

HISTORIC BUILDING RECORD

Former Primrose Print Works

Primrose Road

Clitheroe

Lancashire

BB7 1BS

NGR: SD 73788 40692



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

This page is left intentionally blank

Job Reference: 5857

FORMER PRIMROSE PRINT WORKS CLITHEROE, RIBBLE VALLEY, LANCASHIRE

PROGRAMME OF HISTORIC BUILDING RECORDING AND ANALYSIS

Matthew Fish *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

© Sunderland Peacock and Associates Ltd 2020

MATTHEW FISH *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*

On behalf of Sunderland Peacock and Associates Ltd.

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

Matthew.Fish@sunderlandpeacock.com

www.sunderlandpeacock.com

© Sunderland Peacock and Associates Ltd. 2020.

AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is an affiliate member of the Chartered Institute of Archaeologists (CIFA) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

USE OF THIS DOCUMENT

This report is for the private and confidential use of Ribble Valley Property Development Ltd. for whom this document has been produced and should not be reproduced in whole or in part or relied upon by third parties without the express written permission of Sunderland Peacock and Associates Ltd.

DOCUMENT ISSUE

Issue	Date	Recipient
Issue 01	19/03/2020	Ribble Valley Borough Council Planning Department Mr R. Evans – Ribble Valley Property Development Ltd.

RECORD CONTENTS

Non – Technical Summary.....	9
1.0 Introduction.....	10
2.0 Site Location and Description.....	10
3.0 Project Context.....	12
4.0 Historical and Archaeological Context.....	12
5.0 Planning Context.....	17
6.0 Aims and Objectives.....	18
7.0 Recording Standards.....	19
8.0 Methodology.....	19
9.0 Recording Limitations.....	22
10.0 Building Description.....	23
11.0 Photographic Record.....	25
12.0 Drawn Record.....	76

LIST OF FIGURES

- Figure 01: Map showing location of the former Primrose Print Works within the town of Clitheroe.
- Figure 02: Map showing location of the former Primrose Print Works.
- Fig 03: Map of the Primrose Works Site showing the location of the 'New Print Shop' which formed the basis of Primrose Print Works circa 1815.
- Fig 04: Clitheroe Tithe Map of 1842 taken from Haigh, S. (2014).
- Fig 05: OS map of 1844.
- Fig 06: Map of 1854 taken from Haigh, S (2014).
- Fig 07: Map of 1883.
- Fig 08: Map of 1910.
- Fig 09: Map of 1932.

LIST OF PHOTOGRAPHS

- Photo 01: View of the North east gable end of the south range.
- Photo 02: View of the upper windows to the north east gable end of the south range.
- Photo 03: View of the 5-light window with central rounded arched head to the north east gable end of the south range.
- Photo 04: View of the lower ground floor entrance and steps to the north east gable end of the south range.
- Photo 05: View of the north east elevation of the central range.
- Photo 06: View of the north east gable end to the north range.
- Photo 07: View of the now altered five-light window to the north east gable end of the north range.
- Photo 08: View of the former print works from the north.
- Photo 09: View of the north west elevation of the north range from the north.
- Photo 10: View of the north west elevation of the north range from the east.
- Photo 11: View of the north range and former cottage from the east.
- Photo 12: View of the north west gable end of the former cottages.
- Photo 13: View of the former print works from the east.
- Photo 14: View of the south west elevation of the former cottages.
- Photo 15: View of the south east gable end of the former cottages.
- Photo 16: View of the north west elevation of the south range.
- Photo 17: View of the south west elevation of the south range.

Photo 18: View of blocked up openings at lower ground floor level to the south west elevation of the south range.

Photo 19: View of outbuildings to the south east of the south range from the north.

Photo 20: View of the adjoining out building to the south east of the south range from the north.

Photo 21: View of the smaller outbuilding to the south west of the south range from the north.

Photo 22: View of the smaller outbuilding to the south west of the south range from the north.

Photo 23: View of the outbuildings to the south west of the south range from the south.

Photo 24: View of the south west elevation of the south range from the south.

Photo 25: View of the south east elevation of the south range from the south west.

Photo 26: View of the south east elevation of the south range from the south east.

Photo 27: View south west along the lower ground floor of the south range.

Photo 28: View of the former stair position to the south west gable at lower ground floor level to the south range.

Photo 29: View of the remnants of the ground floor structure above the lower ground floor of the south range.

Photo 30: View north east along the lower ground floor of the south range.

Photo 31: View north east towards to north east gable at lower ground floor level within the north range.

Photo 32: View of former partition locations to the north east end of the south range at lower ground floor level.

Photo 33: View of stone flag flooring at lower ground floor level to the south range.

Photo 34: View of stone flag flooring at lower ground floor level to the south range.

Photo 35: View of modern partitions to the north east end of the south range at ground floor level.

Photo 36: View south east within the WC's at lower ground floor level within the south range.

Photo 37: View north west within the WC's at lower ground floor level within the south range.

Photo 38: View north east along the corridor towards to the north east end of the south range at lower ground floor level.

Photo 39: View north east within the north east unit at lower ground floor level to the south range.

Photo 40: View south east within the north east unit at lower ground floor level to the south range.

Photo 41: View north within the north east unit at lower ground floor level to the south range.

Photo 42: View south west at lower ground floor level within the northern section of the south range.

Photo 43: View of blocked door and arched opening to the south west gable.

Photo 44: View south west along the north section of the south range.

Photo 45: View south west towards the upper levels of the south west gable ends.

Photo 46: View south along the north section of the south range at lower ground floor level.

Photo 47: View west along the north section of the south range at lower ground floor level.

Photo 48: View north east along the north section of the south range at lower ground floor level.

Photo 49: View north east along the north section of the south range at lower ground floor level.

Photo 50: View east along the north section of the south range at lower ground floor level.

Photo 51: View north along the north section of the south range at lower ground floor level.

Photo 52: View north east towards the upper levels of the north east gable end of the south range from lower ground floor level.

Photo 53: View south west along the south range from ground floor level.

Photo 54: View south west along the south range from ground floor level.

Photo 55: View east along the south range from ground floor level.

Photo 56: View east along the south range from ground floor level.

Photo 57: View of the roof structure over the south range.

Photo 58: View south west along the central range.

Photo 59: View of the south west gable end of the central range.

Photo 60: View south along the central range.

Photo 61: View east along the central range.

Photo 62: View east along the central range.

Photo 63: View north east along the central range.

Photo 64: View north along the central range.
 Photo 65: View of 'H' inscribed into stone plinth at base of wall to the north corner of the central range.
 Photo 66: View west along the central range.
 Photo 67: View of roof structure over the central range.
 Photo 68: View south west along the north range.
 Photo 69: View of the south west gable end of the north range.
 Photo 70: View south along the north range.
 Photo 71: View west along the north range.
 Photo 72: View north east along the north range.
 Photo 73: View of the north east gable of the north range.
 Photo 74: View north along the north range.
 Photo 75: View east along the north range.
 Photo 76: View of former partitions and floor location to the north corner of the north range.
 Photo 77: View of roof structure over the north range.
 Photo 78: View south west at ground floor level within the south unit of the former cottage.
 Photo 79: View north west at ground floor level within the south unit of the former cottage.
 Photo 80: View north east at ground floor level within the south unit of the former cottage.
 Photo 81: View north east towards the south west gable of the north range from ground floor level within the south unit of the former cottage.
 Photo 82: View of the fireplace at ground floor level within the south unit of the former cottage.
 Photo 83: View south west at ground floor level within the north unit of the former cottage.
 Photo 84: View south west towards first floor level from ground floor level within the north unit of the former cottage.
 Photo 85: View west at ground floor level within the north unit of the cottage.
 Photo 86: View north west towards the first-floor level of the north west gable of the north unit of the former cottage.
 Photo 87: View of charred remains of a timber king post roof truss within the north unit of the former cottage.
 Photo 88: View of the fireplace at ground floor level within the north unit of the former cottage.
 Photo 89: View north east at ground floor level within the north unit of the former cottage.
 Photo 90: View north east towards the south west gable of the north range from ground floor level within the north unit of the former cottage.
 Photo 91: View north west within the former WC to the south west outbuilding.
 Photo 92: View south within the former WC to the south west outbuilding.
 Photo 93: View north east from within the former WC of the south west outbuilding.
 Photo 94: View south west along the passage between the outbuildings to the south west of the south range.
 Photo 95: View north east along the passage between the outbuildings to the south west of the south range.
 Photo 96: View north west within the adjoining outbuilding to the south west of the south range.
 Photo 97: View south east within the adjoining outbuilding to the south west of the south range.

DRAWING LIST

HBR-01: Site plan showing location of external photographs.
 HBR-02: Existing lower ground floor plan showing location of internal photographs.
 HBR-03: Existing ground floor plan showing location of internal photographs.
 HBR-04: Existing lower ground floor plan.
 HBR-05: Existing ground floor plan.
 HBR-06: Existing first floor plan.
 HBR-07: Existing roof structure layout.
 HBR-08: Existing elevations.
 HBR-09: Existing elevations.

HBR-10: Existing sections.

APPENDICES

Appendix A – Written Scheme of Investigation

NON – TECHNICAL SUMMARY

SUMMARY OF FINDINGS

The Historic Buildings at the former Primrose Print Works, located in the south of the Lancashire town of Clitheroe, consist of a three adjoining ranges, of stone construction with the larger south range being of three storeys and the smaller central and north ranges being of two storeys.

The history of the former Primrose Print Works is well documented amongst published and unpublished documentary sources and cartographic material provides a clear development of the site. Earliest part of the building is the extant north range, although now much altered, it pre dates 1815, was significantly enlarged between 1815 and 1844 alongside the construction of the south range at a similar time. The central range was formed through infill development between 1854 and 1833.

The buildings have undergone considerable change on account of their adaptation to suit changes in use throughout the 19th century and early 20th century. The buildings remain as empty ‘shells’ as much has been removed internally and contain few internal features of interest and none of which pertain to their former uses.

A programme of historic building recording and analysis has been undertaken on behalf of the owner of the building, Ribble Property Development Ltd, to fulfil a condition of planning permission for the conversion of the building into residential apartments.

1.0 INTRODUCTION

1.1 OVERVIEW

- 1.1.1 This level 2 historic building record presents the findings of a programme of historic building recording and analysis at:

The former Primrose Print Works, Primrose Road, Clitheroe, Lancashire, BB7 1BS.

- 1.1.2 The building is not statutorily listed but is considered to be a non-designated heritage asset by Ribble Valley Borough Council. The building is not located within a designated area i.e. Conservation Area, Area of Outstanding Natural Beauty or National Park.

1.2 PURPOSE

- 1.2.1 This record has been produced by Sunderland Peacock and Associates Ltd to fulfill condition number 14 of planning approval 3/2019/0954 issued by Ribble Valley Borough Council on... for the conversion of the existing mill buildings to provide 25 residential apartments with associated landscaping and parking.

- 1.2.2 This document has been produced in accordance with national planning policy, specifically, the National Planning Policy Framework (NPPF), revised in February 2019. The relevant national planning policies are contained within chapter 16 of the NPPF in which paragraph 199 states;

“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 make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”¹

2.0 SITE LOCATION AND DESCRIPTION

2.1 SITE LOCATION

- 2.1.1 The former print works 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 Clitheroe town centre.

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework (Online) Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 25th February 2020)

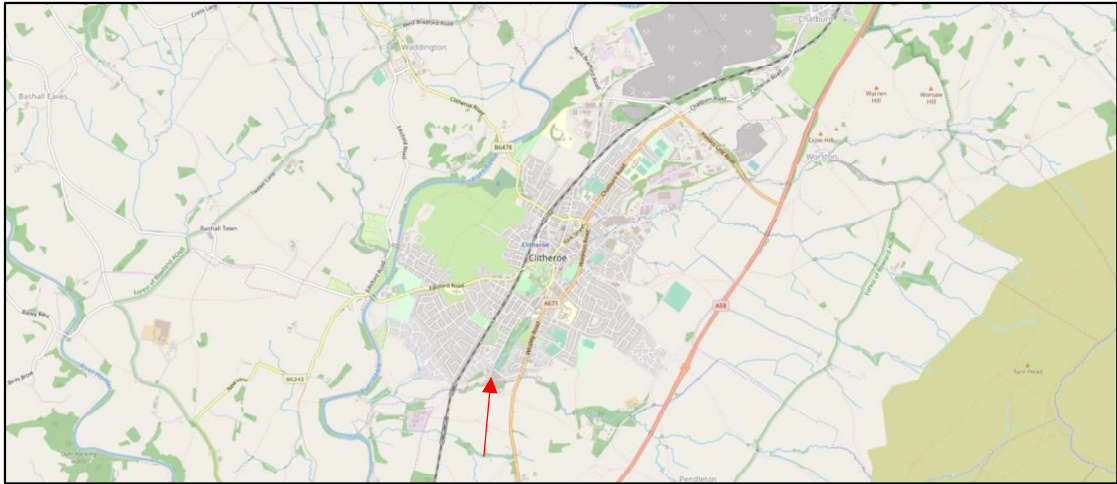


Fig 01: Map showing location of the former Primrose Print Works within the town of Clitheroe. © OpenStreetMap contributors

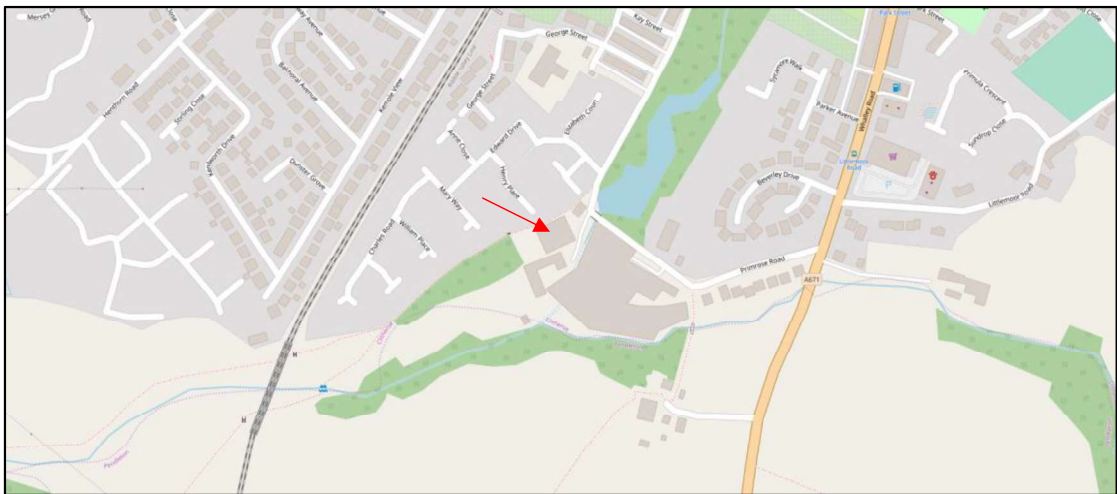


Fig 02: Map showing location of the former Primrose Print Works. © OpenStreetMap contributors

2.2 SITE DESCRIPTION

- 2.2.1 The tight arrangement of the buildings which form the Primrose Business Centre has resulted in a relatively compact site. The former Primrose Print Works 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 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.

