Gatehouse and Boundary
Holmes Mill
Clitheroe

Conservation Plan

stanton andrews architects
Conservation Plan

in respect of

Gatehouse and Boundary at Holmes Mill, Clitheroe

There are conservation plans for

1823 Spinning Mill
New Mill
Weaving Shed
Gatehouse, boundary and external works

Prepared for and on behalf of

Emporia Leisure

Emporia Leisure Limited
The Emporium
Moor Lane
Clitheroe BB7 1BE

Undertaken

Summer - Autumn 2015.

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Version

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Introduction

Design and Access Statement (DAS) are required for applications for major development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015; as well as for applications for listed building consent.

This Conservation plan including DAS includes an explanation of the design principles and concepts that have been applied to the proposed works, and how they have been accounted for:

(a) the special architectural or historic importance of the building;

(b) the particular physical features of the building that justify its designation as a listed building; and

(c) the building’s setting.

It also explains how issues relating to access to the building have been dealt with.

The documentation and description of the renovation and redevelopment of the site has been broken down into four parts. This in part reflects the phased construction of the original development but also the applicant’s approach to the renovation which will be phased. This is to assist development finances but also to reflect the immediate need for brewery and office accommodation for the business.

The four parts are as follows:

The 2823 Spinning Mill, the original building on the site and on the southern side bound by Greenacre Street and Woone Lane; this is likely to be the last building to be renovated.

New Mill, the second mill on the site built parallel to the 1823 mill on the north side. This phase actually includes a spinning mill, engine and beam houses as well as a chimney and warehouse. This part is likely to be developed first as it houses the brewery, which is temporarily located in the Weaving Shed.

The third significant component is the Weaving Shed, with the largest floor plate this is the part of the site that has been altered most and has less historical merit than the rest of the site. As part of the Weaving Shed is a new 3 storey fire exit with a new mill.

The gatehouse, boundary walls and external works are included within the final section and this will be undertaken in parallel with the New Mill development.

For each part there is a set of as existing plans and elevations. A set of proposed plans showing the final layout and a set of plans showing the extent of alteration, demolition, including fixtures, ground floor drainage and excavation for foundations required for remedial works. Also there is a set of proposed elevations that combine the proposed with a description of the alterations.

In addition for each part there is a conservation plan, this identifies on an item by item/ floor by floor basis the extent of alteration, repair or demolition with an indication of impact on historic character, need for approval and other requirements.

To support the application there are technical reports.

These are site specific and refer to the site in its entirety. These include:

- A transport assessment provided by Craft Transport Solutions with input from ICC;
- A phase one ecology study undertaken by Urban Green;
- A flood risk assessment undertaken Flood Risk Consultancy Ltd;
- An archaeological building investigation undertaken by Oxford Archaeology North. This was not commissioned by the applicant but has been used from the outset as a reference identifying those parts of the building and fittings that are of most significance.
Applicant

Holmes Mill is a grade II listed mill which has recently been purchased by Emporia Leisure Limited, which has an extensive portfolio of historic listed properties. Ensuring heritage assets 'pay their way' is the most viable way to ensure that costly historic assets receive the maintenance, management and upkeep they require.

The properties are managed by James’ Places a North West based chain of hotels, entirely owned by Emporia Leisure limited. James Places currently employs over 300 full and part time staff and the success is largely dependent on the character and charm of the properties coupled with matching customers high expectations for service and comfort.

It is expected that Holmes Mill will create another 100 full and part time jobs once the whole development has been completed.

Consultation

The future of the mill has been much discussed between the building owner and the local authority over the last six months. There have been meetings on site with planning and conservation officers on 2nd July and 5th of August 2015 and a meeting was held on the 9th of September 2015 with RVBC senior management including Marshal Scott Chief Executive, Stuart Hirst, Leader of the Council, Colin Hirst, Head of Regeneration & Housing and John Machiolic Head of Planning Services.

At the meeting the ambition and challenges of the site were discussed.

