

# HERITAGE APPRAISAL

FOR  
PROPOSED CONVERSION OF FORMER LODEMATIC PREMISES  
AT  
PRIMROSE MILL,  
PRIMROSE ROAD  
CLITHEROE  
BB7 1BS  
NGR: SD 73788 40692



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## **DOCUMENT ISSUE**

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		Mr S. Kilmartin – RVBC planning officer

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## **I.0 NON – TECHNICAL SUMMARY**

### **I.1 SUMMARY OF FINDINGS**

- I.1.1 This heritage appraisal has been produced in support of development proposals concerning the former premises of Lodematic Ltd, formerly Primrose Works, which proposed the conversion of the extant buildings for residential use. The building is considered to be a non-designated heritage asset, which makes the heritage importance of the building a material consideration within the planning process.
- I.1.2 The mill complex was constructed some time during the first half of the 19<sup>th</sup> century and the date of construction can be narrowed down to between 1815 and 1842, although the industrial origins of the site began in the late 18<sup>th</sup> century. 19<sup>th</sup> century mapping of the site shows that the north range of the complex was substantially bigger but was reduced in size sometime in the second half of the 19<sup>th</sup> century between 1854 and 1883. The complex was built as part of the expansion of the premises during the early 19<sup>th</sup> century and was used for the purposes of calico printing but went on to serve for other functions such as paper manufacture.
- I.1.3 The significance of the building is limited to its existing fabric and external appearance. The interior is now of little interest due to the past adaptation of the building to suit its change of use over the years. As a result, the significance of the building is low but remains an important building which contributes to the local industrial heritage of Clitheroe.
- I.1.4 In order to ensure that the building remains, a new optimum viable use has been proposed in the form of residential conversion. This would be a successful method of ensuring the survival of the building whilst also enhancing its appearance and setting as well as the setting of the nearby grade II listed Primrose House.

## **2.0 INTRODUCTION**

### **2.1 OVERVIEW**

- 2.1.1 This report has been produced in support of a planning application for the demolition of existing workshop buildings and the conversion of the extant mill building into 25 residential apartments with parking provision and landscaping. The building is considered to be a non-designated heritage asset on account of its local historical and architectural interest.

### **2.2 PURPOSE**

- 2.2.1 Sunderland Peacock and Associates Ltd has been commissioned to prepare this document in support of the applications for the aforementioned development proposals.
- 2.2.2 The purpose of this document is to provide the Local Planning Authority with the necessary and appropriate information that will inform the proposals. An assessment of the heritage values of the affected heritage assets will be included in order to determine their overall significance. A heritage impact assessment has also been included in order to assess the potential implications of the proposals on the affected heritage assets.
- 2.2.3 It is produced in response to policies set out in Paragraph 189 of the National Planning Policy Framework, 2019 as it states;

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.<sup>1</sup>*

## **3.0 SITE LOCATION AND DESCRIPTION**

### **3.1 SITE LOCATION**

- 3.1.1 The application site is located on the southern fringe of the town of Clitheroe, in the Ribble Valley in Lancashire. It is located within the Primrose Business Centre on the southern fringe of the town and approximately 275m to the west of the A671 Whalley Road which is the southern access route in the town. The site can be accessed from the A671 via Primrose Road or via Woone Lane when approaching from the town centre.

### **3.2 SITE DESCRIPTION**

- 3.2.1 The tight arrangement of the buildings which form the Primrose Business Centre has resulted in a relatively compact site. The former Lodematic Ltd premises are located to the north at the south end of Woone Lane. A rough track divides the buildings from a modern housing development located directly to the north. The large former sheds to the south east are now the core of the Primrose studios and Primrose Business Park. The Mearley Brook and weir are located to the north east but is

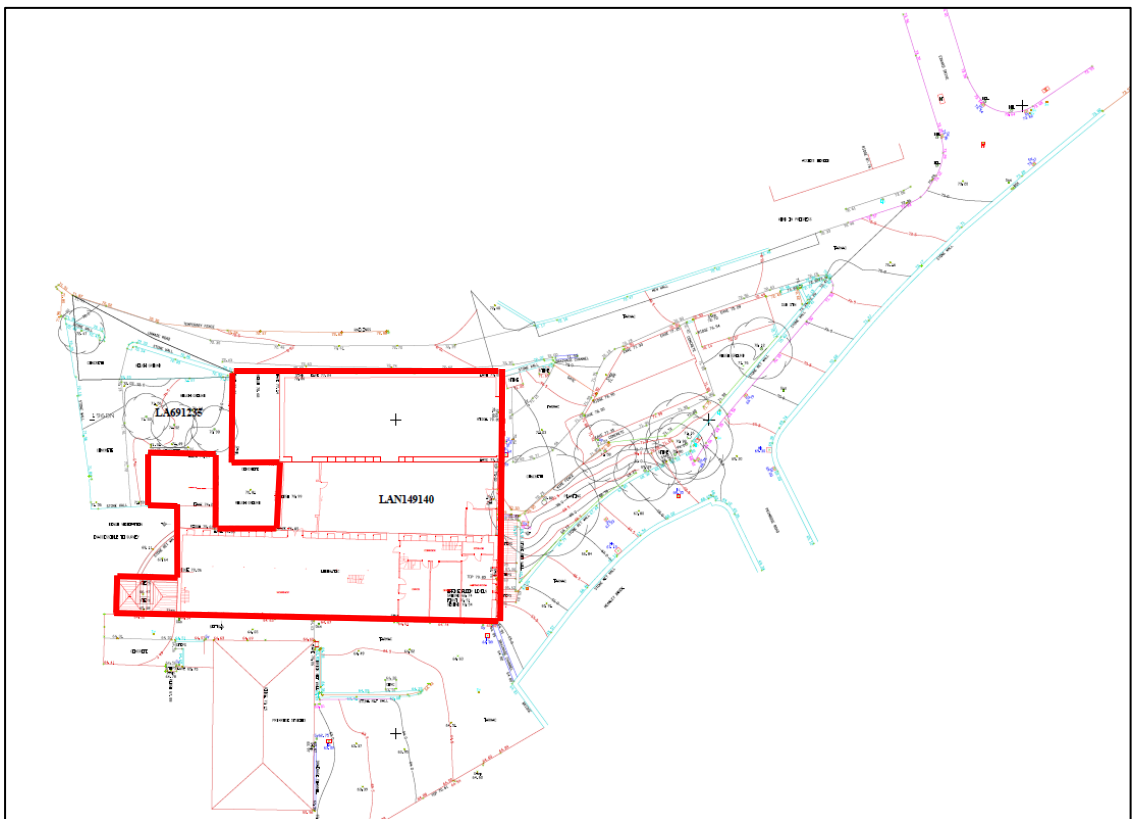
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<sup>1</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

separated from the site via Woone Lane and Primrose Road and the tree line that lines it on the east side. Primrose house is sited approximately 20m to the south west, with its former gardens to the rear of the house and a thick tree line to the north and south sides of the grounds.



