

HERITAGE APPRAISAL
FOR
PROPOSED CONVERSION OF FORMER LODEMATIC PREMISES
AT
PRIMROSE MILL,
PRIMROSE ROAD
CLITHEROE
BB7 1BS



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

HERITAGE ASSESSMENT AND STATEMENT OF SIGNIFICANCE

1 Introduction

- 1.1 The premises of Lodematic Ltd occupy part of Primrose Mill, also known as Primrose Works, a large industrial complex originally established for cotton spinning but later adapted to calico¹ printing, paper manufacture, and mechanical engineering. This document assesses the heritage significance of the site and its setting, in order to inform the preparation of a planning application for a residential conversion, as recommended in pre-application advice from Ribble Valley Borough Council, and by the NPPF and the HEPPG *Planning for the Historic Environment*. It has been produced by Stephen Haigh MA, buildings archaeologist, following a site visit on 2 October 2014.

2 Site location

- 2.1 The premises are located at NGR: SD 73718 40748, at the junction of Woone Lane and Primrose Road, and at the north-west end of the present Primrose Mill complex (figure 1). The main buildings comprise three parallel, adjoining ranges, but there are other structures within the group including a derelict cottage, outbuildings, and a detached, modern store, numbered from 1 to 7 on the plan below (figure 2).