2.3 GEOLOGY

- 2.3.1 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.²

2.4 CURRENT USE

- 2.4.1 The building was last occupied by Lodematic (components) Ltd (now called Valley Hydraulics) which specialise in the manufacture of hydraulic cylinders. The company have since moved to new premises and the building is now vacant.

3.0 PROJECT CONTEXT

3.1 SUMMARY OF PROJECT CONTEXT

- 3.1.1 The former Lodematic premises are currently vacant and are no longer in use as commercial premises. An application for planning permission (app. Ref: 3/2019/0954) in October 2019 for the demolition of the existing modern workshop buildings and the conversion of the existing mill buildings to provide 25 residential apartments with associated landscaping and parking.

- 3.1.2 This application for planning permission was granted approval on...and the following condition (condition number 14) was imposed in order to safeguard the architectural and historical interest of a locally significant building and reads as follows;

“No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should include:

i. The creation of an archaeological record of the buildings to Level 2/3 as set out in the specifications contained in 'Understanding Historic Buildings' (Historic England 2016); and

ii. A formal archaeological watching brief during all groundworks required as part of the development.

This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with these agreed details.”

- 3.1.3 This written scheme of investigation relates only to item (i) of the above-mentioned condition and does not include the methodology for any future archaeological watching brief.

4.0 HISTORICAL AND AECHEAEOLOGICAL CONTEXT

4.1 HISTORICAL BACKGROUND

- 4.1.1 The first mill to be built at Primrose was a cotton spinning mill by J and J Parker in 1787. This mill contained a 26 feet diameter water wheel and contained 14 spinning frames. The water wheel was likely powered by the waters of the Mearley Brook which was dammed to create a reservoir or 'lodge' to the east of the mill. A decade later the mill was taken over by Joseph King of Liverpool. Cotton

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

spinning ceased at the mill in 1810 -1811 when the site was acquired by Thomson, Chippendale and Burton for the purposes of Calico Printing.

- 4.1.2 James Thomson, the managing partner of the company, was born in Blackburn in 1779 and achieved success in a few short years following the acquisition of the Primrose Site. Thomson was committed to the scientific improvement of the calico printing process and was successful in taking out a number of patents regarding his advances in colour application and the printing process itself, all of which contributed to his success at Primrose which eventually allowed him to purchase the estate at which the Primrose Print Works were sited for the sum of £28,000. In 1827, the works was enlarged and was comprised of machine room, bleach croft, three dye houses and two engine houses. At the height of the works success, approximately 500 workers were employed as well as engravers and block cutters and totaled approximately 900 employees at the print works. Thomson only employed the best engravers for cutting the printing patterns as well as the best chemists in his laboratories. In 1840 the works was working 7 printing machines and 284 blocking tables. Much of the cloth that was produced at Primrose Print Works was for the luxury end of the market but when combined with the lack of capital and investment this started the demise of the company, as other firms were producing cheaper fabrics in larger quantities. Thomson died in 1850 as a result of illness, and his sons continued to run the business but failed in 1854 with debts of approximately £120,000. This brought about hardship for the local economy of Clitheroe and its residents.
- 4.1.3 The works were sold to Richard Fort of Read Hall who divided the property into various enterprises and the Print Works became known as the 'upper works' and were taken over in 1859 by John Mitchell and James Bleakley of Bury for paper making. Conversion of the bleaching croft and dye houses took place in 1860 and paper production commenced by the end of the year. One James Bertram paper machine was in use and the ancillary plant was driven by a 60 horse power high- and low-pressure engine by John Christie of Accrington but was eventually replaced by a W. and J. Yates 20" + 30" x 5' stroke engine. Around 1865, Mitchel and Bleakley would go on to take over the 'lower works', also for paper making, however their partnership was dissolved in 1867 and Carlisle, Son and Company would take over the running of the lower works whilst John Mitchell maintained the running of the upper Works. However, paper making at the upper works ceased in 1887 following a court case regarding the pollution of the River Ribble which was instigated by the Aspinall Family of Standen Hall. Following this, John Mitchell and Sons maintained a presence in Clitheroe, as paper merchants until 1955.
- 4.1.4 The remaining buildings of the former paper mills were purchased by the Bradford Dyers Association and also commenced with the construction of the large sheds located to the east of the former paper works in 1904-1905 but would be abandoned approximately a year later. The site would be taken over by Gilletts of Chorley and completed the development of the site and commenced with piece bleaching. Bleaching operations would continue until 1963 the business closed. Lodematic Ltd acquired the site in 1965 and no significant alterations or additions were undertaken to the buildings.

4.2 MAP REGRESSION ANALYSIS

- 4.2.1 The former print works first appears on a map of 1815 as a single rectangular building identified as the 'New Print Shop'. The building is shown in a north east to south west orientation, with a small projection to the south east. The building is shown to the south west of the lodge and two outbuildings are shown to the south and west. Haigh S. (2014) states that the 'New Print Shop' is the Primrose Cotton Spinning Mill (now demolished) but appears to correspond with the location of the north range of the printworks on the following maps as opposed to the now demolished cotton spinning mill. The following maps show the cotton spinning mill as higher up alongside the lodge whereas the 'New Print Shop' is located below the lodge and is therefore unlikely to be the demolished cotton spinning mill but

rather the north range of the extant print works. This would suggest that the extant north range is likely to contain historic fabric dating from before 1815 and is the earliest phase of the building's development.



Fig 03: Map of the Primrose Works Site showing the location of the 'New Print Shop' which formed the basis of Primrose Print Works circa 1815. (Source: Clitheroe Library).

- 4.2.2 The Clitheroe Tithe Map of 1842 shows the extant north range to have been significantly enlarged through the addition of an extension to the north east side of the building which stretches to the south west corner of the lodge. A large detached rectangular building is shown as having been constructed to the south of what is the 'New Print Shop' and is the extant south range. Whilst this significant expansion of sites building stock can be dated to between 1815 and 1842, it is likely that this occurred as a result of the success of the Calico Printing Company of Thomson Chippendale and Burton which enlarged the works in 1827. The extant outbuilding that adjoins the south west end of the south range can be seen on the tithe map of 1842 suggesting that this may have also been built as part of the enlargement of the works. But this building appears to have been omitted from the 1844 and 1854 maps which follow. Two buildings are shown north of the east corner of the south range on both maps from 1844 and 1854 which is the now demolished cottage, however later maps from 1883 onwards show the cottage as being attached to the south range.



Fig 04: Clitheroe Tithe Map of 1842 taken from Haigh, S. (2014) ³

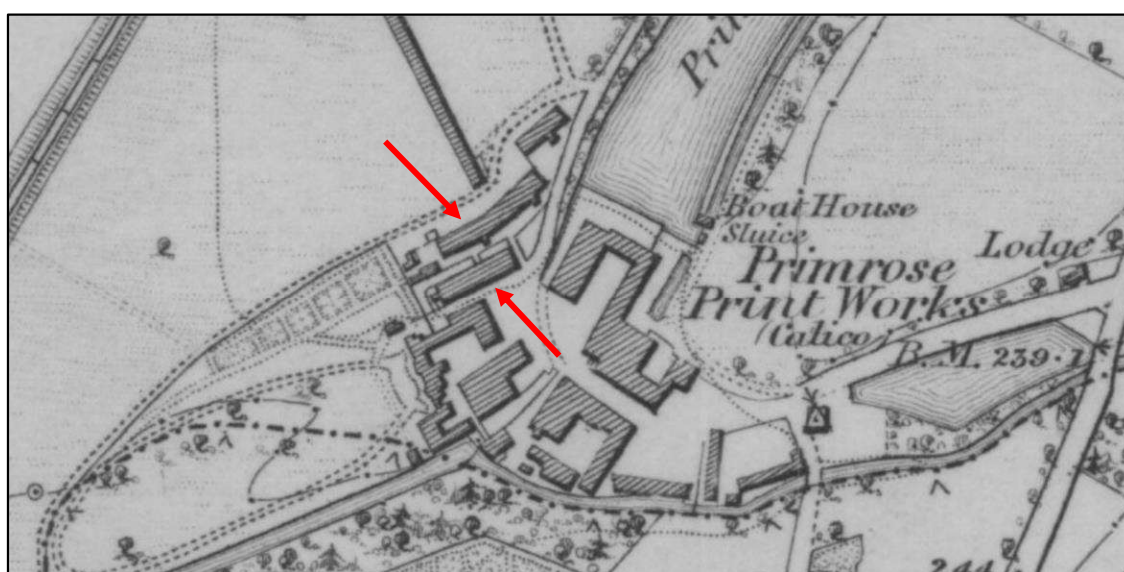


Fig 05: OS map of 1844⁴

³ Haigh, S. (2014) *Heritage Assessment and Statement of Significance – The premises of Lodematic Ltd, No's 1, 2 and 3 Works, Primrose Mill, Clitheroe* (Online) Available at: https://www.ribblevalley.gov.uk/planx_downloads/160764__Lodematic_heritage_assessment_rev_1.pdf (Accessed on 28th February 2020)

⁴ Ordnance Survey, six inch, 1:10,560 scale map, surveyed 1844, Lancashire Sheet 47.

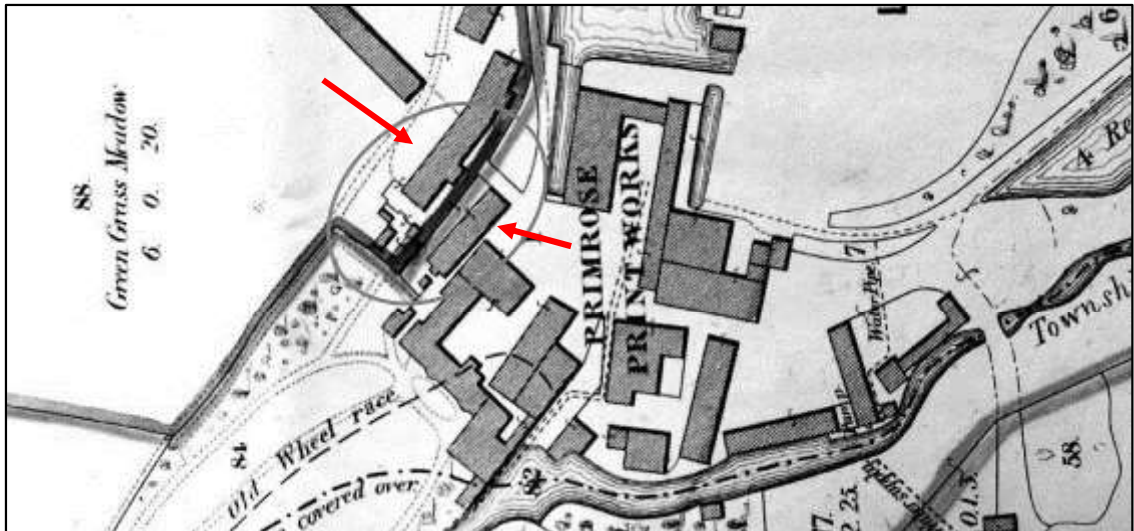


Fig 06: Map of 1854⁵ taken from Haigh, S (2014) ⁶. Original source: Harrison, Willis, & Moore. (1854) (Lancashire Archives DDHH 11128)

- 4.2.3 Between 1854 and 1883, the north range had been reduced in length and now resembles its original size as shown on the map of 1815. The north and south ranges are no longer detached as the space in between has been infilled presumably to make use of what is essentially wasted space and incorporate the space into the process of paper manufacture which the site was being used for at that time. The extant cottage is now shown to the south west elevation of the north range and is shown as divided into two, an arrangement that currently exists on site. No further significant changes are identified from historic mapping from this time onwards.

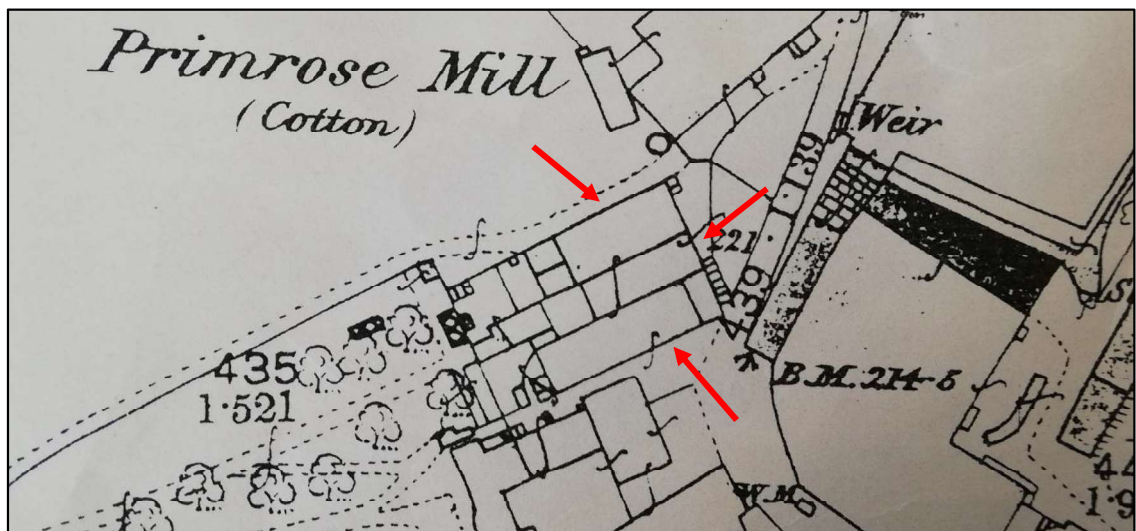


Fig 07: Map of 1883⁷

⁵ Map of 1854 taken from Haigh, S (2014). Original source: Harrison, Willis, & Moore. (1854) (Lancashire Archives DDHH 11128)

⁶ Haigh, S. (2014) Heritage Assessment and Statement of Significance – The premises of Lodematic Ltd, No's 1, 2 and 3 Works, Primrose Mill, Clitheroe (Online) Available at: https://www.ribblevalley.gov.uk/planx_downloads/160764__Lodematic_heritage_assessment_rev_1.pdf (Accessed on 28th February 2020)

⁷ Ordnance Survey, 25 inch, 1:2500 scale map, surveyed 1883 to 1892, Lancashire Sheet 47.14.



Fig 08: Map of 1910⁸



Fig 09: Map of 1932⁹

5.0 PLANNING CONEXT

5.1 HERITAGE ASSET DESIGNATION

- 5.1.1 The former Primrose Print Works is not a statutorily listed but it is non-designate heritage asset, which is 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.”¹⁰

- 5.1.2 Whilst the former Primrose Print Works does not possess substantial architectural and historical significance of national importance, the building is considered to possess enough interest on a local scale and as such was a material consideration during the planning process.

⁸ Ordnance Survey, 25 inch, 1:2500 scale map, revised 1910, published 1912, Lancashire Sheet 47.14.

⁹ Ordnance Survey, 25 inch, 1:2500 scale map, revised 1929 to 1930, published 1932, Lancashire Sheet 47.14.

¹⁰ Historic England (2016) Historic England Advice Note 7: Local Heritage Listing, Pg 2

5.2 HISTORIC ENVIRONMENT CONSULTATION

- 5.2.1** An Enquiry was submitted to the Lancashire Historic Environment Record on the 17th 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 and provides a detailed history of the Primrose Site.