Authors

Stanton Andrews Architects is a North-west architecture practice with nearly 10 years’ experience in the care, repair and adaptation of historic buildings and places, together with the design of new buildings for sensitive sites. Our approach to conservation is as a catalyst for regeneration and renewal.

Our positive, proactive approach goes beyond conservation and repair; we use our understanding of historic buildings to guide and support new interventions that enhance and sustain successful places. This approach has made us trusted by a wide range of clients, including hotel chain, charities and homeowners.

Recent listed building projects include the recently extended Grade 2* listed Mitton Hall, the Grade 2* listed Huntingdon Hall, the Grade 2 listed Falcon Manor Hotel in Settle and Eaves Hall Hotel in West Bradford as well as other smaller listed properties.

Since our beginnings in 2006, we have taken a sustainable approach to design and conservation - not least through the re-use of existing buildings. We pay particular attention to selecting locally-sourced materials that have low embodied energy, and incorporating energy-efficient technologies into existing and new buildings.

Stanton Andrews Architects operates a Quality Assurance System. We are an RIBA Chartered Practice.
Planning

In assessing the planning merits and acceptability of any particular, it is necessary to consider the relevant policies of the Development Plan together with other material considerations, which include national policy as set out in the National Planning Policy Framework (NPPF) and other supplementary planning guidance.

Local Planning Policy

Planning authorities have a duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to designate as conservation areas any “areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance”.

Where it is considered that an area has special architectural or historic interest, a conservation area character appraisal is a way of recording this. The Clitheroe Conservation Area was designated in October 1973 and extended and given the then status of Outstanding Conservation Area in December 1979. A Conservation Area Appraisal undertaken in 1994 and then again in 2005. This recommended the extension of the conservation area to include Holmes Mill which at that time was unlisted. This was confirmed in 2007.

Designation of a conservation area provides the foundation for the application of conservation policies set out within the Ribble Valley Local development Framework which enables any change to be controlled.

In dealing with all the conservation areas in the Borough the following adopted Core Strategy policy apply:

POLICY ENV16

Within conservation areas development will be strictly controlled to ensure that it reflects the character of the area in terms of scale, size, design and materials. Trees, important open spaces and natural features will also be protected as appropriate. The desirability of preserving or enhancing the character or appearance of a conservation area will also be a material consideration in deciding development proposals outside the designated area which would affect its setting or views into or out of the area.

POLICY ENV17

Applications for planning permission within or affecting conservation areas will be required to be accompanied by sufficient additional information in the form of sketch elevations of the proposed buildings, means of access and (where appropriate) landscaping of the site.

POLICY ENV18

There will be a presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a conservation area. Consent to demolish any building in a conservation area will not be granted unless a suitable detailed planning application for the reuse of the site has been approved and a contract let for the carrying out of the works of redevelopment.

In addition the following listed building policies apply

POLICY ENV19

Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

i) The desirability of preserving the setting of the building
ii) The effect of the proposed development on the character of the listed building
iii) Any effect on the economic viability of the listed building
iv) The contribution which the listed building makes to the townscape or countryside
v) The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment.
Planning

National Planning Policy Framework (NPPF)

The NPPF was adopted in March 2012 and sets out the Government’s planning policies for England and how these are expected to be applied. As per Chapter 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004, it is to form a material consideration in planning decisions.

Sustainable development is broadly defined in Paragraph 7 of the Framework as having three dimensions; namely economic, social and environmental. The golden thread running throughout the NPPF is the Government’s presumption in favour of sustainable development whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted permission unless there are overriding reasons that would suggest that permission should be withheld.

Section 12 of the NPPF sets out national guidance for ‘Conserving and enhancing the historic environment.’

Paragraph 131 establishes the obligations of planning authorities in making a decision on determination of applications for works to a heritage asset.

PARAGRAPH 131

In determining planning applications, local planning authorities should take account of:

the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;

and

the desirability of new development making a positive contribution to local character and distinctiveness.

The NPPF also introduces the concept of proportionality in assessing the effect of development proposals on the significance of “designated heritage assets.” This assists in making the judgment also required by the NPPF (paragraphs 133 and 134) of whether there will be harm to the asset and if so whether it constitutes “substantial” or “less than substantial harm.”