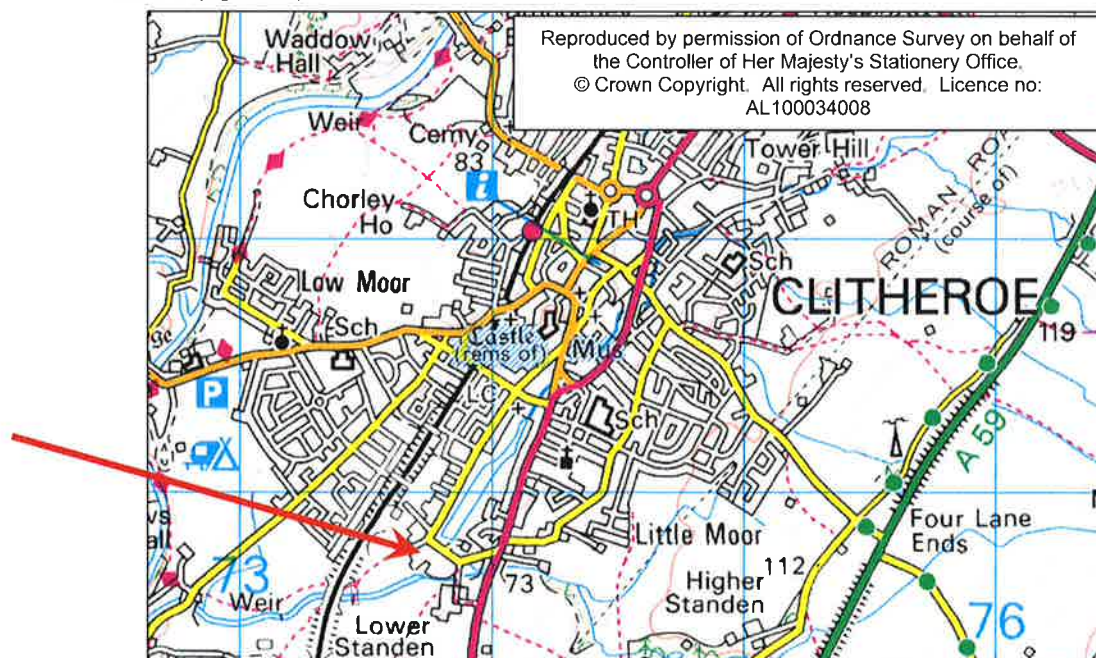


Figure 1: site location

¹ A plain, woven cotton fabric of relatively coarse texture

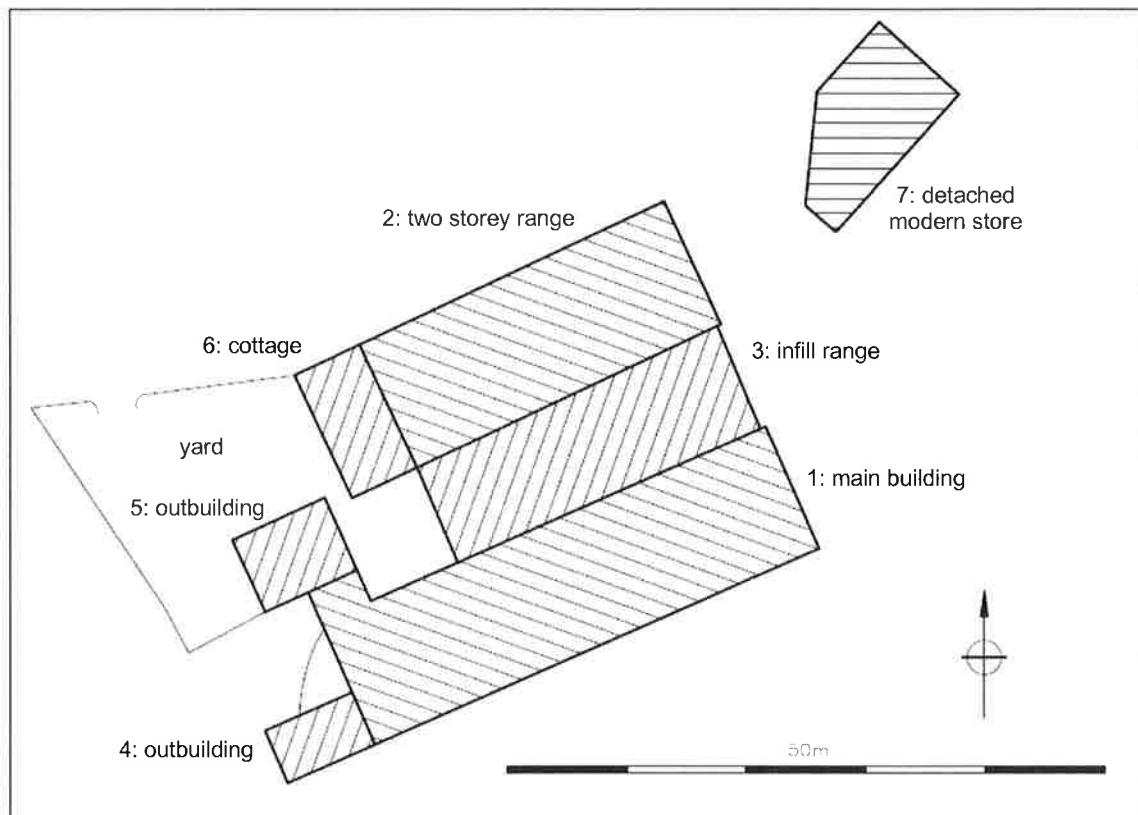


Figure 2: Main components of the site

3 Relevant heritage assets

- 3.1 None of the buildings within the proposed application area are listed or lie within a conservation area, but a number of them are considered to be undesignated heritage assets, by virtue of their historic interest as part of a former textile mill, mostly of nineteenth century date. In addition, the site lies in the vicinity of the grade II listed Primrose House².
- 3.2 An extensive survey of Lancashire textile mills, commissioned by English Heritage, has been undertaken by Oxford Archaeology North and they commented to RVBC that in 2012 the Primrose site as a whole was potentially of high significance, but that the subsequent demolition of a substantial portion of it, lying to the north of Lodematic, has reduced its value. The project manager Ian Miller suggests that the Lodematic premises are of mid nineteenth century date and do not merit statutory listing, though a detailed recording survey would be appropriate before any redevelopment, and features or parts of the building of particular significance may deserve retention.

² National Heritage List no: 1072357

- 3.3 It is not believed that there are any other designated or undesignated heritage assets associated with the site, as an enquiry to the Lancashire Historic Environment Record indicates³.

