

THE PREMISES OF LODEMATIC LTD, NOS 1, 2 & 3 WORKS, PRIMROSE MILL, CLITHEROE:

HERITAGE IMPACT STATEMENT

1 Introduction

- 1.1 This document provides an assessment of the potential impact on heritage significance which might arise from the proposed residential development at the Lodematic premises. It should be read in conjunction with the *Heritage Assessment and Statement of Significance* for the site, dated November 2014.
- 1.2 The findings of the heritage assessment have been a material consideration in drawing up the current scheme, and advice has been provided during the design process to ensure that heritage significance has been given due weight, in accordance with section 12 of the National Planning Policy Framework.

2 Relevant heritage assets

- 2.1 The heritage assessment found seven identifiable buildings within the site itself, whose significance varies, as set out in the following table. None of these are designated heritage assets.

Building	Significance	Notes
1	Medium	Built between 1815 and 1842 and one of the Upper Works' earlier buildings, probably built for printing. Good, little altered elevations to three sides with important external detail. Interior not of interest.
2	Low	Possibly established between 1815 and 1842 as part of the print works, but truncated, with remaining portion much rebuilt. Interior not of interest.
3	Low	Built between 1854 and 1883. Infill building, lacking distinguishing features; not of particular interest.
4	Low	Minor outbuilding with no distinguishing features.
5	Low	Small outbuilding with no distinguishing features, though probably pre-dates 1842.
6	Low	Former cottage(s) of no particular merit, built between 1854 and 1883. Derelict.
7	None	Late twentieth century steel framed store

- 2.2 Other heritage assets whose settings might be affected by the proposals include the grade II listed Primrose House, and the other surviving parts of Primrose Mill (undesigned).

3 Outline of proposed scheme as regards existing heritage assets within the site

- 3.1 The scheme as proposed involves the retention and conversion of the main building (1) to create plots 1-14, and the demolition of almost all of the other existing buildings at the site (2 -7), to allow the construction of a new apartment block (plots 15-18) and the formation of access, parking, bin/cycle store, and new planting. Part of the existing two storey range (building 2) would be retained as a boundary wall along the northern edge of the site, as would some of the other existing boundaries.

