

# **Gin Clough Mill, Rainow, Cheshire**

## **Heritage Assessment**



**October 2014**

**Gin Clough Mill, Rainow, Macclesfield, Cheshire, SK1- 5XQ**

**Heritage Assessment**

**Prepared for Mr & Mrs P.Leigh**

**by**

**The Architectural History Practice Ltd**

**October 2014**

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## EXECUTIVE SUMMARY

This report was commissioned from The Architectural History Practice Ltd (AHP) in 2013 by Craig Harwood on behalf of the owners of the site, Mr and Mrs Peter Leigh. Its purpose is to provide part of the archaeological record, to assess the significance of the buildings, and to assess the impact of proposals to adapt part of the buildings for residential use. The report should be read in conjunction with survey plans produced by Craig Harwood. The report was written in two stages; the research and assessment of significance was undertaken in April 2014 and the impact assessment was completed in October 2014, following the submission of the proposal drawings to the Peak District National Park Authority (PDNPA) in August 2014.

Gin Clough Mill is situated at the north-east end of Rainow village, within the Peak District National Park. The national grid reference is SJ9583876454.

Gin Clough Mill is a Grade II listed building. It was originally built in about 1794 as a small water-powered cotton mill by a local farmer, Joseph Lowe. This mill measured 30ft by 24ft and comprised the southern half of the present mill building, so that the waterwheel was positioned within the north end of the original mill. In 1824 the mill was doubled in length by new owner Thomas Cooke of Bollington and converted to silk throwing. Steam power was added between 1827 and 1833, with a boiler house and chimney built against the south end of the mill. The silk mill went out of use between 1869 and 1871. The building then seems to have remained empty and derelict until the early 1890s when it was converted to a saw mill by local joiner and wheelwright, Thomas Rowbotham. It remained in use as a saw mill until the mid-20<sup>th</sup> century. The forge appears to have been created during the saw mill phase, probably in an existing building. In c1952 Jack Leigh bought the buildings and used them for his milking machine and plumbing business. He converted part of the first floor to a dwelling, completed by Peter and Madeleine Leigh in the late 20<sup>th</sup> century.

The former mill complex, with ancillary structures including a forge, boiler house and later additions comprises a complex of high significance, for its historic, archaeological and aesthetic value as a good example of a late 18<sup>th</sup> century textile mill that was adapted in phases. To the east, the historic setting was altered by the in-filling of the dam in the late 19<sup>th</sup> century and this is now a garden and parking area, but to the west, south and north the rural setting is little changed.

The proposed residential conversion will secure a long-term viable use for the building; the mill is already partly in domestic use and the current scheme extends this use into the disused ground and basement floors, but avoids affecting the wheel pit area or the later forge and south addition. The latter areas will be maintained by

the extended domestic use. The proposals have a neutral or less than substantial harm impact, and are justified by the benefits of creating a new dwelling and securing a viable future for the complex. The new garage will not be harmful to the setting. The below ground archaeology will not be affected, but some further building recording may be justified prior to the works. This report should be deposited in a public archive, as part of the record.

*All photographs are by AHP unless otherwise credited*

## **1. INTRODUCTION**

### **1.1. Background to the Report**

This report was commissioned from The Architectural History Practice Ltd (AHP) in 2014 by Craig Harwood on behalf of Mr and Mrs Leigh, the owners of the site. The report should be read in conjunction with the latest survey and proposal plans produced by Craig Harwood.

The first floor of the mill has been in partial residential use since about 1953, and rest of the mill was used for business during most of the second half of the 20<sup>th</sup> century. It has been a grade II listed building since 1967 (see Appendix 1).

Residential use is proposed for the buildings, and pre-application has been sought by the owners from the Peak District National Park, the local planning authority. The Peak District National Park Archaeologist, Sarah Whiteley, provided a brief for the archaeological recording and assessment of the buildings in January 2014. In response to this, and advice from Rebecca Waddington the Conservation Officer, a Written Scheme of Investigation (WSI) was prepared by AHP (Appendix 2), for agreement with the Peak Park.

### **1.2 Purpose of the Report**

The National Planning Policy Framework requires significance to be assessed when changes are proposed to heritage assets, and for the impact of proposals to be considered in relation to significance and the public benefits of the scheme. This report addresses these issues and provides:

- A summary of the history and development of Gin Clough Mill,
- A statement of significance for the interior and exterior of the building, and its setting
- An impact assessment of the proposed works, in the context of NPPF.

