

Heritage Statement

Grounds of Primrose House, Primrose Road, Clitheroe, BB7 1DR

On Behalf Of: Mr and Mrs Stephenson

September 2026 update

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1.0 Introduction

- 1.1 This Heritage Statement has been prepared on behalf of Mr. and Mrs. Stephenson (the 'applicant') in support of a full planning application for the construction of a sustainable eco dwelling, with associated access, landscaping and infrastructure (the 'proposed development') in the grounds of Primrose House, Primrose Road, Clitheroe (the 'application site').
- 1.2 From a heritage perspective the application site is located within the grounds of Primrose House, which is a grade II listed building. The house was originally occupied by the mill owner of the attached Primrose Works, which is identified on the Lancashire Historic Environment Record (HER) and has been considered as a non-designated heritage asset for the purposes of this Heritage Statement.
- 1.3 The construction of the proposed dwelling would not have a direct impact on the listed building and would not require Listed Building Consent (LBC). However, access to the proposed house would be formed by a new opening in the boundary wall to the north of Primrose House. The wall forms part of the enclosure of the listed building and was in common ownership at the time of listing (1976), albeit it is physically separated from the listed building by the topography of the application site. The Local Planning Authority (LPA) did not raise the status of the wall, as a potential curtilage listed structure, during pre-application consultations, however the applicant has elected to submit an application for LBC in an abundance of caution to run concurrently with the planning

application in the event that the LPA identifies the wall as a curtilage listed structure.

- 1.4 In determining the proposals Ribble Valley Borough Council, as LPA, has a 'statutory duty' under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed buildings or their settings or any features of special architectural or historic interest that they possess.
- 1.5 National planning policy in respect to the conservation of the historic environment is set out in the National Planning Policy Framework (revised 2026) (NPPF) and places the following requirements on applicants in respect to information requirements for relevant planning applications:

'Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting) and of the potential effect of the proposal on their significance. The level of detail should be proportionate to the assets' importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.'

(HE5 part 1 page 95)

1.6 Therefore, given the above legislative and policy requirements Chapter 2 of this Heritage Statement identifies the relevant heritage assets that could be affected by the proposal. Chapter 3 reviews the historic development of the application site and adjoining area and Chapter 4 describes the significance of the heritage assets, proportionate to the potential impact of the proposed development. Chapter 5 provides an impact assessment with reference to relevant legislation and planning policies and Chapter 6 makes a series of conclusions in respect to the historic environment aspects of the proposed development.

2.0 The Relevant Heritage Assets

Introduction

- 2.1 The NPPF defines a heritage asset as follows:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

Designated Heritage Assets

- 2.2 The NPPF confirms that designated heritage assets comprise: World Heritage Sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas.
- 2.3 The designated heritage assets that are relevant in considering the proposed development are identified below:

Listed Buildings:

- 2.4 Listed buildings are designated for their special architectural or historic interest in accordance with the DCMS Principles for Selection of Listed Buildings (2018). The listed building identified in Table 2.1 are relevant with respect to the proposed development:

Table 2.1: Listed buildings relevant to the proposed development:

Listed Building:	Grade:
Primrose House	II

- 2.5 Lower Standen Farmhouse (Grade II Listed) is located well to the south-east of the application site and would be well separated from the proposed development by intervening townscape and the tree cover associated with Pendleton Brook. Its significance would not be affected by the proposed development, and it has therefore been omitted from this Heritage Statement.
- 2.6 There are no other designated heritage assets within the vicinity of the application site, for example the Clitheroe Conservation Area boundary is located well to the north and would not be relevant to the proposed development.

Non-Designated Heritage Assets

- 2.7 Historic England guidance in Decision-Taking in the Historic Environment Good Practice Advice Note 2 (2015) advises that non-designated heritage assets may be identified through the following mechanisms:

“Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering the application.”

2.8 Ribble Valley Borough Council has not published a 'local list'.

2.9 A HER search was commissioned from the Lancashire HER on 15th May 2023. Two potential non-designated heritage assets were identified within the vicinity of the application site:

- HER Reference: PRN5690 Primrose Mill and Primrose Print Works. A joint description is provided of the two buildings, although the entry has not been updated to reflect the demolition of the Mill as part of the residential development of Edward Drive.
- HER Reference: PRN13671 Commercial Mill. Which is no longer extant.

3.0 The Historic Development of the Application Site

Introduction

- 3.1 The townscape context of the application site developed dramatically during the early C19th, with Primrose House having been developed in two phases by 1825 alongside the adjoining Print Works.
- 3.2 By the 1840s the planform of the Print Works was similar to that found today. However, several of early C19th buildings have been subsequently adapted or replaced, as alluded to by 'Pevsner The Buildings of England: Lancashire North':
- "Primrose Works buildings include a twenty-bay print shop, probably early or mid-C19. Adjoining is an early C19 two-storey office block with two round-arched entrances. The windows, L., are unusual: mullioned, of two large central lights flanked by very narrow outer lights. Could this have been a showroom? Behind is a greatly altered stuccoed house of c.1811 built by James Thomson for himself. Slightly to the N is Primrose Mill, a four-storey former print shop converted to a spinning mill in 1860 [recently demolished and redeveloped]. Immediately S, alongside Mearley Brook, early C20 single-storey Bleach Works buildings: an impressive sight, with rows of Venetian windows. Just to the N is the Mill Lodge, a sizeable stretch of water made by damming Mearley Brook." (Hartwell and Pevsner, 2009)*

- 3.3 However, the mill-based settlement of Primrose remained isolated from Clitheroe to the north, until suburban developments started to extend south from the town centre during the mid-late C20th. Now, the application site is partly enclosed by a recent suburban housing development, accessed from Edward Drive, which has extended south-west between the valley of Pendleton Brook and the railway line. The urban morphology of the Primrose area is therefore summarised below to help gain an understanding of the setting of the heritage assets.
- 3.4 In this context, Historic England's guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) (2017) advises:
- "Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset. Settings of heritage assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to significance but settings which have changed may also themselves enhance significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impacts from inappropriate past developments and may be enhanced by the removal of the inappropriate structures."*

Historic Map Regression

- 3.5 Yates' Map of Lancashire confirms a small cluster of buildings at Lower Standen, to the south-east of the application site, while no development is illustrated within the vicinity of the site itself. However, the 1786 map is probably more diagrammatic than later surveys. The alignment of Whalley Road, the main approach to Clitheroe from the south, was yet to be constructed at that time.

