

320120558P

PROPOSED CHANGE OF USE OF PART PRIMROSE MILL INTO APARTMENT, DESIGN WORKSHOP AND INTERNAL GARDEN

DESIGN AND ACCESS STATEMENT

1. Introduction

The owner of Primrose House has acquired from the owners of Primrose Mill a section of the building which had become redundant. The building is constructed in stone with a slate roof/part glazed and is in good structural repair.

The intention is to construct within the existing shell a series of spaces to accommodate:

1. A design workshop totalling around 240m² for the research and development of new commercial/industrial products using 3D printing technology. This area will have a reception area, office, kitchen, toilets and a meeting room. Part of the space will be set over to exhibition and product demonstration.
2. An apartment – open plan with two bedrooms, kitchen/living space approximately 200m².
3. An internal two storey garden using the natural light from the Atrium. This space is to be modelled on the Victorian orangery with sitting areas. An experimental vertical planting wall is to be constructed approximately 120m².

The internal environment of the whole building will be interlinked with cross use of heat between all the 3 spaces supplemented by air-air heat pumps. The Atrium being retained throughout the building.

The overall size of the building externally is 420m² and 10m high to the ridge from the lowest point.

Internally there is at present only one floor level (with a 1.5m level change) providing a floor space of around 370m².

The floor is bare earth, the internal walls painted stone and the underside of the roof timber boarded.

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Externally two elevations (approximately 7m high) border onto the remainder of the Mill with two elevations (North and West) facing onto the courtyard and garden of Primrose House.

The building has been substantially changed over its life including the removal of one storey. Externally the two elevations are finished in stone with timber window frames at first floor and infilled windows at ground level. As noted there are no structural faults or problems.

The southern elevation of the building (bordering onto Primrose Mill) touches the mill race and may have had a waterwheel on the eastern elevation in its life (no evidence to show)

Primrose House lies adjacent to the western corner and the Mill may have been in the curtilage of Primrose House but not since 1948.

There is no evidence of the Mill building having been listed (or is listed), however Primrose House is Grade II.

Recent applications relating to adjacent buildings have been submitted and have included Heritage Statements confirming the proximity of the listed building.

2. The Proposal

The proposal has been briefly summarised in the introduction and includes:

1. A design studio/workshop
2. An apartment
3. An internal garden

The design of the interior is deliberate and respectful to this simple building. Other than a new concrete floor very little change is proposed to the structure (removal of blocked up windows to provide light and general repairs).

The internal structures are constructed off the floor in oak with no use of the main stone walls (i.e. free standing). The roof, glass and trusses will be repaired, the walls cleaned and pointed and where insulated spaces are needed will be kept detached from the existing walls.

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The existing and new windows will be simple/timber and double glazed.

Planning permission will be required. However it has been agreed that Listed Building Consent will not be applied for.

The proposal is for the benefit of the owners of Primrose House and their family but will not be included within the curtilage of Primrose House.

The proposal does not affect the setting of the listed building – by its preservation enhances the courtyard, the environment and the community.

There will be no need for external amenity space or parking as this is related to Primrose House, courtyard and the internal garden.

3. Sustainability

The building by being remodelled and reused revives this historic structure and allows its preservation for many years. All the materials of the building will be reused.

The required energy will be created internally and supplemented with air to air heatpumps.

High levels of sheep's wool insulation will be used to insulate the required areas.

4. Planning Assessment

The National Planning Policy Framework supports sustainable development and in particular the following paragraphs:

Para 17. Core Planning Principles. This development fits into all these subparagraphs.

Para 28. Supporting a prosperous rural economy.

Para 49.

Para 51.

Para 111.

Para 126.

Para 128. A Heritage Report will be attached.

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Para 131.

Retaining and enhancing this section of the Mill is therefore important. This proposal maintains the building for future generations.

5. Conclusion

The conversion of the building as proposed has been shown to be sympathetic in nature and in full compliance with criteria set out in both local and national policies. The additional dwelling would assist in the delivery of housing to meet the Borough's housing provision levels and in a manner compliant with all relevant planning policies.

**PROPOSED CONVERSION OF FORMER MILL BUILDING INTO AN APARTMENT,
DESIGN WORKSHOP AND INTERNAL GARDEN**

HERITAGE STATEMENT

1. Introduction and Proposal

This Heritage Statement is in support of the planning application submitted, the Design and Access Statement, drawings and associated documents

The proposal is to convert this 19th century building into a design workshop to research future industrial products, an apartment and an internal garden.

The site is described together with its surroundings in the Design and Access Statement.

The building is well documented as part of the Primrose Mill site (Lancashire Historic Environment Record PRN 13671) built as early as possibly 1787. The building was formerly 3 storeys high and has the Mill race nearby under the adjacent mill buildings. The 1844 1st Edition OS Map notes the buildings around both the Lodge and Mill (see attached).

The more recent OS Maps (attached) show the position of Primrose Mill.

The history of the Mill process is noted below.

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 plans 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.

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.

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.

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 north-light sheds have also been built.

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.

Heritage Policy in PP5.5

Policy HE 9 states

"there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be. Once lost, heritage assets cannot be replaced and their loss has a cultural, environmental, economic and social impact. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification".

English Heritage Conservation Principles

The document sets out a method for thinking systematically and consistently about the heritage values that can be ascribed to a place. It acknowledges that people value historic places in many different ways. It then shows how they can be grouped into four categories:

1. Evidential value: the potential of a place to yield evidence about past human activity.
2. Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
3. Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.

4. Communal value: the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

2. Assessment of the Building

The group of buildings including Primrose House together with the other stone built industrial buildings date from the late 18th century.

The Council's Local Plan states that "traditionally constructed buildings ... are very much a part of the Ribble Valley's character and heritage. The objective of allowing conversions or alternative uses is to keep those buildings well maintained and protect them as a feature within the landscape for future generations".

It can be deduced from this that the mill building can be considered as a heritage asset.

Primrose House is grade II listed, however the mill building does not fall within the curtilage of Primrose House.

The building is noted to have been altered in its appearance and construction sometime in the 19th century. An additional floor has been removed, probably due to instability or the necessity to remove the internal stantions or as a result structural damage caused by the calico manufacturing looms. Today the building has a relatively modern timber truss roof/rooflights with no internal structure.

A number of other points should be noted and can be seen internally and externally.

1. Windows blocked up.
2. Internal door openings blocked up.
3. Floors removed.
4. External doors replaced.
5. Part rendered walls.
6. Structural bracing removed.

With all the changes there are no key architectural features internally or externally.

3. Impact of the Proposal on the Heritage Asset

By carefully designing the interior to respect the existing building there is no impact on the asset.

The structure does not require to be supported on the walls – only a new slab.

The windows provide the required light and ventilation.

The glazed roof will be retained.

The stone walls require no structural repairs other than re-pointing.

There is no ground floor to remove as this was an earth floor under the suspended timber ground floor.

Only minimal structural changes to the exterior are required.

The blue slate roof will be removed and re-slatted with the existing slate.