### **1.3 Copyright**

This report has been written by Marion Barter, BA MA, IHBC, a Director of the Architectural History Practice Ltd (AHP), and Dr Pete Arrowsmith. The authors are grateful to Mr and Mrs Leigh for access to the buildings and for sharing their own collection of photographs and other historic material. Ron Thorn, Honorary Librarian, Macclesfield Silk Museums gave generous assistance with research, and we are grateful for permission to copy documents from the collection. Historic maps

in the Cheshire Record Office are reproduced with the permission of Cheshire Shared Services and the owner/depositor to whom copyright is reserved.

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## **2. HISTORICAL DEVELOPMENT & CONTEXT**

### **2.1 Context: Rainow village**

Rainow is situated about 3 miles north-east of Macclesfield, on the western edge of the Peak District, at around 700 feet above sea level overlooking the Cheshire Plain. The underlying geology is carboniferous sandstone, with coal measures. The stone is good for walling and riven roofing slates, and the coal later supplied steam-powered industry. Rainow was part of the Macclesfield Forest, a protected hunting ground which was largely unenclosed until the 17<sup>th</sup> century. After the Civil War, the process of enclosure began with farmsteads and enclosed fields gradually created. The village developed as a linear hill farming settlement straddling the road to Chapel-en-le-Frith, although the living from agriculture was probably always marginal. This prompted local people to seek secondary sources of income, and a dual economy developed based on processing textiles.

In the 16<sup>th</sup> and 17<sup>th</sup> centuries, a local textile industry developed in the areas around Rainow; there were fulling mills for wool, silk was hand-thrown in the village and silk-covered buttons were made. At this early stage, textile manufacturing was essentially a home-based industry with workers paid for piece work by merchants. In 1681, a yeoman farmer in Rainow, John Massey, was recorded as owning one cow, two sheep, three calves and a silk-twisting wheel<sup>1</sup>.

The village is situated in on the east edge of the East Cheshire silk industry area, centred on Macclesfield. Like Bollington, the prosperity of the village grew as textile manufacturing was mechanised during the late 18<sup>th</sup> century. One of the largest late 18<sup>th</sup> century textile mills was known as The White Shop, built by James Mellor at the south end of the village, at the foot of Kerridge Hill, later demolished. Mellor's son ran a small engineering works from the family's house, Hough Hole. Ingersley Vale Mill was built in 1809 and renowned for the huge size of its water wheel. Gin Clough was one of three streams that supplied water power to textile mills in the village, situated at the north-east end of the village where a separate hamlet developed. The success of local textile manufacturing was fairly short-lived, however. By 1843, Rainow was described thus: 'population of 1,750, seven or eight factories, many small coal mines, and essentially impoverished'<sup>2</sup>.

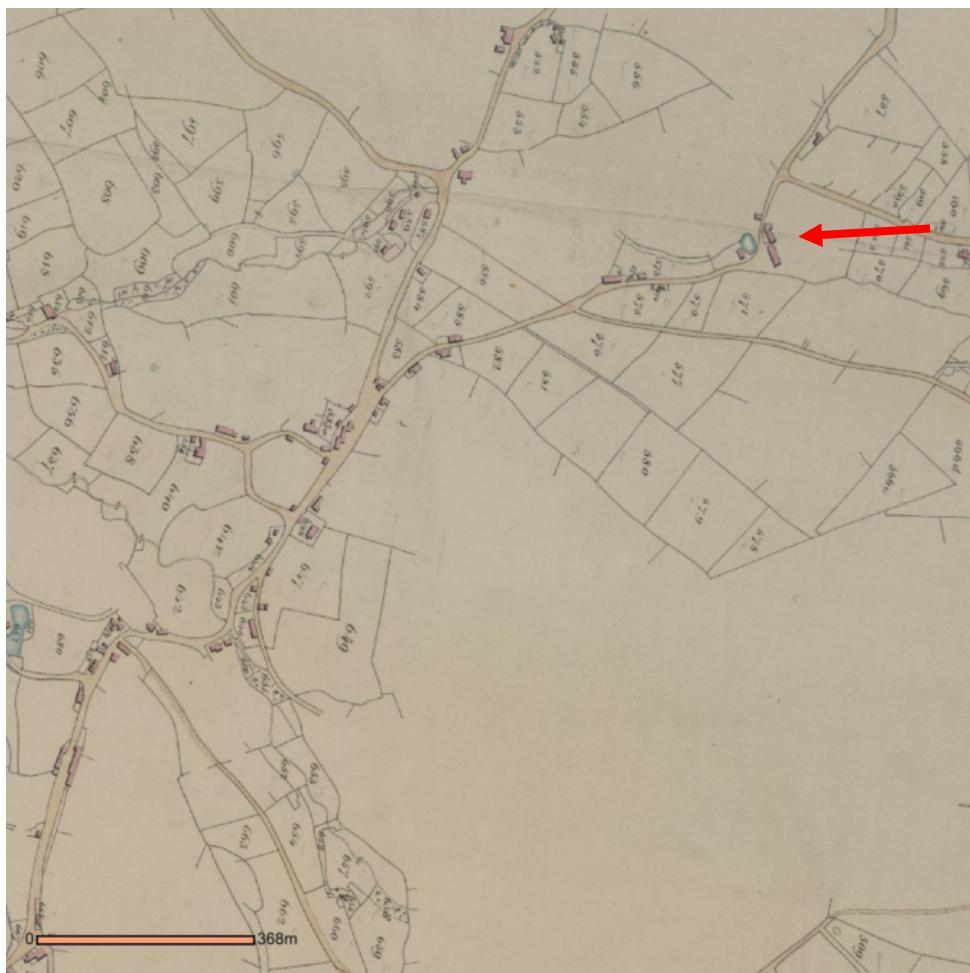
The village was a township in the parish of Prestbury; there was a chapel but Rainow did have its own church until the 1840s. Jenkin Chapel, outside the village to the north east was built in 1733. The village is shown on county maps from the 18<sup>th</sup>