*PL01: Aerial plan of the vicinity of the former Lodematic Premises. (Image taken from google maps © 2019).*



*PL02: Existing topological survey of the site.*



### **3.3 GEOLOGY**

- 3.3.1 The underlying geology of the site consists of Clitheroe Limestone Formation and Hodder Mudstone Formation (undifferentiated) - Mudstone. Sedimentary Bedrock formed approximately 337 to 347 million years ago in the Carboniferous Period and is overlain by superficial deposits of Devensian Till - Diamicton. Superficial Deposits formed up to 2 million years ago in the Quaternary Period.<sup>2</sup>

### **3.4 CURRENT USE**

- 3.4.1 The building is currently not in use and does not currently accommodate for any specific functions.

## **4.0 BUILDING DESCRIPTION**

### **4.1 EXTERNAL DESCRIPTION OF THE BUILDING**

- 4.1.1 The south range of the mill complex, which is considered to be the principle building within the complex, is a long and narrow structure of three storeys in height, with evidence of a further level below the existing lower ground floor. It is twenty bays long and two bays wide. The external walls are of limestone rubble construction with sandstone dressings to the windows and band courses between the storeys and rock-faced quoins. The five-light window the north east facing gable end of the range is historic in nature and likely to be original and is repeated to the same gable end of the north range, however this particular five-light window has been closed up and is now only decorative in nature. A circular 'port hole' type opening over each of the five-light windows to the gable ends. The gable to the south range conceals two parallel gable roofs. The south west facing elevation of the south range contains a repetitive pattern of windows to all storeys. The window openings are plan in their appearance with stone cills and heads. The timber window frames and glazing are modern replacements with top hung casements. The pattern has been altered at lower ground floor level through the insertion of a loading bay door. The south west gable end is somewhat inaccessible but has a closed-up personnel door and a closed up arched opening. The nature and use of these former openings have not been established.
- 4.1.2 The north range of the building is sited parallel to the south range and is separated by the central range which has been roofed and is likely to have formerly been a courtyard. The fenestration to the north east gable of the north range resembles that of the south range but with the addition of a large door way possibly for loading purposes / vehicular access. This particular part of the complex is constructed in squared sandstone as opposed to limestone rubble like the south range. This would suggest that the north range is a later phase of construction or has been substantially rebuilt. The north west elevation of the north range contains a number of windows openings but fewer than that to the south east elevation of the south range. The appearance of the north range may be attributed to possible remodeling following the significant reduction in size of the north range in the second half of the 19<sup>th</sup> century.
- 4.1.3 The central range has a symmetrical stone frontage (north east elevation) built from coursed and squared stone work. The central arched doorway is flanked by a pair of two light windows with simple stone dressings. A central 3 light window is present above the arched doorway, again with simple stone dressings and again flanked with a single window to each side with stone dressings.

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<sup>2</sup> British Geological Survey (2019) Geology of Britain, Available at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> (Accessed on 4th November 2019)



*PL03: View of the north east facing elevation from the north.*



*PL04: View of the north east facing elevation from the north east.*





*PL05: View of the north east elevation of the south mill range.*



*PL06: View of the north east elevation of the central mill range.*





*PL07: View of the north east elevation of the north mill range.*



*PL08: View of the south east elevation from the east.*





*PL09: View of the north west elevation of the north range.*



*PL10: View of the south west end of the north west facing elevation of the north range.*





*PL11: View of the north west elevation of the north range and the remains of the former mill cottages from the west.*



*PL12: View of the former mill cottages and demolished out building to the west of the existing mill complex.*





*PL13: View of existing outbuilding to the south west of the south mill range.*



*PL14: View of the south west elevation of the south mill range.*



## 4.2 INTERNAL DESCRIPTION OF THE BUILDING

- 4.2.1 The interior of the north range contains little of interest in an architectural and historical sense. The upper floors of the building are now a single space due to the loss of the floor structure at first floor structure. The roof structure consists of pairs of softwood kingpost trusses supported by the masonry walls and centrally by a row of cast iron columns. The ground floor structure consists of 20<sup>th</sup> century steelwork and concrete. The floor structure to the lower ground floor is of concrete with some stone flagging visible.
- 4.2.2 The north range was once of two stories but, like the south range the first floor has been removed and again it contains little in terms of architectural and historical interest. The roof construction is comprised of a number of softwood queen post roof trusses with iron rods in the position of the queen posts. This roof structure is likely to be a replacement roof structure likely to have been carried out as part of the remodeling of the building in second half of the 19<sup>th</sup> century.
- 4.2.3 The central range is formed from the former external walls of the north and south ranges and has been capped with a roof structure comprised of softwood queen post roof trusses dating from the 19<sup>th</sup> century.



*PL15: View south west along the lower ground floor of the south mill range.*





*PL16: View north east along the lower ground floor of the south mill range.*



*PL17: View north east along the ground floor of the south mill range.*





*PL18: View south west along the ground floor of the south mill range.*



*PL19: View of the king post roof trusses and timber roof structures over the north east of the south mill range.*





*PL20: View of the king post roof trusses and timber roof structures over the south west of the south mill range.*



*PL21: View north east along the central mill range.*





*PL22: View south west along the central mill range.*



*PL23: View of the timber queen post roof trusses over the south west of the central mill range.*





*PL24: View of the timber queen post roof trusses over the north east of the central mill range.*



*PL25: View north east along the north mill range.*





*PL26: View north east along the north mill range.*



*PL27: View of the timber queen post trusses with metal queen posts.*

## 5.0 HERITAGE ASSET DESIGNATIONS

### 5.1 DESIGNATIONS

5.1.1 The building is a non-designated heritage asset and this status implies that the building does possess an element of special interest but this is likely to be on a local or regional level as opposed to being of national importance.