4 Historical development of the site

- 4.1 Water-powered cotton spinning was first established in Clitheroe in 1782 at Low Moor Mill, and Primrose Mill (originally known as Clitheroe Mill) followed as the second such factory at the town, built in 1787 by J & J Parker, although their enterprise lasted only a decade before being taken over by Joseph King. The site exploited the Mearley (or Clitheroe) Brook, dammed to create a large reservoir or lodge, and used a 26 foot diameter waterwheel. The Pendleton Brook was also used as a water supply via a smaller lodge.
- 4.2 Cotton spinning ceased at the site in 1810-11, and it was then adapted to calico printing, by its new owners Thomson, Chippendale & Burton, and between 1815 and 1827 they enlarged the premises considerably. A map of 1815 shows the site as already containing numerous buildings, but with a "New Print Shop" marked some way to the north of the existing structures (figure 3). A comparison with the later tithe map of 1842 (figure 4) clearly shows that this is not on the site of the Lodematic premises, but represents another building which stood further to the north off Woone Lane, on the site of the present residential development which followed demolition of a mill there in 2012.
- 4.3 Maps from the 1840s and 1850s show the site following the expansion after 1815: the earliest of these is the 1842 tithe map (figure 3), which depicts the main range at Lodematic, and a second range in the position of building 2, of crooked outline and longer than the present one. A number of minor outbuildings and projections to the buildings are also shown. The Ordnance Survey's first edition 1:10560 map shows the same arrangement, albeit at a smaller scale (figure 5).
- 4.4 The fortunes of the printworks were in decline by 1850 and the business was put up for sale in 1854, when another plan of the site was made, which shows effectively the same arrangement of buildings. However, it may be significant that the site then appears to have been split into two lots, through the middle of what are now the Lodematic premises (figure 6). The whole site was acquired by Richard Fort, who divided it into separate enterprises: the north end, where the "New Printshop" was located, became a cotton spinning mill, later to become known as Primrose Mill; the remainder became two parts, known as the Upper and the Lower Works, and were given over to paper manufacture, a function which continued until 1887, just after the OS first edition 1:2500 map was

³ PRN 5609

surveyed (figure 7). In the intervening years building 3 had been shortened to its present length, and an infill block (building 3), between it and the main range building 1 had been added. The cottage (building 6) also appears to have been built in the previous thirty years.

