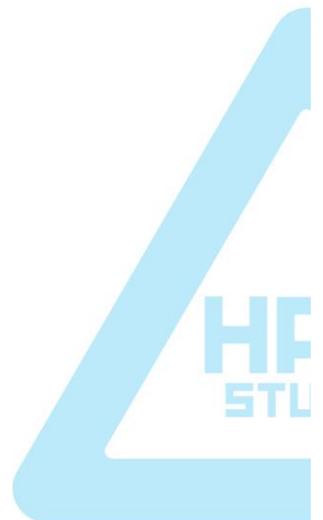


# Heritage Statement



Proctor's Works  
20-24 Hammerton Street  
Burnley.  
BB11 1NA

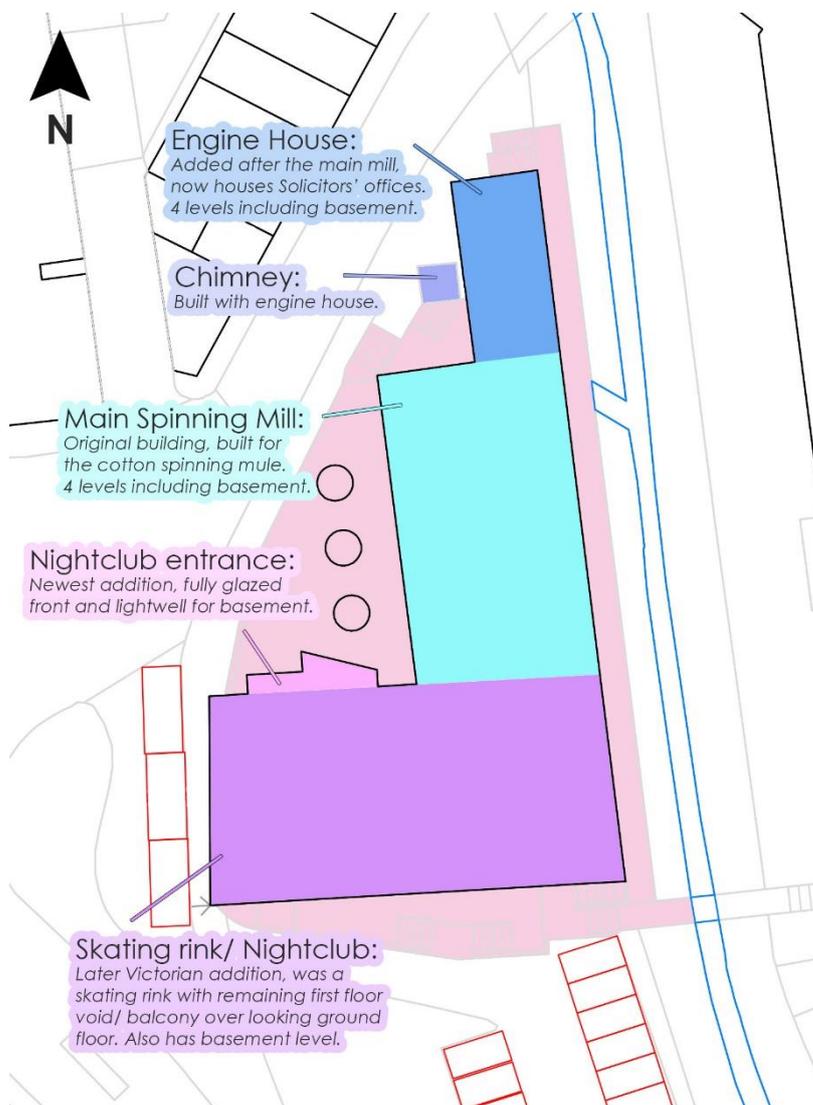
Prepared by Hussain Architectural Design Ltd  
For Mr Steve McPherson.



# Introduction

20-24 Hammerton Street, Burnley is also known as the former 'Lava Ignite' nightclub, with separate solicitors' offices in the engine house (North part of the complex). Prior to these uses the building was the iron works and foundry for James Proctor; inventor of the mechanical stoker and various other patented mechanisms that allowed the steam engines to run automatically without need for a manual stoker. Part of the complex was also used as a skating rink: a popular pastime during the late 19<sup>th</sup> century with Burnley having a total of eight skating rinks at one time, before it was changed into the super club of Lava Ignite as was its last use.