5.1.2 Non-designated heritage assets are defined as;

*“...buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated.”<sup>3</sup>*

4.1.3 Even though the buildings are not protected by national planning legislation i.e. listing under the Planning (Listed Buildings and Conservation Areas) Act 1990, they are considered to have enough historical and/or architectural significance to warrant material consideration during the planning process, but none of which is of high enough significance to warrant statutory protection.

4.1.4 The closest listed building is Primrose House which is located approximately 20m to the south west of the mill site. The building is grade II listed under I (3(a)) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural and historical interest and was listed on 30<sup>th</sup> September 1976. The list description for the building is as follows;

*“ Primrose House SD 74 SW 7/250 II 2. Built circa 1809 by the owner of the Primrose Mill. House of 2 storeys in stucco with moulded eaves cornice. Irregularly-spaced fenestration, hung sashes with glazing bars. A full-height bow has a single window above a window of 3 lights. A single window above the inset door of 6 fielded panels with radiating round-headed fanlight on console brackets. Right-hand wing of 1 storey is a bow with 3 windows. Later extension of 1 storey to left for services. Similar doorway to rear elevation.”<sup>4</sup>*

4.1.5 Due to the close proximity between the mill site and Primrose House, the mill site and its buildings are likely to be considered to be within the setting of Primrose House. The setting of Primrose House is likely to be affected by the development proposals and although setting in itself is not a type of heritage asset, it will again be a material consideration during the planning process. Any assessment of the impact on setting must be proportionate to the significance of the affected heritage assets.

4.1.6 The ‘setting’ of a heritage asset is defined as;

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”<sup>5</sup>*

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<sup>3</sup> Historic England (2016) Historic England Advice Note 7: Local Heritage Listing, Pg 2

<sup>4</sup> Historic England (2019) National Heritage List for England; Primrose House – List entry number 107235. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1072357> (Accessed on 4th November 2019)

<sup>5</sup> Historic England (2017) The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3, Second Edition. Available at: <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/> (Accessed on the 11<sup>th</sup> October 2019)

## **5.2 HISTORIC ENVIRONMENT RECORD CONSULTATION**

- 5.2.1 An Enquiry was submitted to the Lancashire Historic Environment Record on the 17<sup>th</sup> September 2019 in order to determine if any entry was present for the site. A record is present for the site under HER Number PRN13671.

## **6.0 INVESTIGATIVE RESEARCH**

### **6.1 SOURCES OF INFORMATION**

- 6.1.1 A search of the following databases and archives has been carried out as part of this application;

- Archaeological Data Service
- Historic England Online Archive
- Lancashire County Archive Catalogue
- Lancashire Historic Environment Record
- Grey literature
- Clitheroe library

- 6.1.2 A search of the above has yielded the following sources of information which provide information regarding the history and development of the mill site. Not all of these sources are readily available and were not consulted as part of this investigation and document writing.

- Briden, C. (2011) Primrose Mill, Clitheroe, Lancashire: A Note on the Dating and Development of the Mill Building
- Briden, C & Moore, G. (2012) Primrose Mill, Woone Lane, Clitheroe, Lancashire: Level 2 Historic Building Record
- Harrison, Willis, & Moore. (1854) The Well Known Primrose Print Works, Clitheroe... to be sold by auction 28th June 1854 (Lancashire Archives DDHH 1/128)
- Langshaw, A. (1953) How Cotton came to Clitheroe
- Rothwell, M. (1990) Industrial Heritage: A Guide to the Industrial Archaeology of the Ribble Valley
- Haigh, S. (2015) Heritage Assessment and Statement of Significance: The premises of Lodematic Ltd.
- Historic England (2015) Pastscape Record – Primrose Mill. Available at: [https://www.pastscape.org.uk/hob.aspx?hob\\_id=1584617](https://www.pastscape.org.uk/hob.aspx?hob_id=1584617)
- Ashmore, O. (1982) The Industrial Archaeology of North West England, Manchester University Press
- Oxford Archaeology (2018) Lancashire Textile Mills Stage 2 Survey: Buildings at Risk Assessment Survey. Available at: <https://historicengland.org.uk/images-books/publications/lancashire-textile-mills-stage2-survey/>

## **7.0 HISTORICAL AND ARCHAEOLOGICAL CONTEXT**

### **7.1 HISTORICAL BACKGROUND**

- 7.1.1 The history and development of the former Primrose Works appears to be relatively well documented through the published and unpublished works referenced previously. A detailed account of the history