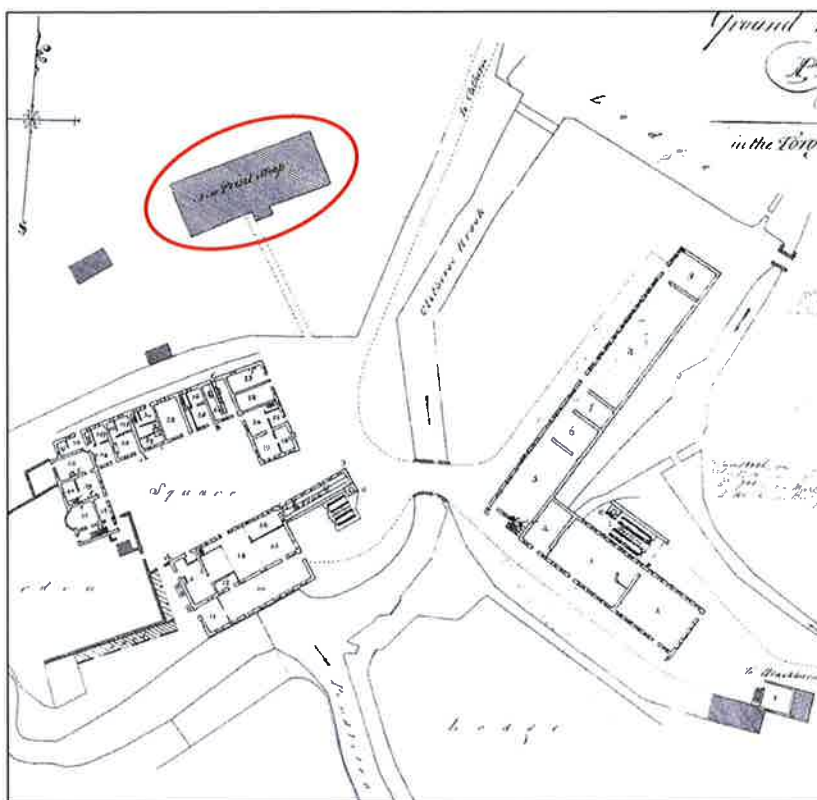


Figure 3: 1815 map⁴

⁴ Reproduced from Briden & Moore 2012b

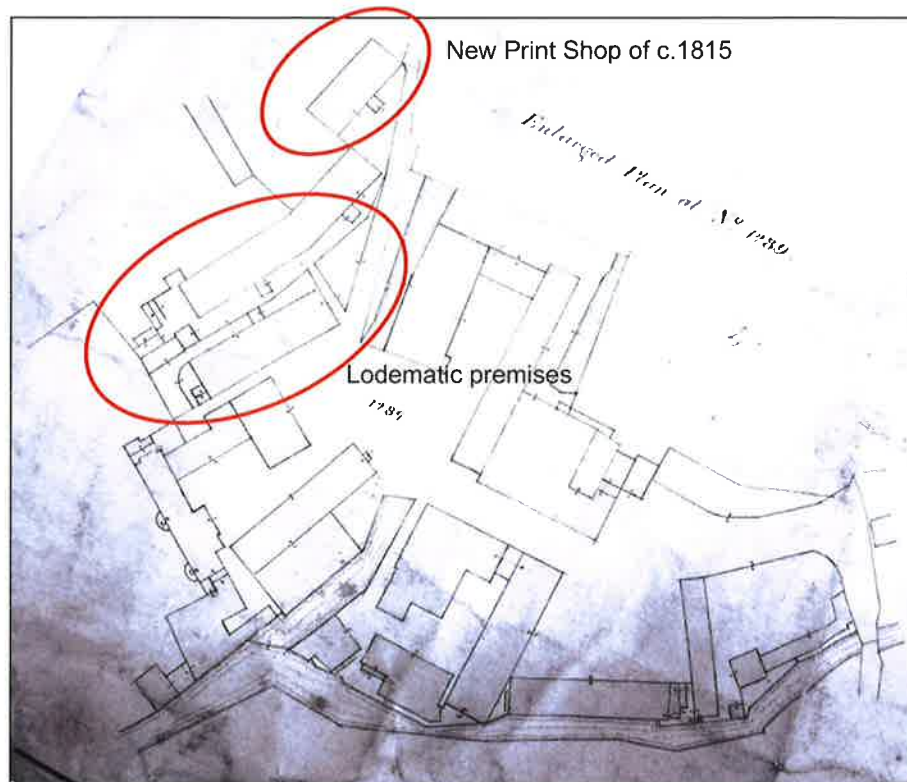


Figure 4: Clitheroe tithe map, 1842

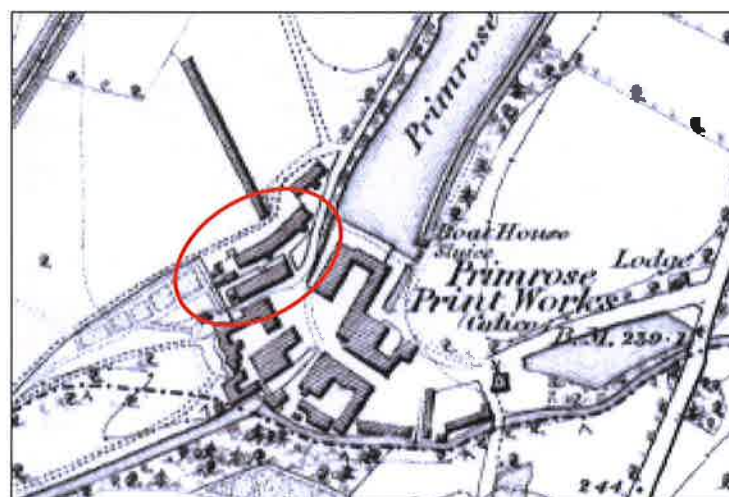


Figure 5: OS 1844 1:10560 map

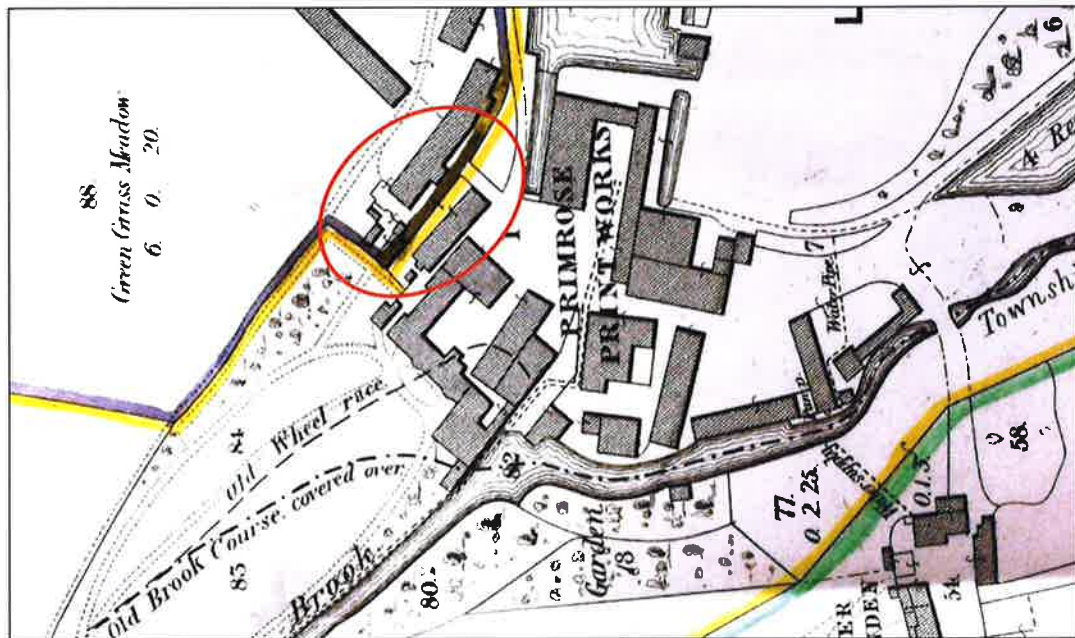


Figure 6: Sale plan of 1854

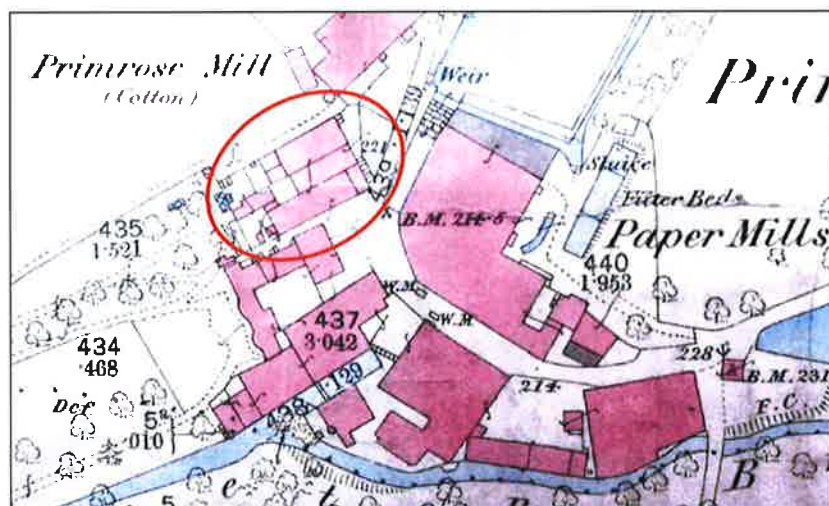


Figure 7: OS 1:2500 map, surveyed 1883

- 4.5 Following the cessation of paper making, the Primrose works were converted to bleaching and dying of cotton, and large sheds were constructed to accommodate this function, which continued into the 1960s (figures 8 & 9). During this period no changes to the Lodematic premises are shown on Ordnance Survey mapping.