Made up of three separate buildings, the whole building was granted Listed status as a Grade II Listed building in June 1991 for its architectural and/ or historical importance. This Heritage Statement will discuss the significance of the building and how the proposed change of use from a nightclub and offices to residential apartments will affect this.



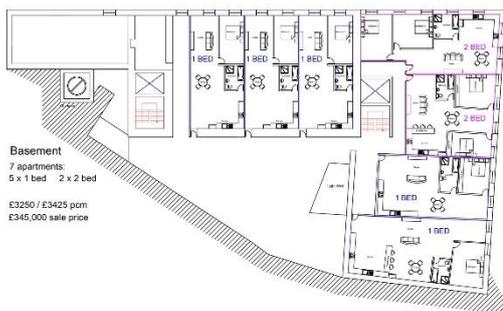
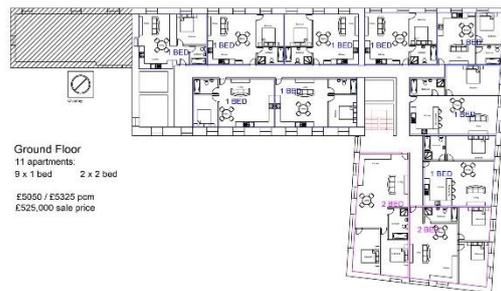
Identification of building sections

# Proposal

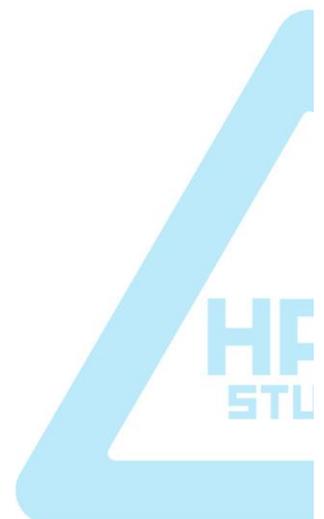
Currently the nightclub is closed and this part of the complex has been vacant since 2014 with only general maintenance and security keeping the complex in good condition. The engine house and top floor of the main mill structure have been solicitor's offices since a planning application submitted in 2002 was granted permission for them to be used as such. These are still in use as offices but will be vacated upon successful planning permission and confirmation of ownership exchanging.

This heritage statement is to accompany the planning application to be submitted on behalf of Steve McPherson for the change of use from nightclub and offices to C3 residential mix of one and two bed luxury self-contained apartments.

A feasibility study has also been provided with the application to justify any potential viable uses for the mill complex. It was concluded that with current trends of vacant buildings in Burnley and changes in Burnley town centre's night-life and shopping locality, residential use would be the most viable use for the former nightclub and foundry.



First layouts for residential use



# History

1823 – 1825

Commissioned as a cotton spinning mill (also known as a mule-mill), built to accommodate the spinning Jenny but was never completed. The long structure, cast iron columns and supports and even window and door placements were designed specifically for the cotton spinning machines although it cannot be documented whether the building was ever used to spin cotton.

1844 – 1851

Engine house to the North of the main mill was built with the circular chimney and square base. The mill was powered via the adjacent River Calder. The engine house is of a similar construction, slightly smaller but not originally connected to the main mill (as it is presently).

1873 – 1875

James Proctor bought the engine house as part of the iron works. He used the mill complex to manufacture his invention 'Proctor's Mechanical Stoker' which he patented in 1875 and worked on variations to improve it until there was no longer need for them.



1882 -1905

Southern part of complex added and used as a skating rink. Known as the 'Prince of Wales Rink' 1882-1887 and then the 'Jubilee Rink' until 1905 and one of eight at one time in Burnley as the popular pastime. The skating rink also eventually became under the ownership of James Proctor and he registered the company 'James Proctor Limited' in 1902.

1903 – 1987

After his death in 1903, future generations of James Proctor's family would run the solid fuel burner business up until the foundry was redundant in 1987 as newer and more efficient technologies overtook the traditional use of coal for power and heating. The company continued to function but moved to smaller premises for the manufacturing.

1988 – 1998

Granted Listed status as a Grade II listed building for its special architectural or historical significance. There was a change of use application to change the foundry into shops and leisure and offices in 1994. Another application was put in in 1997 to change the complex into part hotel, with restaurant and nightclub as the previous change of use never commenced. The complex was then sold in 1998 for the development to start.