PARAGRAPH 133

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

PARAGRAPH 134

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
Planning

Appraisal

At the moment there is an urgent need to find suitable, long term alternative uses that will offer the building complex a sustainable future. In the current economic climate there is little or no public sector finance available for capital funding and even less available to provide a realistic income that would secure the upkeep and maintenance of the building.

This strongly points to the need for private sector funding for almost all of the buildings. While it may be possible to consider this is relevant to the retention of many of the buildings it is difficult to see how this could be achieved without some form of significant redevelopment or intervention over part of it. In coming to a judgment on whether any part of the site could realistically be considered there has to be an assessment (within the terms set out in the NPPF) of the heritage significance of the site as a whole including the relative significance of its constituent elements.

All of these considerations implicitly raise the question of whether all of the elements of the "designated heritage asset" that comprises Holmes Mill contribute equally to its significance.

While listed and at face value of equal importance to the remainder of the structure, there must be serious doubts that the former Weaving Shed has the same value and therefore significance as the remainder. The extensive alterations of the 1980s to this part of the complex have severely undermined the integrity and value of this part of the structure and equally importantly to the collective value and significance of the whole site.

Of note is that the proposals put forward in this application are an viable economic use of the entire site. The impact on the Spinning Mill, New Mill and the Gatehouse are largely limited to alterations to provide vehicular access and serving or internal alterations required to adapt the building to comply with the various regulations (BRregs, Health and Safety, Asbestos and The Workplace Regulations) that were not present at the time the buildings were built. More significant alterations are required to the Weaving Shed and its redevelopment.

Conclusion

In reaching this conclusion it is acknowledged that one of the reasons for listing Holmes Mill was that it was considered (see the English Heritage "Reasons for Designation") that

"the mill complex comprises a range of buildings relating to the textile manufacturing process. This includes spinning blocks and engine houses of differing dates that afford the opportunity to study the evolutionary development of these specific building types."

There must be a serious question about whether the retention of the Weaving Shed in its entirety and in its present form makes the same contribution to the heritage significance of the whole site as the remainder of the buildings.

Whatever their physical condition they nevertheless meet the basic criterion of being part of a representative group of buildings that illustrate the evolution of a Lancashire cotton mill through the nineteenth and early twentieth centuries. While it could be argued that the Weaving Shed in its current form represents a late and ultimately unsuccessful attempt to adapt the building to late twentieth century manufacturing processes it is difficult to see any real aesthetic, heritage or technical merit in its retention as it is.
Holmes Mill

Holmes Mill is situated on Greenacre Street, on the southern fringe of Clitheroe. It comprises two spinning mills founded in 1823 and c.1830 by John Taylor of Shawbridge, and Edmund, John & James Mercer & David Murray.

The complex was extended in the mid-nineteenth century with the addition of a Weaving Shed and two-storey warehouse to the New Mill. A new steam-power plant was also added to New Mill in 1910. The complex was designated a Grade II listed building in March 2013.

All of the principal component buildings survive intact, although the Weaving Shed and warehouse were refurbished to leave only the external walls in the late twentieth century. The complex comprises two three-storey spinning blocks, one with attached hoist tower and privy block, three engine houses, one boiler house with flue to a reduced-height chimney, the external walls of a Weaving Shed and reduced-height warehouse, a further single-storey warehouse and covered yard, and a gatehouse adjacent to the Greenacre Street entrance.

A building investigation, commensurate with an English Heritage Level 2/3-type survey, was carried out by Oxford Archaeology and forms part of this application. It identified four phases of construction within the complex.

The primary phase comprised the erection of a 14 bay, three-storey mill, in limestone rubble and of non-fireproof construction, with a projecting privy tower. An attached four-storey engine and boiler house, incorporating a fireproof stair tower and loading loophole, may represent an early addition to the eastern gable. The timber ceiling beams were carried on fluted cast-iron columns, the majority of which survive in-situ. The works to this building are covered within this conservation plan.