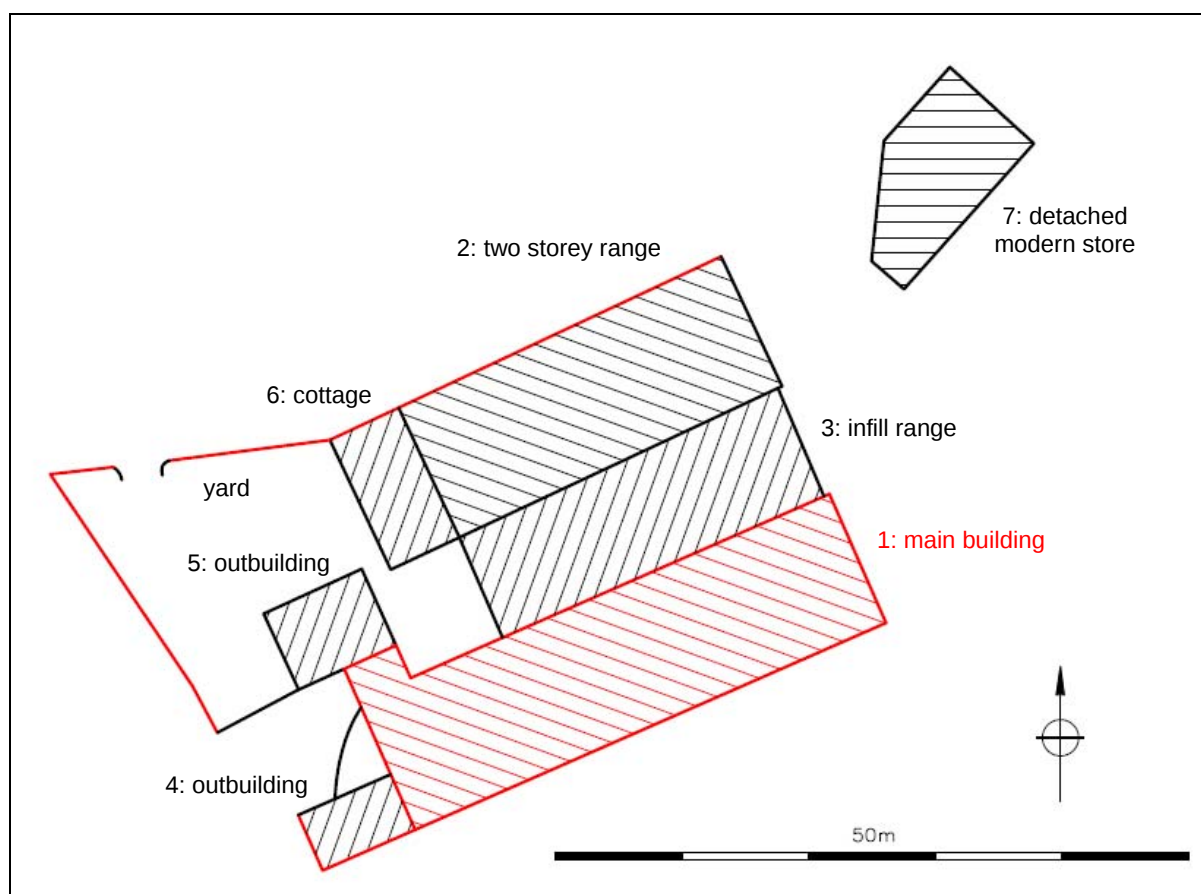


Figure 1: Structures to be retained shown in red

4 Assessment of impact

- 4.1 There are four aspects of the scheme to consider in relation to the heritage assets at or near the site:
- impact of demolition
 - impact of conversion
 - impact of new build
 - impact of development on the setting of other heritage assets.

Impact of demolition

- 4.2 All of the buildings and structures proposed for full or partial demolition have either low or no heritage significance, and their loss would not detract from the heritage value of the site as a whole. Their demolition is an essential part of the scheme, in that the retention and conversion of the main building (1), which has medium significance, depends on the creation of open space for the construction of the modest new build block (plots 15-18), parking, landscaping, and other components, which are collectively necessary for a viable development.

Impact of conversion of the main building

- 4.3 Inspection of the main building revealed that its exterior displays potentially important features relating to its historical development as one of the Upper Works' earlier buildings, from the period 1815 - 1842, but that its interior is not of interest, due to the removal of the top floor, amongst other changes. Apart from the modern loading doorway in the south side, which would be restored to its original appearance of two windows, all existing openings in the west, south and east elevations would be retained and utilised, and fitted with small pane glazing in keeping with the early nineteenth century date for the building, an alteration which would enhance the building's significance. The distinctive arched former opening in the west gable would be left visible in its present form.
- 4.4 The demolition of the buildings on the north side of the block to be converted provides the opportunity to restore the historic fenestration pattern, and to view the early nineteenth century building from this side, which is not presently possible.
- 4.5 Given the present degraded form of the interior of building 1, the creation of domestic accommodation would have no impact on heritage significance.

Impact of new build block (plots 15-18)

- 4.6 The proposed new two storey block at the west end of the site has been designed so as to be subordinate and sympathetic to the retained main building, and not to impinge on any views of it. The modest form and neutral visual tone of the block would be acceptable additions to the site.

Impact on the setting of other heritage assets

- 4.7 The settings of the grade II listed Primrose House, and other parts of Primrose Mill to the south (undesignated heritage assets), have been considered in the scheme, and the location of those parts of the Lodematic premises to be demolished, together with the position, scale and massing of the new build elements, are such as to make no measurable impact on those settings.

Existing outbuildings within the curtilage of Primrose House, the retention of the boundary wall, and new planting, all serve to put the development site well beyond the setting of the designated heritage asset, so that the proposal accords with Ribble Valley Core Strategy Policy DME4 (Protecting Heritage Assets). The retention of the main Lodematic building, which faces the larger portion of Primrose Mill to the south, allows the scale and overall form of the industrial site still to be perceived, despite the partial demolition of the buildings on its north side. (It should be noted that the heritage value of the Primrose Works site was described as “dubious” in a planning appeal decision of 2013¹).

5 Conclusion

- 5.1 The proposed scheme would have an overall neutral impact on the identified heritage assets at or adjacent to the site, by including at its core a sensitive and enhancing conversion of the most significant of the buildings at the Lodematic premises, in conjunction with the demolition of less significant parts of the site, and careful siting and design of modest new buildings, parking and service areas.

Stephen Haigh Buildings Archaeologist, MA
11 Browcliff, Silsden, Keighley BD20 9PN
enquiries@stephenhaigh.co.uk
01535 658925 / 07986 612548
28 January 2015

¹ Appeal Ref: APP/T2350/A/12/2186164: Kemple Barn, Whalley Road, Pendleton, Clitheroe BB7 1PP