5.3 PLANNING HISTORY

5.3.1 Here follows a list of the most recent planning applications for the site.

- 3/2019/0954 - Demolition of existing workshop buildings conversion of two main vacant mill structures to provide 25 residential apartments erection of cycle/refuse store, laying out of parking and circulation areas and associated landscaping (Approved).
- 3/2016/0764 - Demolition of existing workshops buildings (other than workshop 3), conversion of workshop 3 to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping. (Approved).
- 3/2015/0266 - Demolition of existing workshops buildings (other than workshop 3), conversion of workshop 3 to provide 14 residential apartments the erection of 4 residential apartments, erection of cycle/refuse store, laying out of parking and circulation areas, and associated landscaping. (Approved).

6.0 AIMS AND OBJECTIVES

6.1 PROJECT AIMS

6.1.1 The aims of the project are as follows;

- To further the current understanding and knowledge of the building through analysis of the standing structure and documentary sources.
- To mitigate against the loss of further historic fabric and features through the production of a full and formal historic building record of the building.
- To identify, interpret and record the fabric, construction and development of the building.
- To provide a permanent project archive of the existing building and ensure its availability within the public domain through deposition at appropriate archival services.

6.2 PROJECT OBJECTIVES

6.2.1 In order to achieve the above aims, specific objectives must be successfully completed and are as follows:

- A desk-based assessment of published and unpublished documentary evidence will be carried out as well as the analysis of existing cartographic evidence.
- An analysis of the existing building will be undertaken in order to determine material types, construction methods, building development, function and relationship with the existing building and natural landscape.
- A formal written, photographic and drawn record of the building will be compiled in accordance with nationally accepted guidance and best practice documents.
- A final report presenting the findings of the above will be compiled.

- Deposition if the completed project archive will be to provide a permanent record of the building that is openly accessible to the public.

7.0 RECORDING STANDARDS

7.1 PROFESSIONAL STANDARDS AND GUIDANCE

- 7.1.1 A record of level 2/3 has been requested as per the condition imposed by Ribbles Valley Borough Council. Given that the building is not to be demolished and only converted, we consider it appropriate to record the buildings to level 2 standard with the inclusion of more detailed information where considered to be appropriate and necessary. The Historic England guidance document 'Understanding Historic Buildings' (2016), defines a level 2 record as the following;

*"This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged to not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which the analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project."*¹¹

- 7.1.2 All recording works undertaken will also be produced in accordance with the standards and guidance provided by the following documents, all of which constitute best practice guidance and nationally accepted guidance for the undertaking, production and archiving of historic building records;
- Chartered Institute of Archaeologists (2017) Standard and Guidance for historic environment desk-based assessments.
 - Chartered Institute for Archaeologists (2019) Standard and guidance for the archaeological investigation and recording of standing buildings and structures.
 - Chartered Institute for Archaeologists (2014) Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives.
 - Historic England (2016) Understanding historic buildings: a guide to good recording practice.
 - Historic England (2015) Conservation principles, policies and guidance for the sustainable management of the historic environment.

8.0 METHODOLOGY

8.1 DESK BASED ASSESSMENT

- 8.1.1 A desk-based assessment of both published and unpublished documentary evidence relating to the building will be carried out and will consist of:
- Census records
 - Trade directories
 - Illustrations

¹¹ Historic England (2016) Understanding Historic Buildings: A Guide to Good Recording Practice (Online) Available at: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/> (Accessed on 24th February 2020).

- Historic Ordnance Survey maps
- Tithe maps and apportionments
- Local Histories
- Past site investigations

8.1.2 In order to access the above information the following sources will be consulted.

- Historic England Online Archive
- Lancashire County Record Office Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library

8.1.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

8.2 WRITTEN RECORD

8.2.1 A written description of the building will be provided and will be firstly carried out on site through the detailed annotation of the existing detailed survey drawings produced by Sunderland Peacock and Associates Ltd. The drawings (plans and elevations) will be annotated with material types, features, plan forms, function, methods of construction, evidence of phasing, architectural style, decoration and surface finishes and any relevant fixtures and fittings. All notes made during the on-site recording will be appended for inclusion within the completed project archive.

8.2.2 The written description of the building will include the following:

- The precise location of the building as an address and in the form of a National Grid Reference.
- A note of any statutory designations (i.e. listing)
- The date when the record was made, the name of the recorder and the location of any archive material.
- A longer summary statement. This account will summarise the buildings form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known.
- An introduction briefly setting out the circumstances in which the record is made, its objectives, methods, scope, limitations, and any constraints. The brief for the project design will also be included / appended.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be produced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the buildings over all form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence of these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures or fittings, plant or machinery associated with the building, and their purpose.
- Any evidence for the former existence of demolished structures or removed plant.
- Full bibliographic references of the sources used within the record.

8.3 DRAWN RECORD

- 8.3.1 The drawn record will involve the use of existing measured survey drawings produced by Sunderland Peacock and Associates Ltd and their accuracy will be checked through on-site measurement checks.
- 8.3.2 The drawn record will involve the production of detailed measured floor plans of the building which indicate the arrangement of the floors and show the location and form of significant historical features including, blocked doors and windows, masonry jointing, ceiling and floor beams, roof structures and changes in floor level. This will also include any fixtures and fittings of significance.
- 8.3.3 A measured cross section of the building will also be created to supplement the floor plans and provide an indication as to the vertical relationships within the building such as floor and ceiling heights as well as the form and construction of roof structures if possible.
- 8.3.4 Measured elevations will be produced where these are necessary to an understanding of buildings design development or function.
- 8.3.5 All drawings will be created using CAD software and will be provided at a suitable scale, namely 1:50 scale, and will be annotated where appropriate. The drawing conventions provided by Historic England (2016) will be implemented and be in accordance with a Level 2 recording. All drawings will contain a drawn metric scale bar, drawn north point, name and address of the building / site details, including the National Grid Reference, the name of the person responsible for production of the drawings, date of the survey and the name of the company responsible for carrying out the survey works. All drawings are to be produced in accordance with paragraph 4.3.3 of the Historic England Documents “Understanding Historic Buildings: A Guide to Good Recording Practice” (2016).

8.4 PHOTOGRAPHIC RECORD

- 8.4.1 The Photographic record of the building will include the following:
- General views of the building in its wider setting.
 - The buildings external appearance including a series of oblique views showing all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may be appropriate to take views at right angles to the plane of the elevation.
 - Any further views that reflect the design intentions of the building or architect where these are known from the documentary sources or where they can be inferred from the building or its setting.
 - The overall appearance of the principal rooms and circulation areas.
 - Any external and internal detail, structural or decorative, which is relevant to the building’s design development and use.
 - Any machinery or other plant, or evidence of its former existence.
 - Any dates, inscriptions or signage which provide a contribution to the understanding of the building.
 - Any building contents which have a significant bearing on the building’s history.
 - Copies of maps, drawings, views and photographs present in the building and illustrating its development of that of its site. This will be done with the owners written consent should this be necessary.
- 8.4.2 All photographs will be taken using a Nikon 3200 DSLR 24 mega pixel camera with a Nikon AF-S DX Zoom – Nikkor Lens with a focal length of 18 – 55mm (f/3.5-5.6G EDII).

- 8.4.3 The photographs will be taken in focus with the best possible depth of field. All photographs will be taken in natural light in order to produce the best possible results. A tripod will also be used in order to avoid the images being affected by camera shake and distortion.
- 8.4.4 If further lighting is required the integral camera flash will be utilised if deemed necessary and appropriate at the time of the on-site inspection. In order to provide sufficient lighting of the internal areas, portable lighting will be used if deemed necessary with min 1500 lumens. No back lighting will be used for the purpose of the photographic record and every effort will be made to reduce the amount of backlighting internally produced by natural light from outside the building.
- 8.4.5 An appropriate metric scale will be provided within each photograph so as to provide an indication of the size and scale of a particular elevation, feature, detail or object. This will be provided mainly through the use of a 2m ranging pole. Where smaller details and features require photographing then a smaller metric scale will be provided as well as a north point.
- 8.4.6 All photographs will be taken using the RAW picture format to allow for the conversion of each photograph into 8-bit TIFF files for archive purposes.
- 8.4.7 The location and direction at which each photograph is to be taken will be highlighted on plan drawings to show the relation between the object with the photograph and its location.
- 8.4.8 A full photographic register will be compiled and included within the completed project archive and will include the following information:
- Details and location of each photograph
 - Orientation and direction of each photograph
 - Photograph number
 - Feature number
 - Description of photograph

9.0 RECORDING LIMITATIONS

9.1 LIMITATIONS

- 9.1.1 Whilst undertaking the recording of the building, the following limitations were noted;
- Internally the upper floors of the print works, the upper floors (where shown to have once been present) had been removed including all joists and floor boards. This meant that the higher areas of the structure were not accessible for closer assessment.
 - The former cottage to the south west of the north range was significantly dilapidated and the interior of the building was not measured as a result. However, the interior was photographed from safe vantage points where possible.

10.0 BUILDING DESCRIPTION

10.1 EXTERNAL DESCRIPTION

- 10.1.1 The south range of the building, which is considered to be the principle building within the complex, is a long and narrow structure of three storeys in height. It is twenty bays long and two bays wide. The external walls are of limestone rubble construction with sandstone dressings to the windows and sandstone band courses between the storeys and rock-faced quoins to the corners of the range. However, the external walls to the lower ground floor appear to be an earlier phase of construction when compared with those of the ground floor and first floor suggesting that these floors were added at a later date which has not been determined. This is also suggested by the lack of stone quoins to the corners of the external walls at lower ground floor level. The five-light window to the north east facing gable end of the south range is historic in nature and likely to be original. A circular 'port hole' type opening is present to the apex of the gable end, above the 5-light window, the gable conceals two parallel gable roofs, the large roof being to the south side. The south west facing elevation of the south range contains a repetitive pattern of windows to all storeys. The window openings are plain in their appearance with stone cills and heads. The timber window frames and glazing are modern replacements with a mixture of fixed lights and top hung casements. The pattern has been altered at lower ground floor level through the insertion of a modern loading bay door. The south west gable end has a closed-up personnel door and a closed up arched opening. The presence of the blocked door opening would suggest that the arched opening would have served as more than an entrance into the building, however there is no evidence present to the site which provides any information ascertaining to its former use. The north west wall, present internally, is of similar construction to the south east wall and is of rubble limestone construction with sandstone dressings, heads and cills.
- 10.1.2 The north range of the building is sited parallel to the south range and is constructed of squared sandstone to the south east and south west walls with limestone rubble to the north east and north west elevations. This would suggest that the north east and north west elevations have been substantially rebuilt following the ranges reduction in size in the second half of the 19th century. The sandstone walling could be part of the pre 1815 building shown on the map of 1815. A five light window similar to that of the south range is present to the north east gable of the north range but has been significantly altered and the central arch headed light having been infilled with brickwork. The alteration of the window appears to have been so as to accommodate the large sliding door which appears to have been for loading purposes or for vehicular access. The north west elevation of the north range contains a number of window openings but fewer than that to the south east elevation of the south range. The south west gable end is largely visible from within the ruin of the former cottage. Some areas of render have degraded and the underlying sandstone walling can be seen suggesting that the south west gable is of the same phase of construction as the south east wall present internally. A single blocked up window can be seen to an area of degraded render finish.
- 10.1.3 The infill elevation to the north east elevation is of coursed and squared sandstone construction and consists of a symmetrical façade with a large keystone arched entrance. The arched entrance is flanked by a pair of two light windows with plain, squared sandstone jambs, heads and central mullions. A three light window is located at first floor level above the arched door opening and is flanked on each side by a single window, all with matching stonework. The opposite elevation to the south west is unremarkable and is of a similar arrangement in terms of its fenestration to that of the north east elevation.
- 10.1.4 The cottage to the south west of the north range is in a significantly dilapidated condition and has no roof. Internally, the charred remains of a king post roof truss would suggest that the building has suffered from a fire sometime in the past and is a contributing reason as to why the roof no longer remains. The cottage is of sandstone wall construction and has sandstone heads and cills with a

sandstone band course at first floor level. The walls are finished with a roughcast cement render finish. The majority of the openings have been blocked up with modern concrete blocks and no window or doors are present in-situ. The front south west elevation of the cottage appears to have two front doors suggesting that the building actually served as two cottages, this is reinforced by the presence of a central dividing brickwork wall which is a later addition with a central chimney stack with fireplaces present to each ground floor and first floor unit. Evidence of a staircase is also present to both of the ground floor units. The first-floor structure is no longer present.

- 10.1.5 The outbuildings to the south west of the south range consists of two separate outbuildings separated by a flight of steps. The roof over the west building has been removed, however a slate hipped roof is present to the adjoining east building. The buildings are constructed from limestone and are unremarkable in their appearance with n distinguishing features. There historical use and function are not known; however, a WC is present to the west building suggesting at its modern use.

10.2 INTERNAL DESCRIPTION

- 10.2.1 The interior of the south range contains little of interest in an architectural and historical sense. The lower ground floor is divided into two sections with the northern part having been excavated to reveal the internal sides of the blocked door and arched opening to the south west end and five blocked window openings to the north wall. The upper floors of the south range 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 which are supported on the dividing lower ground floor wall. The ground floor structure consists of 20th century steelwork with only a small section of timber floor joists and floor boards present ground floor level. Evidence of the removal of a staircase is present to the south west end of the south section of the lower ground floor with evidence of partition removal to the north east end. The floor structure to the lower ground floor is of concrete with some stone flagging visible in areas throughout.
- 10.2.2 The north range is likely to have once possessed an intermediate floor given the height of bottom of the doors to the north west elevation, however there is no evidence to suggest the presence of a floor i.e. joist sockets. The doors could have been served by platforms with stepped platforms but again there is no evidence to suggest this. The roof construction is comprised of a number of softwood queen post roof trusses with iron rods in the position of the queen posts. Timber purlins are supported on the trusses with timber rafters above. The 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 19th century.
- 10.2.3 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 second half of the 19th century again with purlins and rafters above.

11.0 PHOTOGRAPHIC RECORD

Number	Description
01	View of the North east gable end of the south range.
02	View of the upper windows to the north east gable end of the south range.
03	View of the 5-light window with central rounded arched head to the north east gable end of the south range.
04	View of the lower ground floor entrance and steps to the north east gable end of the south range.
05	View of the north east elevation of the central range.
06	View of the north east gable end to the north range.
07	View of the now altered five-light window to the north east gable end of the north range.
08	View of the former print works from the north.
09	View of the north west elevation of the north range from the north.
10	View of the north west elevation of the north range from the east.
11	View of the north range and former cottage from the east.
12	View of the north west gable end of the former cottages.
13	View of the former print works from the east.
14	View of the south west elevation of the former cottages.
15	View of the south east gable end of the former cottages.
16	View of the north west elevation of the south range.
17	View of the south west elevation of the south range.
18	View of blocked up openings at lower ground floor level to the south west elevation of the south range.
19	View of outbuildings to the south east of the south range from the north.
20	View of the adjoining out building to the south east of the south range from the north.
21	View of the smaller outbuilding to the south west of the south range from the north.
22	View of the smaller outbuilding to the south west of the south range from the north.
23	View of the outbuildings to the south west of the south range from the south.
24	View of the south west elevation of the south range from the south.
25	View of the south east elevation of the south range from the south west.
26	View of the south east elevation of the south range from the south east.
27	View south west along the lower ground floor of the south range.
28	View of the former stair position to the south west gable at lower ground floor level to the south range.
29	View of the remnants of the ground floor structure above the lower ground floor of the south range.
30	View north east along the lower ground floor of the south range.
31	View north east towards to north east gable at lower ground floor level within the north range.
32	View of former partition locations to the north east end of the south range at lower ground floor level.
33	View of stone flag flooring at lower ground floor level to the south range.
34	View of stone flag flooring at lower ground floor level to the south range.
35	View of modern partitions to the north east end of the south range at ground floor level.
36	View south east within the WC's at lower ground floor level within the south range.
37	View north west within the WC's at lower ground floor level within the south range.
38	View north east along the corridor towards to the north east end of the south range at lower ground floor level.
39	View north east within the north east unit at lower ground floor level to the south range.
40	View south east within the north east unit at lower ground floor level to the south range.
41	View north within the north east unit at lower ground floor level to the south range.