A second three-storey spinning block was erected under separate ownership c.1830, and was of similar construction, but had an attached beam engine house and single-storey boiler house attached at the south-eastern corner. A chimney, placed between the two mills, was rebuilt in brick prior to 1846, but retains what appears to be an earlier sandstone base. The northern, later mill was extended in 1853, with the addition of a Weaving Shed and integral two-storey warehouse.

The New Mill power plant was replaced in 1910, with the addition of a cross-compound horizontal engine, supplied by Clayton, Goodfellow & Company, of Blackburn, and placed within a new engine house, with a boiler house erected on its southern side to accommodate Lancashire boilers. The engine survives intact, in its original condition, complete with a rope drum on a secondary motion shaft, and associated drive and line shafts within New Mill. Many original features of the engine house, including gas-light fittings and decoratively painted wall plaster are also well-preserved. The fluted columns within the two main structures are possibly unique, but form part of spinning blocks which are typical of the expansion of the factory system in the first part of the nineteenth century.

The extant power plant retains one of only five in-situ steam engines in Lancashire, and the last surviving engine by the renowned firm of Clayton, Goodfellow & Company. Whereas other engines have all been fully or partially restored, the engine at Holmes Mill survives in its original condition.

The decoratively painted plasterwork of the engine house and many aspects of the associated power transmission system survive in-situ, including sections of line shafting for two hoists and bevel gear and top end bearings for the primary and upright drive shafts.
Gatehouse and Boundary - History

The only entrance into the Holmes Mill complex is from Greenacre Street through a steel gateway, containing the name JAMES THORNBER LTD HOLMES MILL.

The gatehouse was built in two phases; an initial gatehouse placed adjacent to Mearley Brook, and depicted on the OS of 1844. It was extended between 1884 and 1912 to form a dog-legged structure.

The early gatehouse appears to have comprised three bays, with a doorway, with rubbed sandstone monolithic surround in the narrow southern bay, and with vertical windows with similarly dressed flush lintel and slightly projecting sills in the two bays to the north. The eastern boundary to Mearley Brook was rebuilt in the 1980's and forms part of the site flood defence system.

The northern boundary is leylandii hedge which was planted presumably at the same time as the hedge (now removed) to Greenacre Street.

The western stone boundary forms part of the buildings with a link section between the 1823 Spinning Mill and New Mill.

Gatehouse and Boundary - Condition

In recent times the gatehouse became the main offices for the site, the offices suites in the 1823 Spinning Mill having been largely abandoned. Consequently it has been adapted and altered over the decades to provide suitable office accommodation including installation of a satellite dish, heating, telephone etc.

Some like for like repairs have been undertaken to date as they would not affect its character as a building of special architectural or historic interest.

Extract from the OS 25*:1 mile map of 1844
Gatehouse and Boundary - Use

The gatehouse is to be retained as an office and it is currently being suggested that this will become the home of Ribble FM.

The landscaping is to be improved to provide parking/delivery access yet still provide an overspill space to the restaurants and bars. Space that is currently lacking within the town.

To improve vehicular access it is proposed that another bridge be installed over Meanley Brook similar in arrangement to Greenacre street bridge. This will allow provide flexibility in access and egress to the site whilst also providing a better connection to the town.

It is proposed that the wall between the mills be removed to allow for refuse/delivery access. Three other man doors are proposed to the west elevation to allow for improved fire safety.

The rest of the site not currently occupied by buildings is to be resurfaced to allow for better management of traffic/access or be more welcoming/user friendly for visitors to the site.
Gatehouse and Boundary - Amount + Scale

The area available for the development has been largely fixed as there is minimal scope for extension.

Of the buildings that form the boundary of the site, the most significant is the gatehouse which is to be used as a small office with modest alterations.

The brick extension to the 1823 Spinning Mill and the outrigger to the tower hoist are to be demolished as they are in very poor condition of minimal heritage value allow a new vehicle access to be created from Woone Lane.

The scale of the development is unchanged with little if any impact on neighbours etc.

Gatehouse and Boundary - Layout

The overall layout is largely unchanged with amendments limited to those required to improve access.
Gatehouse and Boundary - Appearance

The Boundary walls are to be amended and extended in stone to match existing. Render to be made good as required.