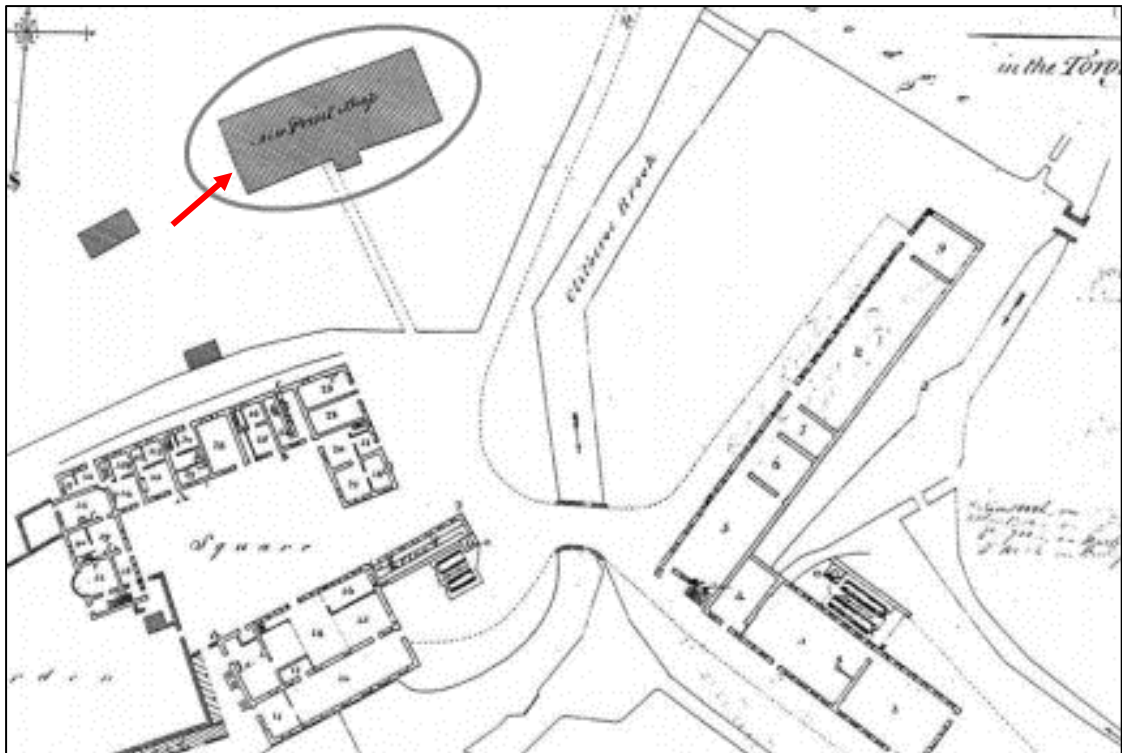


of the it is provided within a Heritage Assessment and Statement of Significance produced in 2014 by Mr Stephen Haigh, Buildings Archaeologist<sup>6</sup>. This account is summarised below.

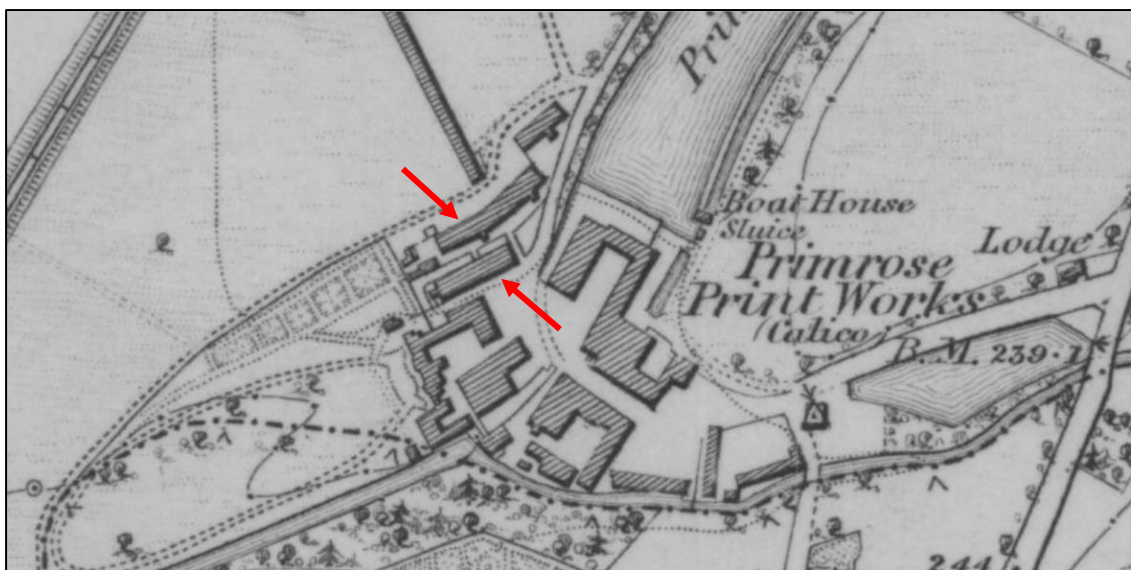
- 7.1.2 Primrose mill was founded in 1787 by John and John Parker and was first established as a water powered cotton spinning mill. The function of the mill would go on to change to calico printing in 1810 by its new owners Thompson, Chippendale and Burton. At this time the business only existed as a single rectangular building spanning from north east to south west and was located to the north of the existing primrose mill site as opposed to being a part of it as suggested by the map of 1815. Later mapping of the area confirms this. The print shop building shown on the map of 1815
- 7.1.3 Later mapping from the 1840 and 1850's shows that new buildings to the south of the 1815 printshop were constructed sometime between 1815 and 1842. These new buildings are the north and south ranges of the existing mill complex. The north range is shown to be considerably larger than it currently exists indicating that it was once much larger and existed in this way until sometime between 1854 and 1883 when the north half of the range was likely demolished. The central infill between the north and south ranges was also introduced during this same period as well as the mill cottages to the south west of the north range.
- 7.1.4 The site was for sale in 1854 and the north and south ranges became known as the upper and lower works following the purchase of the site by Richard Fort. The buildings were then used in the manufacture of paper until 1887.
- 7.1.5 No significant changes to the footprint of the building appear to have occurred from the late 19<sup>th</sup> century. Once the paper making function of the buildings ceased, they were then used for the purposes of cotton bleaching and dying into the 1960s. Lodematic Ltd. purchased the site in 1965 and no further significant alterations were undertaken.

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<sup>6</sup> Haigh, S. (2019) *The Premises of Lodematic Ltd, No's 1, 2 and 3 Works, Primrose Mill, Clitheroe*. Available at: [https://www.ribblevalley.gov.uk/planx\\_downloads/160764\\_\\_Lodematic\\_heritage\\_assessment\\_rev\\_1.pdf](https://www.ribblevalley.gov.uk/planx_downloads/160764__Lodematic_heritage_assessment_rev_1.pdf) (accessed 5th November 2019)