42	View south west at lower ground floor level within the northern section of the south range.
43	View of blocked door and arched opening to the south west gable.
44	View south west along the north section of the south range.
45	View south west towards the upper levels of the south west gable ends.
46	View south along the north section of the south range at lower ground floor level.
47	View west along the north section of the south range at lower ground floor level.
48	View north east along the north section of the south range at lower ground floor level.
49	View north east along the north section of the south range at lower ground floor level.
50	View east along the north section of the south range at lower ground floor level.
51	View north along the north section of the south range at lower ground floor level.
52	View north east towards the upper levels of the north east gable end of the south range from lower ground floor level.
53	View south west along the south range from ground floor level.
54	View south west along the south range from ground floor level.
55	View east along the south range from ground floor level.
56	View east along the south range from ground floor level.
57	View of the roof structure over the south range.
58	View south west along the central range.
59	View of the south west gable end of the central range.
60	View south along the central range.
61	View east along the central range.
62	View east along the central range.
63	View north east along the central range.
64	View north along the central range.
65	View of 'H' inscribed into stone plinth at base of wall to the north corner of the central range.
66	View west along the central range.
67	View of roof structure over the central range.
68	View south west along the north range.
69	View of the south west gable end of the north range.
70	View south along the north range.
71	View west along the north range.
72	View north east along the north range.
73	View of the north east gable of the north range.
74	View north along the north range.
75	View east along the north range.
76	View of former partitions and floor location to the north corner of the north range.
77	View of roof structure over the north range.
78	View south west at ground floor level within the south unit of the former cottage.
79	View north west at ground floor level within the south unit of the former cottage.
80	View north east at ground floor level within the south unit of the former cottage.
81	View north east towards the south west gable of the north range from ground floor level within the south unit of the former cottage.
82	View of the fireplace at ground floor level within the south unit of the former cottage.
83	View south west at ground floor level within the north unit of the former cottage.
84	View south west towards first floor level from ground floor level within the north unit of the former cottage.
85	View west at ground floor level within the north unit of the cottage.
86	View north west towards the first-floor level of the north west gable of the north unit of the former cottage.

87	View of charred remains of a timber king post roof truss within the north unit of the former cottage.
88	View of the fireplace at ground floor level within the north unit of the former cottage.
89	View north east at ground floor level within the north unit of the former cottage.
90	View north east towards the south west gable of the north range from ground floor level within the north unit of the former cottage.
91	View north west within the former WC to the south west outbuilding.
92	View south within the former WC to the south west outbuilding.
93	View north east from within the former WC of the south west outbuilding.
94	View south west along the passage between the outbuildings to the south west of the south range.
95	View north east along the passage between the outbuildings to the south west of the south range.
96	View north west within the adjoining outbuilding to the south west of the south range.
97	View south east within the adjoining outbuilding to the south west of the south range.



Photo 01: View of the North east gable end of the south range.



Photo 02: View of the upper windows to the north east gable end of the south range.



Photo 03: View of the 5-light window with central rounded arched head to the north east gable end of the south range.



Photo 04: View of the lower ground floor entrance and steps to the north east gable end of the south range.



Photo 05: View of the north east elevation of the central range.



Photo 06: View of the north east gable end to the north range.



Photo 07: View of the now altered five-light window to the north east gable end of the north range.



Photo 08: View of the former print works from the north.



Photo 09: View of the north west elevation of the north range from the north.



Photo 10: View of the north west elevation of the north range from the east.



Photo 11: View of the north range and former cottage from the east.



Photo 12: View of the north west gable end of the former cottages.



Photo 13: View of the former print works from the east.



Photo 14: View of the south west elevation of the former cottages.



Photo 15: View of the south east gable end of the former cottages.



Photo 16: View of the north west elevation of the south range.



Photo 17: View of the south west elevation of the south range.



Photo 18: View of blocked up openings at lower ground floor level to the south west elevation of the south range.



Photo 19: View of outbuildings to the south east of the south range from the north.



Photo 20: View of the adjoining out building to the south east of the south range from the north.



Photo 21: View of the smaller outbuilding to the south west of the south range from the north.



Photo 22: View of the smaller outbuilding to the south west of the south range from the north.



Photo 23: View of the outbuildings to the south west of the south range from the south.



Photo 24: View of the south west elevation of the south range from the south.



Photo 25: View of the south east elevation of the south range from the south west.



Photo 26: View of the south east elevation of the south range from the south east.



Photo 27: View south west along the lower ground floor of the south range.



Photo 28: View of the former stair position to the south west gable at lower ground floor level to the south range.



Photo 29: View of the remnants of the ground floor structure above the lower ground floor of the south range.



Photo 30: View north east along the lower ground floor of the south range.



Photo 31: View north east towards to north east gable at lower ground floor level within the north range.



Photo 32: View of former partition locations to the north east end of the south range at lower ground floor level.



Photo 33: View of stone flag flooring at lower ground floor level to the south range.



Photo 34: View of stone flag flooring at lower ground floor level to the south range.



Photo 35: View of modern partitions to the north east end of the south range at ground floor level.



Photo 36: View south east within the WC's at lower ground floor level within the south range.

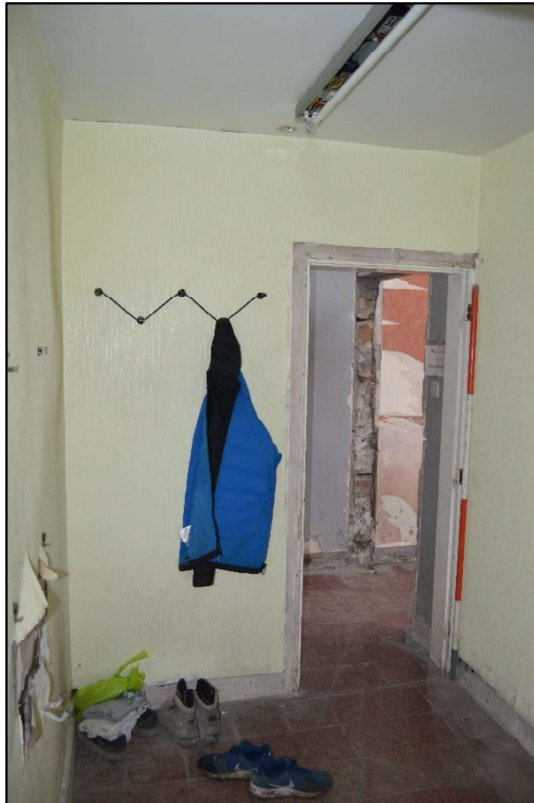


Photo 37: View north west within the WC's at lower ground floor level within the south range.

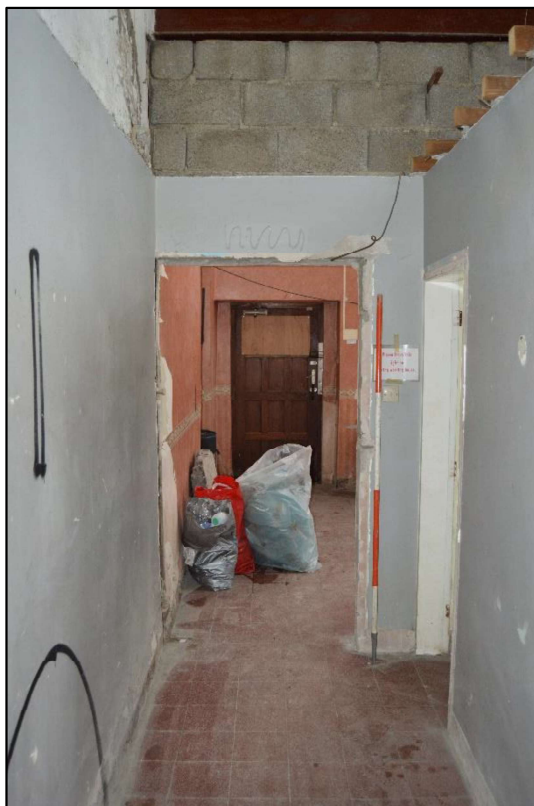


Photo 38: View north east along the corridor towards to the north east end of the south range at lower ground floor level.



Photo 39: View north east within the north east unit at lower ground floor level to the south range.



Photo 40: View south east within the north east unit at lower ground floor level to the south range.



Photo 41: View north within the north east unit at lower ground floor level to the south range.



Photo 42: View south west at lower ground floor level within the northern section of the south range.



Photo 43: View of blocked door and arched opening to the south west gable.



Photo 44: View south west along the north section of the south range.



Photo 45: View south west towards the upper levels of the south west gable ends.



Photo 46: View south along the north section of the south range at lower ground floor level.



Photo 47: View west along the north section of the south range at lower ground floor level.



Photo 48: View north east along the north section of the south range at lower ground floor level.



Photo 49: View north east along the north section of the south range at lower ground floor level.



Photo 50: View east along the north section of the south range at lower ground floor level.



Photo 51: View north along the north section of the south range at lower ground floor level.



Photo 52: View north east towards the upper levels of the north east gable end of the south range from lower ground floor level.



Photo 53: View south west along the south range from ground floor level.



Photo 54: View south west along the south range from ground floor level.



Photo 55: View east along the south range from ground floor level.



Photo 56: View east along the south range from ground floor level.



Photo 57: View of the roof structure over the south range.



Photo 58: View south west along the central range.



Photo 59: View of the south west gable end of the central range.



Photo 60: View south along the central range.



Photo 61: View east along the central range.



Photo 62: View east along the central range.



Photo 63: View north east along the central range.



Photo 64: View north along the central range.



Photo 65: View of 'H' inscribed into stone plinth at base of wall to the north corner of the central range.

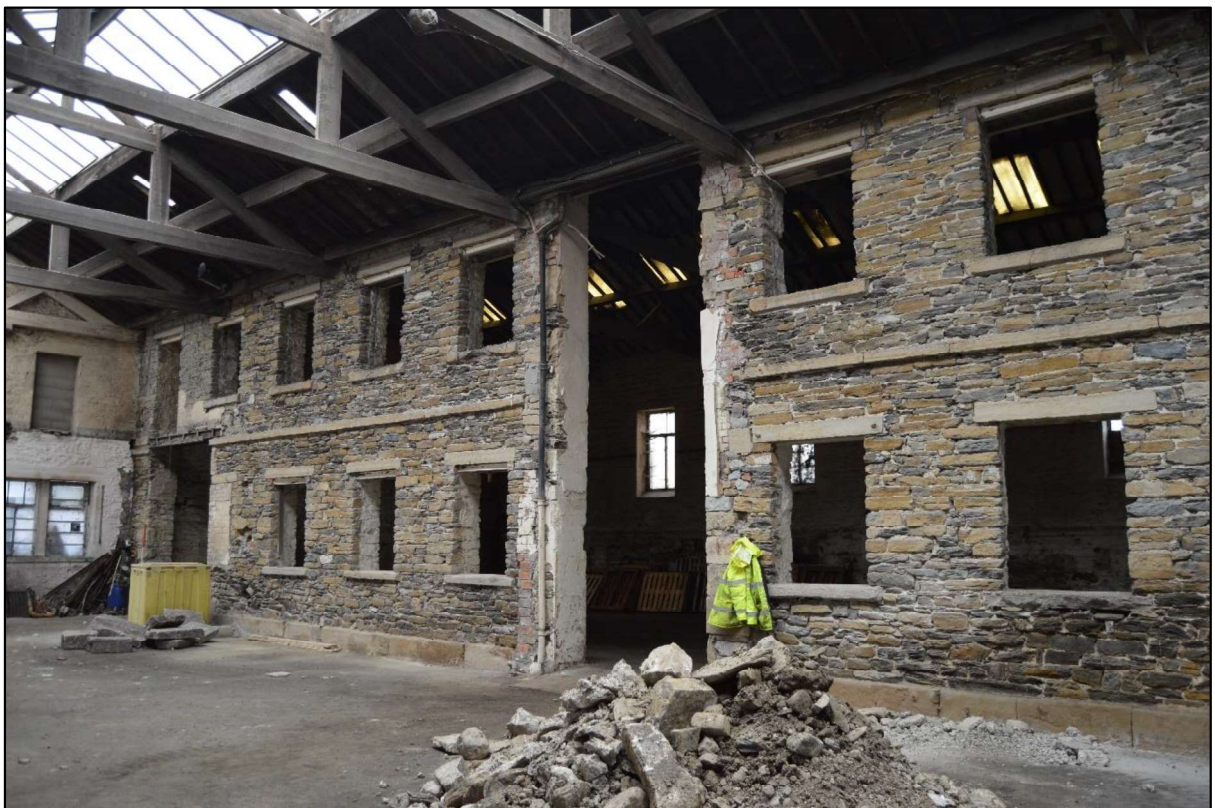


Photo 66: View west along the central range.



Photo 67: View of roof structure over the central range.



Photo 68: View south west along the north range.



Photo 69: View of the south west gable end of the north range.



Photo 70: View south along the north range.



Photo 71: View west along the north range.



Photo 72: View north east along the north range.



Photo 73: View of the north east gable of the north range.



Photo 74: View north along the north range.



Photo 75: View east along the north range.