Gatehouse and Boundary - Access

The access has been altered in four locations.

A new vehicular access has been proposed over Mearley Brook, this will allow vehicular access to the north end of the site without having to come past the end of the 1823 Spinning Mill and New Mill. It is proposed that the east end of the mills be used as standing/overspill accommodation, introducing cafe culture to Clitheroe.

A delivery/refuse access is proposed on Woone Lane between the 1823 Spinning Mill and New Mill. This will vehicles to enter the site to deliver and collect barrels as well as allowing collection of refuse bins from the pavement outside.

The last alterations are to provide pedestrian access from Woone Lane, the northern access allows visitors to access the first floor accommodation within the Weaving Shed. A pair of entrance just north of New Mill provide a fire exit from the upper floors of the mill as well as allowing delivery access to the brewery at first floor.
Conservation Plan

To assist in the understanding of the changes proposed/required, items of the building have been described, assessed to establish works required if at all. Where works is required the benefit is explained and an assessment of the impact on the heritage character undertaken. Plans showing the Relative Significance Survey are included within the appendix.

In accordance with section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the asbestos removal has already been undertaken. The asbestos refurbishment survey identified thirty eight instances of Asbestos Containing Materials (ACM) of which thirteen are Category A with a Priority Risk Score (PRS) greater than 17. HSE guidance 264 'Asbestos: The survey guide' defines these ACM as high risk, requiring immediate/urgent action. A category A item is likely to cause, or is presently exposing persons to airborne asbestos fibre in the ACM location area, adjacent or connected areas or other areas within the buildings.

This plan needs to be read with the following plans and elevations.

Ex 0  Existing Site Plans
PL 1  Proposed Site Plans
PL 102  Gatehouse and Boundary Proposed Plans and Elevations

<table>
<thead>
<tr>
<th>Scale</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>No impact - maintenance work only</td>
</tr>
<tr>
<td>2</td>
<td>Limited impact - no alterations to the original building fabric, minor additions that are easily reversed / removed. Restoration of original features.</td>
</tr>
<tr>
<td>3</td>
<td>Low impact - limited alterations to the original building fabric, more substantial additions that can be reversed / removed.</td>
</tr>
<tr>
<td>4</td>
<td>Moderate impact - some alterations to the original building fabric, additions that are less easily removed.</td>
</tr>
<tr>
<td>5</td>
<td>High impact - significant alteration to the original building fabric, more permanent additions.</td>
</tr>
</tbody>
</table>
### Roof

<table>
<thead>
<tr>
<th>Element / Location</th>
<th>Description</th>
<th>Works Required</th>
<th>Benefits</th>
<th>Impact on historic character</th>
<th>LA consent required</th>
<th>Associated works</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof/ Gatehouse</td>
<td>Roof slates in good order over type 1 felt. Roof is uninsulated and there are no roof lights.</td>
<td>No works required</td>
<td>To minimise heat loss from the building fabric and to provide natural light to the upper storey.</td>
<td>1</td>
<td>Yes</td>
<td>None</td>
<td>1</td>
</tr>
<tr>
<td>Rainwater goods/ Gatehouse</td>
<td>Cast iron gutters on corbel brackets, with cast-iron downpipes (some pre), with misc waste pipes.</td>
<td>All misc. pipework to be removed and walls made good. Typically rain water goods to be removed, repaired where necessary, decorated and reinstalled.</td>
<td>Minimise risk of water ingress.</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td>2</td>
</tr>
<tr>
<td>Roof/Outrigger West of hoist tower</td>
<td>Polycarbonate roof over outrigger to west side of hoist tower.</td>
<td>Demolish, dwarf wall left to provide barrier to ramp.</td>
<td>To improve the appearance of the west elevation of the hoist tower and to ease the circulation between the mills and the Wolves Lane access</td>
<td>2</td>
<td>Yes</td>
<td>None</td>
<td>3</td>
</tr>
<tr>
<td>Roof/ Brick Outrigger adjacent to 1823 Mill</td>
<td>Flat concrete roof in very poor condition</td>
<td>Roof demolished as part of demolition of building</td>
<td>To minimise heat loss from the building fabric and to provide natural light to the upper storey.</td>
<td>1</td>
<td>Yes</td>
<td>None</td>
<td>4</td>
</tr>
</tbody>
</table>
# External Walls