4. Conclusion

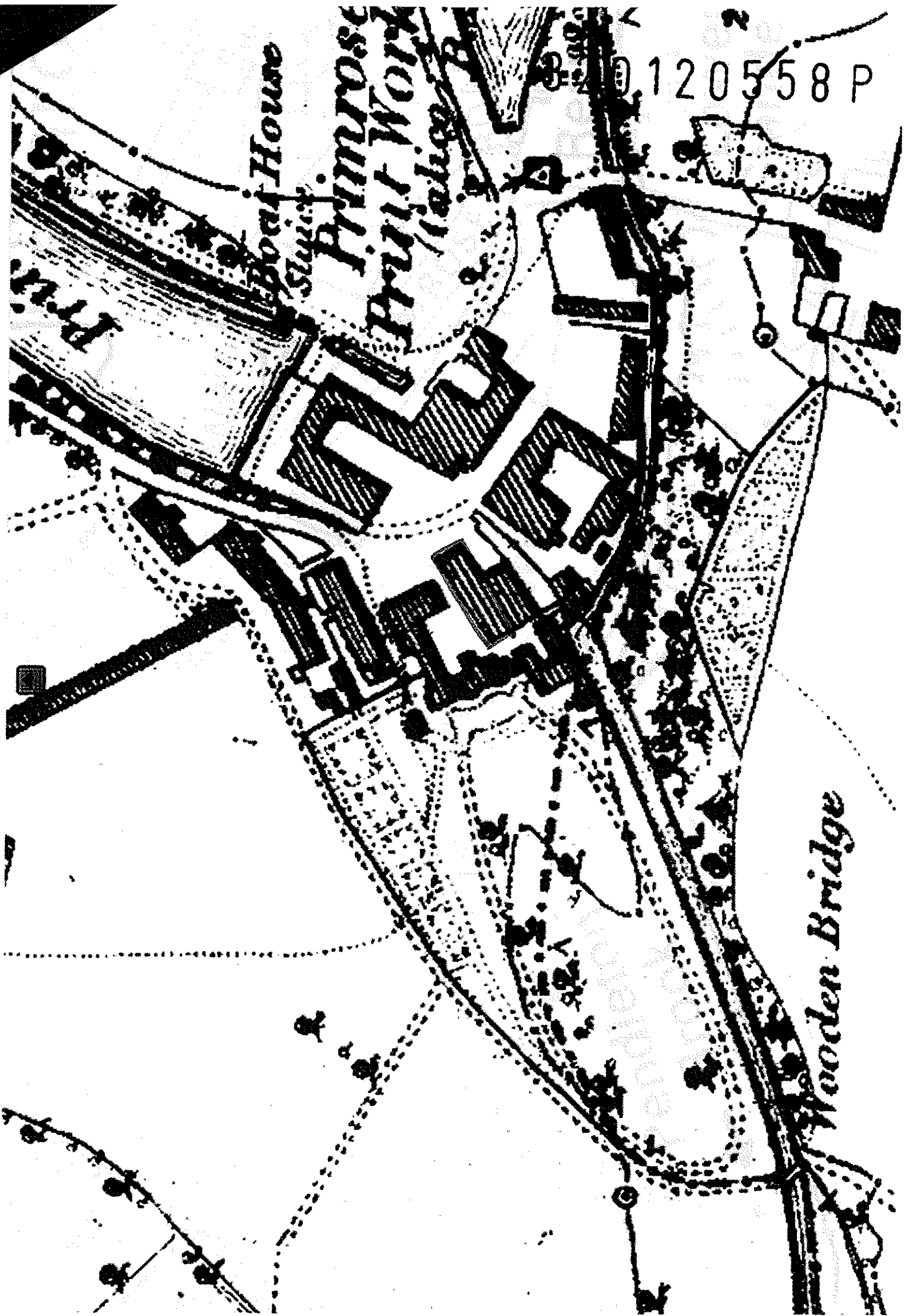
In summary the proposal is a sensitive and considered conversion of this redundant heritage asset. By carefully preserving the existing character, features, materials and structure and the sensitive modern construction of the interior the Mill can be retained. The proposed use of the interior will allow care and long term maintenance to be undertaken of the heritage asset, while maintaining its form and character without damage to its features of significance.

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Boat House
Swing

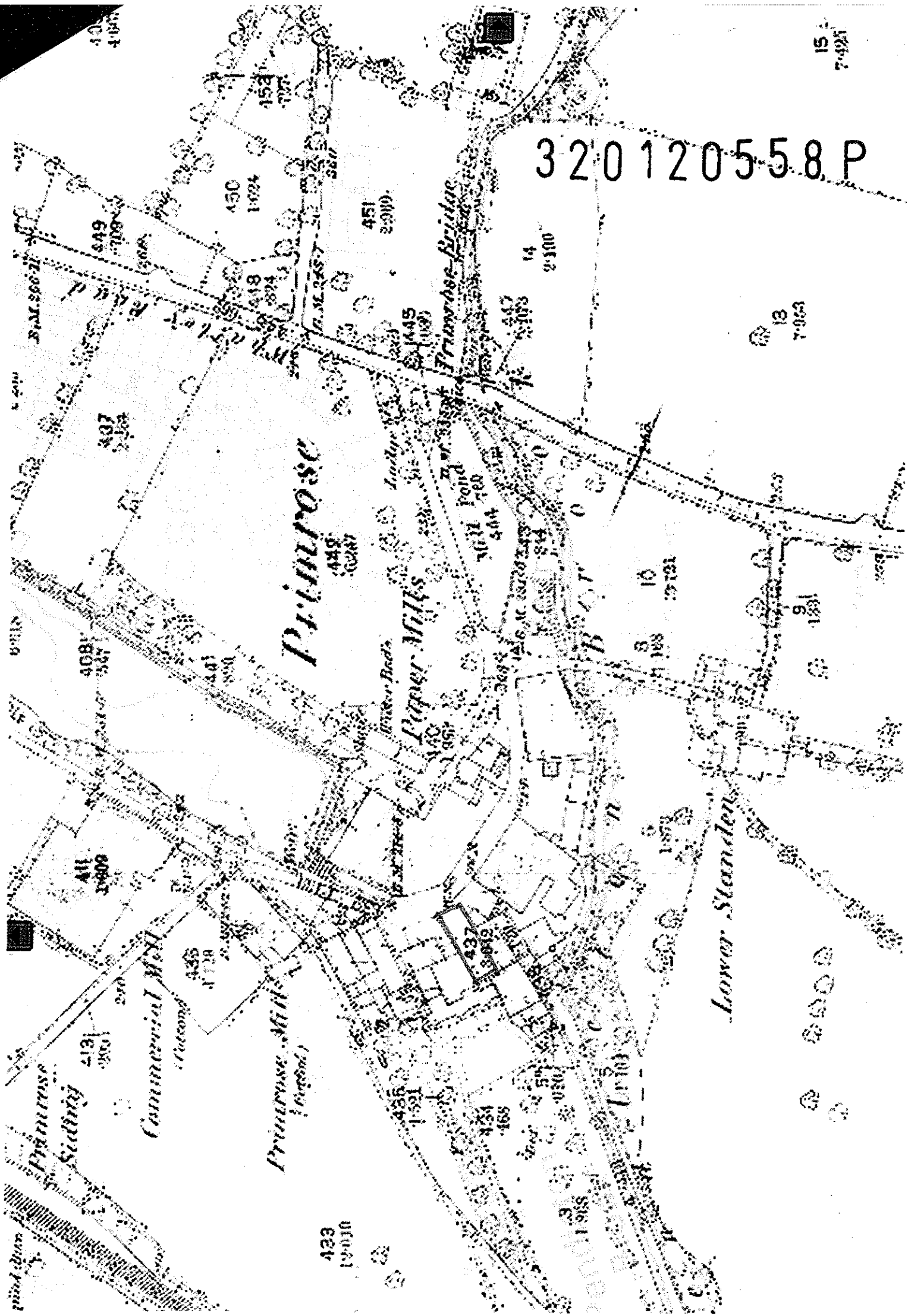
Primrose
Print Works
(Calico)