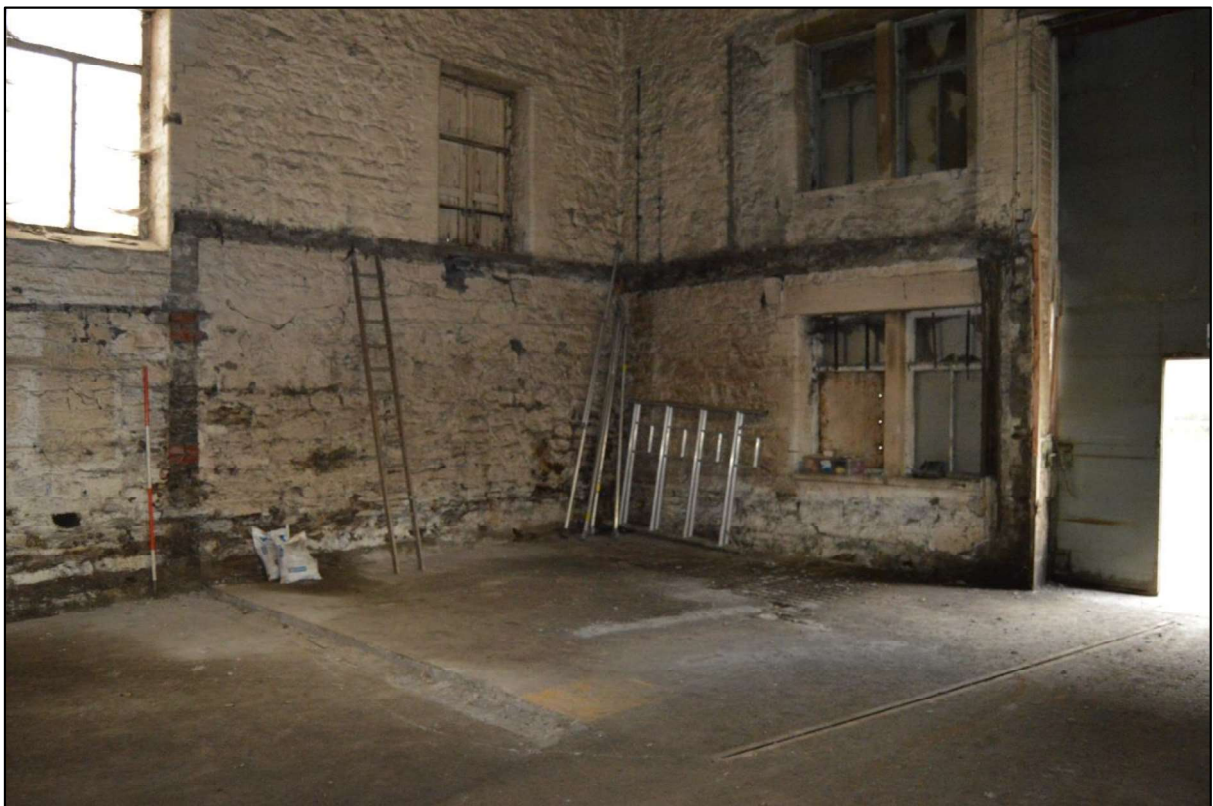


Photo 76: View of former partitions and floor location to the north corner of the north range.



Photo 77: View of roof structure over the north range.



Photo 78: View south west at ground floor level within the south unit of the former cottage.



Photo 79: View north west at ground floor level within the south unit of the former cottage.



Photo 80: View north east at ground floor level within the south unit of the former cottage.



Photo 81: View north east towards the south west gable of the north range from ground floor level within the south unit of the former cottage.



Photo 82: View of the fireplace at ground floor level within the south unit of the former cottage.



Photo 83: View south west at ground floor level within the north unit of the former cottage.



Photo 84: View south west towards first floor level from ground floor level within the north unit of the former cottage.



Photo 85: View west at ground floor level within the north unit of the cottage.



Photo 86: View north west towards the first-floor level of the north west gable of the north unit of the former cottage.



Photo 87: View of charred remains of a timber king post roof truss within the north unit of the former cottage.



Photo 88: View of the fireplace at ground floor level withing the north unit of the former cottage.



Photo 89: View north east at ground floor level within the north unit of the former cottage.



Photo 90: View north east towards the south west gable of the north range from ground floor level within the north unit of the former cottage.



Photo 91: View north west within the former WC to the south west outbuilding.

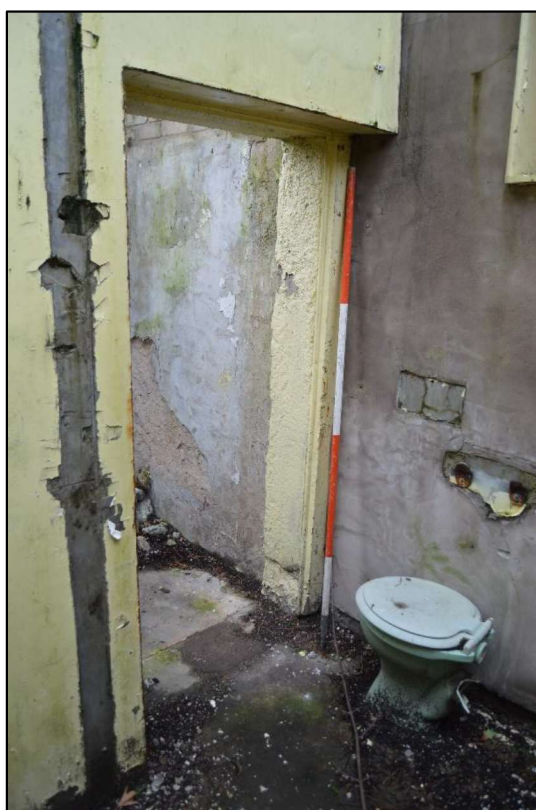


Photo 92: View south within the former WC to the south west outbuilding.



Photo 93: View north east from within the former WC of the south west outbuilding.



Photo 94: View south west along the passage between the outbuildings to the south west of the south range.



Photo 95: View north east along the passage between the outbuildings to the south west of the south range.



Photo 96: View north west within the adjoining outbuilding to the south west of the south range.



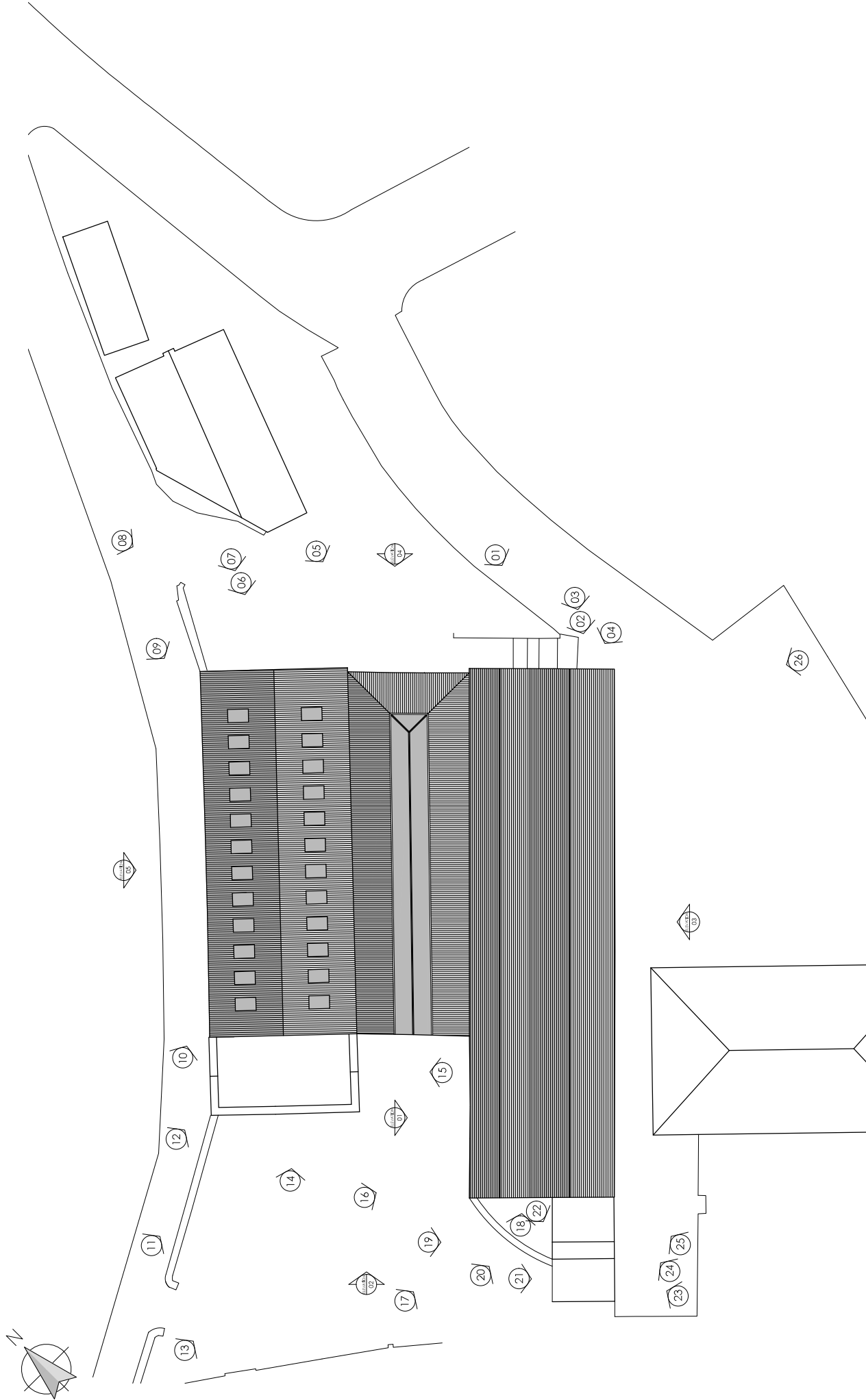
Photo 97: View south east within the adjoining outbuilding to the south west of the south range.

12.0 DRAWN RECORD

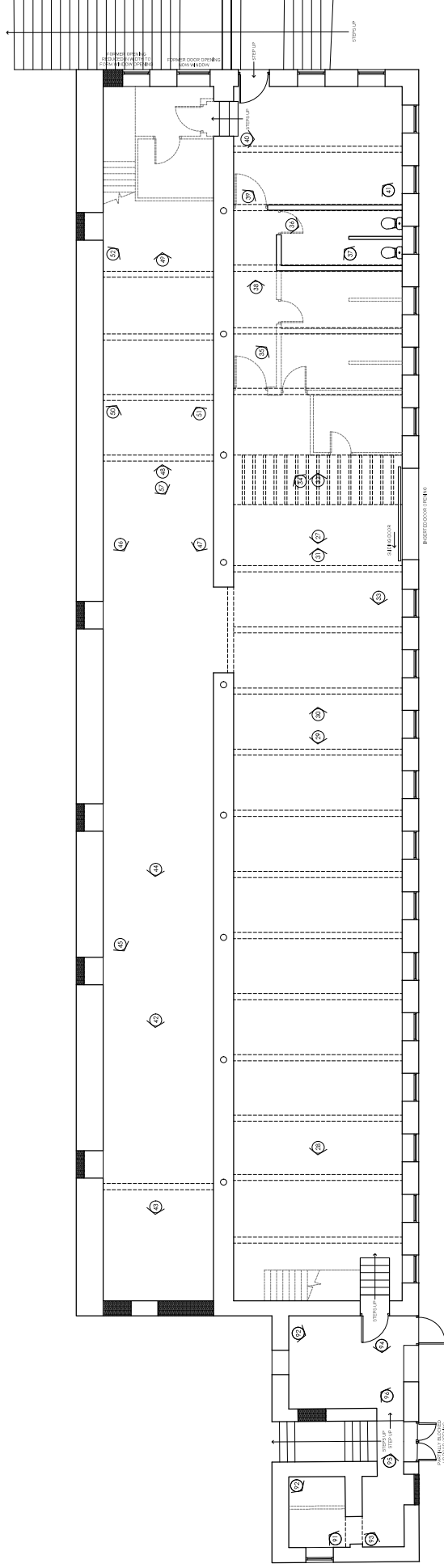
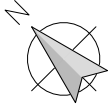
12.1 LIST OF DRAWINGS:

12.1.1 The following list of drawings comprise the drawn element of this historic building record.

- HBR-01: Site plan showing location of external photographs.
- HBR-02: Existing lower ground floor plan showing location of internal photographs.
- HBR-03: Existing ground floor plan showing location of internal photographs.
- HBR-04: Existing lower ground floor plan.
- HBR-05: Existing ground floor plan.
- HBR-06: Existing first floor plan.
- HBR-07: Existing roof structure layout.
- HBR-08: Existing elevations.
- HBR-09: Existing elevations.
- HBR-10: Existing sections.



TITLE SITE PLAN SHOWING LOCATION OF EXTERNAL PHOTOGRAPHS	DRAWN BY MJF	DATE FEB 2020	SCALE 1:200	SURVEY OF FORMER PRIMROSE PRINT WORKS PRIMROSE ROAD CLITHEROE LANCASHIRE BB7 1BS NGR SD 73788 40692	DRAWING REF HBR - 01	spa SUNDERLAND PEACOCK ARCHITECTS SURVEYORS SUNDERLAND PEACOCK & ASSOCIATES LTD. PRIMROSE ROAD, CLITHEROE LANCASHIRE, BB7 1DA T 01206 423178 F 01206 427238 www.sunderlandpeacock.co.uk
---	------------------------	-------------------------	-----------------------	---	--------------------------------	--



DRAWING REF
HBR - 02

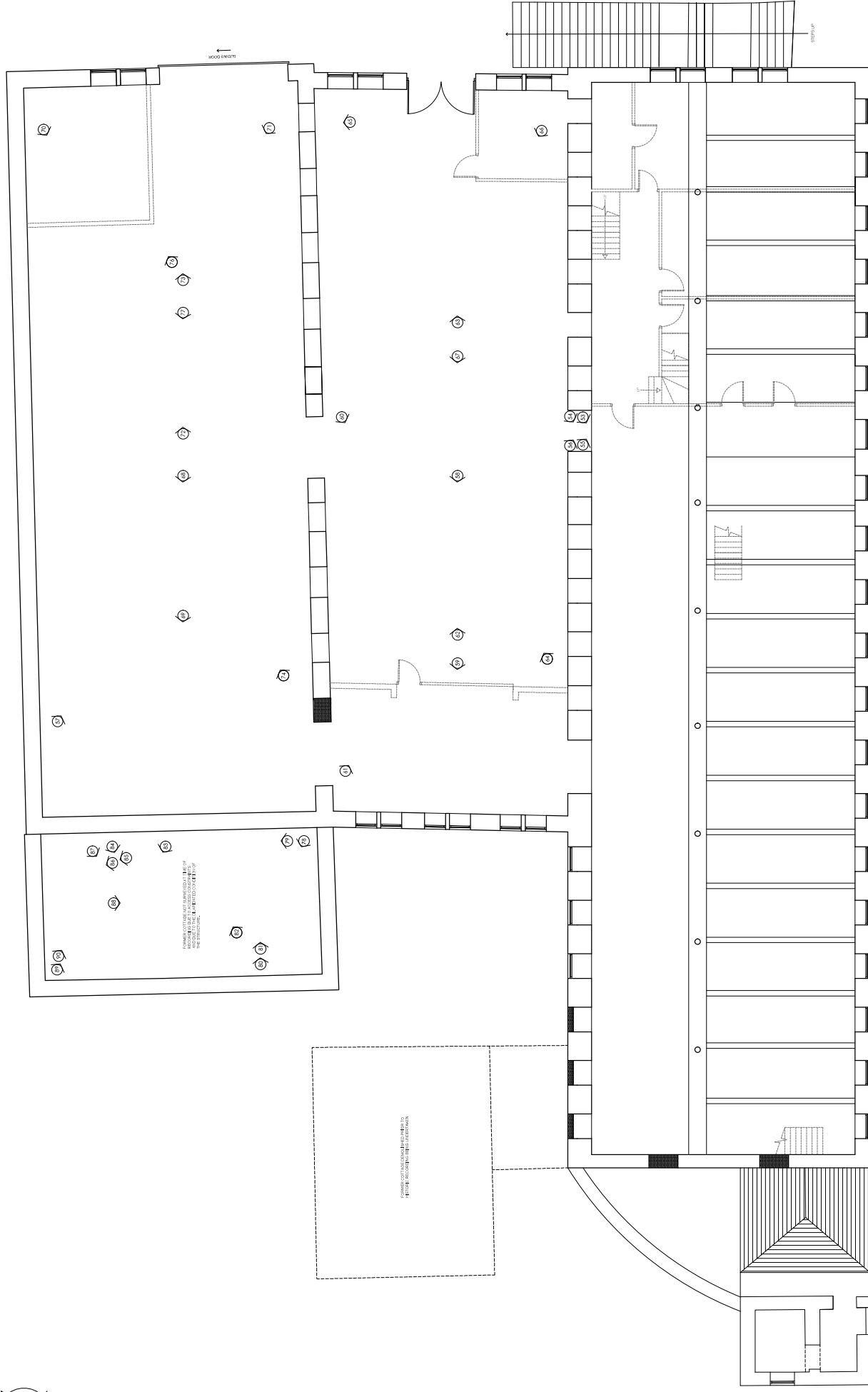
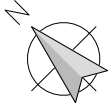
SURVEY OF FORMER PRIMROSE PRINT WORKS
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS
NGR SD 73788 40692