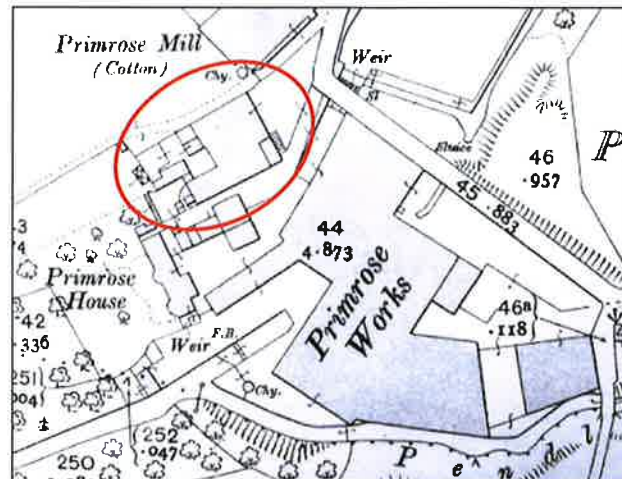


Figure 8: OS 1:2500 map, revised 1910

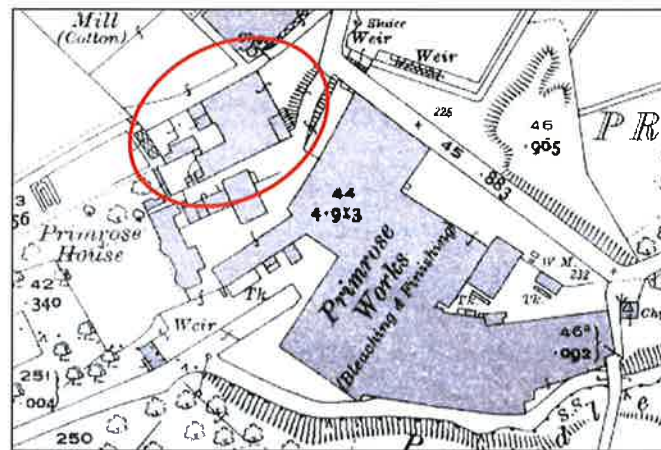


Figure 9: OS 1:2500 map, revised 1910

- 4.6 Lodematic Ltd acquired their present site in 1965 and have not made any significant alterations to the former mill buildings, though they did construct the new steel-framed store at the north corner of the site (building 7).
- 4.7 Primrose House, the only listed building at the whole site, was built in about 1809 by the then owner of the mill, probably Joseph King, and adjoins part of the complex, though it faces south-west away from the industrial buildings and is now a private residence.

5 The Lodematic buildings: present extent and character

Building 1: main three storey range

- 5.1 The main block, building 1, can be dated by the maps above to the period between 1815 and 1842, and was quite probably added *circa* 1827, as part of the expansion of the calico or cotton printing works, and is described by Rothwell as a former "print shop". It is a long, narrow building, of three storeys, twenty

bays long and two bays wide, whose walls are of limestone rubble with sandstone or gritstone dressings, including bands between storeys, and rock-faced quoins. The present entrance is in the north-east gable at lower ground floor level, but the arrangement of openings at this level is modern. The five-light gable window to the upper ground floor is original however and is a motif used elsewhere at the site, as is the circular opening within the gable, though the latter is decorative only, as it is located over the valley between the twin spans of the roof which this gable conceals. The openings to the long south-east elevation are plain and repetitive, though disturbed by the inserted loading entrance on the lower ground floor; the pattern is repeated in the north-west side of the range, facing into the infill block (building 3), where it has also been disturbed, but it also lacks lower ground floor openings, due to the rising ground.