Figure 3.1: Yates' Map of Lancashire (1786)



- 3.6 Greenwood's Map of Lancashire, surveyed in 1818, illustrates the confluence of Pendleton Brook and Mearley Brook as being located almost due north of Lower Standen, as opposed to the north-east

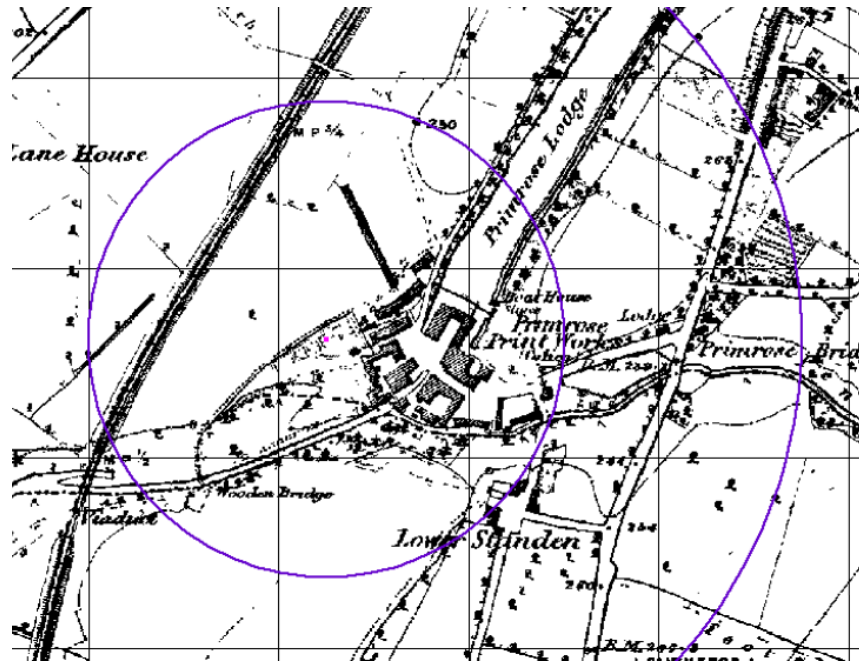
as surveyed by Yates. It also specifically names 'Primrose Print Works', a building at the southern end of the alignment of the existing Woone Lane, which now extends north from Primrose Road and a cluster of buildings south of the mill pond.

Figure 3.2: Greenwood's Map of Lancashire (Surveyed 1818)



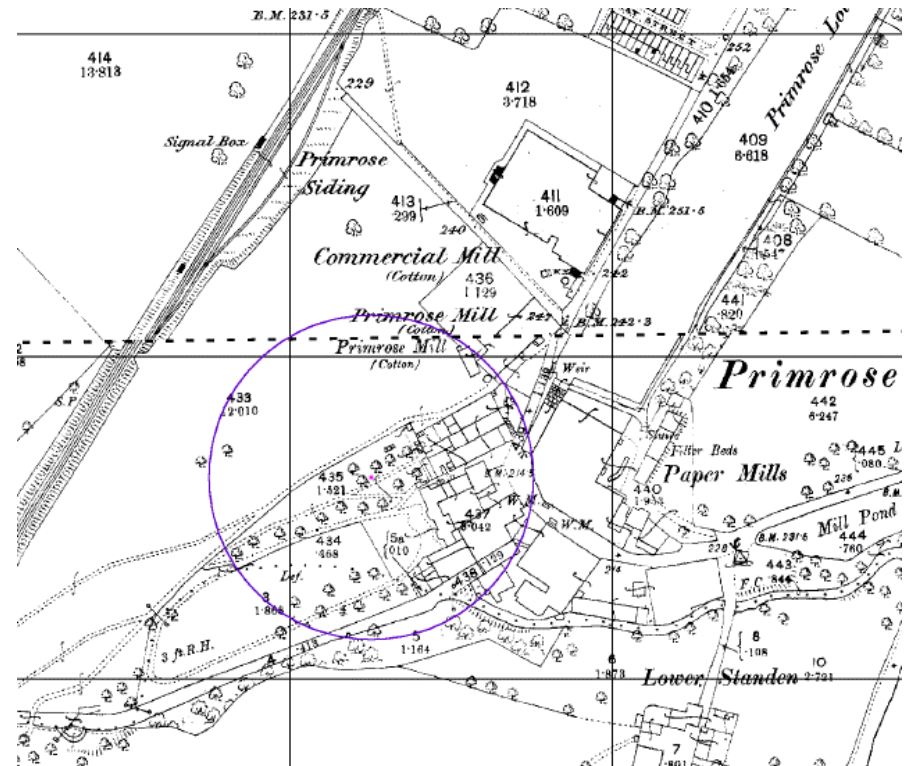
- 3.7 The first edition Ordnance Survey map for the Clitheroe area was published in 1847-48. The railway had been constructed to the west of Primrose by that time, with Whalley Road to the east, creating a south-west to north-east transport corridor into Clitheroe. The existing junction of Primrose Road with Whalley Road had also been constructed, although Primrose Road only appears to extend to the eastern side of the Print Works.

Figure 3.3: Ordnance Survey Map (1847-48) (1:10,560)



- 3.8 The 1847-48 map confirms the existing footprint of Primrose House, on the western edge of the Print Works, which already comprised a complex of industrial buildings that enclosed a series of small courtyards. The water body of Primrose Lodge had been dammed by this time.
- 3.9 The more detailed Ordnance Survey map of 1886 illustrates the growth of the Primrose Mill complex, with two large cotton mills (Primrose Mill and Commercial Mill) having been constructed to the north of Primrose House. Indeed, Primrose benefitted from its own railway siding at that time.

Figure 3.4: Ordnance Survey Map (Published 1886-94) (1:2,500)



- 3.10 The footprint of Primrose House is clearly identifiable, with the enclosed yard to the east that linked the house with the adjoining works, as it does today. However, a further industrial building extended from the southern gable of the house at that time and projected well in front of the principal elevation of the residence.
- 3.11 The gardens to Primrose House had been enclosed by 1847-48 and the more detailed 1:2,500 map of 1886-94 illustrates a network of

paths. Including a diagonal path that appears to have negotiated the sharp difference in level between the application site and the remainder of the gardens. It also illustrates a small rectangular building within the application site and two further buildings abutting the boundary wall on the eastern side of the site.

- 3.12 Primrose Road was yet to adopt the current alignment and appears to have continued westwards through the Print Works complex from the junction with Whalley Road. The first of the higher density residential streets, off Woone Lane, had been developed, however Primrose remained isolated from Clitheroe at that time.
- 3.13 The Ordnance Survey map of 1908 illustrates the scale of the industrial building that projected forward of the west front of Primrose House. The small buildings within the application site remained in situ and the original alignment of Primrose Road continued through the Print Works.
- 3.14 Several significant changes had taken place within the works by 1912. Firstly, Primrose Road had been re-aligned to adopt the current route and extended along the northern side of the works close to the Lodge dam, thus allowing the footprint of the dye works to be increased significantly and extended across the original carriageway. The large industrial building that had extended from the southern gable of Primrose House and would have framed views of the principal elevation from the garden, had been removed and a narrow linear block enclosed the yard to the rear of the house as found today. The current linear block is two storeys in height, however it is understood that its predecessor had actually been four storeys high. The small rectangular building had been removed from the centre of the application site by 1912.