1999 – 2003

James Proctor Limited changed the registered address for the company in 1999 as the new owners of the mill started to make the changes. During the year 2000, £5million was spent renovating the mill complex to be used as a hotel, restaurant, and nightclub. Additional funding from the English Heritage meant great emphasis and care was given to the Listed Status of Proctor's Mill to ensure the significance of its heritage was not lost and detrimentally affected.

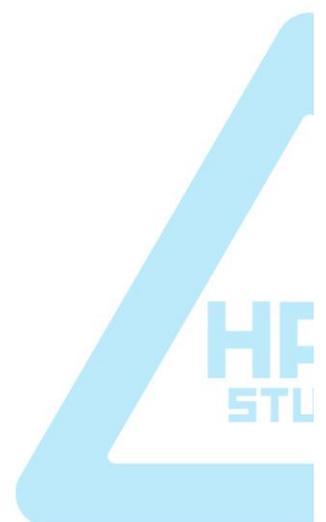
In 2002, planning permission was granted for the hotel part of the development to be changed to offices as the hotel was never fully completed or opened as such. The hotel rooms, along with their ensembles, became individual offices for a solicitor's firm.

A further £1million was spent in 2003 to upgrade the nightclubs to a 'super-club' complex and sparked a rise in successful and popular night life for Burnley. The clubs and bar, 'The Works' and 'Chicago Rock Café' changed names to 'Lava' and 'Ignite'.

2004 – Present Day

The Lava and Ignite nightclubs continued to run successfully until changes in drinking habits due to changes in law forced its closure in 2014. The building was then put up for sale in May 2015. The solicitors continued to use the engine house and top floor of the main mill for their offices but will vacate the premises upon final sale of the building following grant of planning permission.

The company James Proctor Limited dissolved in 2013 as technologies have advanced since the famous mechanical stokers in the 19<sup>th</sup> century made the company. The story of which is key in the heritage of this building and for Burnley itself as part of its history of industrial success that made it the town it is today.



# Significances

Proctor's Mill is a Grade II Listed Building, first listed 3<sup>rd</sup> June 1991, as so is the attached circular chimney. The listing entry reads:

"List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: PROCTORS WORKS WITH ATTACHED CHIMNEY

List entry Number: 1244816

Location

PROCTORS WORKS WITH ATTACHED CHIMNEY, HAMMERTON STREET

Grade: II

Date first listed: 03-Jun-1991

Date of most recent amendment: 19-Nov-1997

SD8332SE HAMMERTON STREET 906-1/19/69 (East side) 03/06/91 Proctors' Works with attached chimney (Formerly Listed as: HAMMERTON STREET Proctors Ironworks)

GV II

Formerly known as: Cow Lane Cotton Factory HAMMERTON STREET. Cotton spinning mill, subsequently iron works. Built between 1827 and 1844, with engine house and chimney added between 1844 and 1851; late C19 additions to the front and south end, including offices and a large cross wing which was formerly a roller skating rink with a provision store in the basement. Mostly unoccupied at time of survey (1991). Coursed squared sandstone, with slate roofs.

PLAN: the principal element is a rectangular spinning block built on the west bank of the River Calder; with a rectangular engine house, a short distance from the north end (now linked to it by infilling); and a chimney very close to the west side of this.

EXTERIOR: the spinning block is a 4-storey 8-window range, the west front mostly covered by later additions built in the former yard, and the rear (overlooking the river) with vertical rectangular windows which have raised sills and plain lintels, and a tall round-headed window close to the north end, all these windows now blocked with brick. It has gable copings with kneelers. A full-height one-window link of random rubble joins the spinning block to the 4-storey 2-window boiler house, which has similar windows in the rear wall but at the front has remains of one semi-circular arch at ground floor level, and 3 loading doorways above this.



The chimney, approximately 0.5m from the front of the boiler house, is circular with 20 metal straps and a massive square plinth.

INTERIOR: the spinning block has wooden floors carried on wooden beams supported by a single row of cast-iron columns in the centre of each floor; the engine house has been remodelled, with iron beams to the floors; and the former skating rink incorporates a spectators' gallery round a well.

Listing NGR: SD8388332460

National Grid Reference: SD 83883 32460<sup>1</sup>

Using the 'Conservation Principles Policies and Guidance' provided by English Heritage, we have listed the significances of the building which will enable us to justify the approval for the proposed change of use.