Wooden Bridge



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Primrose

Paper Mills

Commercial Mill

Primrose Mill

Lower Standen

Primrose Bridge

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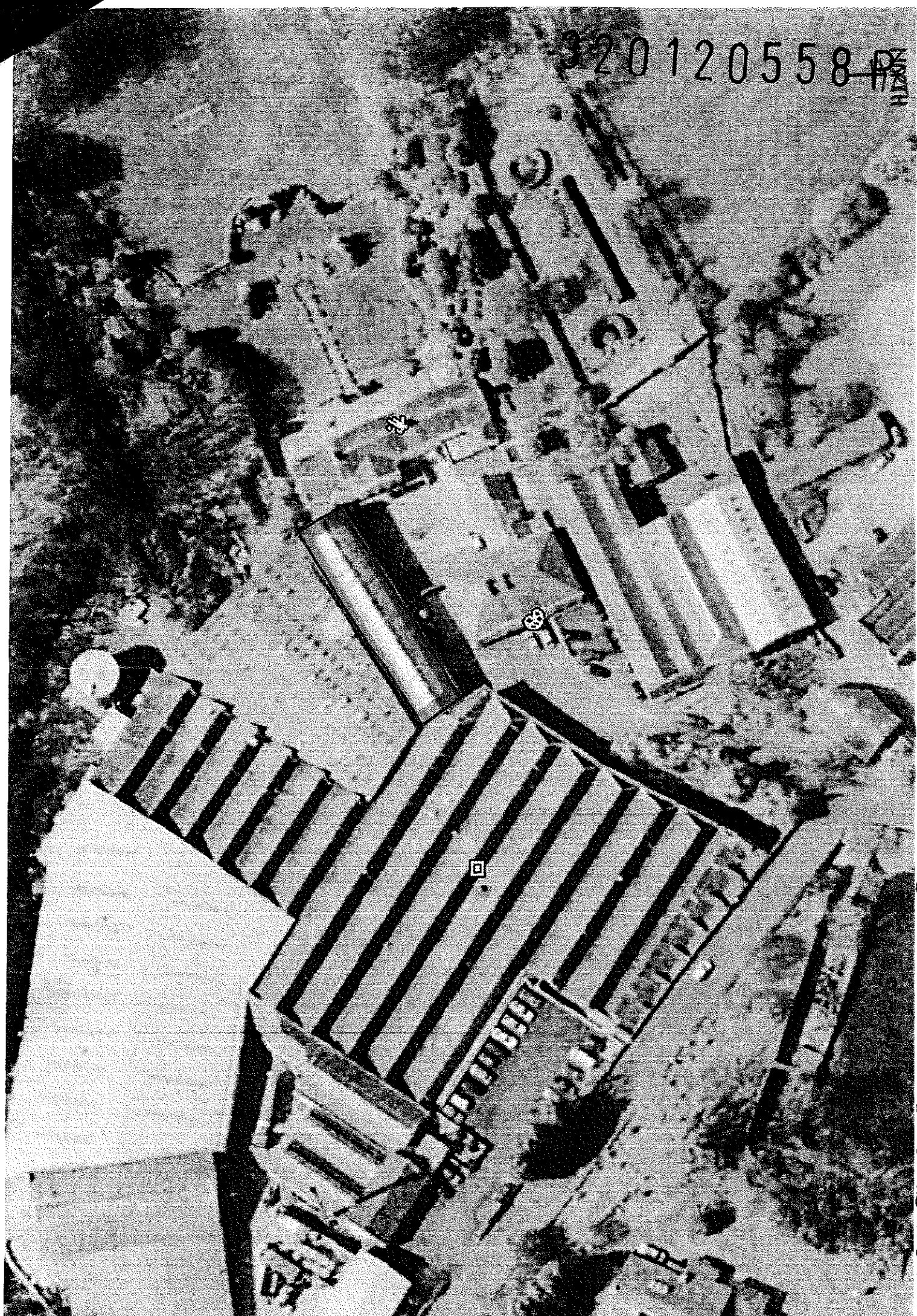
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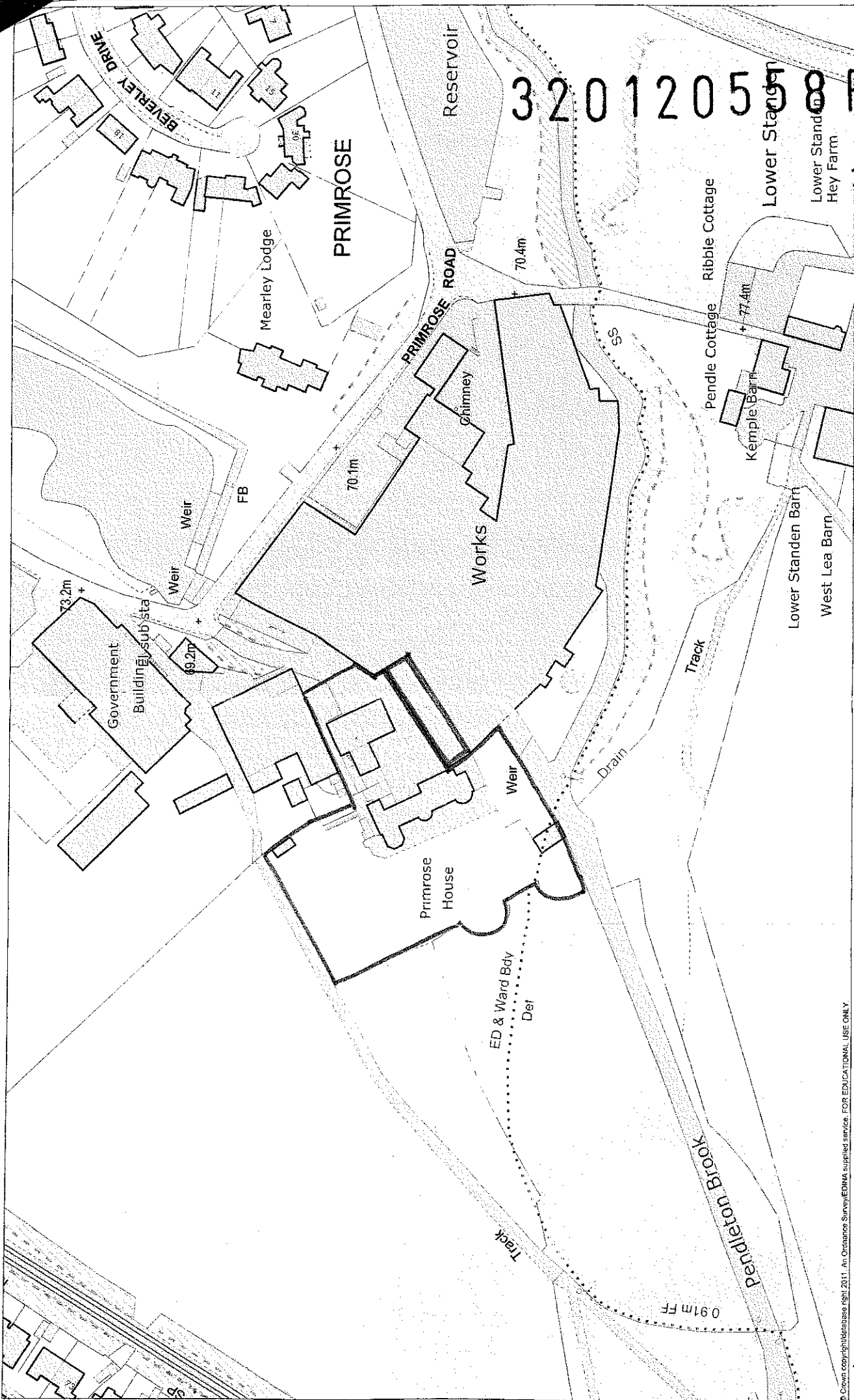
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FROM FILM COURTESY MAIL SITE DEWISORE WARE DEWISORE BARRACKS NTS



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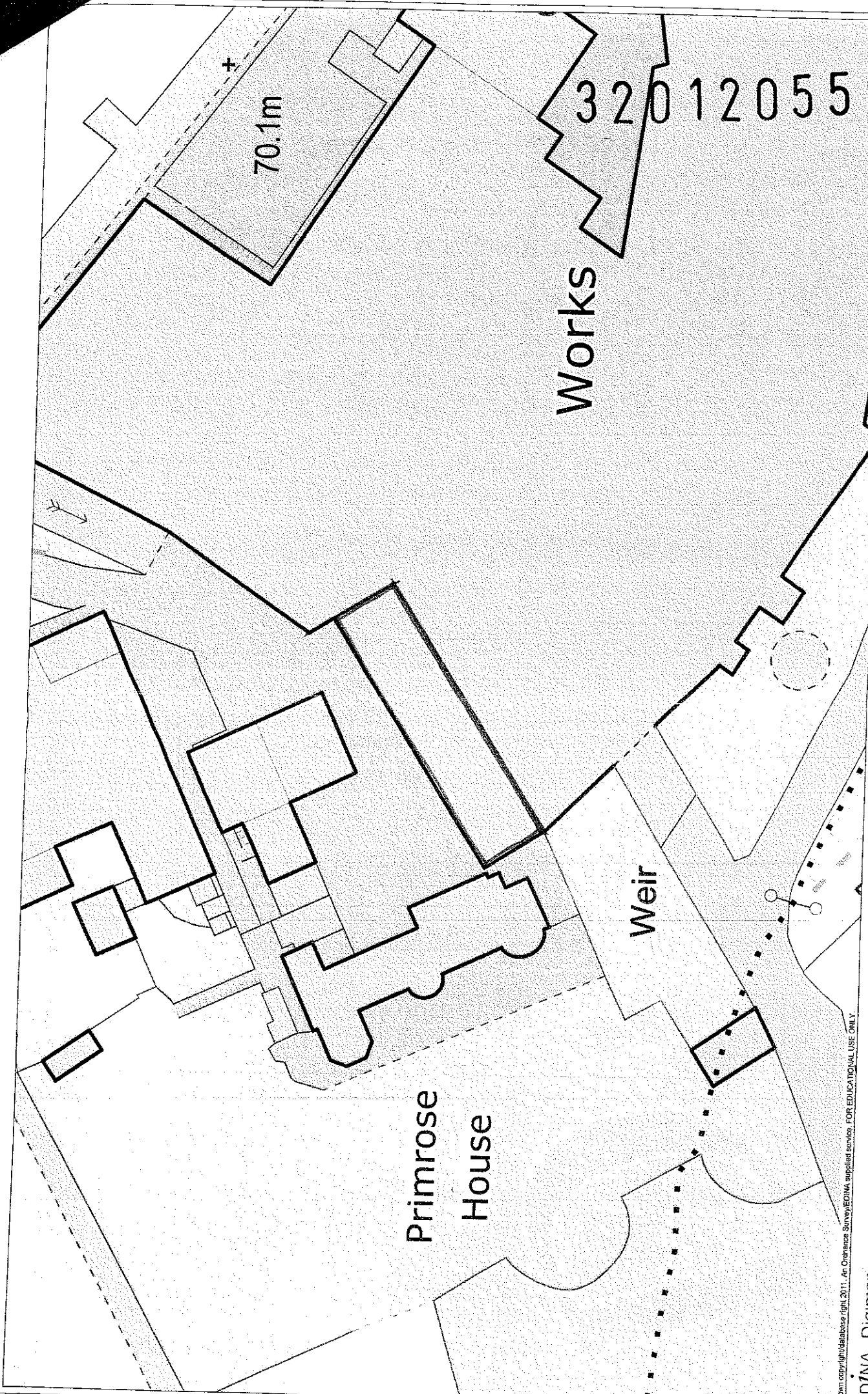
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LOCATION PLAN. FORMER MILL BUILDING PRIMROSE HOUSE SITE. CUTHRORDE.