Figure 3.5: Ordnance Survey Map (1908) (1:2,500)

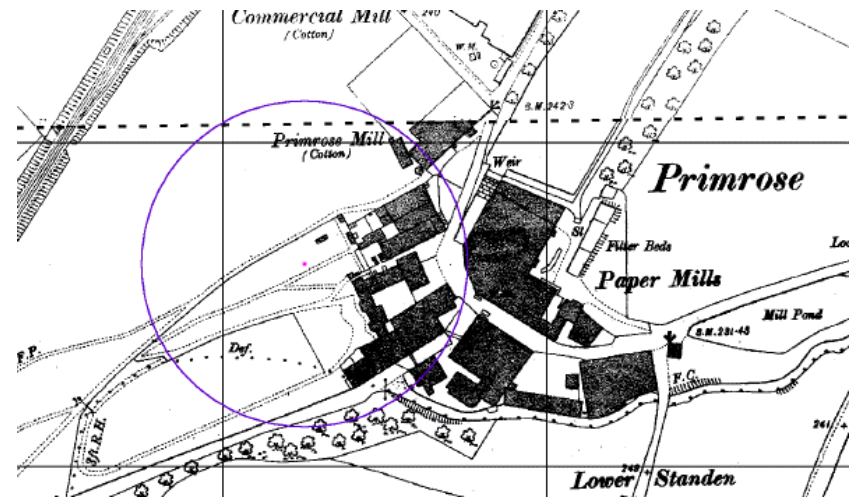
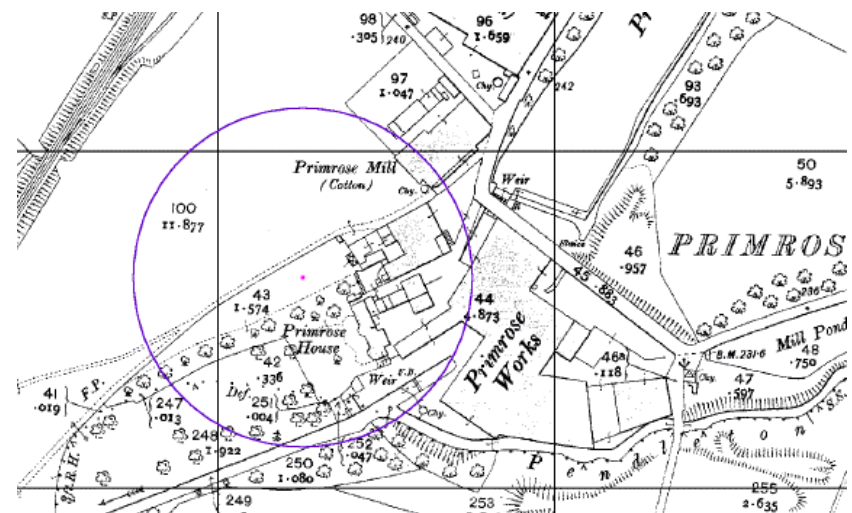
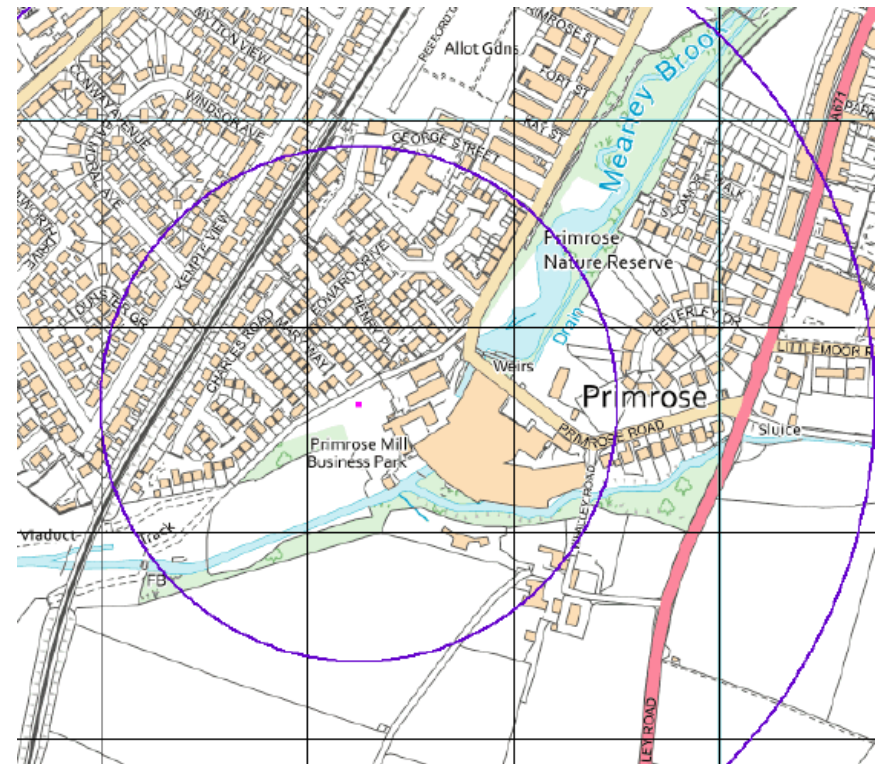


Figure 3.6: Ordnance Survey Map (1912) (1:2,500)



- 3.15 Whilst the uses of the buildings have changed, and adaptations have taken place, the configuration of the Primrose Works has remained largely unaltered since that time. The most notable adaptation has been the recent conversion of the four-storey range to the north of the house to form residential apartments.
- 3.16 The formal layout of the rear garden to Primrose House is a relatively recent response to the house. The balustrade, with the semi-circular space aligned with the entrance hall of the house, was constructed between 1993-95. The house was acquired by the current owner, and separated from the Works for the first time, in 1996, after which the formal paths and pond were constructed to align with the entrance hall.
- 3.17 More widely, the context of the application site changed markedly during the C20th, with the southwestern growth of Clitheroe, which now incorporates the Primrose mill-based settlement. The block of terraced streets to the west of the Lodge had been completed by 1914, the formal layout of Central Avenue had been constructed to the south of Henthorn Park by the 1930s and the suburban extension of Clitheroe to the west of the railway continued during the 1950s and 1970s. Further residential development took place between Whalley Road and the Lodge, to the north of Primrose Road between 1955 and 1972.
- 3.18 Despite this southerly extension of Clitheroe, by 2000 the mills and works of Primrose still maintained a sense of isolation. However, by 2022 both Primrose Mill and Commercial Mill, located to the north of the application site, had been demolished and replaced with the large residential development accessed by Edward Drive and Charles Road.

Figure 3.7: Ordnance Survey Map (2022) (1:10,000)



Summary

- 3.19 In summary, the context of the application site appears to have evolved through several principal phases of change:
- The early C19th construction of the original print works and first phase of Primrose House.

- The early-mid C19th extension of the house and expansion of the print works.
- The early C20th re-alignment of Primrose Road and reconfiguration of the print works.
- The consolidation of the print works complex, and gradual suburban expansion of Clitheroe during the C20th.
- The erosion of the industrial townscape with the loss of Primrose Mill and Commercial Mill and their replacement with a suburban housing development during the early part of the C21st.

