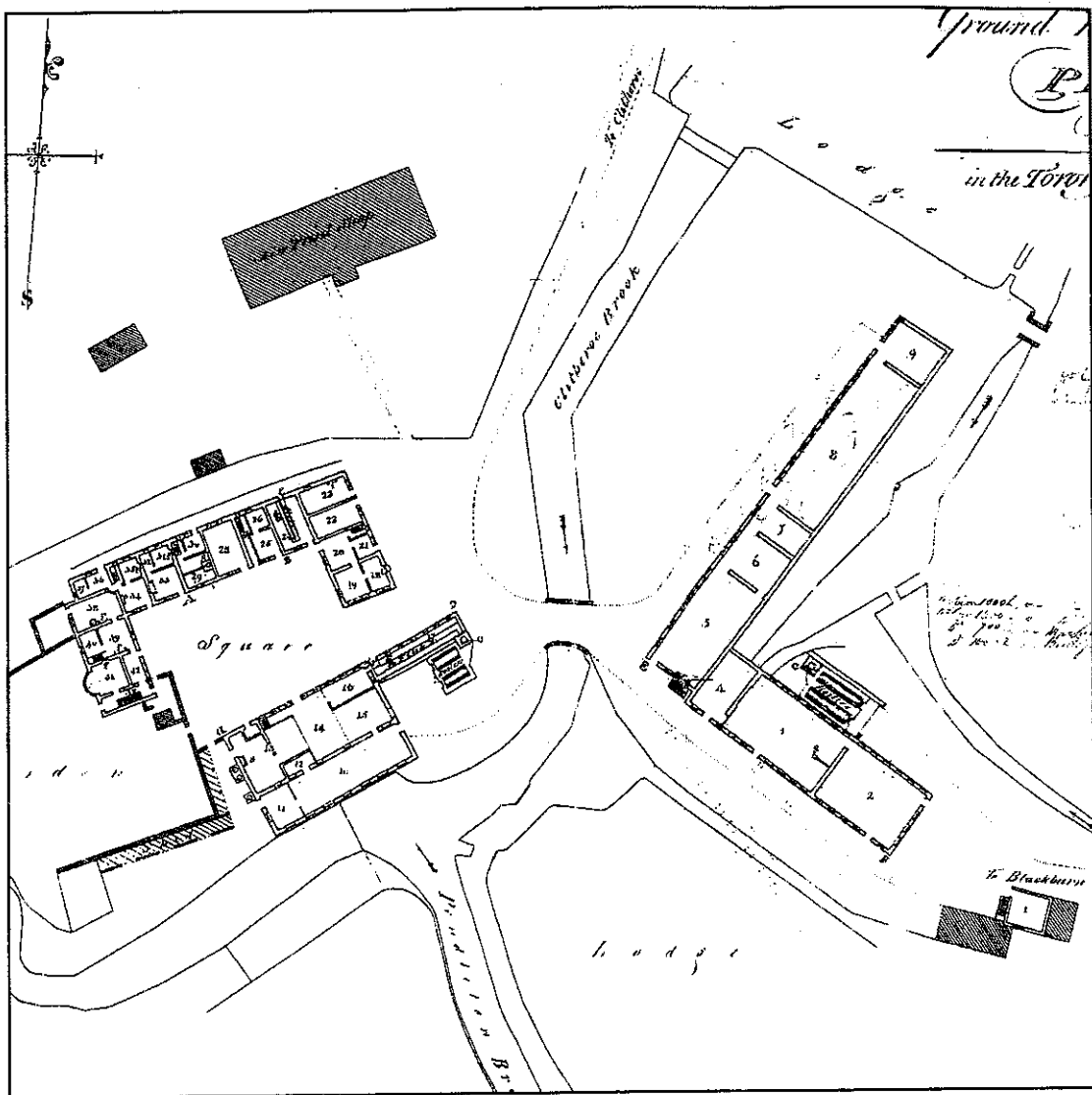


Fig 2 1815 Primrose Print Works

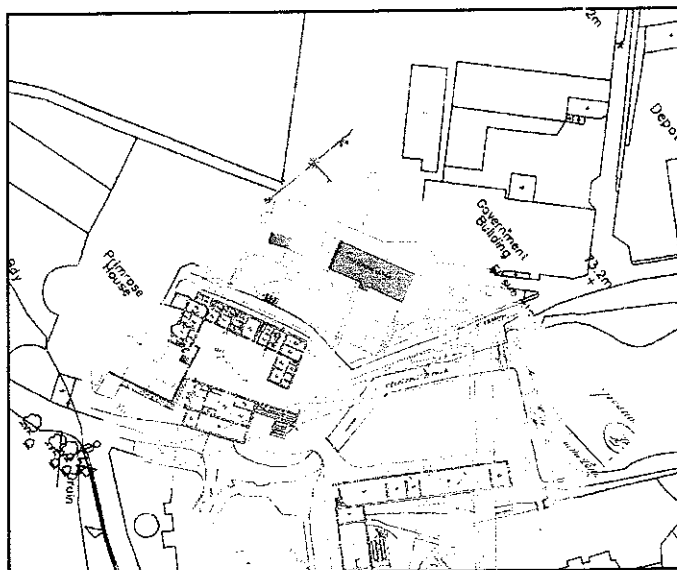


Fig 3 1815 survey overlaid on 2011 digital survey

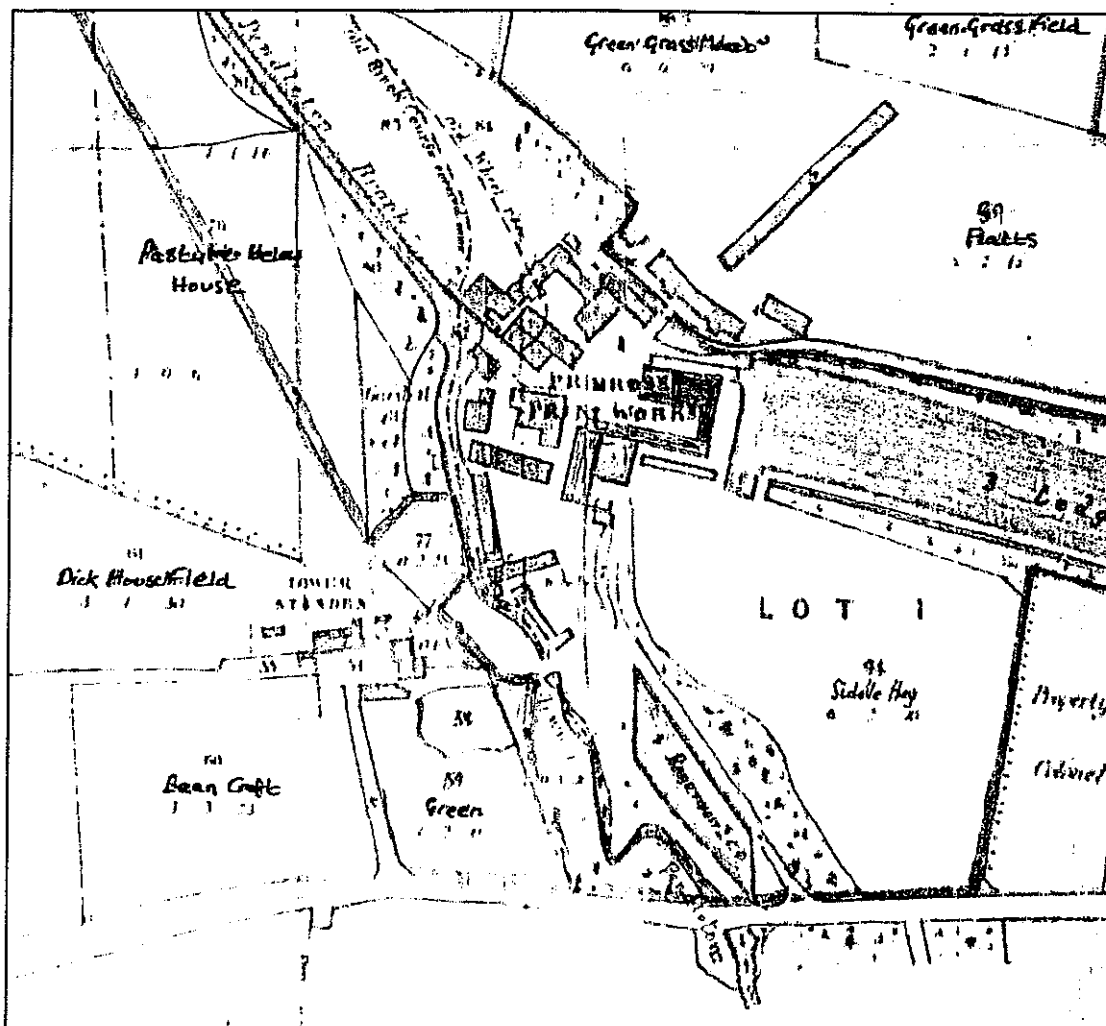


Fig 4 1854 sale plan of Primrose Mill site

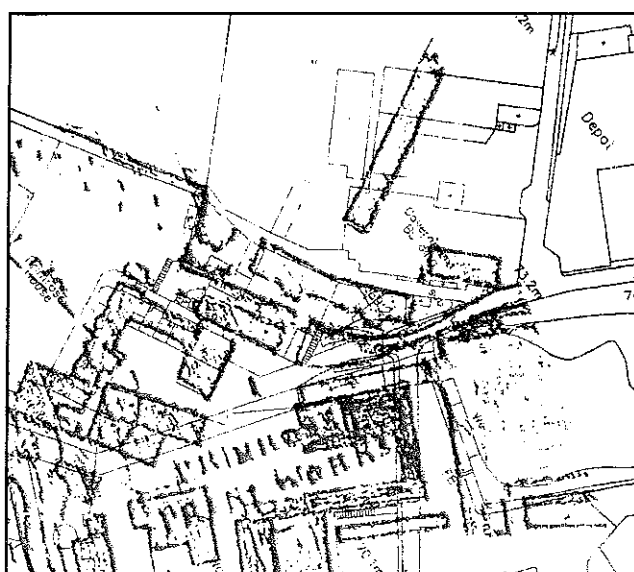


Fig 5 1854 Sale Plan overlaid on 2011 digital survey

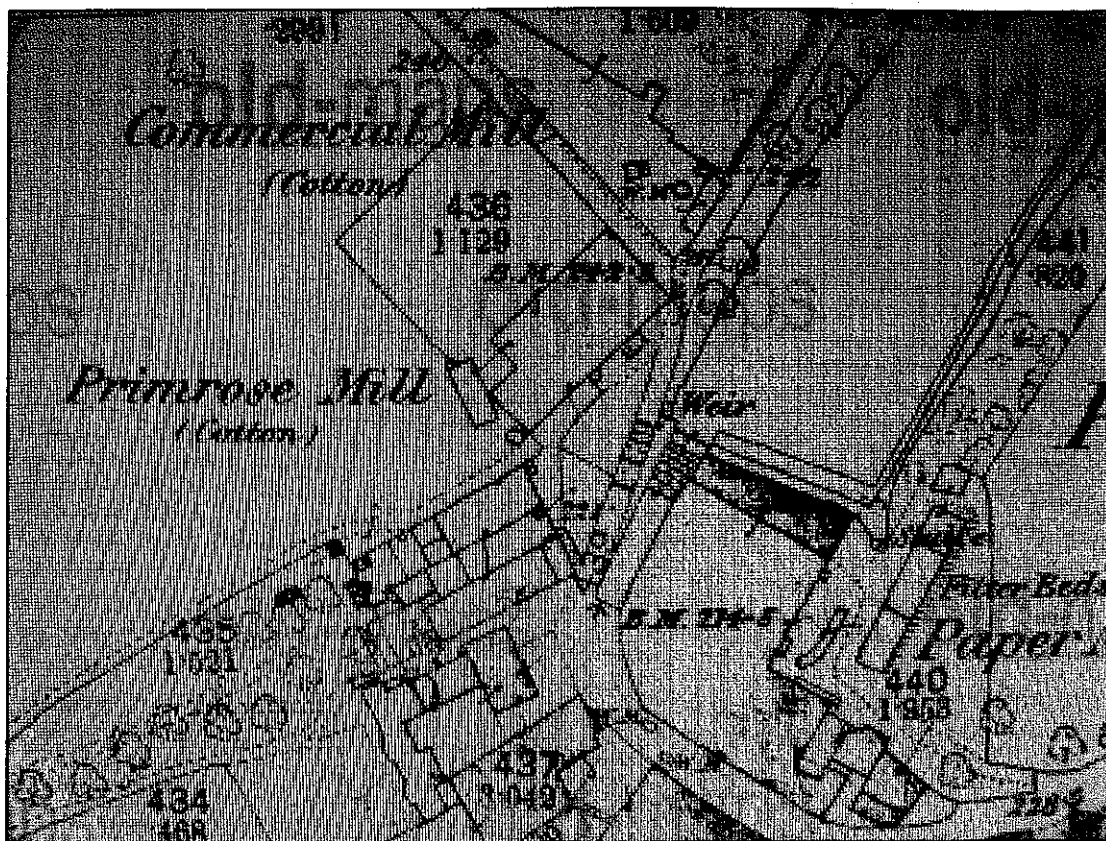


Fig 6 Primrose Mill in 1886

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John Willcock
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22 March 2011
1/2

Dear Mr Willcock,

Primrose Mill; Mr Adrian Dowd's Response 18 March 2011

I am writing to you with regard to recent correspondence I have had with the Council's conservation officer Mr Adrian Dowd, copies of which you had received, along with response to which I have received no reply

My professional experience is set out in my C.V. but includes acting as an architect for English Heritage on works to high profile Ancient Monuments, supervising the re-listing of 12,000 buildings in North Yorkshire and Humberside for the DoE, and since the mid 1990s acting as adviser on listed buildings and conservation areas to many northern Councils, national developers and private clients. I have given evidence at almost 150 public inquiries related solely to heritage matters including Ickworth for the National Trust.