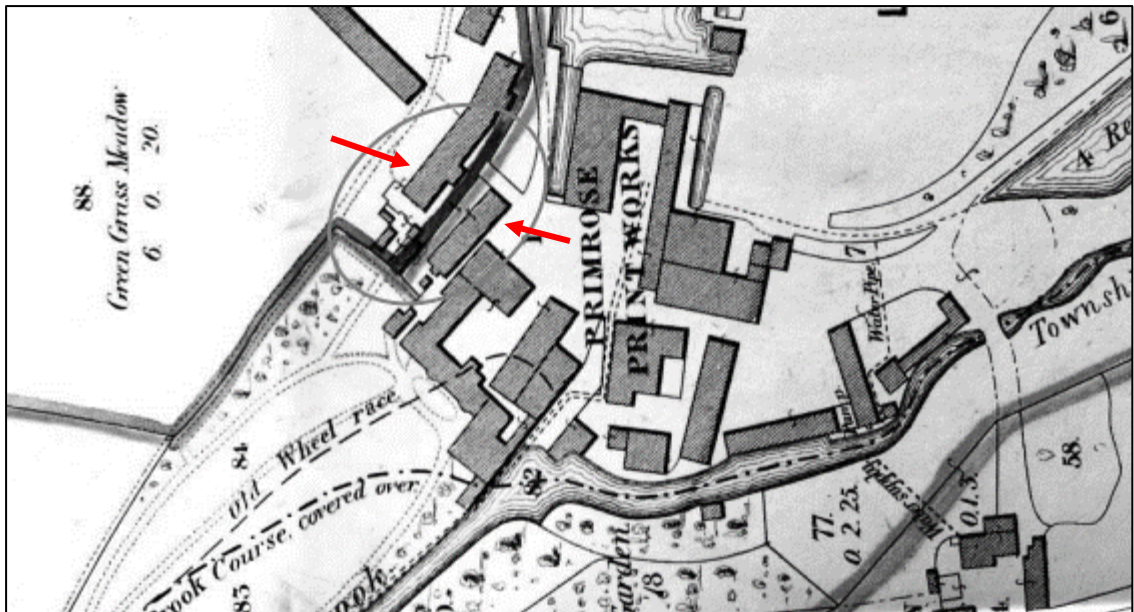
PL28: Map of 1815<sup>7</sup> taken from Haigh, S (2014). Original source: Briden, C & Moore, G. (2012)



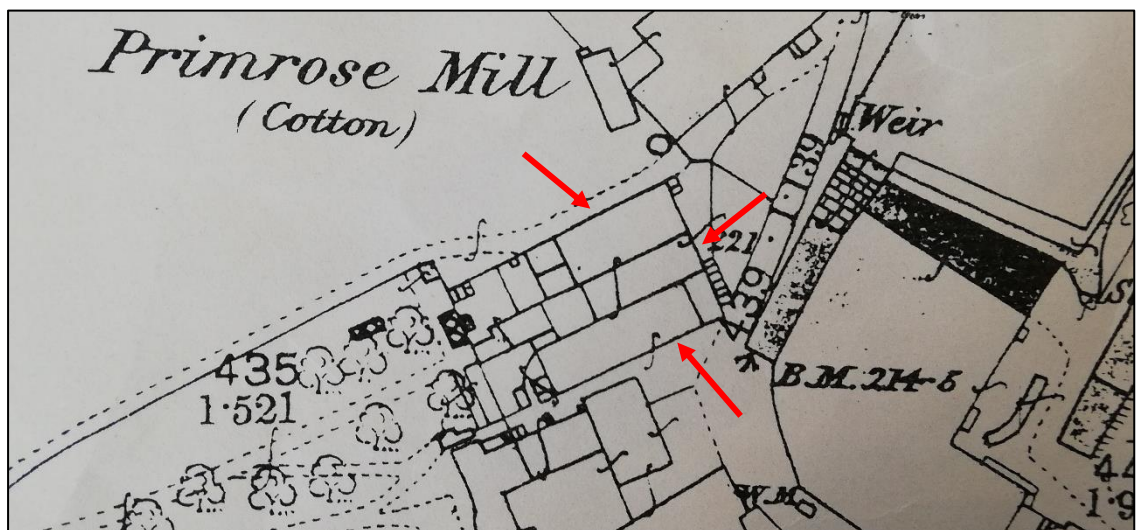
PL29: Map of 1844<sup>8</sup>

<sup>7</sup> Map of 1815 taken from Haigh, S (2014). Original source: Briden, C & Moore, G. (2012)

<sup>8</sup> Ordnance Survey, six inch, 1:10,560 scale map, surveyed 1844, Lancashire Sheet 47.



PL30: Map of 1854<sup>9</sup> taken from Haigh, S (2014). Original source: Harrison, Willis, & Moore. (1854) (Lancashire Archives DDHH 1/128)



PL31 Map of 1883<sup>10</sup>

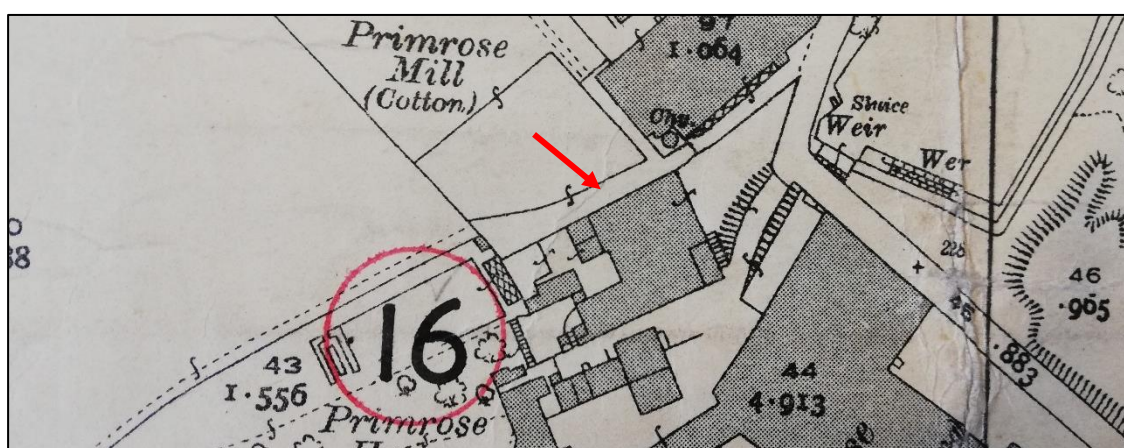
<sup>9</sup> Map of 1854 taken from Haigh, S (2014). Original source: Harrison, Willis, & Moore. (1854) (Lancashire Archives DDHH 1/128)

<sup>10</sup> Ordnance Survey, 25 inch, 1:2500 scale map, surveyed 1883 to 1892, Lancashire Sheet 47.14.