4.0 The Significance of the Heritage Assets

Introduction

- 4.1 The NPPF defines significance (for heritage policy) as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

- 4.2 The setting of a heritage asset is defined by the NPPF as follows:

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

- 4.3 The National Planning Practice Guide (NPPG) further advises, that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience

an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”

- 4.4 Historic England guidance on The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition, 2017) confirms that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 4.5 The Historic England Good Practice Advice Note provides a non-exhaustive checklist of potential attributes of setting, concerning the ‘physical surroundings’ and ‘experience of the asset’, that may help to elucidate the contribution of setting to significance and have been used to help inform this Heritage Statement.
- 4.6 The description of the significance of the heritage assets, provided below, is proportionate to their importance and the likely impact of the proposed development on their significance, including their setting.

Primrose House (Grade II Listed)

Introduction

- 4.7 Primrose House was designated in September 1976 and the list entry describes the building as follows:

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

Special Historic Interest

- 4.8 The list entry may have confused Primrose Mill, which was located slightly to the north, with Primrose Works, which the house is closely associated with. Pevsner *The Buildings of England: Lancashire North* refers to the relationship with Primrose Works and attributes the house to the works owner James Thomson (see paragraph 3.2 above).
- 4.9 An early plan of the works, dated 1815, also refers to the occupation of the house by a 'Mr. Thomson', who is understood to have bought the site in 1801, and provides a fascinating insight into the function of the adjoining wings of Primrose Works. The house

formed an integral part of the works at that time but there does not appear to have been a direct link between the two buildings.

- 4.10 The main house, approximately half of the current length in 1815, adjoined a long range of the works, that now encloses the northern side of the enclosed courtyard. A smaller residential unit, comprising just a kitchen and parlour to the ground floor, that was occupied by 'Mr. Preston' on the 1815 plan, adjoined the northern gable of the owner's house, had a direct connection with the works and may have been the foreman's accommodation. The northern range of the works incorporated functions such as a laboratory, packing area, store, warehouse, drug room and carpenters' shop, while the manufacturing 'shops' occupied a separate building on the southern side of the courtyard.

Figure 4.1: A detailed floor plan of Primrose Works (1815)



- 4.11 Detailed images of the 1815 plan of Primrose Works are provided in Appendix 1. At that time the house contained a larger 'back kitchen' to the northern end of the house, a further kitchen, pantry, dining room and 'L' shaped passage with a staircase to the first floor.
- 4.12 The building that enclosed the southern side of the courtyard and a further 'L' shaped range on the eastern side of the brook, contained a series of dye houses and colour shops. Thomson was recognised as a leading industrial chemist of the day, inventing dyes for his own patterns and other fabrics. An auction of a monochrome print from 1840 summarises his work and influence:

"James Thomson (1779-1850) was an English industrial chemist who became renowned for his technological innovation in the field of calico printing. Born in Lancashire, Thomson acquired the Primrose Works near Clitheroe around 1810, in partnership with two others. The factory operated for over 4 decades, and in its heyday employed 900 workers, finally closing 4 years after Thomson's death in 1850. Thomson was a close friend of Cornish chemist and inventor Sir Humphrey Davey, and the two of them collaborated on various projects. He was made a Fellow of the Royal Society in 1821." (www.dominicwinter.co.uk)

- 4.13 Thomson gave evidence to parliamentary committees on trade, which also raised the profile of the Works and the success of the business led to the extension of the house in 1825 to include an elegant drawing room and ballroom (discussed below). Thomson died in 1850, after which the house was occupied by a series of Works managers. The ownership of the house was finally separated

from the Works in 1996 following its acquisition by the applicants for the current planning application.

- 4.14 The special historic interest of the house, close association with Thomson, the phases of development that followed the success of his company and the integral role of the house in the wider Works, make an important contribution to the significance of the listed building.

Special Architectural Interest

- 4.15 The list entry refers to the asymmetrical pattern of windows and placement of the bow window. It is anticipated that this resulted from the construction and extension of the building over two principal phases in c.1810 and 1825.

Figure 4.2: Plans of 1815 (left) and 1926 (right) illustrating the two principal phases of development



- 4.16 The original house included a bow window to the dining room, with a second bow window being added as part of the large ballroom. The original staircase was removed to facilitate the extension, with the ground floor space of the staircase forming the axial passageway that connects the main entrances to the eastern and western elevations to add a sense of formality to the floor plan.

Figure 4.3: The western elevation to Primrose House, animated with the original double height bow window and the single storey bow window to the later ballroom



- 4.17 The sash windows to the western elevation are generally unhorned six-over-six windows, with four-over-four panes to the narrow windows that form tripartite windows to the ground floor. The

principal entrance to the western window incorporates a large and elegant radial fanlight. The detailing of the entrance to the eastern entrance is similar, although the fanlight and capitals to the pilasters vary slightly.

Figure 4.4: Detail of the principal western (left) and eastern entrances (right)



- 4.18 The eastern elevation encloses the courtyard that separates the house from the rest of the works and is perhaps more functional than the western elevation that looks out across the garden. The full height, gabled bay formed part of the second phase, extending beyond the original building line of the house helps articulate the entrance that would have received Thomson's notable visitors.

- 4.19 From the east, the two phases of the house can also be read by the contrast in fenestration, within the original phase using smaller pane eight-over-eight sashes, in contrast to the six-over-six sashes to the 1825 phase. The plan and room inventory of 1815 refers to the house as being of 'three storeys', while only two storeys are evident across the western elevation. However, the second-floor window openings remain in situ in the original eastern elevation. It seems likely that the additional floor to ceiling heights of the second phase were intended to underline the sense of grandeur, with the extra height of the ballroom being accommodated in a purpose-built single storey wing.
- 4.20 However, the sense of grandeur achieved by Thomson at Primrose House is perhaps best conveyed by the second phase of the interior, which was constructed in 1825.
- 4.21 The floor plan of the original phase has been subject to a degree of adaptation to enable the second phase to be connected to it. The east-west cross-passageway between the principal entrances contained the staircase of the original phase of the house. However, the staircase was removed to create a more formal link between the front and rear entrances, with a replacement staircase placed in the original hallway behind the eastern elevation.
- 4.22 The original dining room leads from the northern side of the axial passageway, while the drawing room and ball room of the second phase are accessed off the south of the passageway.

Figure 4.5: The east-west hall that contained the original staircase (left) and the existing staircase located in the original north-south passageway (right)



- 4.23 The original dining room (Room 41 on the plans provided in Appendix 1) incorporates the rear bow window and would have been the grandest room of the house prior to the 1825 extension. The window retains the original shutters and a decorative floral coving that contrasts with those of the later phase of the building. The dining room leads to a small anti-room (identified as a pantry (Room 40) with a secondary staircase on the 1815 plan).