#### *Who values the place and why?*

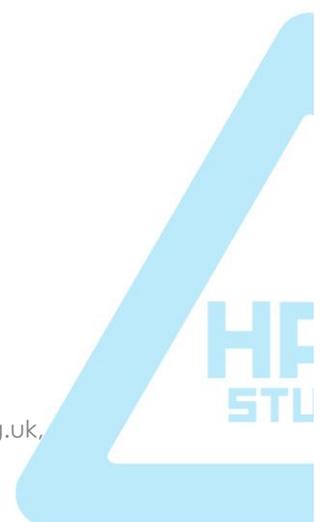
The town of Burnley and its residents value the mill as its recognised by all who have lived in Burnley. As an iconic building for Burnley and situated in the town centre, the building is a beacon of the heritage for the town and is key to the history of Burnley's success during the Industrial Revolution. It's original circular chimney is part of the town centre's sky line and is also one of the last original circular chimneys to still survive.

It's rich history in Iron Works also gives it value to those who are appreciative of industry and technological advances of fuel and power. And those that attended the huge nightclubs over the 14 years of success will also hold their own memories of the building that was their destination for their weekend leisure time and ended their night out with a dance and a drink in one of Burnley's super-clubs.

#### *How do these values relate to the fabric of the place?*

The size and scale of the mill complex means it dominates this area of Burnley town centre. As an important part of the street scene, its heritage coincides with many of the existing buildings in this area that have survived the test of time and successful regeneration and re-use. The tall, original circular chimney can be seen from miles around and locates the town centre as a beacon for this part of Burnley.

1- Listing entry number: 1244816 information taken from [www.historicengland.org.uk](http://www.historicengland.org.uk), February 2017





The sandstone used in the building's construction is known as 'Burnley Sandstone' - characterised by its distinguishing red, brown and orange markings throughout. These markings were made due to the oxidisation of iron in the ground where the sandstone formed. A similar reason for the colour of River Brun (named as such due to the colour) and the origins of 'Burnley' as the town's name derived from 'Brun Lea'.

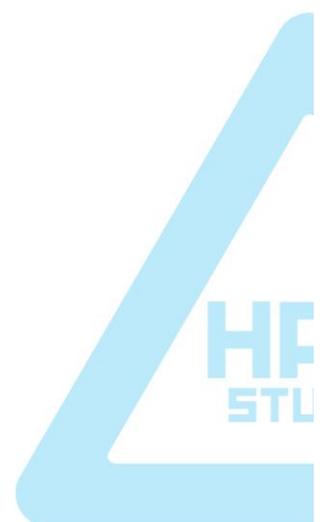
It also shows the typical style and method of building during this era as Burnley Stone is no longer available with no quarries left to excavate and it was only used for building up to the year 1860.

*The relative importance of these values.*

Proctor's Mill and the surrounding buildings in this part of Hammerton Street help to tell the story of Burnley's importance in the Industrial Revolution- not only with manufacturing cotton and weaving, and for the iron works and inventions of mechanical stokers, but with the introduction of the Burnley Co-Operation, whose work is still important to retail and shopping centres today.



*Other buildings on Hammerton Street*



Burnley's success as a town grew during the 18<sup>th</sup> and 19<sup>th</sup> centuries and Proctor's Mill is evidence of this. The town was one of Great Britain's leading cotton manufacturers and as such, many of the mills that were vital to this still exist today. The fact that their construction has survived for 100's of years also shows how great the engineering was during these times and Proctor's Mill shows how flexible it has been with its many previous varied uses.

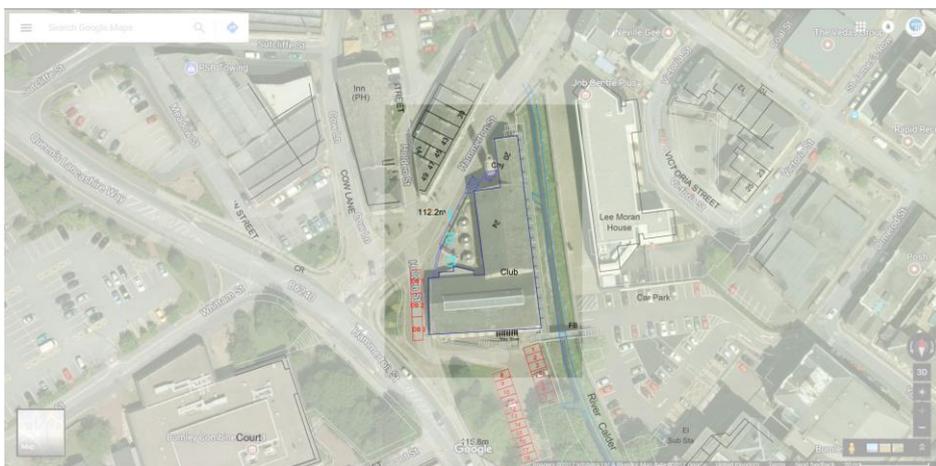
*Do associated objects contribute to them?*

The only associated objects for the mill would be the attached chimney. As one of the only surviving original circular chimneys in Burnley, it identifies this building as a mill and dominates the street scene as a beacon of historical importance.