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Jan 25, 2012 14:10



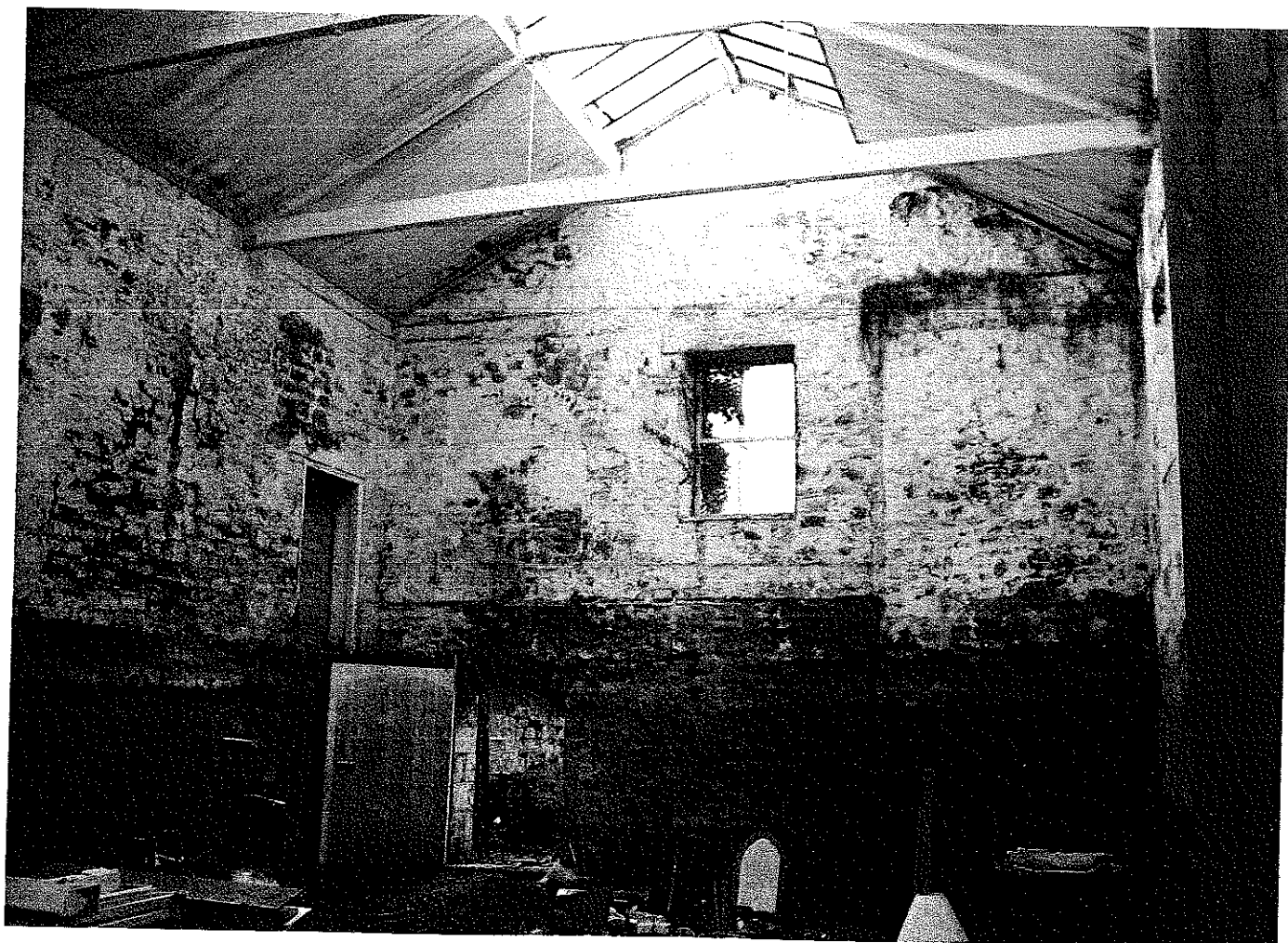
SITE PLAN - FORMER MILL BUILDING PRIMROSE HOUSE SITE - CLITHEROSE.

Scale 1:500 @ A3

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320120558 P

BAT SURVEY

AT
PRIMROSE MILL
CLITHEROE

DATE AND TIME OF VISIT
23rd FEB 2012 9.30- 11.30 am
19th JUNE 2012 10.15 - 11.00pm

WEATHER CONDITIONS
3°C overcast light breeze. 23rd
13°C No breeze clear evening. 19th

REFERENCE NO. 4221

Survey carried out by:

Lynne Rushworth
Sunderland Peacock & Associates Ltd.
Hazelmere
Pimlico road
Clitheroe
BB7 2AG

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000 and the Conservation (Natural Habitats) Regulations 2007.

THE BRIEF

In conjunction with the submission of an application for planning approval, to identify if bats are present in the building and the past or possible future use of the building by bats.

BAT LEGISLATION - Summary of offences under the law:

- Intentionally kill, injure or capture a bat.
- Possess or control a live or dead bat, or any part or derivative of a bat.
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place that a bat uses for shelter or projection whether currently used or not.
- Intentionally or recklessly disturb a bat while occupying a structure or place of shelter or protection. ('Recklessly' is defined as deliberately take unacceptable risk or fail to notice or consider an obvious risk).

LIMITATIONS OF REPORT

NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

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PROPOSED DEVELOPMENT

Conversion of building to workshop, house and internal garden.

TYPE OF BUILDING

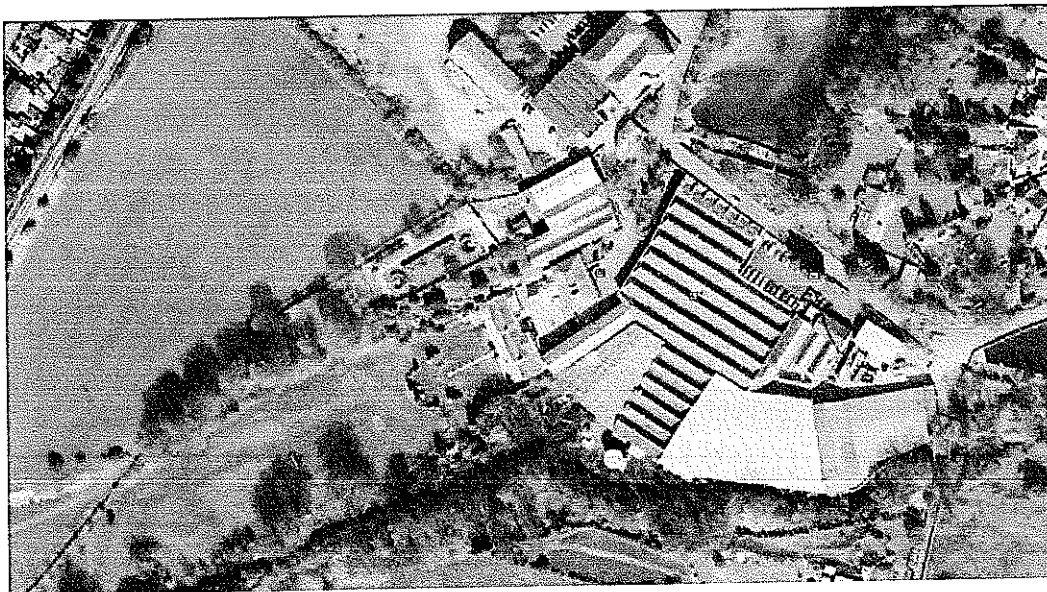
☐	HOUSE
☐	BARN
☐	GARAGE
☒	OTHER

COMMENTS: Disused mill building which is part of a larger mill complex.