Figure 4.6: Detailing bow window joinery to the dining room window



Figure 4.7: Detail of the ceiling covering to the dining room



4.24 The original, 'back kitchen' was located at the northern end of the house and retains the original fireplaces.

4.25 **Figure 4.8:** Fireplaces of the kitchen of the original phase



4.26 In the southern part of the house, the drawing room to the later phase features a black marble fireplace with Ionic motifs to the southern wall, decorative covings and a segmental headed niche to the eastern wall. The southern wall of the drawing room incorporates a double doorway that leads into the ballroom.

Figure 4.9: The southern wall of the drawing room



Figure 4.10: The Ionic volutes of the drawing room fireplace



- 4.27 The grander proportions of the ballroom are contained in a separate single-storey wing at the southern end of the building to accommodate the higher ceiling. A picture rail and deeper coving contribute to the proportions of the space.

Figure 4.11: The southern wall of the ballroom



- 4.28 In contrast with the drawing room, the ballroom includes a white marble fireplace, with different Ionic detailing, and egg-and-dart, acanthus and fleur-de-lys detailing in the coving.
- 4.29 The ballroom extends into the southern most of the two bow windows and the principal rooms retain their decorative joinery including skirtings and architraves.

Figure 4.12: The bow window of the ballroom



Figure 4.13: Details of the ballroom coving and fireplace



The Contribution of Setting and the Application Site to Significance

- 4.30 The juxtaposition of the house and works is an important part of the setting and significance of the listed building, albeit the backdrop of industrial buildings has changed overtime as the works was adapted and extended.
- 4.31 The plan of 1815 (Appendix 1) illustrates a less enclosed aspect to the eastern side of the house in comparison with the current arrangement of buildings. At that time the 'square' on the eastern side of the building extended slightly further east. However, by the mid-1800s, the 'square' had been reconfigured with the construction of the two-storey office building that now encloses the eastern side of the courtyard to the house.

Figure 4.14: The eastern courtyard to the house



Figure 4.15: The view into Primrose Works from Primrose Road with the house obscured by the industrial complex



Figure 4.16: Demolition of the previous bleach works c.1900



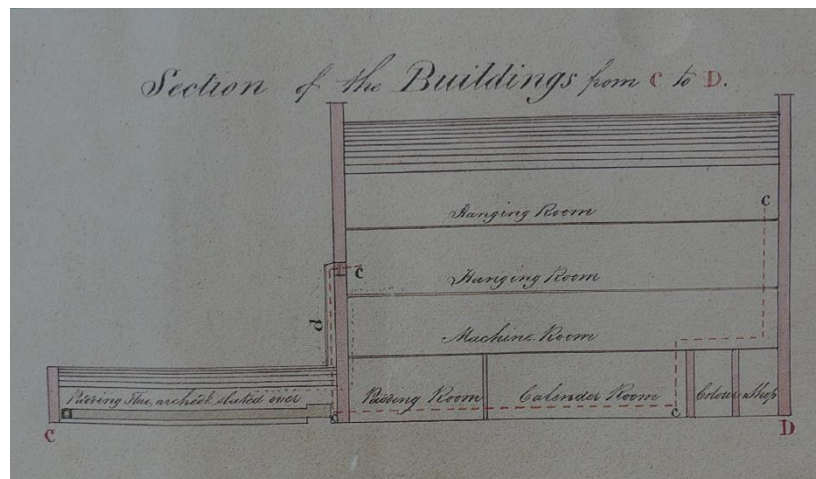
Figure 4.17: The northern elevation of the Bleach Works (1908-12)



4.32 The organic arrangement of buildings obscures the house on the approach from Primrose Road, with a memorable sequence of tight spaces culminating in the gated archway. However, the existing setting has been adapted during several phases of change, particularly during the early C20th. Between 1908 and 1912 the alignment of Primrose Road was pulled further east, into its current position, and the long bleach works range was constructed with the sequence of Venetian windows to the elevation overlooking the brook. The works appear to have been reconstructed on several occasions with the existing bleach works having replaced an earlier building that was demolished c.1900.

- 4.33 The industrial buildings that enclosed the southern side of the courtyard adjoining the house have also been adapted over time. The plans of 1815 provide x-sections through that part of the complex and illustrate a building of up to four storeys in height, significantly higher than the current building.

Figure 4.18: X-section of the southern courtyard building (1815)



- 4.34 The historic map regression also confirms that until 1911-14 a large industrial building extended westwards from the southern side of the courtyard and projected well beyond the western building line of the house. While maintaining the overall industrial backdrop this aspect of setting has therefore changed considerably over time, with the house now having more visual 'breathing space' and a greater sense of separation from the adjoining complex of works buildings. Certainly, until the early C20th, works buildings would

have been more prominent in the backdrop to the house in views from the garden.

Figure 4.19: The view towards the house from the western edge of the garden



- 4.35 The formal gardens that are aligned with the principal entrance passageway are a relatively modern adaptation, having been installed by the applicant following the separation of the house from the wider works during the 1990s. However, the gardens had been subject to previous change, with the plan of 1815 illustrating an ancillary building, with a footprint similar to that of the house, to the north-west of the house, close to the southern boundary of the current application site. That building contained a stable and shippon. It is not illustrated on the 1847 OS map, however at that

time a further, smaller, building is illustrated just to the north of the house.

- 4.36 The gardens of the house are largely level with the ground floor of the property. In this context the application site, which forms part of the wider grounds, is separated from the formal gardens by a steep embankment that is planted with trees and shrubs. The elevated level of the application site is such that views are gained from the northern part of the application site down onto the roof of the house, while the house is largely screened from the southern part of the site by the tree cover of the embankment.

Figure 4.20: The view of the roofscape of Primrose House from the northern part of the application site



Figure 4.21: The view towards the house from the southern part of the application site



- 4.37 The northern boundary to the application site is formed with a high timber-board fence, with the modern residential area accessed from Edward Drive and Charles Road to the north and west.
- 4.38 The western boundary of the site is formed by a high stone wall. The inner face of the wall has been adapted over time to include a lean-to glass house, that has been reconstructed. The outer face of the wall encloses the car park of the recent 'Old Cotton Mill' conversion and has been largely enclosed in timber cladding.

Figure 4.22: The northern boundary of the application site



Figure 4.23: The inner face of the western boundary of the application site



Summary

- 4.39 The significance of Primrose House is derived from a combination of its special architectural and historic interest and also the contribution of setting. The building provides a narrative for the ambitions of James Thomson who founded the works, becoming a prominent industrial chemist with associations with other innovative designers of the day.
- 4.40 The house was developed in two phases, with the initial phase adapted to accommodate the later phase. The second phase of the house is illustrative of the prestige of the works and Thomson, who had been made a Fellow of the Royal Society four years before the building was extended to include the drawing room and ballroom.
- 4.41 The exterior of the house perhaps reflects that incremental process of adaptation. However, the interior retains most of the original fixtures and fittings from that second phase of development and the construction of the grand reception rooms.
- 4.42 The house has retained its industrial setting. The works was thought to have declined after the death of Thomson during the 1850s, but that is perhaps not reflected in the major phase of expansion and adaptation in the early C20th which included the realignment of Primrose Road.
- 4.43 However, the configuration of the industrial buildings has evolved over time and their prominence in the backdrop to the house has been reduced.