The terrace yard to the front of the complex alongside Hammerton Street could also be considered as a contribution as it covers the hidden basement level but used to house small shops along the road in front of the foundry yard below street level.



*Lightwell positions on external terrace yard*



*Three light wells on aerial view (photo obtained from Google Maps)*





*Location of lightwells from Basement level*

With the terrace covering the basement level, stair access and a glazed lightwell (new addition during the Nightclub development) are the only pieces of structure that give evidence to the below street level areas. There are also lightwells on the terrace that are proposed to be reopened to allow light into the basement level. They were last used as seating and bottle bins for the terrace bar and the openings can be seen in the ceiling at basement level.

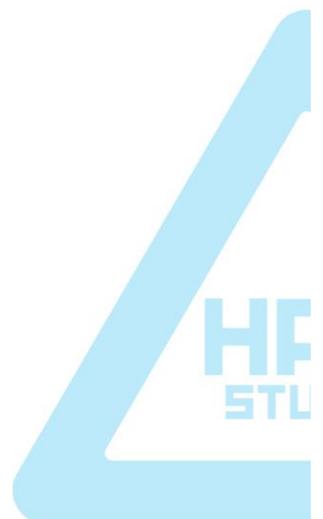
*What contribution is made by the setting and the context of the place?*

The setting of the mill was sited adjacent to the River Calder as the power source for the mill. Originally commissioned as a cotton spinning mill- this dictated the size, scale, and orientation of the building. The consequent engine house and chimney also contribute to the industrial movement.

The main changes in the area have been the re-use and regeneration of all the existing 19<sup>th</sup> century buildings along Hammerton Street. Even the recently commissioned Lee Moran House for the Job Centre (2005) across from the mill over the River Calder mimics the window openings and façade of Proctor's Mill to remain in keeping with the area and its aesthetics.



*Lee Moran House across the River Calder from Proctor's Mill*



The North building that housed the skating rink also shows how the town centre formed for Burnley as the area wasn't solely used for industry but also catered for leisure activities. The use of the building as partly recreational continued with the nightclub developments and as times change so do the needs of the population and development trends.

As mentioned in the feasibility study, there are few viable uses for the building where it can be considered as a whole so residential use has been opted as the best proposed use. The varied range of uses the building has had throughout its life has shown how flexible and adaptable the mill is and by re-using the building we can keep its history alive and make it part of Burnley's story of growth as a town.

#### *How the place compares with others sharing similar values?*

Throughout Burnley, there are many cotton spinning mills that are still in situ and are now used as offices, separate manufacturing processes, one as a museum and some as multiple retail units. The uses reflect the surrounding areas and many have been divided up into separate entities, losing the original value of the mills as a whole.

Those that are situated in or near the town centre are very few, with even less having any Grade Listing status. A most recent demolition of the Finsley Gate Mill is a common occurrence as to where the many of the town centre mills of Burnley ended up, as the re-use of these existing structures could not be justified and have lost their heritage appeal due to neglect and the demand of more modern premises for the shopping centre was desired during the 20<sup>th</sup> century.

Hammerton Street continues South of Burnley town centre and curves up to meet Manchester Road. Here we find the Leeds and Liverpool Canal- another important piece of Burnley's heritage and success during the Industrial Revolution. Along the canal are other Grade Listed buildings within the Weaver's Triangle. These have similar values but Proctor's Mill is unique in its history of change and uses and also its location within the town centre boundary.

Through this understanding of the significance of Proctor's Mill, the values it holds are:

- **Aesthetic;** providing people with sensory and intellectual stimulation with its form and presence
- **Communal;** sharing both commemorative and social values
- **Evidential;** providing evidence of past human activity, telling us how life was lived in another era
- **Historical;** seeping with historical evidence and providing a story of the growth of the area



# Conservation Principles

The proposed change of use from nightclub and offices to residential use and retail of 20-24 Hammerton Street, Burnley also known as Proctor's Mill compliments the following Conservation Principles Policies and Guidance of Historic England:

**"111 – Routine Management and Maintenance:** The conservation of significant places is founded on appropriate routine management and maintenance."