PL32: Map of 1910<sup>11</sup>



PL33: Map of 1932<sup>12</sup>

## 8.0 PLANNING POLICY CONTEXT

### 8.1 NATIONAL PLANNING POLICIES

8.1.1 The relevant national planning Policies are contained within the National Planning Policy Framework (2019)<sup>13</sup> and consist of the following;

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest,

<sup>11</sup> Ordnance Survey, 25 inch, 1:2500 scale map, revised 1910, published 1912, Lancashire Sheet 47.14.

<sup>12</sup> Ordnance Survey, 25 inch, 1:2500 scale map, revised 1929 to 1930, published 1932, Lancashire Sheet 47.14.

<sup>13</sup> Ministry of Housing, Communities and Local Government (2018) National Planning Policy Framework, Page 55, Available at:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/728643/Revised\\_NPPF\\_2018.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/728643/Revised_NPPF_2018.pdf) (Accessed on 5th September 2019)

*local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

190. *Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.*
191. *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*
192. *In determining applications, local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.*
197. *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*
198. *Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.*
199. *Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible<sup>64</sup>. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.*

## **8.2 LOCAL PLANNING POLICIES**

- 8.2.1 The relevant local planning policies are contained within the Ribble Valley Borough Council Adopted Core Strategy (2014) and consist of the following:

### *Key Statement EN5 – Heritage Assets*

*“There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits. This will be achieved through:*

- Recognising that the best way of ensuring the long-term protection of heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.*
- Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area. Considering any development*

proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.

- Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.
- The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.”<sup>14</sup>

#### Policy DMG1 – General Considerations

“In determining planning applications, all development must:

##### Design

1. Be of a high standard of building design which considers the 8 building in context principles (from the CABE/English Heritage building on context toolkit.
2. Be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style, features and building materials.
3. Consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings, including impact on landscape character, as well as the effects of development on existing amenities.
4. Use sustainable construction techniques where possible and provide evidence that energy efficiency, as described within policy dme5, has been incorporated into schemes where possible.
5. The code for sustainable homes and lifetime homes, or any subsequent nationally recognised equivalent standards, should be incorporated into schemes.

##### Access

1. Consider the potential traffic and car parking implications.
2. Ensure safe access can be provided which is suitable to accommodate the scale and type of traffic likely to be generated.
3. Consider the protection and enhancement of public rights of way and access.

##### Amenity

1. Not adversely affect the amenities of the surrounding area.
2. Provide adequate day lighting and privacy distances.
3. Have regard to public safety and secured by design principles.
4. Consider air quality and mitigate adverse impacts where possible.

##### Environment

1. Consider the environmental implications such as SSSIs, county heritage sites, local nature reserves, biodiversity action plan (bap) habitats and species, special areas of conservation and special protected areas, protected species, green corridors and other sites of nature conservation.
2. With regards to possible effects upon the natural environment, the council propose that the principles of the mitigation hierarchy be followed. This gives sequential preference to the following: 1) enhance the environment 2) avoid the impact 3) minimise the impact 4) restore the damage 5) compensate for the damage 6) offset the damage.
3. All development must protect and enhance heritage assets and their settings.

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<sup>14</sup> Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 52.

4. All new development proposals will be required to take into account the risks arising from former coal mining and, where necessary, incorporate suitable mitigation measures to address them.
5. Achieve efficient land use and the reuse and remediation of previously developed sites where possible. Previously developed sites should always be used instead of greenfield sites where possible.

#### Infrastructure

1. Not result in the net loss of important open space, including public and private playing fields without a robust assessment that the sites are surplus to need. In assessing this, regard must be had to the level of provision and standard of public open space in the area, the importance of playing fields and the need to protect school playing fields to meet future needs. Regard will also be had to the landscape or townscape of an area and the importance the open space has on this.
2. Have regard to the availability to key infrastructure with capacity. Where key infrastructure with capacity is not available it may be necessary to phase development to allow infrastructure enhancements to take place.
3. Consider the potential impact on social infrastructure provision.

#### Other

1. Not prejudice future development which would provide significant environmental and amenity improvements.”<sup>15</sup>

#### Policy DME4 – Protecting Heritage Assets

“In considering development proposals the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

##### *1. Conservation Areas*

Proposals within, or affecting views into and out of, or affecting the setting of a conservation area will be required to conserve and where appropriate enhance its character and appearance and those elements which contribute towards its significance. This should include considerations as to whether it conserves and enhances the special architectural and historic character of the area as set out in the relevant conservation area appraisal. Development which makes a positive contribution and conserves and enhances the character, appearance and significance of the area in terms of its location, scale, size, design and materials and existing buildings, structures, trees and open spaces will be supported.

In the conservation areas there will be a presumption in favour of the conservation and enhancement of elements that make a positive contribution to the character or appearance of the conservation area.

##### *2. Listed buildings and other buildings of significant heritage interest*

Alterations or extensions to listed buildings or buildings of local heritage interest, or development proposals on sites within their setting which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

##### *3. Registered historic parks and gardens of special historic interest and other gardens of significant heritage interest*

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<sup>15</sup> Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 86.

*Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting, will not be supported.*

#### **4. Scheduled monuments and other archaeological remains**

*Applications for development that would result in harm to the significance of a scheduled monument or nationally important archaeological sites will not be supported.*

*Developers will be expected to investigate the significance of non-designated archaeology prior to determination of an application. Where this demonstrates that the significance is equivalent to that of designated assets, proposals which cause harm to the significance of non-designated assets will not be supported.*

*Where it can be demonstrated that the substantial public benefits of any proposals outweigh the harm to or loss of the above, the council will seek to ensure mitigation of damage through preservation of remains in situ as the preferred solution. Where this is not justified developers will be required to make adequate provision for excavation and recording of the asset before or during excavation.*

*Proposals should also give adequate consideration of how the public understanding and appreciation of such sites could be improved.*

*In line with NPPF, Ribble Valley aims to seek positive improvements in the quality of the historic environment through the following:*

- a) *monitoring heritage assets at risk and; i) supporting development/re-use proposals consistent with their conservation; core strategy adoption version 99 ii) considering use of legal powers (building preservation notices, urgent works notices) to ensure the proper preservation of listed buildings and buildings within the conservation areas.*
- b) *Supporting redevelopment proposals which better reveal the significance of heritage assets or their settings.*
- c) *Production of design guidance.*
- d) *Keeping conservation area management guidance under review.*
- e) *Use of legal enforcement powers to address unauthorised works where it is expedient to do so.*
- f) *Assess the significance and opportunities for enhancement of non-designated heritage assets through the development management process.”<sup>16</sup>*