SCALE
1:100

DATE
FEB 2020

DRAWN BY
MJF

TITLE
EXISTING LOWER GROUND FLOOR PLAN
SHOWING LOCATION OF INTERNAL
PHOTOGRAPHS



TITLE

EXISTING GROUND FLOOR PLAN
SHOWING LOCATION OF INTERNAL
PHOTOGRAPHS

DRAWN BY

MJF

DATE

FEB 2020

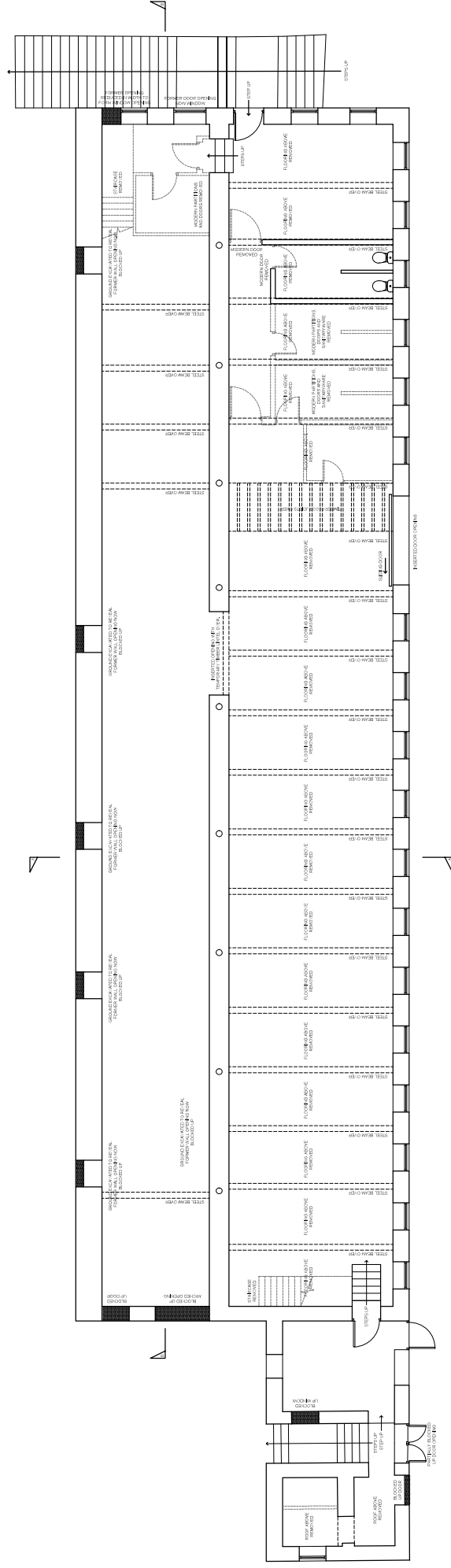
SCALE

1:100

SURVEY OF FORMER PRIMROSE PRINT WORKS
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS
NGR. SD 73788 40692

DRAWING REF

HBR - 03



TITLE	DRAWN BY	DATE	SCALE	DRAWING REF
EXISTING LOWER GROUND FLOOR PLAN	MJF	FEB 2020	1:100	HBR - 04
SURVEY OF FORMER PRIMROSE PRINT WORKS PRIMROSE ROAD CLITHEROE LANCASHIRE B57 1BS NGR: SD 73768 40892				



EXISTING GROUND FLOOR PLAN

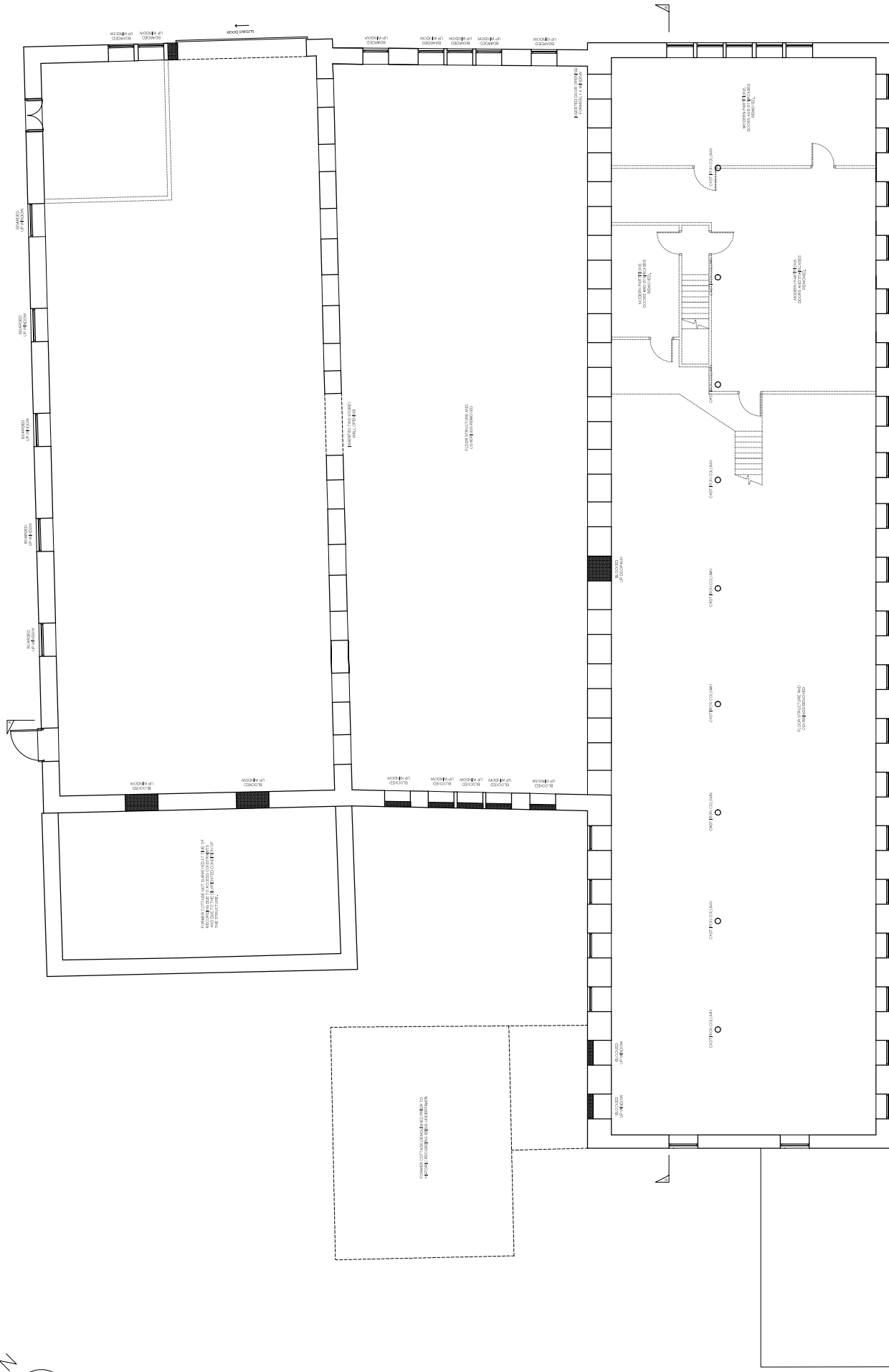
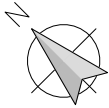
SURVEY OF FORMER PRIMROSE PRINT WORKS
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS
NGR: SD 73788 40692

DATE
FEB 2020

DRAWN BY
MJF

spa ARCHITECTS
SURVEYORS

SUNDERLAND PEACOCK
SUNDERLAND PEACOCK & ASSOCIATES LTD.
HAZELIERIE, HILLCROFT ROAD, CULTERHEE
SUNDERLAND, DURHAM, ENGLAND
T 0191 234 4231 F 0191 2000 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com



TITLE

EXISTING FIRST FLOOR PLAN

DRAWN BY

MJF

DATE

FEB 2020

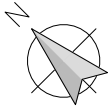
SCALE

1:100

SURVEY OF FORMER PRIMROSE PRINT WORKS
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS
NGR SD 73788 40692

DRAWING REF

HBR - 06



FOR INFORMATION ONLY: THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SPA.

FOR INFORMATION ONLY: THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF SPA.



TITLE

EXISTING ROOF STRUCTURE LAYOUT

DRAWN BY

MJF

DATE

FEB 2020

SCALE

1:100

SURVEY OF FORMER PRIMROSE PRINT WORKS

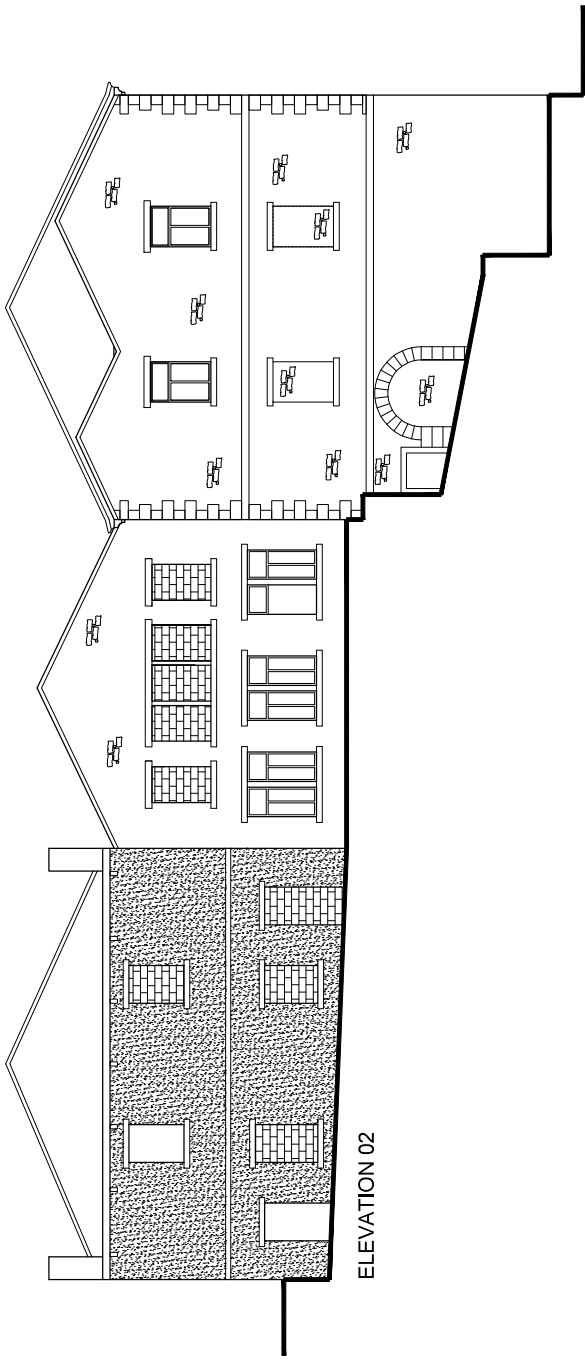
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS
NGR: SD 73788 40692

DRAWING REF

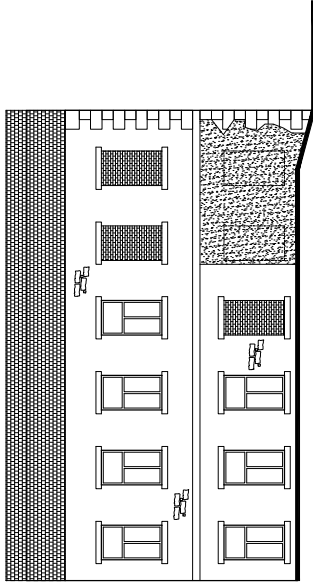
HBR - 07

spa
SUNDERLAND PEACOCK ARCHITECTS
SURVEYORS

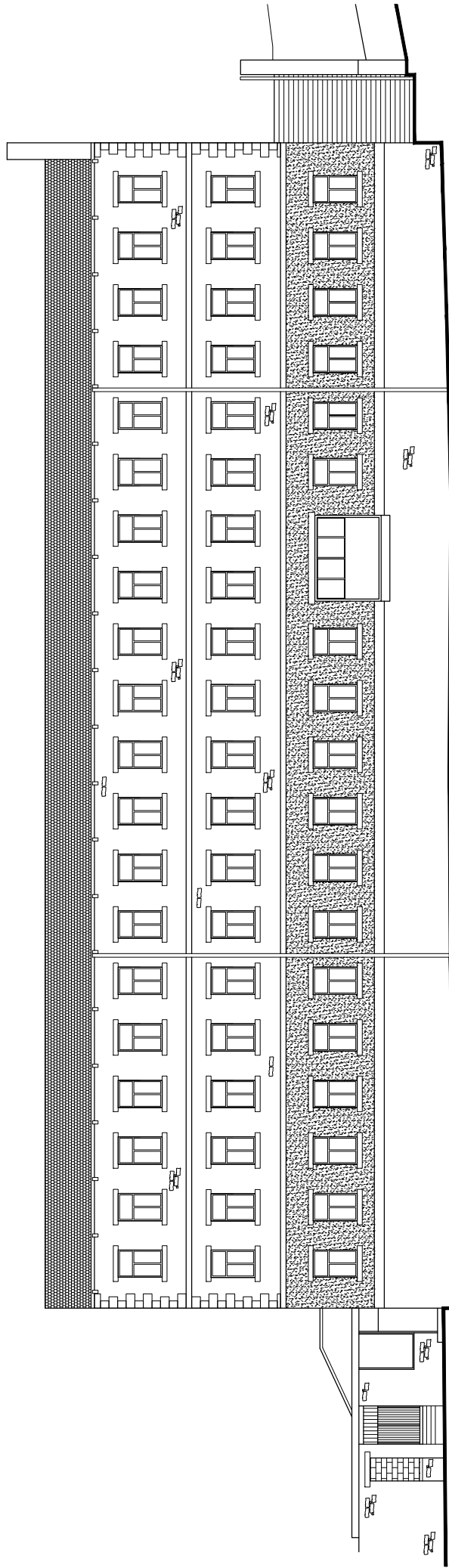
SUNDERLAND PEACOCK & ASSOCIATES LTD.
100, ST. JOHN'S ROAD, CLITHEROE
LANCASHIRE, BB7 1DA
T: 01209 423179 F: 01209 427238
www.sunderlandpeacock.com