- 4.44 In this context, the application site forms part of the wider grounds of the house. However, the topography has resulted in an unusual relationship with the house. The site is also visually separated from the house by the embankment of trees and shrubs and is considered to make a neutral contribution to the significance of the listed building.

Primrose Mill and Primrose Works (PRN5609) (Non-Designated Heritage Asset)

Heritage Value

- 4.45 The HER describes the Mill and Works complexes as follows:

“Primrose Mill was built as a water powered cotton spinning mill in 1787, by J and J Parker, who also built Low Moor Mill. In 1810, it was sold to James Thomson and Co. as a printworks. In 1840, there were seven printing machines and 204 hand block tables. It is shown as Primrose Printworks on the OS 1st edition 1:10,560 map of 1847. Thomson later became bankrupt, the mill subsequently becoming a printworks, started by John Carlisle from Potters of Darwen in 1864. The building has since housed a manufacturer of lift equipment. It is a stone built five storey mill of early date, with a circular brick chimney, and a long mill pond to the north east of Mearley Brook.

OAN Mills Survey Description:

This purpose-built cotton spinning mill was erected in 1787 by John Parker and John Parker, who also owned Low Moor Mill in Clitheroe. Primrose Mill was four storeys high, and measured 70ft x 31ft (21.34 x 9.45m), together with 11 cottages, a stable, shippoon and gardens to create Clitheroe’s second industrial settlement (Ashmore 1966). The mill contained 14 spinning frames with 856 spindles, powered by a 26’ diameter waterwheel (Aspin 2003). Joseph King of Liverpool took over the mill in 1797 when Park became bankrupt. Spinning continued until 1810/11 when Thomson, Chippendale & Burton, later to be James Thomson, Brother & Company, began calico printing. This firm began in a small way, although a machine room, bleach croft, three dye houses and two engine houses enlarged the business by 1827. In 1846, the firm was described as having ‘long been the leading concern in the printing trade’. At that date, the mill contained eight printing machines, 204 short tables, 112 long tables, two steam engines, and employed 300 men (Rothwell, 1992). In 1854 the company failed following the death of J Thomson. The new owner, Richard Fort of Read Hall, separated the units so both cotton spinning and paper making took place on the premises. J&J Mercer of Holmes Mill converted the new print shop to Primrose Spinning Mill in 1860. The building was constructed from random limestone with sandstone details. It was 11x8 bays, with a double-hipped roof and the wooden floors were supported on cast-iron columns. A sprinkler tower and latrine turret were located against the north-east corner. The south-east wall accommodated a central turret; the recently erected engine and boiler houses were on the south-west corner. A two-storey, seven bay long winding room with northern light roof was behind the main building. The yarn from here was presumed to be woven at Holmes Mill. After the conversion 18,000 mule spindles were in use and powered by a pair

of Rothwell & Company of Bolton horizontal engines. They were normally rated at 80hp with 28.75in cylinders x 4ft 6ins stroke. By the mid 1860s a new partner had joined the company to form Mercer & Hodgson. Around 1870 Hodgson appeared to have been the principal partner and closed the mill in 1884. It remained empty until 1904 when the bobbin makers Richard and John Holden took over. Primrose Ring Mill Limited was formed in 1905, which re-equipped the building for ring spinning and destroyed the existing chimney. This included an inverted compound engine (18ins + 38ins x 3ft stroke producing 600ihp), a 21 groove pulley in a glazed rope race by Benjamin Goodfellow & Company, two Yates & Thorn boilers, 26,000 ring spindles and a dynamo attached to a vertical Tangye engine to provide electric lighting. Structural additions were a winding shed, blow house, sprinkler tower and chimney. The final use for the textile industry was by Lancashire Cotton Corporation in 1930. By 1942 the building was used for storage by the Ministry of Pensions. Although the Upper and Lower Works were used for paper making after the units were divided, initially Lower Works were employed in calico printing with five machines. Between 1857-65 RC & J Mercer & Joseph Haydock & Joseph Bentley ran this. Mitchell & Bleakley converted the site for paper making after this and were later taken over by Charles Son & Company of Darwin before closing in 1904. John Mitchell & James Bleakley of Buy owned the Upper Works from 1859. The main building, printshop, was three-storey and twenty bays in length. On the gable end of the second floor was a five-light window with a round-headed central opening. Above this was a circular opening in the apex. Off the top yard was two-storey office with hipped roof and fine fan lights to the keystone arched door surrounds. During 1860 the bleach croft and dye houses were converted to allow production to commence. Following a court case pertaining to pollution in the river Ribble

work ceased in 1887. Upper and Lower Works were amalgamated during 1904/5 to form Primrose Bleach Works. Henry Sharp demolished many of the Lower Works building to divert a road through the site and began building a bleach and dye works. This was a large single-storey building with large areas of northern light roof along with an engine house with a triple window and other structures of random limestone with sandstone details. Within a year this project was abandoned. In 1913 Gillets of Chorley completed the work and began piece bleaching. It operated as Ashworth & Smith Limited with Reginald Gillet as the managing director. Ashworth & Smith Ltd was established in 1893 (Sykes, 1926). Bleaching and finishing continued on this site until 1963 employing 100 staff. Two years later the Stalwart Dyeing Company moved in and dyed broadloom carpets."

Figure 4.24: Primrose Mill (left) and Commercial Mill (right) following the re-alignment of Primrose Road



Figure 4.25: A Venetian window detail to the bleaching house, completed in 1913



Figure 4.26: The hipped-roof office range



The Contribution of Setting and the Application Site to Significance

- 4.46 The setting of Primrose Works has changed significantly with the clearance and redevelopment of the adjoining Primrose Mill and Commercial Mill sites.
- 4.47 However, the long mill pond provides evidence for the location of the cluster of former manufacturing premises. The group of industrial buildings, beside the brook and positioned around a series of small courtyards, alongside the former house of the Works owner, continues to provide an evocative industrial townscape.
- 4.48 In this context, the application site is well screened on the western side of the Works complex and makes a neutral contribution to the ability to appreciate the significance of the works as whole.

5.0 Impact Assessment

Introduction

- 5.1 The proposed development has been assessed in accordance with the relevant legislation, national and local planning policies.

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 5.2 The 1990 Act incorporates several 'statutory duties' for decision-makers, including the following:

"S. 16 (2): In considering whether to grant Listed Building Consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses."

"S. 66 (1): In considering whether to grant planning permission or permission in principle for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 5.3 Case law has determined that 'preserve' means 'to do no harm'.

Ribble Valley Local Plan

- 5.4 The Ribble Valley Core Strategy was adopted in December 2014 and contains the following policy in respect to the historic environment:

Key Statement EN5: Heritage Assets

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

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

conserve and enhance their significance and avoids any substantial harm to the heritage asset.