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<sup>1</sup> Calladine and Fricker, 1993, p18

<sup>2</sup> Hartwell, Hubbard, Hyde and Pevsner, 2011 p551

century, but the first available detailed map of the village is the 1850 tithe map. This shows an irregular linear settlement of buildings lining the main road, backing onto fields.



*Fig.1: extract from tithe map of Rainow, 1850. Gin Clough is arrowed. (ref. EDT 339/2- Cheshire Shared Services)*

## 2.2 Context: East Cheshire Silk Mills

The rise of the Cheshire silk industry is closely allied with the development of mechanisation in textile manufacturing in Britain. From the mid-17<sup>th</sup> century, the hand-throwing and weaving of silk took place in this part of the south-west Pennines, on a small scale. The workers' skills needed for the industry's rise existed locally, along with fast-flowing streams and rivers for water power, and the existence of middle men, who bought finished goods from local workers and sold to merchants in London, and provided capital for growth.

The 18<sup>th</sup> century shift from small-scale domestic industry to mechanised large scale textile factories was influenced by two important silk mills in Derby, a generation ahead of Arkwright's mills further up the Derwent valley. In 1702, Thomas Crotchett

opened a 3-storey silk spinning mill in Derby, where he installed Dutch ‘throwing’ machinery. This water-powered mill did not last, but it was important in providing the template for large scale mills. The Lombe brothers built a larger silk mill in 1721 in Derby, using machinery copied from Italian models. The Lombes held a patent for their silk machinery, but when this expired in 1732, other entrepreneurs were able to build silk mills on the same model, including Charles Roe, a button merchant, in Macclesfield. Roe’s 4-storey Button Mill at Park Green was built in 1744, the first of a series of mechanised silk mills in the town.

The East Cheshire Textile Mill Survey (ECTMS) identifies seven silk mills in Macclesfield built before the 1780s. These water-powered mills were typically of 3 or 4 storeys, brick-built and with small-paned fixed light windows. The 18<sup>th</sup> century silk mills had narrow floor spans, partly limited by the length of available timber beams but also to ensure good natural light from both sides of the mill. Where additional support was later needed cast-iron columns were often inserted and could be moved around to suit the machinery. The earliest mills used oak for roof trusses, but by the early 1800s imported pine was in use. Candles were used to supplement natural light, with gas introduced in the towns by the early 1800s.

The internal floor and roof structure of late 18<sup>th</sup> century mills was timber. Fire-proofing was not as essential for silk as for cotton; fire in cotton mills was a more serious problem (five mills in Rainow, Kettleshulme and Bollington were destroyed by fire when manufacturing cotton in the early 1800s)<sup>3</sup>. As cotton spinning took over from silk in the area, fire-proofing for mills was developed; an early example in the area is in Bollington, where a fire-proofed water-powered cotton mill was built in 1818. Lowerhouse Mill has brick-arched floors on cast-iron beams and columns.