LOCATION

☒	URBAN
☐	SMALL TOWN/URBAN VILLAGE
☐	RURAL/VILLAGE

COMMENTS: The building is adjacent to Primrose house and attached to Primrose mill on the North east and South east elevations. The North west elevation forms one side of a court yard, the house front (north east) elevation forms another side and is at right angles to the building, the mill office and garages for the house forming the other two sides. Although the collection of buildings are located within the settlement area of Clitheroe they are largely surrounded by gardens/ agricultural land.



BUILDING ADJACENT TO OR WITHIN 10M OF

☒	TREES
☐	HEDGEROW
☐	OPEN WATER

COMMENTS: There is a single tree in the court yard's south west corner and significant areas of mature trees to each side of Primrose house rear garden. The mill lodge is located near the mill buildings but is approx 70m from the proposed site.

WALL CONSTRUCTION

X
X

STONE
BRICK
STEEL
BRICK/BLOCK AND RENDER
OTHER

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COMMENTS: The south east gable elevation is stone as is half the courtyard elevation nearest to the house. It changes to a white painted render finish as the building extends past the court yard.



Front elevation at the top end of the building.



Front elevation to the court yard

ROOF CONSTRUCTION

X

SLATE
TILE
GREY SLATE
STEEL
FLAT ROOF FELT

COMMENTS: The roof is slate and part glazed either side of the ridge.

BAT ACCESS POINTS IN WALLS

Yes No

	X
--	---

COMMENTS: There are no access points in the walls.

BAT SIGNS, EXTERNAL

SEEN

DROPPINGS

MAGENTA BAT5 DETECTOR RESULT

Yes No

X	
	X
X	

COMMENTS: No dropping evidence could be found surrounding the building. A single pipestrelle bat emerged from a south westerly direction into the court yard and circled the area feeding for approx 30 mins before exiting towards the south west.

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ROOF SPACE

TRUSSED
PURLINS
FELT

Yes

No

X	
X	
	X

COMMENTS: The roof is open internally with the rafters being lined on the underside with timber boarding.



Internal view

BAT ACCESS POINTS IN ROOF

Yes

No

	X
--	---

COMMENTS: There are no access points in the roof for bats.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes

No

	X
	X
	X
	X
	X
	X
	X

COMMENTS: There are no signs internally of bat usage in the building. The detector did not pick up any activity.

CONCLUSION

The evening survey confirmed that although bats are present in the area and probably roosting in the trees to the south west they do not currently use the building for feeding, breeding or roosting and there are no signs that they have used it in the past. The development of this building will not pose a threat to any bat population.

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

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NOTES:

When bats are found to be present in a building:

- A DEFRA licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

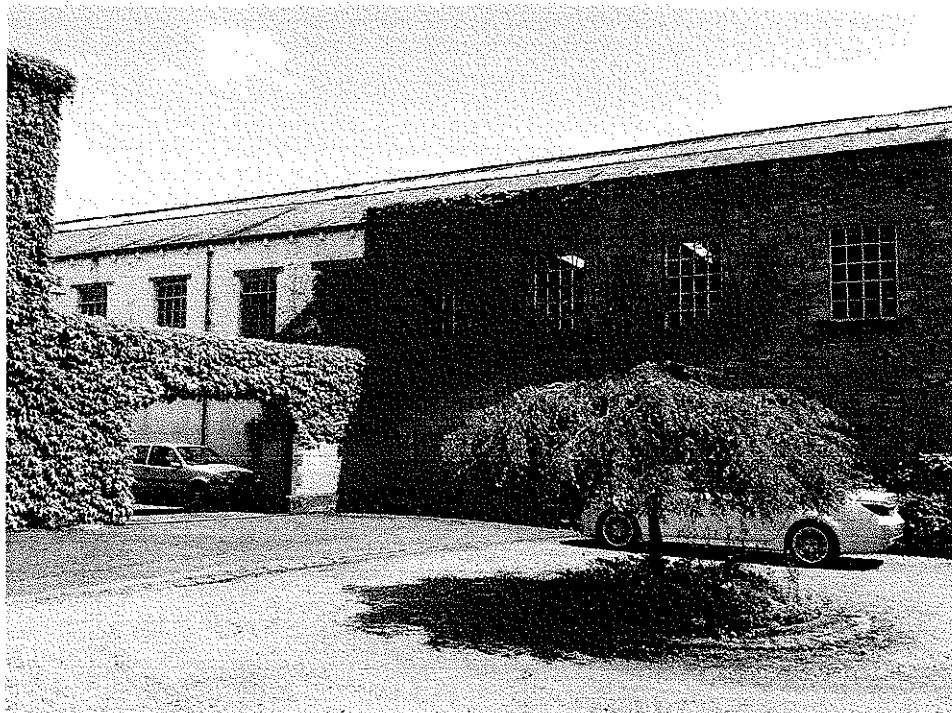
The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

STRUCTURAL SURVEY REPORT

**FOR THE FORMER MILL BUILDING
PRIMROSE ROAD
CLITHEROE, LANCASHIRE, BB7 1DR**

**FOR 320120558 P
PRIMROSE STUDIOS**



JOB REF: 4221, DATED: 19/06/2012, VERSION 1.01

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GENERAL NOTES:-

COMMERCIAL PROPERTY

The structural survey inspection and subsequent report has been based upon *RICS Practice Standards (UK) Building Surveys and Technical due diligence of commercial property, 4th Edition Guidance Note, dated November 2010.*

Health and safety responsibilities including all procedures and recommendations set out within the *RICS Practice Standard (UK) Surveying Safely, 1st Edition, Guidance Note, dated June 2010* where followed and adhered to where appropriate.

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1.0 Executive Summary

1.1 Nature of the property

The property surveyed is that of a redundant industrial mill currently used as storage for the commercial business "Primrose Studios".

1.2 Construction and design

The mill is constructed out of solid natural stone walls from ground floor level up to eaves, part rendered externally. The roof structure is a mixture of natural slate at low level with lantern glazing between top of slate finish and ridge. It has a dual roof pitch, supported by "open plan" type timber roof trusses spanning between external structural walls. The eaves are of standard construction with eaves gutters visible externally from ground.

1.3 Adequacy of structure and fabric

The structural framework and wall fabrics are suitable for the current low risk of industrial / commercial storage. Overtime, however, if unmaintained there is the potential the mill could fall into further disrepair. Poor lateral restraint caused by lack of all internal buttressing (floors and walls) is a cause for concern. It was noted the North West party wall was bowing and pushing out of line internally where the roof trusses have been transferring their load down through the external wall structure to the foundations, again lack of internal of stability present. Externally the wall fabric was in excellent condition, internally it was average to poor in-need of remedial works. Roof trusses appeared in good condition to be inspected at a later date on erection of safe working platform. Roof coverings also appeared to be in sound condition with viewed externally, with only a few minor issues internally relating to the condition of the decorative timber linings.

The conversion and restoration programme of work proposed to the mill will enhance its stability and ensure structural stability sustains for future use.

Any future change of use would require the relevant Town and Country Planning Act 1990 and Building Regulations 2000 consents for any change from current use.

1.4 Comparison of condition of subject property with others of similar age and style

Generally, the internal condition and appearance of the property surveyed would appear to be as expected when compared to other buildings of a similar age, style and use – average, however, poor in areas. Externally the condition of the wall and roof structures are excellent and should be utilised and maintained as part of the mills conversion.

1.5 Conformity with modern requirements – statute, civil and lease obligations.

The building was constructed prior to Town and Country Planning Act and Building Regulations legislations. Civil and lease obligations were not to form part of the remit for this structural survey report.