ELEVATION 02

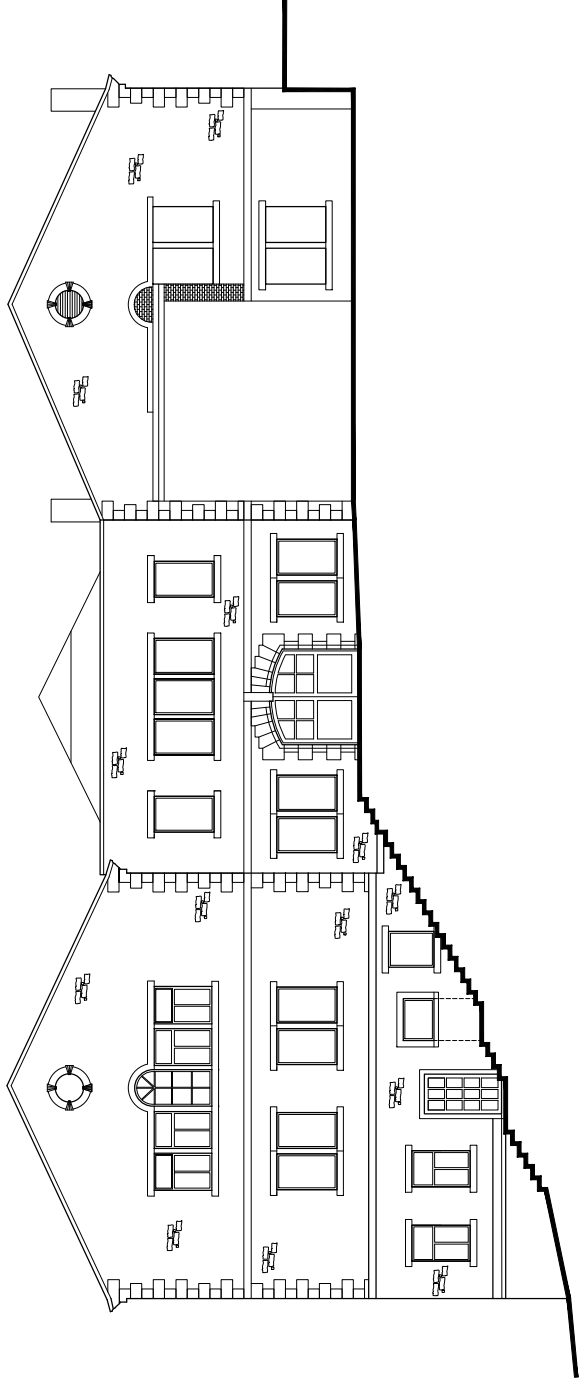


ELEVATION 01

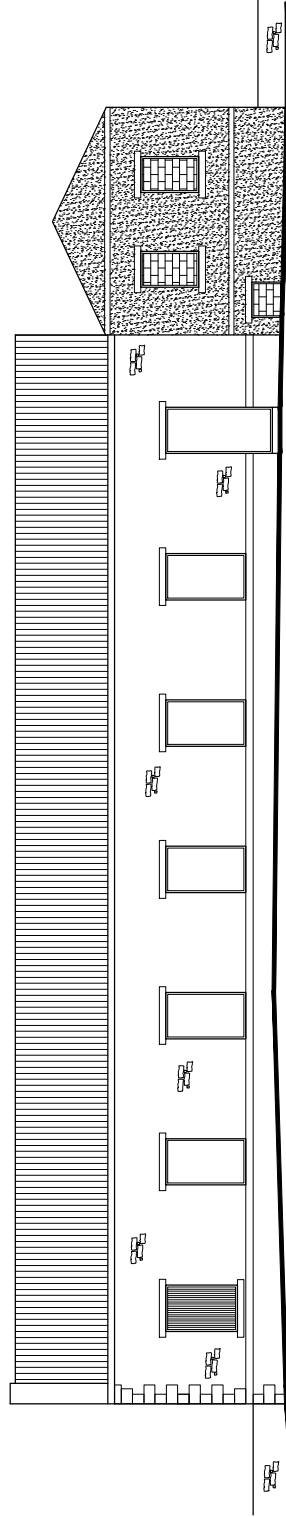


ELEVATION 03





ELEVATION 04



ELEVATION 05



DRAWING REF
HBR - 09

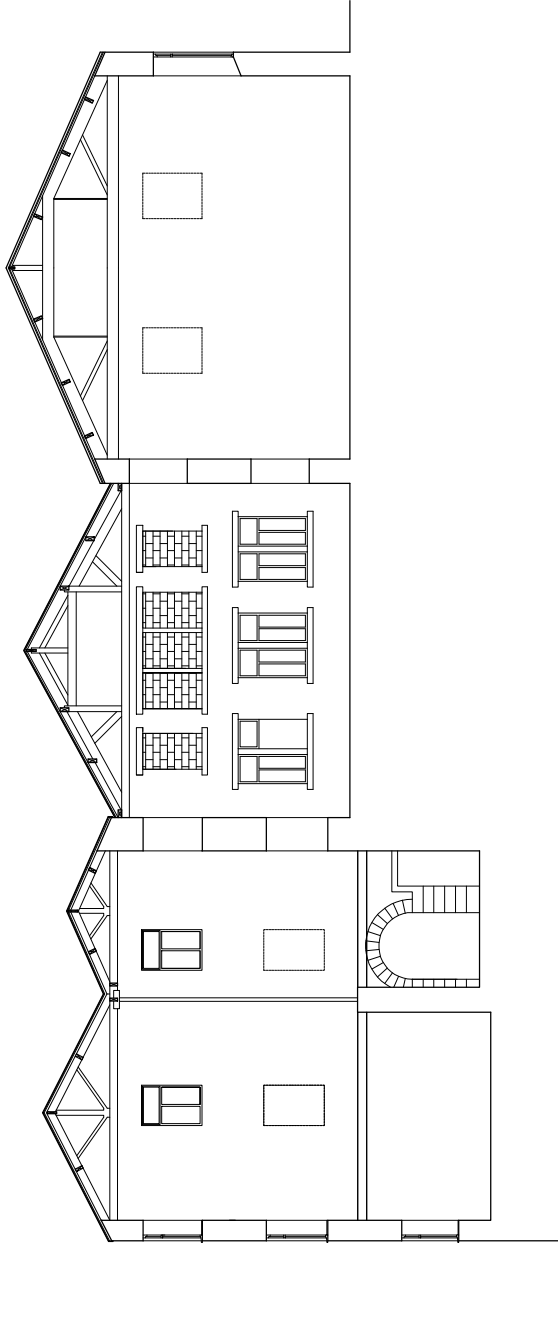
SURVEY OF FORMER PRIMROSE PRINT WORKS
PRIMROSE ROAD
CLITHEROE
LANCASHIRE
BB7 1BS
NGR SD 73788 40692

SCALE
1:100

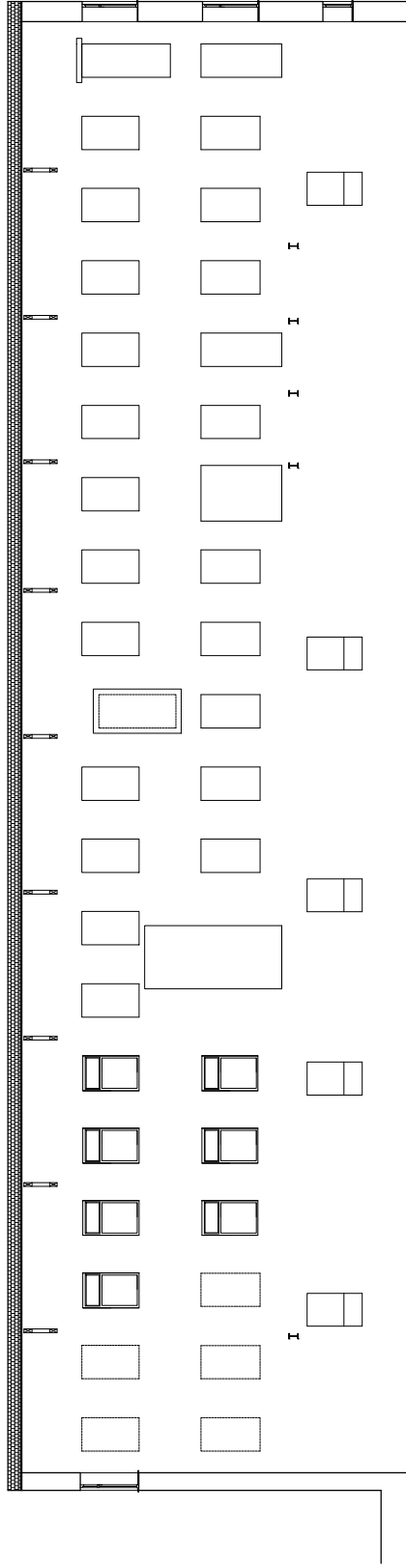
DATE
FEB 2020

DRAWN BY
MJF

TITLE
EXISTING ELEVATIONS



SECTION A-A



SECTION B-B



TITLE EXISTING SECTIONS	DRAWN BY MJF	DATE FEB 2020	SCALE 1:100	SURVEY OF FORMER PRIMROSE PRINT WORKS PRIMROSE ROAD CLITHEROE LANCASHIRE BB7 1BS NGR SD 73788 40692	DRAWING REF HBR - 10
----------------------------	-----------------	------------------	----------------	--	-------------------------

APPENDIX A

WRITTEN SCHEME OF INVESTIGATION (WSI)

Programme of Historic Building Recording and Analysis

At

Former Lodematic Premises

Primrose Road

Clitheroe

Lancashire

BB7 1BS

NGR: SD 73788 40692



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock.com

This page is left intentionally blank

WRITTEN SCHEME OF INVESTIGATION (WSI)

Programme of Photographic Recording

At

Former Lodematic Premises

Primrose Road

Clitheroe

Lancashire

BB7 1BS

NGR: SD 73788 40692

Prepared on behalf of: Ribble Valley Property Development Ltd.

Date compiled: February 2020

Author: Matthew Fish *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*

Local Planning Authority: Ribble Valley Borough Council

Planning Application Reference: 3 / 2019 / 0954

Site National Grid Reference: SD 73788 40692



Sunderland Peacock and Associates Ltd

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

www.sunderlandpeacock

MATTHEW FISH *B.Sc (Hons) M.Sc (BldgCons) MCIAT IHBC*

On behalf of Sunderland Peacock and Associates Ltd.

Hazelmere, Pimlico Road, Clitheroe, Lancashire, BB7 2AG

Matthew.Fish@sunderlandpeacock.com

www.sunderlandpeacock.com

© Sunderland Peacock and Associates Ltd. 2020.

AUTHOR

The author of this document, Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is an affiliate member of the Chartered Institute of Archaeologists (CIFA) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

RECENT COMMISIONS

Henry Simpsons Barn - Grade II* listed. Production of Conservation Management Plan including level 4 historic building recording and condition survey. Undertaken in June 2019 on behalf of the Yorkshire Dales National Park Authority and Client.

DOCUMENT ISSUE

Issue	Date	Recipient
Issue 01	24/02/2020	Mr R. Evans – Ribble Valley Property Development Ltd.
Issue 02	10/03/2020	Ribble Valley Borough Council Planning Department Mr R. Evans – Ribble Valley Property Development Ltd.
Issue 03	19/03/2020	Ribble Valley Borough Council Planning Department Mr R. Evans – Ribble Valley Property Development Ltd.

REPORT CONTENTS

1.0	INTRODUCTION.....	6
2.0	LOCATION AND CURRENT USE.....	6
3.0	SITE DESCRIPTION.....	7
4.0	GEOLOGY.....	7
5.0	PROJECT CONTEXT.....	7
6.0	SUMMARY OF HISTORICAL AND ARCHAEOLOGICAL CONTEXT.....	8
7.0	SUMMARY DESCRIPTION OF THE BUILDING.....	9
8.0	PLANNING CONTEXT.....	10
9.0	PROJECT SCOPE.....	11
10.0	RECORDING STANDARDS.....	11
11.0	RECORDING METHODOLOGY.....	12
12.0	PROGRAMME AND MONITORING.....	16
13.0	LIMITATIONS.....	16
14.0	HEALTH AND SAFETY.....	16
15.0	REPORT PREPARATION.....	16
16.0	ARCHIVING.....	17
17.0	TIMETABLE.....	18
18.0	PERSONNEL.....	18
19.0	INSURANCE.....	18

1.0 INTRODUCTION

- 1.1 This document constitutes a written scheme of investigation (WSI), prepared and submitted by Sunderland Peacock and Associates Ltd, on Behalf of Ribble Valley Property Development Ltd detailing the programme of photographic building recording that is proposed at;

Former Lodematic Premises, Primrose Road, Clitheroe, Lancashire, BB7 1BS

- 1.2 This written scheme of investigation will set out the methodology that will govern the implementation of Historic building recording and analysis that is designed to record the former Lodematic premises prior to commencement of the proposed works, throughout the duration of the works and on completion of the proposed works.
- 1.3 The implantation of a programme of historic building recording and analysis has been requested by the Planning Department of Ribble Valley Borough Council (RVBC) on the recommendation of the Archaeology Department of Lancashire County Council in their capacity as regional archaeological consultee and advisor in their letter to RVBC dated the 19th November 2019. This consultation was undertaken by RVBC as part of planning application reference 3/2019/0954.
- 1.4 This document has been produced in accordance with national planning policy, specifically, the National Planning Policy Framework (NPPF), revised in February 2019. The relevant national planning policies are contained with chapter 16 of the NPPF in which paragraph 199 states;

“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 make this evidence (and any archive generated) publicly accessible, However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted”¹

2.0 LOCATION AND CURRENT USE

- 2.1 The former mill 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. The complex of buildings is currently not in use and does not currently accommodate for any specific functions.

¹ Ministry of Housing, Communities and Local Government (2019) National Planning Policy Framework (Online) Available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf (Accessed on 19th December 2018)

3.0 SITE DESCRIPTION

- 3.1 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 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.

4.0 GEOLOGY

- 4.1 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.²

5.0 PROJECT CONTEXT

- 5.1 The former Lodematic premises are currently vacant and are no longer in use as commercial premises. An application for planning permission (app. Ref: 3/2019/0954) in October 2019 for the demolition of the existing modern workshop buildings and the conversion of the existing mill buildings to provide 25 residential apartments with associated landscaping and parking.
- 5.2 This application for planning permission was granted approval on...and the following condition (condition no. 14) was imposed in order to safeguard the architectural and historical interest of a locally significant building and reads as follows;

“No development shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological works. This must be carried out in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority. The programme of works should include:

- i. The creation of an archaeological record of the buildings to Level 2/3 as set out in the specifications contained in 'Understanding Historic Buildings' (Historic England 2016); and*
- ii. A formal archaeological watching brief during all groundworks required as part of the development.*

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

This work shall be carried out by an appropriately qualified and experienced professional contractor to the standards and guidance of the Chartered Institute for Archaeologists (CIfA). The development shall be carried out in accordance with these agreed details.”

- 5.3 This written scheme of investigation relates only to item (i) of the above-mentioned condition and does not include the methodology for any future archaeological watching brief.