Within Yorkshire and Lancashire over the last 15 years, I have dealt with around 50 large industrial listed structures mostly redundant multi-storey mills liaising directly with English Heritage Inspectors. In the last few years those of particular relevance have included Alf Cooke Printworks, Leeds, Luddenden Mill Halifax and Belle Vue Mills 1-4 at Skipton, each of which received listed consent or were allowed. For the huge listed complex of Dalton Mill at Keighley I successfully negotiated a proposal including part demolition with English Heritage although it has not progressed so far. Others with significant demolition include Batley Carr Mills at Dewsbury

Primrose Mill is shown by significant map evidence to date from the 1860 to 1890 period but the Clitheroe Library is unable to define the date more closely. The maps show that the line of earlier mill structures is set forward from the present square plan. The present layout of columns is uniform. However my assessment is based on the architectural significance of the mill as it exists today and it is not listable and any real interest to support retention has been eroded by unsympathetic alterations and demolitions.

My professional opinion has been set out in my reports and in subsequent letters of which the Council has copies. However, this opinion appears to have been dismissed by Mr Dowd without adequate reasons. He quotes from a colleague's memorandum based on sight of photographs only. I have asked Mr Dowd for the background to these remarks and whether the map evidence has been consulted but I have received no reply to date. I have not had the opportunity to discuss my professional views in a reasoned manner in a meeting with Mr Dowd and his colleague after having seen any evidence.

I am considerably disappointed at the lack of dialogue and that my expert opinion is challenged without a credible justification being put forward. I am at a loss to understand how to move the negotiations forward. If Mr Dowd would set out the further information that he feels may be required it would assist although my report sets out the clear position on historic evidence of maps and photographs.

I am confident that my conclusions are correct but would it assist Mr Dowd to reflect on his assertions were Beck Developments to obtain an additional specialist report?

A further thought, it may be helpful for Mr Dowd and his colleague to have a formal meeting at the Council Offices with myself and yourself to discuss the evidence and the important PPS5 issues that arise in this case. I would be pleased to participate in this at an early date as possible.

Yours sincerely,

Roger Wools

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30 March 2011
1/2

Dear Mr Willcock,

Primrose Mill; Archaeologist's Report; March 2011

I am writing with regard to a recent archaeological report by Mr Colin Briden that has been commissioned by Beck Developments. The archaeologists records the history of the site in greater detail than has been available before but does not make any professional judgements relating to national and local Planning Policy concerning heritage assets.

In my earlier statement I considered that the mill dated from the third quarter of the 19th-century and contained reused material such as some columns. It did not incorporate the mill structure that was shown on the 1821 plan. Mr Briden's report whilst noting conflicting evidence concludes in summary:-

- the 1821 mill was demolished for a mid 19th-century mill
- a mill on the present site was started slightly earlier in the 1840s
- the 1840s mill formed part of the front section was partly demolished to be rebuilt with stouter construction around 1860
- the anomalous mixing of columns from the 1840s and 1860s shows the rebuilding
- the fenestration is typical of mid-C19 mills
- the distortion of the column alignment indicates structural weaknesses

Having read the report and whilst the 1847 map is difficult to read because of the poor quality, I believe that it is reasonable to locate the first phase (close to 1847) smaller mill within the footprint of the present mill. The extensive rebuilding and extension of the 1860s utilised the frontage of the 1840s but demolished the rear and side walls.

Records confuse printing mills at Primrose Mill with spinning mills but Mr Briden's report clarifies the sequence of construction.

In light of the new evidence within Mr Briden's report, I have reviewed my report and the planning judgments that I have made. After minor revisions, the main points I make are as follows: -

- 1 The majority of the mill structure that survives is from the 1860s and the end of the 19th-century. It incorporates columns from 20 years before and some of the structure.
- 2 The first phase is on evidence from near to 1847
- 3 The mill is not from the 18th-century or the early 19th-century.
- 4 The mill structure was altered in the mid 20th-century
- 5 The mill is not of 'special interest' (in the context of the 1990 Act) because of its architecture or technical innovation
- 6 Distortion of the column alignment has occurred suggesting a structural report
- 7 The history of the mill is of interest in the context of Clitheroe

It is my conclusion that the recent archaeological report does not significantly alter the nature of the professional judgements I made concerning the current 2010 planning application. The conclusions of my report in terms of its eligibility for listing, its intrinsic merit or to the weight to be given to its retention remain substantially as set out in my 2010 report.

The report is thorough document and coupled with a photographic survey would provide an appropriate archive record in the event that the application for demolition is approved

Yours sincerely,

Roger Wools