## **9.0 ASSESSMENT OF SIGNIFICANCE**

### **9.1 EVIDENTIAL VALUE**

- 9.1.1 The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that “Evidential value derives from the potential of a place to yield evidence about past human activity”<sup>17</sup>
- 9.1.2 The extant mill buildings provide evidence of the past industrial use of the site dating back to the late 18<sup>th</sup> century, but it is not the only evidence of the past industrial nature of the local area. The extant north and south ranges originate from between 1815 and 1842 with the central range having been formed between 1854 and 1883 as well as the former cottages to the south west of the north range. The patron of these buildings is likely to be the owners Thomson, Chippendale & Burton, but there is no physical evidence of their patronage. There is also no evidence confirming an exact date of construction so the buildings cannot be firmly dated.

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<sup>16</sup> Ribble Valley Borough Council (2014) Adopted Core Strategy 2008 – 2028, Pg 97.

<sup>17</sup> Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, pg. 28.



- 9.1.3 Mills built for the purposes of textile manufacture and processing are not uncommon in Lancashire and the wider north west region of England, and many are listed for their special interest. This indicates that the such buildings are of a far superior quality and significance in comparison to the application site and likely to make a more significant contribution to our understanding of the workings of such buildings and the important part they played in the industrial growth of the region.
- 9.1.4 The evidential value of the building not only relates to the physical fabric of the building itself, but also to any machinery present within the building which indicates its past uses. Many industrial buildings can be considered as ‘machines’ in themselves and as having specified parts and areas which performed a specific function which contributes to the production of an end product. With regards to the former Lodematic premises, the internal spaces are not readily interpretable and the removal of machinery and the internal adaptation of the spaces for new and alter uses has contributed to the lessening of the buildings evidential value.
- 9.1.5 The evidential value of the buildings is derived from its physical fabric and the techniques used in its construction. Whilst this is of importance, it is of relatively low significance as the site lacks anything of rarity and uniqueness.

## 9.2 HISTORICAL VALUE

- 9.2.1 The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that *“Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present”* <sup>18</sup>
- 9.2.2 In terms of associative historical value, there is no known or obvious physical evidence on site which provides a known association between the building and the people who were formerly associated with it. Any associations i.e. patrons, owners etc. have been learnt through surviving historical documentation pertaining to the site but these associations are unlikely to be of national importance and interest and only of local interest.
- 9.2.3 in terms of illustrative historical value, the building is illustrative of a 19<sup>th</sup> century former mill building that was once used for in part of the textile manufacturing process. The mill buildings exist in an area of Clitheroe known for its industrial past, but is located on the edge of the town as opposed to occupying a more central location on the edge of the town centre. Even so, the building gives a sense of the towns history and enables people who have interacted with the site to gain an improved understanding of Clitheroe’s industrial past and its contribution to the textile industry within the region.

## 9.3 COMMUNAL VALUE

- 9.3.1 The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that *“Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”* <sup>19</sup>
- 9.3.2 The textile industry within Clitheroe and the surrounding areas will have played an important role in the history of the town and would have been a contributing factor to its 18<sup>th</sup> and 19<sup>th</sup> century development as well as the accumulation of wealth for its industrial philanthropists. The remains of

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<sup>18</sup> Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 28.

<sup>19</sup> Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 31.

industrial Clitheroe are still very much evident throughout the town such as mill workers housing, industrial buildings and the grander local civic buildings. The built historic environment of Clitheroe establishes the towns identity and is a reminder of the towns history and is also the back drop of shared communal memories. However, the site offers little if any communal value through its use as site under private ownership and siting on private land in comparison to the more well-known buildings within the town. However, some limited communal enjoyment of the site may be derived from its inclusion within the local townscape and industrial nature of the area.

## **9.4 AESTHETIC VALUE**

- 9.4.1 The Historic England document “Conservation Principles, Policies and Guidance” (2008) states that *“Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”*<sup>20</sup>
- 9.4.1 The appearance of the mill is relatively featureless and does not present any features of significant interest. Although whilst there is a degree of conscious design value, this is limited and the aesthetic values of the building are neutral at best. The aesthetic value of the building is derived from its simple and uniform appearance, the uniformity of fenestration, its size and functional appearance. It must be understood that this building, like most industrial structures, are built with their function being of primary importance as opposed to their aesthetic appearance which was of little importance.

## **9.5 STATEMENT OF SIGNIFICANCE**

- 9.5.1 The complex of buildings previously known as Primrose Works, is a much-altered former calico printing site, dating from the first half of the 19<sup>th</sup> century and is situated in an area largely dominated by former industrial buildings relating to the former Primrose Print Works. The building is not statutorily listed but is a non-designated heritage asset due to the heritage significance it possesses on a local level. This suggests the potential level of significance that the building possesses.
- 9.5.2 The significance of the building is derived from being an example of a 19<sup>th</sup> century industrial building and lies primarily in the building’s remaining historic fabric and its exterior appearance, as the interior is of little interest with few elements contributing to the significance of the building. This is likely to be as a result of adaptation to accommodate the changing function of the buildings and the activities that are carried out within.
- 9.5.3 The merits of the complex, although of interest, are few in number and are insufficient to allow for the building to be categorised as being of national interest as a statutorily listed building. Based on this assessment the building can only be considered to be of local interest. Nonetheless, the site is an important contributor to the local industrial heritage of Clitheroe and warrants retention as a result through the implementation of a new optimum viable use.

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<sup>20</sup> Historic England (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, pg. 30.

## **10.0 PROPOSED WORKS**

### **10.1 SUMMARY OF PROPOSED DEVELOPMENT**

- 10.1.1 The development proposals for which planning approval is sought consists of the demolition of four outbuildings, one of which has been demolished under an extant approval for the site and a further once of which is a modern steel framed structure, located to the north east of the mill buildings.
- 10.1.2 The roof to the central range is to be removed to create an open-air courtyard area in between the north and south ranges, however the infill walling is to be retained. The north and south ranges are to be converted so as to provide a total of 25 residential units. A total of 39 car parking spaces are to be provided with a total of 18 cycle spaces. Landscaping works to the central courtyard and the site will complement the proposed works.