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

- 5.5 The Core Strategy contains the following Development Management Policies relevant to the historic environment aspects of the proposed development:

Policy DME: Protecting Heritage Assets

2. Listed Buildings and Other Buildings of Significant Heritage Interest

“Development proposals on sites within the setting of listed buildings or buildings of significant heritage interest, which cause visual harm to the settings of the building, will be resisted. Any proposals involving the demolition or loss important historic fabric from listed buildings will be refused unless it can be demonstrated that this is unavoidable.”

- 5.6 The Core Strategy, albeit adopted after the first NPPF (2012), and relevant Development Management Policy, seem to make no distinction between the relative importance of designated and non-designated heritage assets and seem to be outwith the NPPF approach to proportionality.

National Planning Policy Framework 2026

- 5.7 HE5 and HE6 requires LPAs to identify and assess the particular significance of any heritage asset that may be affected by a proposal, including development affecting the setting of a heritage asset, taking account of available evidence and any necessary expertise. LPAs should take this into account when considering the impact of a proposal on a heritage asset.

- 5.8 In determining applications, policy HE4 , requires LPAs to take account of:

Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:

- a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and*
- b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.*

- 5.9 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. *“This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”* (Policy HE6 1)
- 5.10 Policy HE4 2)) states that any harm to, or loss of, significance to a designated heritage asset, should require clear and convincing justification. Policy HE6 4) requires that in circumstances that

‘Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed’ HE6 part 4 page 96

- 5.11 LPAs should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset should be supported. Policy HE 09 part 3)

The Proposed Development

- 5.12 The proposed development comprises:

The erection of a single storey self-build Passivhaus dwelling with associated car port, parking and manoeuvring space, refuse storage, garden area, hard standing and soft landscaping, to be accessed (by vehicles and pedestrian) from Woone Lane via the existing access road that serves the ‘Old Cotton Mill’ development following the removal of a section of boundary wall.

- 5.13 The proposed detached dwelling would be sited close to the northern boundary of the site and set back behind the Woone Lane access to provide space for the car parking, and manoeuvring space.
- 5.14 It would be a single storey in height and would step down the slight slope of the site, from east to west, to articulate the proposed roofscape.

- 5.15 Additional planting would be introduced to the embankment, between the application site and Primrose House, to augment the existing vegetative screen.

Impact Assessment

- 5.16 The proposed development would have potential to cause an indirect impact on the significance of Primrose House by virtue of the change proposed within the setting of the listed building.
- 5.17 The proposed Passivhaus has been carefully designed and sited to avoid imposing itself on the status of Primrose House, formerly the Primrose Works owner’s house. The low profile of the proposed house follows the topography of the site, to create a series of low steps in the roof line. In this way it ‘works with’ the profile of the site rather than taking the alternative approach of raising the floor level, and overall height, of the western end of the building to remove the change in levels internally. The proposed approach creates interest with a more articulated profile, but also minimises the height of the proposed building.
- 5.18 The house would also be positioned as close to the northern boundary of the application site as possible, thus pulling it away from the edge of the steep slope that separates the site from the wider grounds of Primrose House.
- 5.19 A considerable screen of trees and shrubs occupies the embankment along the southern boundary of the application site and further planting would be added to help create an effective screen between the proposed house and the grounds of Primrose

House. The proposed house would be almost entirely screened from the western elevation of Primrose House, with only part of the eaves line likely to be visible, albeit filtered by the tree cover.

Figure 5.1: A CGI Model of the Proposed Development looking northwards from Primrose House



- 5.20 The application site is located at an oblique angle to Primrose House. Views straight out of the principal rooms, including the dining room, drawing room and ballroom, are unlikely to be affected by the proposed development, while the scheme would not affect the ability to appreciate the phasing of the listed building, or the quality of the key internal features.
- 5.21 The association between the house, works and James Thomson is a matter of record, and would not be affected by the proposals.

Neither would the physical relationship between the house and adjoining works, the key element of its setting.

- 5.22 The proposals would lead to the partial subdivision of the grounds of Primrose House. However, due to the distinctive topography of the wider grounds, and associated tree cover, the application site is not particularly experienced in relation to the house in the same way as the wider gardens that occupy the same level as the ground floor of the house. The existing physical conditions of the site give the impression that the site occupies a separate enclave, that does not allow the special architectural interest of Primrose House to be fully appreciated.
- 5.23 The proposed Passivhaus has therefore been discretely located, and carefully designed to 'sit quietly' within the former grounds of the listed building. It would not be prominent within the setting of the listed building and would not challenge its primacy as the principal residential building associated with Primrose Works.
- 5.24 An opening is proposed within the tall, stone, boundary wall to create the access from Woone Lane. However, the wall has a vertical joint, suggesting a degree of previous adaptation, and is largely clad in timber boarding as part of the car parking scheme for the 'Old Cotton Mill' development. The proposed opening would not harm the significance of the listed building.
- 5.25 The setting of Primrose House has changed over time, indeed a large stable building was located on the southern edge of the application site in 1815 and one of the industrial ranges projected well beyond the western elevation of the house until the early C20th. In the above context, the proposed development would

cause change within the setting of the listed building, but that change is considered to preserve its special interest. The proposed development is therefore in accordance with the 'statutory duty' of S.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 5.26 The proposed development would not cause harm to the visual setting of the listed building, with reference to Local Plan Development Management Policy DME4. The proposals would conserve the significance of the heritage asset and would be consistent with Core Strategy Statement EN5.
- 5.27 The design of the proposals, particularly its low, stepped profile and position within the application site, has been informed by an understanding of the significance of the heritage assets. The proposals would sustain the significance of the heritage assets (NPPF Policy HE9).
- 5.28 The proposed development would preserve those elements of setting that make a positive contribution to the significance of the heritage assets and should therefore be treated favourably (NPPF HE4 a)).

6.0 Conclusions

- 6.1 From an historic environment perspective, the application site comprises part of the wider grounds of Primrose House (grade II listed), which adjoins the Primrose Works (HER Reference PRN5609).
- 6.2 Primrose House was constructed by James Thomson in two phases in c.1810 and c.1825. Thomson rose to prominence as an industrial chemist and designer and enjoyed associations with high-profile industrialists and innovators of the day.
- 6.3 The success of the business can be read in the two principal phases of the house, which retains many high-quality internal details that underline the status of the building.
- 6.4 The setting of Primrose House is fundamentally connected with the adjoining Works, which had a chequered history following the death of Thomson during the 1850s. There is an intimate relationship between the owner's house and his manufacturing premises. However, the cluster of buildings that comprise the works continued to evolve throughout the C19th, including the re-alignment of Primrose Road, and the early C20th. More recent developments have witnessed the demolition of Primrose Mill and Commercial Mill, which formed part of the industrial townscape to the south of Clitheroe.
- 6.5 In this context, the application site, is located in an elevated position to the north of the house. It is separated from the listed building by a steep embankment, which effectively divides the garden into two distinctive areas. The proposed Passivhaus would be separated from Primrose House by the embankment and the associated tree and shrub cover. The proposed house has been thoughtfully designed to follow the subtle topography of the application site itself, stepping down towards the west to articulate the roofline and create a low profile. As a result, the proposed dwelling would be largely screened from the listed building, which would retain its primacy within the remainder of the grounds.
- 6.6 The proposed development would cause change within the setting of the listed building. However, the ability to appreciate the significance of Primrose House, and the contribution of its industrial setting, would be preserved by the proposed development.
- 6.7 The proposals are therefore considered to be in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development would be consistent with the relevant historic environment policies of the Core Strategy and the NPPF and should therefore be treated favourably.