- 5.2 At the south-west gable (much overgrown) is a former wide, arched opening next to a blocked doorway: the function of the arch is obscure and nothing inside the building indicates its former purpose, though the proximity of the rectangular doorway does suggest it was more than an entrance. There is no evidence of power transmission or water flow associated with it.
- 5.3 The interior of building 1 has very little of historic interest. The lower ground floor (narrower than the upper floors, and lit only on two sides) has modern partitions of timber and blockwork at its north-east end, and twentieth century steelwork forms the structure of the ceiling above. Now part of the engineering workshop, there is nothing of historic character visible, except for the basic form of the window openings along the south-east side.
- 5.4 The two upper floors of building 1 now form a single space open to the roof, though there are also modern partitions at the north-east end. The removal of the historic first floor was accompanied by the replacement of the (presumed) central line of cast iron columns by the existing taller ones, though the roof structure, of bolted, softwood king post trusses, is probably original.



Photo 1: Building 1, main block



Photo 2: Building 1, north-east gable



Photo 3: Building 1, main block, north-west elevation



Photo 4: Building 1, main block, interior

Building 2: two storey range

- 5.5 The north-western range of the Lodematic site (building 2) lies approximately parallel to building 1, and was formerly separated from it by a yard, subsequently roofed over to create building 3. The north-east gable shares the same fenestration pattern as that of the main range (albeit with a large modern doorway inserted), but other aspects, principally the predominance in the masonry of squared sandstone with jumpers, rather than limestone rubble, suggest that the building is significantly later in date, or has been substantially

rebuilt. There is however a distinct difference in the fenestration between its south-west and north-east elevations, the former being similar to that in building 1, while the latter has far fewer windows, so perhaps rebuilding was confined to that side. The shortening of the building between 1854 and 1883 (see figures 5 & 6 above) may account for this drastic remodelling, which also seems to have included the replacement of the former roof structure by the present trusses containing iron ties. Internally there were two storeys, though the upper floor has been removed and there are no features of historic or architectural interest, though the owners recall that the north corner of the building held a stable when they acquired it in the 1960s, but this was later altered.



Photo 5: Building 2



Photo 6: Building 2, north-west elevation



Photo 7: Building 2 interior

Building 3: infill range

- 5.6 Added between 1854 and 1883, this component simply represents the roofing over of the yard between the adjacent ranges, though the north-east gable has some decorative quality, in the balanced façade with central arched doorway. Internally, if there was at one time an upper floor, it has since been removed.



Photo 8: Entrance to building 3



Photo 9: building 3

Building 4: outbuilding

- 5.7 This minor, single storey building at the south-west end of building 1 actually comprises a pair, separated by a short flight of steps, though these are now linked by a modern roof. They have limestone walls and otherwise the roofs are of blue slate. That closest to building 1, but not the other one, is shown on the 1842 map. They have no distinguishing features and former functions are not known.



Photo 10: building 4

Building 5: outbuilding

- 5.8 Building 5 is another small, single storey building, much overgrown and with all openings blocked so no internal access is possible. It has monolithic surrounds to the openings, suggesting an early to mid nineteenth century date, but otherwise there are no distinguishing features. It appears to be shown on the 1842 map.



Photo 11: building 5

Building 6: cottage

- 5.9 Attached to the south-west end of building 2, where blocked gable windows indicate that it was an addition, this two storey cottage (perhaps a pair of cottages originally) appears to date from the phase between 1854 and 1883. It has sandstone walls covered with roughcast, sandstone bands, heads and sills, and the remnants of a stone slate roof. It is plain and functional in appearance, and is believed to have accommodated a mill manager or other employees at one time.



Photo 12: building 6, cottage

Building 7: detached store

- 5.10 A steel framed store with concrete block walls and asbestos cement roof, built by the present owners after 1965 and of no architectural or historic interest.

6 Assessment of heritage significance

- 6.1 The following table summarises the significance of each building at the site, to inform the design of the proposed development. The potential impact of the proposals on the heritage assets within the Lodematic premises will be assessed once they have been drawn up, along with the potential impact on the setting of other nearby heritage assets, including the grade II listed Primrose House.

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

7 Sources consulted

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Clitheroe tithe map, 1842 (Lancashire Archives, DRB 1/52)

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