## **11.0 HERITAGE IMPACT ASSESSMENT AND MITIGATION**

### **11.1 HERITAGE IMPACT ASSESSMENT**

- 11.1.1 A heritage impact assessment has been undertaken in order to determine the potential impact of the proposed development on the mill buildings as non-designated heritage assets, the setting of the grade II listed Primrose House and non-designated below ground archaeological deposits.

### **11.2 IMPACT ON THE BUILDING AS A NON-DESIGNATED HERITAGE ASSET**

- 11.2.1 The outbuildings designated for demolition form part of the mill complex and its setting however these buildings are largely ancillary to the main mill complex. They do not make a significant positive contribution to the significance of the site overall, whilst their condition also detracts from the heritage significance of the site. The demolition of these buildings is considered as an essential element of the development proposals and will increase its viability through the provision of car parking and landscaping which are required for the implementation of a new optimum viable use for the mill buildings.
- 11.2.2 On inspection of the building's interior, the conversion is unlikely to have a significant negative impact due to the interest internally. The interior has largely been stripped out and the first-floor structure has been removed as well as areas of the ground floor. The mill buildings are comprised of only flooring, walling and roofing and essentially now exist as 'shells'. The existing internal fenestration will be utilised therefore reducing the requirement for new openings to be formed and sustaining the typically industrial nature of the appearance of the buildings. Given that the interior has been significantly stripped out, the conversion of the building into residential accommodation will not have a discernable impact on the significance of the building and will allow for a new optimum viable use to be implemented. This will safeguard the special interest of the building as well as its presence and positive contribution to the streetscape and wider built environment of Clitheroe.

### **11.3 IMPACT ON PRIMROSE HOUSE AS A DESIGNATED HERITAGE ASSET AND OTHER NEARBY NON-DEIGNATED HERITAGE ASSETS**

- 11.3.1 The main mill complex is to be retained so as to preserve an important feature of the setting of these buildings. The demolition of the specified buildings will result in the removal of building that are ancillary to the main mill complex. These buildings are of low significance and do not make a significant positive contribution to the significance of the site overall. The condition of these buildings already has a

negative impact on the setting of nearby heritage asset and as a result, their demolition will alleviate this harm. The conversion of the main mill buildings and the implementation of a landscaping around the site will enhance the setting of the nearby heritage assets. It is the main mill complex and not the associated outbuildings that is the main contributor to the industrial character of the site and the conversion of the mill will retain and preserve the industrial setting of these nearby heritage assets.

#### **11.4 IMPACT ON NON-DESIGNATED BELOW GROUND ARCHAEOLOGICAL DEPOSITS**

- 11.4.1 Archaeology is a material consideration within the planning process. No significant evidence has been found to suggest the presence of important non-designated below ground archaeological deposits that may relate to the past use of the site, prior to the construction of the first industrial buildings to the site. Any past archaeological deposits are likely to have been significantly disturbed as part of the construction of the buildings.
- 11.4.2 Any deposits are likely to be associated with any past uses of the building and whilst they are likely to be of interest are unlikely to be of any great level of significance.

#### **11.5 MITIGATION**

- 11.5.1 In order to reduce the level of harm caused by the proposals, the following mitigation is proposed;
- All work should be undertaken by competent / suitably qualified contractors / workers who are competent and experienced in undertaking works to historic buildings and to ensure work is carried out with minimal harm to historic fabric. All work is to be carried out carefully and under supervision.
  - Window / door details, material samples and specifications should be submitted for approval for by the local planning authority prior to commencement.
- 11.5.2 A letter from the Lancashire Archaeological Advisory Service (dated 24<sup>th</sup> August 2016) was provided as a consultation response during the course of the determination of the earlier approved scheme for the site under application no. 3/2016/0764. Following the submission of further information relating to the heritage impacts of the development proposals, it stated the following;
- ...we would suspect that the potential for encountering buried remains of buildings that pre-date the present structures on site is very limited. It is possible for that some remains relating to earlier uses of the existing buildings could survive, but it appears unlikely that any such would be of medium or high significance. As such we do not consider that an archaeological planning condition is justified."
- 11.5.3 We still consider this advice to be relevant and that the potential for significant buried archaeological remains still remains limited with no further evidence being found to the contrary.
- 11.5.4 A programme of historic building recording was carried out to level 2 in 2012 and as such we would also find that any further historic building recording to be unjustified.

#### **11.6 CONCLUSION**

- 11.6.1 The mill complex is evidence of the industrial history and use of the site but is currently threatened with redundancy which could lead to the future loss of the building. A new optimum viable use is proposed in the form of conversion into residential use which is a proven, tried and tested method for the successful retention of former mill buildings.

- 11.6.2 The conversion of the mill complex will ensure its survival and although it does not possess a high amount of significance, or enough to be listed on its own merits, the building is of local importance and is worthy of retention. Through conversion, the appearance of the mill will be enhanced whilst retaining its industrial character and it will continue to contribute positively to the industrial character of the site and also the setting of the nearby Grade II listed Primrose House whilst also preserving the status of the listed building as the principal heritage asset to the area.
- 11.6.3 The proposals constitute sustainable development through the re-use of the existing building and provide a number of public benefits such as the provision of market dwellings and the employment of building contractor and any subsequent sub-contractors to carry out the work. This also includes a number of heritage benefits, which are also public benefits, which include;
- Sustaining or enhancing the significance of a heritage asset and the contribution to its setting.
  - Reducing or removing risks to a heritage asset i.e. redundancy.
  - Securing the optimum viable use of a heritage asset in support of its long-term conservation.
- 11.6.4 The National Planning Practice Guidance states that “Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised.”<sup>21</sup> If the proposals are to be considered as less than substantial harm, the harm must then be outweighed by the public benefits of the proposals which has been demonstrated through the previously described public benefits of the proposal. As such the proposal is consistent with the requirements of the National Planning Policy Framework and it is recommended that planning approval is granted.

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<sup>21</sup> National Planning Practice Guidance, paragraph 015, Reference ID 18a-015-20140306