6.0 SUMAMRY OF HISTORICAL AND ARCHAEOLOGICAL CONTEXT

- 6.1 The first mill to be built at Primrose was a cotton spinning mill by J and J Parker in 1787. This mill contained a 26 feet diameter water wheel and contained 14 spinning frames. The water wheel was likely powered by the waters of the Mearley Brook which was dammed to create a reservoir or 'lodge' to the east of the mill. A decade later the mill was taken over by Joseph King of Liverpool. Cotton spinning ceased at the mill in 1810 -1811 when the site was acquired by Thomson, Chippendale and Burton for the purposes of Calico Printing.
- 6.2 James Thomson, the managing partner of the company, was born in Blackburn in 1779 and achieved success in a few short years following the acquisition of the Primrose Site. Thomson was committed to the scientific improvement of the calico printing process and was successful in taking out a number of patents regarding his advances in colour application and the printing process itself, all of which contributed to his success at Primrose which eventually allowed him to purchase the estate at which the Primrose Print Works were sited for the sum of £28,000. In 1827, the works was enlarged and was comprised of machine room, bleach croft, three dye houses and two engine houses. At the height of the works success, approximately 500 workers were employed as well as engravers and block cutters and totaled approximately 900 employees at the print works. Thomson only employed the best engravers for cutting the printing patterns as well as the best chemists in his laboratories. In 1840 the works was working 7 printing machines and 284 blocking tables. Much of the cloth that was produced at Primrose Print Works was for the luxury end of the market but when combined with the lack of capital and investment this started the demise of the company, as other firms were producing cheaper fabrics in larger quantities. Thomson died in 1850 as a result of illness, and his sons continued to run the business but failed in 1854 with debts of approximately £120,000. This brought about hardship for the local economy of Clitheroe and its residents.
- 6.3 The works were sold to Richard Fort of Read Hall who divided the property into various enterprises and the Print Works became known as the 'upper works' and were taken over in 1859 by John Mitchell and James Bleakley of Bury for paper making. Conversion of the bleaching croft and dye houses took place in 1860 and paper production commenced by the end of the year. One James Bertram paper machine was in use and the ancillary plant was driven by a 60 horse power high- and low-pressure engine by John Christie of Accrington but was eventually replaced by a W. and J. Yates 20" + 30" x 5' stroke engine. Around 1865, Mitchel and Bleakley would go on to take over the 'lower works', also

for paper making, however their partnership was dissolved in 1867 and Carlisle, Son and Company would take over the running of the lower works whilst John Mitchell maintained the running of the upper Works. However, paper making at the upper works ceased in 1887 following a court case regarding the pollution of the River Ribble which was instigated by the Aspinall Family of Standen Hall. Following this, John Mitchell and Sons maintained a presence in Clitheroe, as paper merchants until 1955.

- 6.4 The remaining buildings of the former paper mills were purchased by the Bradford Dyers Association and also commenced with the construction of the large sheds located to the east of the former paper works in 1904-1905 but would be abandoned approximately a year later. The site would be taken over by Gilletts of Chorley and completed the development of the site and commenced with piece bleaching. Bleaching operations would continue until 1963 the business closed. Lodematic Ltd acquired the site in 1965 and no significant alterations or additions were undertaken to the buildings.

7.0 SUMMARY DESCRIPTION OF THE BUILDING

- 7.1 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 plain 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.
- 7.2 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 doorway 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 19th century.

- 7.3 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.
- 7.4 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 20th century steelwork and concrete. The floor structure to the lower ground floor is of concrete with some stone flagging visible.
- 7.5 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 19th century.
- 7.6 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 19th century.

8.0 PLANNING CONTEXT

- 8.1 The building is not a designated heritage asset i.e. a listed building neither is located within a Conservation Area, Area of Outstanding Natural Beauty, a national park or any other designated area.
- 8.2 The building is however a non-designated heritage asset and has been identified as such by Ribble Valley Borough Council for its historical and architectural interest in a local context.
- 8.3 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.”³

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

- 4.1.3 Even though the building is 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.

9.0 PROJECT SCOPE

- 9.1 The aims of the project are as follows;

- To further the current understanding and knowledge of the building through analysis of the standing structure and documentary sources.
- To mitigate against the loss of further historic fabric and features through the production of a full and formal historic building record of the building.
- To identify, interpret and record the fabric, construction and development of the building.
- To provide a permanent project archive of the existing building and ensure its availability within the public domain through deposition at appropriate archival services.

- 9.2 In order to achieve the above aims, specific objectives must be successfully completed and are as follows:

- A desk-based assessment of published and unpublished documentary evidence will be carried out as well as the analysis of existing cartographic evidence.
- An analysis of the existing building will be undertaken in order to determine material types, construction methods, building development, function and relationship with the existing building and natural landscape.
- A formal written, photographic and drawn record of the building will be compiled in accordance with nationally accepted guidance and best practice documents.
- A final report presenting the findings of the above will be compiled.
- Deposition of the completed project archive will be to provide a permanent record of the building that is openly accessible to the public.

10.0 RECORDING STANDARDS

- 10.1 A record of level 2/3 has been requested as per the condition imposed by Ribble Valley Borough Council. Given that the building is not to be demolished and only converted, we consider it appropriate to record the buildings to level 2 standard with the inclusion of more detailed information where considered to be appropriate and necessary. The Historic England guidance document 'Understanding Historic Buildings' (2016), defines a level 2 record as the following;

"This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged to not to require a more detailed record, or it may serve to gather

data for a wider project. Both the exterior and interior of the building will be seen, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which the analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.”⁴

10.2 All recording works undertaken will also be produced in accordance with the standards and guidance provided by the following documents, all of which constitute best practice guidance and nationally accepted guidance for the undertaking, production and archiving of historic building records;

- Chartered Institute of Archaeologists (2017) Standard and Guidance for historic environment desk-based assessments.
- Chartered Institute for Archaeologists (2019) Standard and guidance for the archaeological investigation and recording of standing buildings and structures.
- Chartered Institute for Archaeologists (2014) Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives.
- Historic England (2016) Understanding historic buildings: a guide to good recording practice.
- Historic England (2015) Conservation principles, policies and guidance for the sustainable management of the historic environment.

11.0 RECORDING METHODOLOGY

11.1 Desk Based Assessment:

11.1.1 A desk-based assessment of both published and unpublished documentary evidence relating to the building will be carried out and will consist of:

- Census records
- Trade directories
- Illustrations
- Historic Ordnance Survey maps
- Tithe maps and apportionments
- Local Histories
- Past site investigations

11.1.2 In order to access the above information the following sources will be consulted.

⁴ Historic England (2016) *Understanding Historic Buildings: A Guide to Good Recording Practice* (Online) Available at: <https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/> (Accessed on 24th February 2020).

- Historic England Online Archive
- Lancashire County Record Office Catalogue
- Lancashire Historic Environment Record
- Clitheroe Library

11.1.3 Exhaustive research will not be possible and cost effective and attention will be focused on those documents which are readily available and those which provide an understanding of the design and development of the building.

11.2 **Written Record:**

11.2.1 A written description of the building will be provided and will be firstly carried out on site through the detailed annotation of the existing detailed survey drawings produced by Sunderland Peacock and Associates Ltd. The drawings (plans and elevations) will be annotated with material types, features, plan forms, function, methods of construction, evidence of phasing, architectural style, decoration and surface finishes and any relevant fixtures and fittings. All notes made during the on-site recording will be appended for inclusion within the completed project archive.

10.2.2 The written description of the building will include the following:

- The precise location of the building as an address and in the form of a National Grid Reference.
- A note of any statutory designations (i.e. listing)
- The date when the record was made, the name of the recorder and the location of any archive material.
- A longer summary statement. This account will summarise the buildings form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known.
- An introduction briefly setting out the circumstances in which the record is made, its objectives, methods, scope, limitations, and any constraints. The brief for the project design will also be included / appended.
- Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be produced.
- A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- An account of the buildings over all form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- An account of the building's past and present use, and of the uses of its parts, with the evidence of these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures or fittings, plant or machinery associated

- with the building, and their purpose.
- Any evidence for the former existence of demolished structures or removed plant.
- Full bibliographic references of the sources used within the record.

11.3 Drawn Record:

- 11.3.1 The drawn record will involve the use of existing measured survey drawings produced by Sunderland Peacock and Associates Ltd and their accuracy will be checked through on-site measurement checks.
- 11.3.2 The drawn record will involve the production of detailed measured floor plans of the building which indicate the arrangement of the floors and show the location and form of significant historical features including, blocked doors and windows, masonry jointing, ceiling and floor beams, roof structures and changes in floor level. This will also include any fixtures and fittings of significance.
- 11.3.3 A measured cross section of the building will also be created to supplement the floor plans and provide an indication as to the vertical relationships within the building such as floor and ceiling heights as well as the form and construction of roof structures if possible.
- 11.3.4 Measured elevations will be produced where these are necessary to an understanding of buildings design development or function.
- 11.3.5 All drawings will be created using CAD software and will be provided at a suitable scale, namely 1:50 scale, and will be annotated where appropriate. The drawing conventions provided by Historic England (2016) will be implemented and be in accordance with a Level 2 recording. All drawings will contain a drawn metric scale bar, drawn north point, name and address of the building / site details, including the National Grid Reference, the name of the person responsible for production of the drawings, date of the survey and the name of the company responsible for carrying out the survey works. All drawings are to be produced in accordance with paragraph 4.3.3 of the Historic England Documents “Understanding Historic Buildings: A Guide to Good Recording Practice” (2016).

11.4 Photographic Record:

- 11.4.1 The Photographic record of the building will include the following:
- General views of the building in its wider setting.
 - The buildings external appearance including a series of oblique views showing all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information, it may be appropriate to take views at right angles to the plane of the elevation.

- Any further views that reflect the design intentions of the building or architect where these are known from the documentary sources or where they can be inferred from the building or its setting.
- The overall appearance of the principal rooms and circulation areas.
- Any external and internal detail, structural or decorative, which is relevant to the building's design development and use.
- Any machinery or other plant, or evidence of its former existence.
- Any dates, inscriptions or signage which provide a contribution to the understanding of the building.
- Any building contents which have a significant bearing on the building's history.
- Copies of maps, drawings, views and photographs present in the building and illustrating its development of that of its site. This will be done with the owners written consent should this be necessary.

11.4.2 All photographs will be taken using a Nikon 3200 DSLR 24 mega pixel camera with a Nikon AF-S DX Zoom – Nikkor Lens with a focal length of 18 – 55mm (f/3.5-5.6G EDII).

11.4.3 The photographs will be taken in focus with the best possible depth of field. All photographs will be taken in natural light in order to produce the best possible results. A tripod will also be used in order to avoid the images being affected by camera shake and distortion.

11.4.4 If further lighting is required the integral camera flash will be utilised if deemed necessary and appropriate at the time of the on-site inspection. In order to provide sufficient lighting of the internal areas, portable lighting will be used if deemed necessary with min 1500 lumens. No back lighting will be used for the purpose of the photographic record and every effort will be made to reduce the amount of backlighting internally produced by natural light from outside the building.

11.4.5 An appropriate metric scale will be provided within each photograph so as to provide an indication of the size and scale of a particular elevation, feature, detail or object. This will be provided mainly through the use of a 2m ranging pole. Where smaller details and features require photographing then a smaller metric scale will be provided as well as a north point.

11.4.6 All photographs will be taken using the RAW picture format to allow for the conversion of each photograph into 8-bit TIFF files for archive purposes.

11.4.7 The location and direction at which each photograph is to be taken will be highlighted on plan drawings to show the relation between the object with the photograph and its location.

11.4.8 A full photographic register will be compiled and included within the completed project archive and will include the following information:

- Details and location of each photograph
- Orientation and direction of each photograph

- Photograph number
- Feature number
- Description of photograph

12.0 PROGRAMME AND MONITORING

- 12.1 Planning officers from the planning department of Ribble Valley Borough Council may wish to monitor the carrying out of recording works. To facilitate this, they will be informed of the on-site timetable in advance of the project's commencement.

13.0 LIMITATIONS

- 13.1 An obvious limitation to the undertaking of recording is the ability of record the former cottages present to the north east corner of the complex buildings. This is hindered by the dangerously poor condition of the buildings and the ability to record and measure will be determined on site. It may be that this element of the complex can only be recorded photographically. Any further limitations identified will be fully noted and described within the historic building record.

14.0 HEALTH AND SAFETY

- 14.1 During the programme of on-site recording, the necessary health and safety practices will be observed, adhered to and carried out in accordance with the Health and Safety at Work Act 1974 and all other health and safety legislation and codes of practice. Personal protective equipment will be used if considered necessary at the time of recording. The health and safety policy of Sunderland Peacock and Associates Ltd will be adhered to and is in accordance with statutory regulations and controls. A risk assessment will also be produced prior to the recording of the building and will take into consideration site specific risks relating to the existing building.

15.0 REPORT PREPERATION

- 15.1 On completion of the site recording works, a report is to be produced which presents the results of the historic building recording and will contain the following sections:

- Contents page
- List of photographs
- Non-technical summary
- Introduction
- Site location and description
- Project context
- Historical and archaeological context

- Planning context
- Aims and objectives
- Recording standards
- Methodology
- Documentary research
- Discussion and conclusions
- Photographs
- Location of completed project archive and deposition details
- References
- Completed OASIS summary sheet
- Appended written scheme of investigation

16.0 ARCHIVING

16.1 The completed project archive will be submitted to the following depositories;

- Lancashire Historic Environment Record, Planning and Environment Service, PO Box 100, County Hall, Pit Street, Preston, Lancashire, PR1 0LD
- Lancashire County Archives, Bow Lane, Preston, Lancashire, PR1 2RE

16.2 Prior to archiving, the intended archival depositories will be contacted in order to determine any specific requirements regarding archiving, depositions, curation and any cost implications for depositing the project archive. All deposition procedures will be fully adhered to.

16.3 The project archive will be submitted to the archival depositories within 12 weeks following written approval of the completed project archive by the local planning authority.

16.4 The project archive will also be made available online via the following methods:

- OASIS (Online Access to the Index of Archaeological Investigations) database
- Archaeology Data Service

16.5 The project archive will be submitted to the above online depositories within 12 weeks following written approval of the completed project archive by the local planning authority.

16.6 It is intended that the completed project archive will be fully indexed and internally consistent with archive depositions.

17.0 TIMETABLE

- 17.1 Recording works will commence as soon as possible following written approval of this written scheme of approval. Further recording works will be undertaken regularly throughout the duration of the works as well as on full completion of the works. Following the completion of recording works a report will be compiled and issued to the Local Planning Authority for approval.

18.0 PERSONNEL

- 18.1 Matthew Fish of Sunderland Peacock and Associates Ltd has been nominated to undertake the recording of the building.
- 18.2 Matthew Fish B.Sc. (Hons) M.Sc. MCIAT IHBC, of Sunderland Peacock and Associates Ltd, is a Chartered Architectural Technologist (MCIAT) and is a full chartered member of the Chartered Institute of Architectural Technologists (CIAT). Matthew holds a Master's Degree in Building Conservation and Regeneration and is a full accredited member of the Institute of Historic Building Conservation (IHBC) and is an affiliate member of the Chartered Institute of Archaeologists (CIFA) and is experienced in the surveying, analysis and recording of historic buildings as well as the specification of repairs and alterations to historic buildings. Matthew has a specific interest in vernacular dwellings and farm buildings.

19.0 INSURANCE

- 19.1 Sunderland Peacock and Associates Ltd maintains professional Indemnity Insurance up to £2, 000, 000 (Two million pounds).