2.0 Introduction

2.1 Client Contract details

Mr R Stephenson
Primrose House
Primrose Road
CLITHEROE
BB7 1DR

2.2 Survey Address

Primrose Studios
Primrose Road
CLITHEROE
BB7 1DR

2.3 Scope of survey

Carry out non-intrusive visual inspection of the main structural elements of the existing mill building (excluding the inspection of all building services, non-structural members and finishes).

2.4 Date and Time

2.30pm, Tuesday, 19 June 2012.

2.5 Surveyor

Philip Cottier MRICS
Sunderland Peacock and Associates Ltd
Hazelmere
Pimlico Road
Clitheroe, Lancashire
BB7 2AG

2.6 Weather conditions / Temperature

Sunny, partial cloud. Temperature approximately 19°C.

2.7 Limitations

A non-intrusive visual assessment took place from ground level only. The roof structure was subsequently not fully accessible due to no safe working platform currently present; however, binoculars were used to inspect the roof internally and externally. Construction work on adjoining building to North West meant this gable could not be inspected externally.

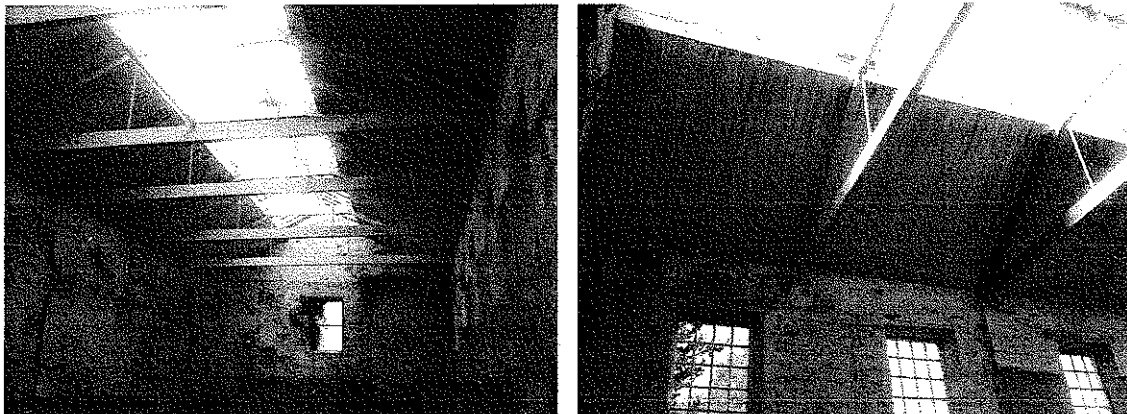
Loose furniture and plant present on inspection, potentially concealing defective conditions.

3.0 Elemental Structural Survey

3.1 Roofs & Rainwater Goods

Description:

Slate roofs at low level, with single glazed lanterns between top of slate finish and ridge line. Rainwater goods were metal on stone corbel, generally appeared in good order with no signs of external water discharge at junctions.



PL 1 Illustrating 'open plan' timber roof structure and linings from inside

Current Condition:

Good to excellent with no signs of significant weathering or degradation. Leadwork present to junction with abutting existing wall. Surfaces appeared to be generally clean and free from debris. The roof coverings may have become potentially fragile overtime but not deemed to pose any significant risk, however, applying any load to existing roof glazing should be avoided due to being single glazed panes.

Inaccessible areas / limitations:

Inspected from ground level only due to no safe working platform present.

3.2 Structural Walls

Description:

Natural stone solid masonry wall construction, rendered finish externally to part.



PL. 2 View of South West structural wall from courtyard

Current Condition:

Externally the wall fabric was generally in excellent condition with no missing pointing.



PL. 3 Condition of external wall and pointing generally

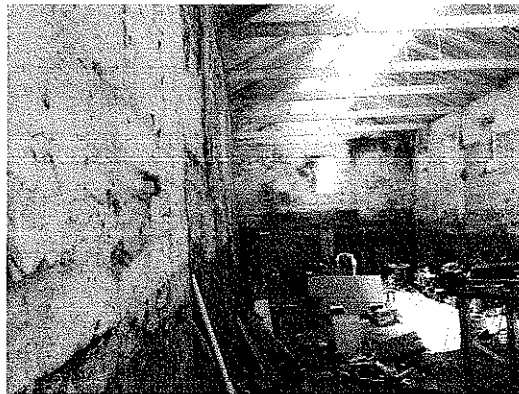
Render was in good condition where present with no significant signs of structural cracking.



PL. 4 Condition of external wall where rendered

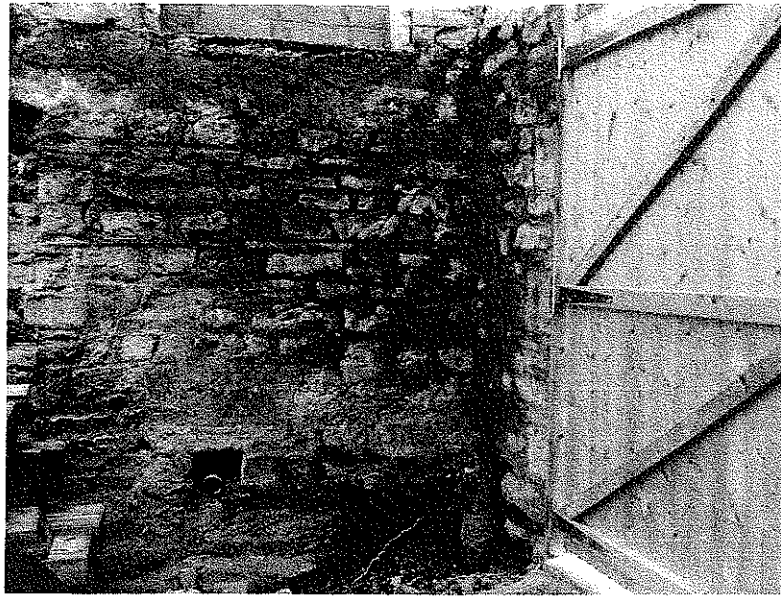
Internally wall fabric in areas has become loose in need of remedial action. Sections of low level walling (below ground level) had evidence of dampness through vegetation growth. Remedial internal waterproof tanking and insulation will be required as part of the conversion programme of work.

To follow I have noted a series of structural defects highlighted during the inspection. These should be addressed as part of the remedial work on commencement of the conversion work:-



PL. 5 Internally North West structural wall is bowing/leaning out

- North West party wall has bowed / pushed out of line internally where the roof trusses have been transferring their load down through the external wall structure to the foundations, again lack of internal buttressing currently present.



PL. 6 Dampness internally to North West Facing gable

- Evidence of internal dampness to low levels on North West facing structural wall internally due to being below ground level.



PL. 7 Dislodged eaves coping to South West gable

- Dislodged eaves coping and poor wall condition to sections of South West gable between window head and eaves. Areas to be inspected once safe working platform is in place, isolated re-building work required. These areas are showing signs of structural breakdown probably caused by roof loads pushing out eaves sections of wall due to lack of internal buttressing (no internal walls or floors).



PL. 8 Dislodged verge coping to South West gable



PL. 9 Re-point/build section of external wall.



PL. 10 Ledge infill for potential water ingress and weakening of surrounding wall structure



PL 11 Vegetation growth potentially concealing defects / breaking down existing wall stability

Inaccessible areas / limitations:

The North West gable was not accessible for inspection due to the undertaking of construction work on neighbouring / adjoining property.

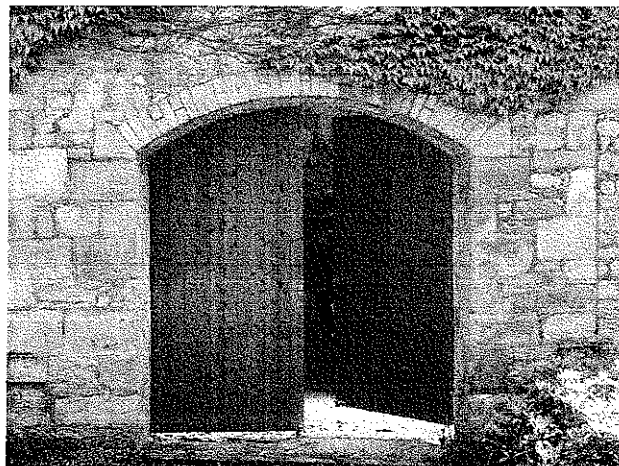
3.3 External Windows and Door openings

Description:

High level Windows – timber frames with single glazing. It can be seen internally and externally at ground floor level where window apertures have been built up.

Current Condition:

Arch constructions over external door openings to mill in excellent condition with no signs of cracking or failure to adjoining wall fabric.