<table>
<thead>
<tr>
<th>Element / Location</th>
<th>Description</th>
<th>Works Required</th>
<th>Benefits</th>
<th>Impact on historic character</th>
<th>LA consent required</th>
<th>Associated works</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boundary wall</td>
<td>600mm wide stone retaining wall with flat stone coping</td>
<td>7.5m of wall to be removed. Concrete bridge as per Greensacre bridge to be installed, stone walls to be continued across brook to maintain flood wall integrity.</td>
<td>To allow for a new access off Meary Bridge Street, to improve the connection with the town and allow the south part of the site to be become pedestrianised.</td>
<td>1</td>
<td>Yes</td>
<td>None</td>
<td>1</td>
</tr>
<tr>
<td>Gate House</td>
<td>Cast iron gutters on corbel brackets, with cash iron downpipes (some pvc), with misc waste pipes.</td>
<td>All misc. pipework to be removed and walls made good. Typically rain water goods to be removed, repaired where necessary, decorated and reinstalled.</td>
<td>Minimise risk of water ingress.</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td>2</td>
</tr>
<tr>
<td>Boundary wall</td>
<td>470mm wide stone retaining wall with stone on edge coping</td>
<td>4m of wall to be removed. Ramp to be installed with side walls to protect warehouse and create enclosure for bins.</td>
<td>To allow for a new access off Woone Lane to be created. A back of house access ensures that the minimum of service traffic enters the historic heart of the site. Refuse lorries for the 1823 Spinning and New Mill as well as barral supply and collection vans will access the site from Woone Lane.</td>
<td>2</td>
<td>Yes</td>
<td>None</td>
<td>3</td>
</tr>
<tr>
<td>1823 Mill</td>
<td>Red brick outrigger in very poor condition</td>
<td>Demolish, 1500mm high masonry walls to be installed to enclose bin store with timber access doors</td>
<td>To allow for a bin store as well as allowing the north face of the 1823 Spinning Mill to be re-presented. Access to the plant room is provided from the bin store.</td>
<td>2</td>
<td>Yes</td>
<td>None</td>
<td>4</td>
</tr>
<tr>
<td>Outrigger to west</td>
<td>Render wall and polycarbonate roof to west side of outrigger tower</td>
<td>Demolish, dwarf wall left to provide barrier to ramp.</td>
<td>To improve the appearance of the west elevation of the out building tower and to ease the circulation between the mills and the Woone Lane access.</td>
<td>2</td>
<td>Yes</td>
<td>None</td>
<td>5</td>
</tr>
</tbody>
</table>

*Conservation Plan*

Version 2 - Issued for Listed Building and Planning Consent

stanton andrews architects
## Windows and Doors

<table>
<thead>
<tr>
<th>Element / Location</th>
<th>Description</th>
<th>Works Required</th>
<th>Benefits</th>
<th>Impact on historic character scale 1-5</th>
<th>LA consent required</th>
<th>Associated works</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows Gatehouse generally</td>
<td>Timber frame single glazed windows to north, east and west elevations</td>
<td>All the windows to be replaced with double glazed painted hardwood arrangement to be largely unchanged.</td>
<td>There is a minimal impact on the appearance or heritage of the windows as they have been replaced previously. The reduction in heat loss will be significant and is consistent with customers expectations of quality and comfort.</td>
<td>2</td>
<td>Yes</td>
<td>None</td>
<td>1</td>
</tr>
<tr>
<td>Window Gatehouse east elevation</td>
<td>Single glazed window to be blocked up</td>
<td>Window to be blocked up. Works already undertaken.</td>
<td>The window sites within a recess. Blocking up the windows will allow for the rationalisation of the internal space.</td>
<td>4</td>
<td>Yes</td>
<td>None</td>
<td>2</td>
</tr>
<tr>
<td>Doors Gatehouse</td>
<td>Timber panel entrance door with glazed panel over.</td>
<td>The timber door to be removed, repaired, made good, decorated and reinstalled.</td>
<td>Maintenance only.</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td>1</td>
</tr>
<tr>
<td>Access Gates Woone Lane</td>
<td>New access gates to Woone Lane ramped access</td>
<td>Section of existing wall to be demolished and new timber access gates installed</td>
<td>To provide goods in access</td>
<td>2</td>
<td>Yes</td>
<td>External walls</td>
<td>1</td>
</tr>
</tbody>
</table>
# Car Parking and Landscaping