Appendix 1

Primrose House Plans and Inventory (1815)

*PRINTING
Works*
in the Township of Clitheroe and County of
Lancaster.

1815

Reference to the Ground Plan

	First Story	Second Story	Third Story	Fourth Story
1	Old Book Shop	Old Engendering Shop		
2	China Blue Eye House	Cutting Shop	Dry House	
3	Blue Eye House	Black Shop	Print Shop	Print Shop
4	Wash House	Swinging Room		
5	Wash House	Calender Room	Swinging Room	
6	Swinging Room			
7	Shed House			
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100	Shed House			

Scale to the Ground Plan

*Sections of the Buildings
from A to B on the Ground Plan.*



Section of the Buildings from C to D.



Section of the Buildings from E to F.



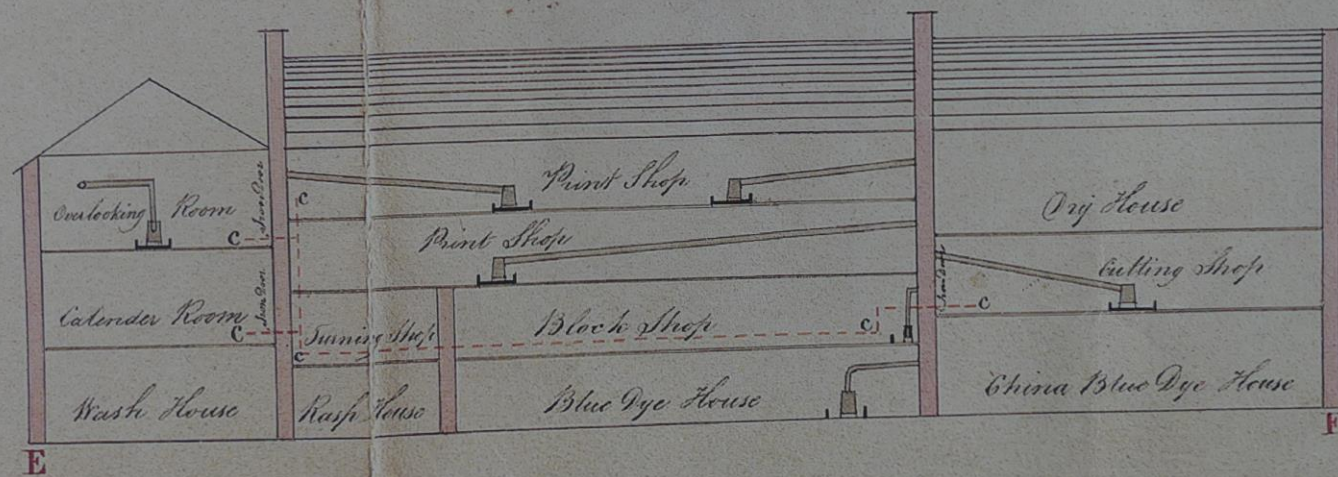
Reference to the Sections

Counting downwards from the top of the first section.
As the buildings are all of stone below.

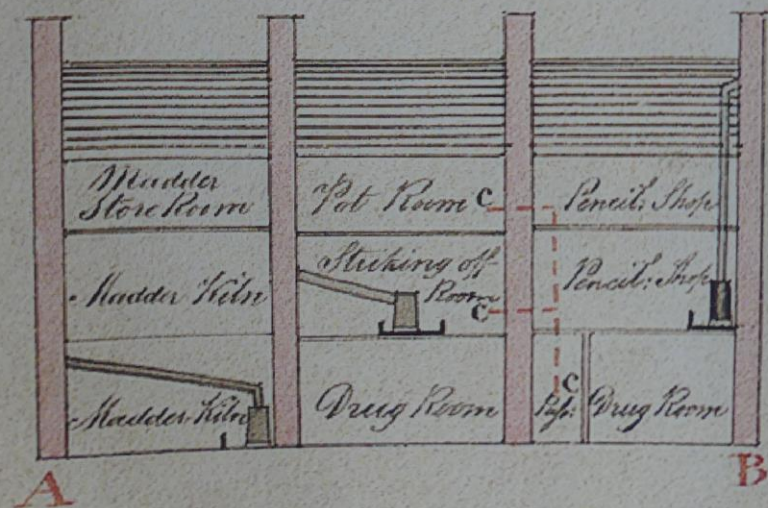
Scale to the Sections



Section of the Buildings from E to F.



Section of the Buildings
from A to B on the Ground Plan.



Ground Plan and Sections of Primrose
PRINTING
 Works

in the Township of Clitheroe and County of
 Lancaster.

1815

Reference to the Ground Plan

		First Story	Second Story	Third Story	Fourth Story
14-	1	Old Block Shop	Old Carpenters Shop		

See by the old
 sketch sent by D. L. E.



Reference to the Ground Plan

		First Story	Second Story	Third Story	Fourth Story
14-1	Old Black Shop		Old Carpenters Shop		
12-2	China Blue Eye House		Callings Shop	Dry House	
11-3	Blue Eye House		Black Shop	Paint Shop	Paint Shop
1-4	Wash House		Turning Shop		
13-5	Wash House		Calendar Room	Covered Room	
6	Steaming House				
7	Seal House				
8	Madras Eye House				
9	Drug Room		Drug Room		
10-10	Madras Eye House				
11	Drug Room				
12	Face Hole				
13	Calendar Shop				
14	Calendar Room		Machine Room	Hanging Room	Hanging Room
15	Wash House				
16	Padding Room				
17	Padding Room				
18	Canning House		Draining Room		
19	Bar House		Stocking Room		
20	Packing Room		Face Room	Large Place Room	
21	Passage		Passage		
22	Ward House				
23	Carpenters Shop		Carpenters Shop		
24	Store Room				
25, 26	Drug Rooms		Painting Shop	Painting Shop	
27	Passage				
28	Drug Room		Stacking off Room	Net Room	
29, 30	Madras Kilns		Madras Kilns	Madras Kiln Room	
31, 32, 33	Laboratory		Logwood Room	Drug Room	
34	Kitchen				
35	Parlour		W. J. Burtons House		
36	Back Kitchen		3 Stories high		
37	Pantry				
38	Back Kitchen				
39	Kitchen				
40	Pantry		W. J. Thomsons House		
41	Dining Room		3 Stories high		
42	Passages				
43	Gig House				
44	Gigs Stable				
45	Stables				
46	Stable		Hay Loft		
c	Large Chimneys				
e	Stairs				
f	Fire Grates				
g	Brick Flues covered with cast Iron Plates				

10 0 20 30 40 Yards