PL 12 Arch over main entrance to South West.

Stone window heads and cills appeared in sound condition, again with no signs of structural failure.

Built up ground floor window openings - externally, no concern, however, internally some wall fabric has degraded overtime and become loose – requiring re-building.

To follow I have noted a series of structural defects highlighted during the inspection. These should be addressed as part of the remedial work on commencement of the conversion work:-



PL 13 Wall fabric to internal openings, generally.

- Wall fabric to infilled ground floor windows has become weak rubble fill overtime. Openings to be re-built or opened up as part of the mill conversion scheme.



PL 14 Dilapidated structural head and wall surrounds



PL 15 Corroding steel UB to be replaced.

Inaccessible areas / limitations:

None.

3.4 Floors

Description:

Ground floor – earth construction on two levels (no floor construction present)
 First floor – none currently present (signs there was once one present which has been subsequently removed).



PL 16 Illustrates earth floor construction currently on two levels

Current Condition:

Earth floor acting as suitable solid base currently. Insulated ground floor concrete slab on solid required with any change of use. Evidence of cut off timber joists where built in external wall structure. The conversion of the redundant storage barn will act as an ideal opportunity to re-construct floors within the mill to improve internal buttering support that is currently lacking.

Consideration should be given to installing new first floor as part of the conversion scheme to improve structural stability of the main building envelope through internal buttressing.



PL 17 Evidence of existing floor joist slots



PL 18 Evidence of existing timber floor joist cut off and left in-situ

Inaccessible areas / limitations:

None.

3.5 Internal Walls

Description:

None present, evidence of where walls were once positioned prior to removal.

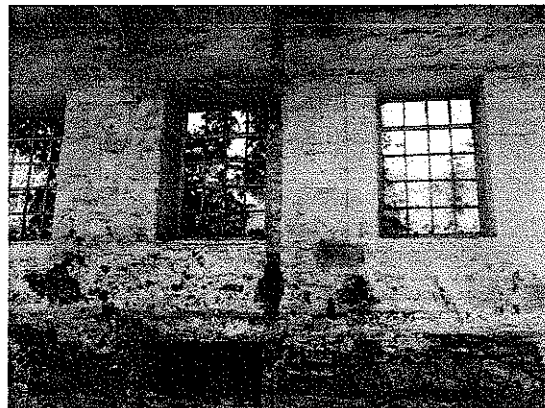
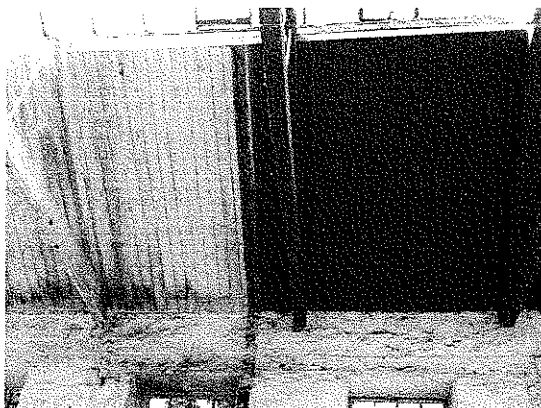
Current Condition:

N/A – None present.

To follow I have noted a series of structural defects highlighted during the inspection. These should be addressed as part of the remedial work on commencement of the conversion work:-



PL. 19 Collapsed rubble infill to be re-built



PL. 20 Dark brown line on wall and roof indicates line of existing central divider wall which has been removed.



PL 21 Collapsed rubble infill to be re-built



PL 22 Collapsed rubble infill to be re-built due to probibly water ingress due to being below external ground level

Inaccessible areas / limitations:

None.

4.0 Conclusion and Recommendations

4.1 Conclusion

Overall the buildings condition internally is as expected for its age, construction and use. Externally, the structural envelope and roof are in excellent condition with no signs of structural movement. The roof structure also appears in sound condition.

4.2 Recommendations

The purpose of this report was to solely record the structural condition of the existing mill building.

Undertaking a restoration and conversion scheme for the mill including the introduction of internal buttressing will ensure the structural stability of the mill sustains for future generations without the risk of it falling into a further dilapidated condition state.

Structurally the mill building is ideally suited for the purpose of conversion.

320120558P

5.0 Certification/quality assurance

5.1 Primary Surveyor:

Name: Philip Cottier MRICS
Sunderland Peacock and Associates Ltd

Signature:



Date: 19/06/2012



6.0 Appendices

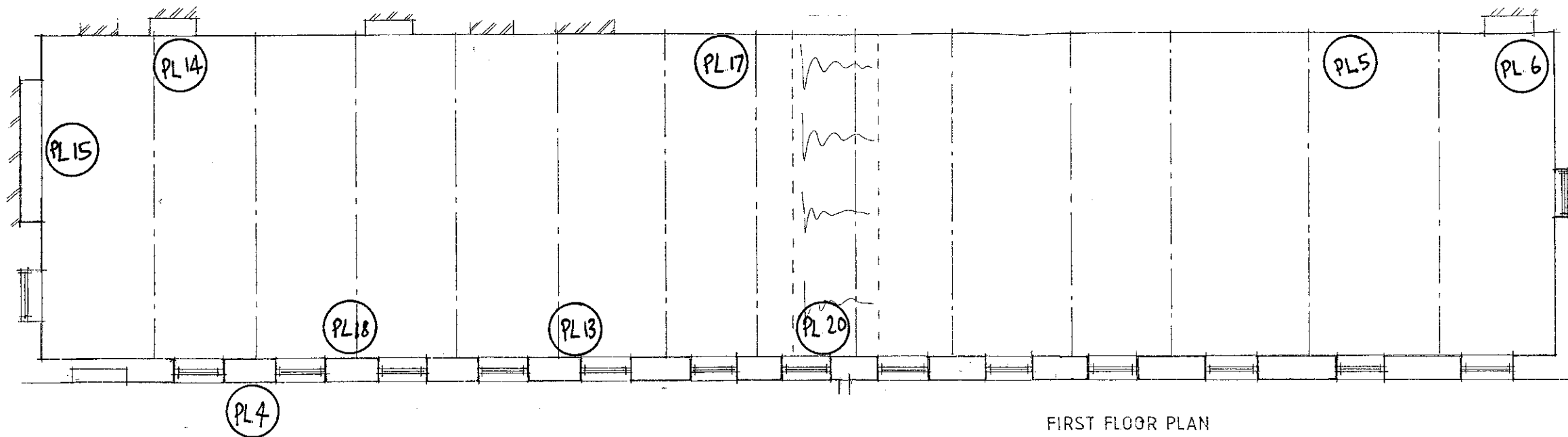
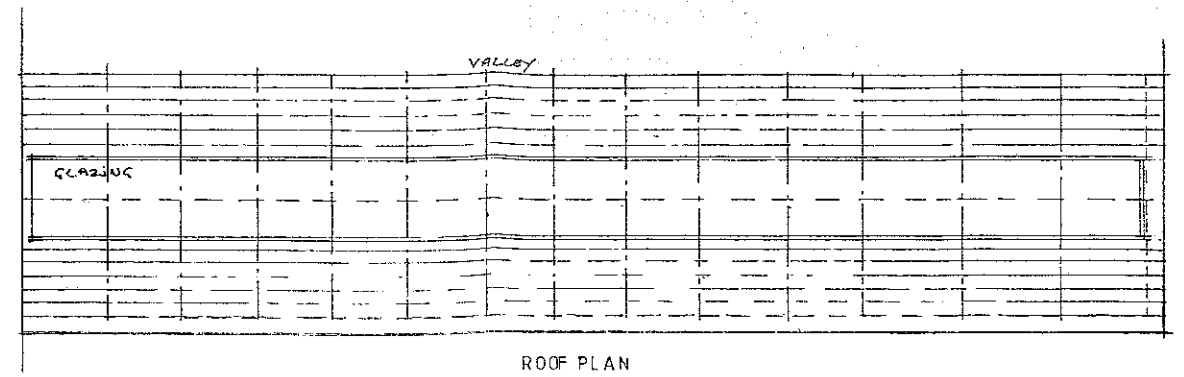
6.1 Appendix A:

Existing floor plan layout indicating plate references

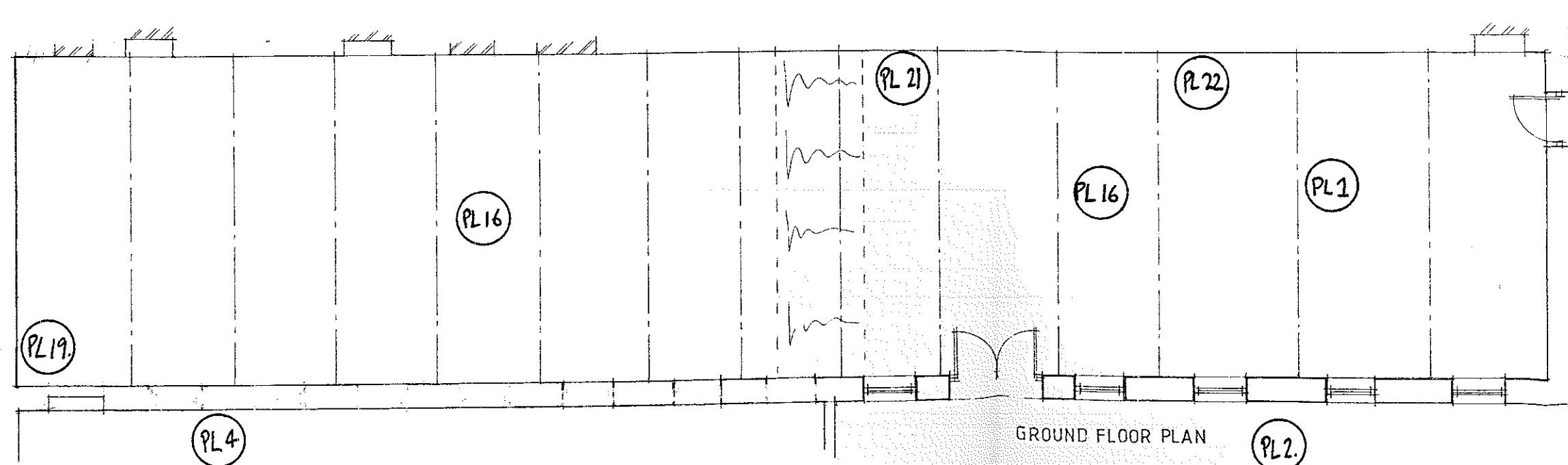
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6.2 Appendix B:

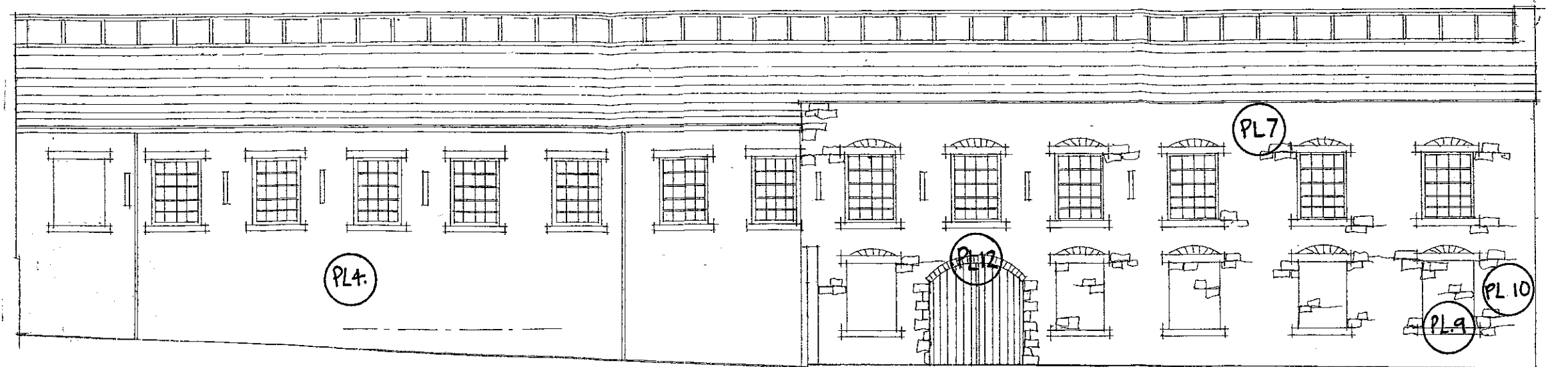
Existing elevations and section indicating plate
references.



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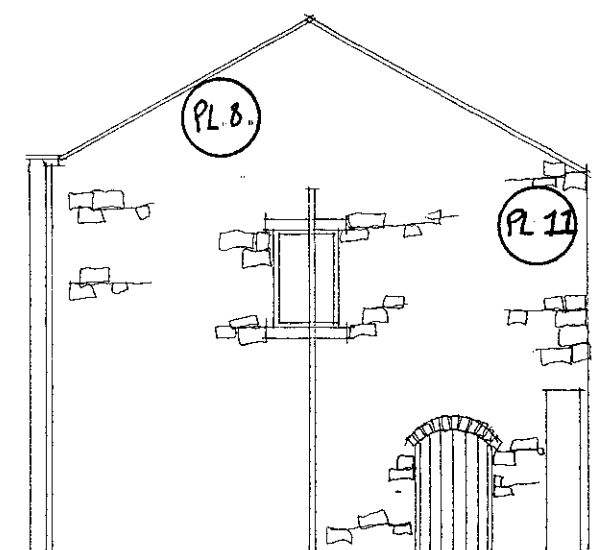
Client		
Mr STEPHENSON		
Job Title		
PROPOSED ALTERATIONS TO FORMER TEXTILE MILL PRIMROSE HOUSE		
Drawing Title		
EXISTING PLANS		
Scale	Date	Drawn
1:100	FEB 12	LKR
		
SUNDERLAND PEACOCK & ASSOCIATES LTD. HAZELMERE, PIMLICO ROAD, CLITHEROE, LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com		
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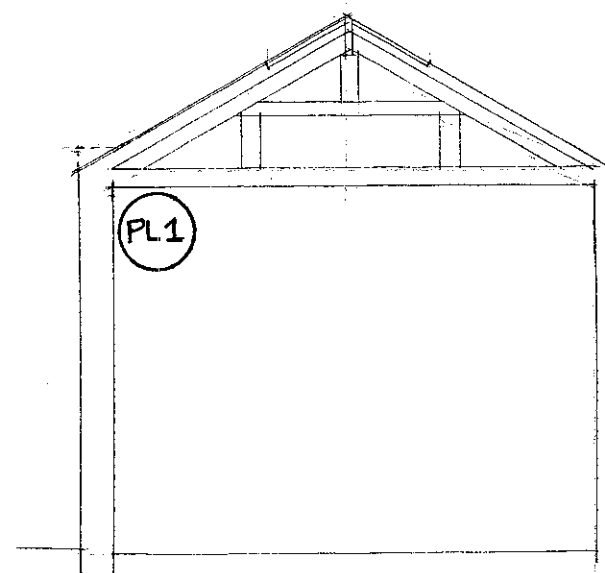
NORTH WEST ELEVATION

PL2

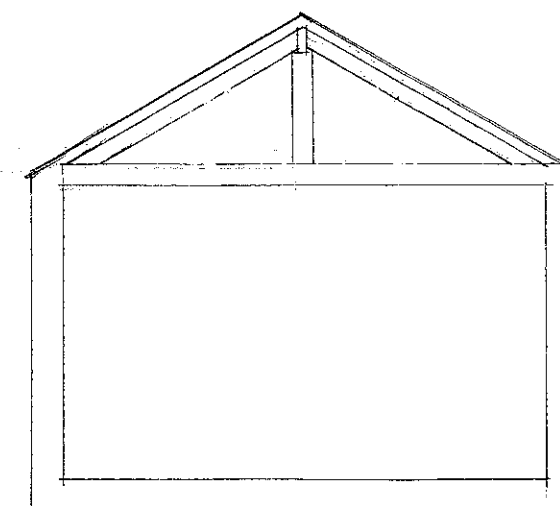
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SOUTH WEST ELEVATION



SECTION A-A



SECTION B-B

Client		
Mr STEPHENSON		
Job Title		
PROPOSED ALTERATIONS TO FORMER TEXTILE MILL PRIMROSE MILL		
Drawing Title		
EXISTING ELEVATIONS AND SECTIONS		
Scale	Date	Drawn
1:100	FEB 12	LKR
 SUNDERLAND PEACOCK ARCHITECTS SUNDERLAND PEACOCK & ASSOCIATES LTD HAZELMERE, PIMLICO ROAD, CLITHEROE LANCASHIRE, BB7 2AG T 01200 423178 F 01200 427328 E info@sunderlandpeacock.com www.sunderlandpeacock.com		
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