Dear Sir,

RE: Applications 3/2015/0943 and 3/2015/0944 – HOLMES MILL, GREENACRE STREET, CLITHEROE BB7 1EB

Renovation and conversion of Grade II Listed property to create kitchens, restaurant, bar, 31 room apart-hotel, brewery with retail outlet, bakery, function room, offices, two retail units and gym/spa leisure complex.

Thank you for giving the SPAB Mills Section the opportunity to comment on this planning application.

The Mills Section supports the proposals to find a sustainable future use for this historically significant complex of textile mill buildings. We do not wish to comment on the detail of the application, which appears generally sympathetic to the current repair needs of the buildings.

Although the buildings have been largely stripped of their working parts, significant elements of the mill’s original industrial purpose survive and are of particular interest. These include the engine houses, a truncated chimney and an intact horizontal engine with large flywheel dating from 1910/11. The Mills Section is keen that the surviving mechanical elements are retained and incorporated into the plans for conversion of the buildings.

The list description makes clear that the value and significance of the mill complex derives from its survival as a whole, allowing its architectural development to be traced from its origins in the 1820s through various 19th and early 20th century alterations. For this reason, the Mills Section would not support the demolition of any of the key architectural elements that survive wholly or partially and which continue to make a positive contribution to the historic significance of the complex.

The Structural Inspection and Appraisal produced by the Reid Jones Partnership concludes that all of the key buildings are in a reasonable or good condition and, as such, would respond well to targeted repair. This report supports the improvement and retention of the historic architectural elements of the complex.

The Mills Section would be prepared to provide more detailed comments if these are required.

Yours sincerely,

Sophie Martin
Mills Section Administrator