The proposal will mean the building is constantly inhabited. Not only by the residents of the flats but will also be maintained by a team of hired professionals to ensure cleanliness of the complex and monitor the building to keep it in good repair. As well as this, manned security will be employed to keep the complex safe and secure.

**"140 – New work and alteration:** The proposal would not materially harm the values of the place."

The proposed changes will only occur internally and will not physically alter the structure of the building. Many changes internally have already been made and some original elements do remain. These are to stay as the major restoration works in the early 2000's meant the building was made structurally sound.

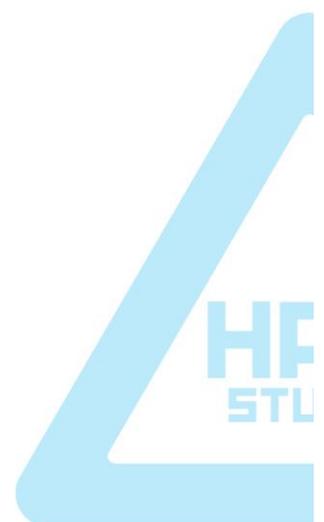
To keep the heritage and identity, it is proposed that some of the architectural features remain exposed where possible. The new flats where appropriate will include the exposed arched brick ceilings of the basement, the exposed stone of the external walls where they can still be seen in the office parts of the complex, the cast iron and steel columns and beams where they enter through a room or wall.

*See accompanying Design & Access Statement for more info...*

**"142 – New work and alteration:** The proposals aspire to a quality of design and execution which may be valued now and in the future."

The re-use of the huge vacant structure is key to its future of survival. As a viable use for the whole complex, the flats will ensure the building is kept alive and is a key part of Burnley's heritage. The re-naming of the complex to 'The Foundry' directly relates the buildings back to its history and success.

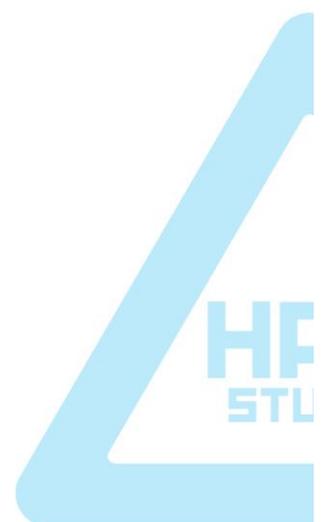
These flats are proposed to be large luxurious high-quality apartments for the higher end of the market. With spacious living areas and king-sized bedrooms, they will not follow the typical style of new-build flats where minute rooms are squeezed in to minimum requirements to gain maximum numbers and income leaving small cramped living conditions. The large size of the apartments means they will be able to accommodate a wider range of tenants looking for a decent sized space to call home.



**“157 – Enabling Development:** Enabling development that would secure the future of a significant place.”

The proposed change of use follows the current trend of development currently occurring in Burnley town centre. As large numbers of financial and law firms exit out of the town centre to opt for other office premises more suited to their needs; the remaining empty buildings are left behind and have struggled to find appropriate uses. The most viable option is to turn these buildings into flats and apartments.

These older buildings give great flexibility for internal changes and Proctor’s Mill is a great example. Due to the open-plan structure, the only changes needed are to compartmentalise the internal spaces to create self-contained flats. This also does not alter the external appearance of the build and the partitions put in place can always be removed in the future should the building need to change use again.



## Conclusion

The amount of restoration and refurbishment done in the early 2000's means some of the original internal features are only partially visible. These have been incorporated into the new design where possible and the newer structural work implemented to secure the building will also remain exposed as a part of the buildings history.

Due to the structure being sound, the proposed internal changes to create one and two bed apartments will not affect the significance of the building and can be removed in the future without detrimental effect to the heritage of the structure.

The introduction of life back into the complex will also mean the maintenance and survival of the Grade II Listed mill will continue for the near future. The original windows and doors from the openings can have their boards removed as the building will be inhabited and made secure. Externally the only changes will be to reinstate the windows and doors in the existing openings and changing the signage to reflect the new nature and new name of this complex: 'The Foundry'.