<table>
<thead>
<tr>
<th>Element / Location</th>
<th>Description</th>
<th>Works Required</th>
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<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car parking</td>
<td>Concrete/tarmac road surface with non-allocated parking</td>
<td>Parking set out, 19 4.8x2.4m bays and 4 bays for people with disabilities</td>
<td>To formalise the ad hoc arrangement and to improve management of spaces.</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Landscaping</td>
<td>Concrete/tarmac road surface.</td>
<td>Soft landscaping to car parking margins. Stone pavings with dropped kerbs to boundary to buildings</td>
<td>To soften impact of car parking and yard as part of the need to demonstrate that it is a public space, with a heritage background rather than a non-public non-accessible commercial venture.</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
### Floors and Ceilings

<table>
<thead>
<tr>
<th>Element / Location</th>
<th>Description</th>
<th>Works Required</th>
<th>Benefits</th>
<th>Impact on historic character</th>
<th>LA consent required</th>
<th>Associated works</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor/ Gate House</td>
<td>Existing carpet over solid floor</td>
<td>Floor covering to be taken up, floor inspected and repaired as necessary new floor covering to be laid.</td>
<td>Maintenance only</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Ceiling/ Gate House</td>
<td>Existing plasterboard</td>
<td>Plasterboard to be made good and redecorated.</td>
<td>Maintenance only</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>

### Walls and Partitions

<table>
<thead>
<tr>
<th>Element / Location</th>
<th>Description</th>
<th>Works Required</th>
<th>Benefits</th>
<th>Impact on historic character</th>
<th>LA consent required</th>
<th>Associated works</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>Generally</td>
<td>Plaster partition walls to gate house</td>
<td>Walls to be stripped back and re-plastered for paint finish</td>
<td>Maintenance only</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td></td>
</tr>
<tr>
<td>Office Gate House</td>
<td>Timber clad internal walls</td>
<td>Cladding to be removed and walls plastered for paint finish.</td>
<td>Maintenance only</td>
<td>1</td>
<td>No</td>
<td>None</td>
<td></td>
</tr>
</tbody>
</table>
## Services

<table>
<thead>
<tr>
<th>Element / Location</th>
<th>Description</th>
<th>Works Required</th>
<th>Benefits</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gate House</td>
<td>Electric heating, small power and lighting.</td>
<td>Removal of existing wiring and rewiring throughout.</td>
<td>To comply with Bregs Part G, J and L2B and to meet user expectations on quality and comfort.</td>
</tr>
<tr>
<td>Gate House</td>
<td>Hot water</td>
<td>To be provided by existing system.</td>
<td>Maintenance</td>
</tr>
<tr>
<td>Gate House</td>
<td>Fire detection and Alarm system.</td>
<td>Extension of existing fire detection and alarm system where necessary.</td>
<td>For BRegs compliance Part B</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Impact on historic character</th>
<th>LA consent required</th>
<th>Associated works</th>
<th>Photo</th>
</tr>
</thead>
<tbody>
<tr>
<td>I</td>
<td>No</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>I</td>
<td>No</td>
<td>None</td>
<td>None</td>
</tr>
<tr>
<td>I</td>
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</tr>
</tbody>
</table>
Appendix

Relative Significance Survey
Appendix

Relative Significance Survey
New Mill - Ground Floor Relative Significance Plan
1823 Spinning Mill - First Floor Relative Significance Plan