### **2.2.1 Power systems**

The components of water-powered mills vary little, whatever the type of industry. The artificial water course leading from the reservoir or river to the wheel pit in the mill is called the head race, controlled by a sluice, and the water flowing away from the mill back to the river is the tail race. The wheel is suspended in a wheel pit, on an axle mounted on bearings set in the wall either side. Early wheels were timber, but wrought and cast-iron were also used. Wheels are mainly either over-shot or breast-shot, terms which refer to where the water hits the wheel, supplied by a trough, often timber, leading from the head race. Outside the mill, there is usually a by-wash channel taking the water course around the mill; this by-passes the power system and enables the head race sluice to be closed for maintenance.

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<sup>3</sup> Calladine and Fricker, p51

The erratic nature of water power caused problems for production, and also constrained the location of the mills. A few silk mills in Macclesfield used horse gins for power, away from water courses. Most mills, however, used a reservoir fed by a water course from a river or stream to maintain water levels, but in dry summers this was often not adequate. Once steam technology developed by the end of the 18<sup>th</sup> century, steam engines were added to supplement water-power; the Greg's Boulton & Watt engine at Quarry Bank Mill, installed in 1796 was one of the earliest in the area. The components of steam power are one or more coal-fired boilers, a flue/chimney, a steam engine connected to the mill's power drives, access to water and a fuel store. Economisers were also fitted at some mills. The steam engine was connected via gearing to the same system of overhead line shafting powered by the water wheel. From the rotating line shafts, leather belts ran to the machines. Where possible, the added steam engine was installed close to the water wheel. A cut-away drawing of Lumbhole Mill in Kettleshulme, in the *East Cheshire Textile Mills* book shows how a steam engine worked alongside a wheel, in a mill of similar scale to Gin Clough Mill<sup>4</sup>.

### **2.3. Historic development of Gin Clough Mill**

#### **2.3.1. Sources**

Historical research on Gin Clough Mill was carried out in the 1980s as part of the East Cheshire Textile Mills Survey (ECTMS), and the archive for this, now held at the Silk Museum, Macclesfield, has been consulted for the present study, as well as published details in the *East Cheshire Textile Mills* volume by Anthony Calladine and Jean Fricker (1993). The sources identified by the ECTMS are supplemented by research on Gin Clough by historian Jane Laughton, made available by the current owner of the mill, who also provided photographs taken in the second half of the 20<sup>th</sup> century.

The present study has also consulted a number of original sources. These include advertisements for the sale or lease of the mill in the *Macclesfield Courier and Herald* (consulted on microfilm at Macclesfield Library); census returns and trade directories; and primary sources held at Cheshire Record Office (CRO), including deeds for Gin Clough from 1777-1814, Land Tax assessments for Rainow township, records of the Manor and Forest of Macclesfield, and probate documents.

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<sup>4</sup> Calladine and Fricker, p64

### 2.3.2. Historical Background: the textile mill

The documentary sources show that Gin Clough Mill was situated within a larger landholding which included Gin Clough Farm, the Gin Clough Cottages, and several fields. Although the components of this property were leased to separate tenants, the landholding itself seems to have remained in a single ownership until its parts were sold off in 1893. Ownership was by copyhold tenure under the royal Manor and Forest of Macclesfield.

At least part of Gin Clough seems to have been common land until the early 17<sup>th</sup> century; the earliest reference found to Gin Clough dates from 1631 when Edward Broadhurst of Rainow bequeathed to his wife

*'a parcel of land lately meered out for him from the rest of the commons in Rainow, which land lyeth in a place called Gin Buxton Clough neere adioyninge the washpoole'.<sup>5</sup>*



Fig.2: Site of Gin Clough Mill, arrowed, on Burdett's map of Cheshire, published 1777

The earliest of the deeds for Gin Clough date from April 1777, when it was sold by Elizabeth Brabin of Marple, and others, to Edward Clayton, a tailor of Bollington. In these, the property is described as

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<sup>5</sup> Laughton 1983, 26; 2011.

*'All that Customary or Copyhold Messuage or Tenement...called Gin Clough, And all Edifices Buildings Barns, Stables Yards Orchards and Gardens and the several fields...that is to say the Higher Field, the Lower Field, the Higher Meadow, the Lower Meadow, the Brow and the Croft'.*

At the time of this sale the property was occupied by James Bradbury. Burdett's county map, surveyed in the 1770s, shows only one building at Gin Clough, located to the north of the site of the mill, opposite the junction with Smith Lane (Fig.2). The map shows the site of the mill itself as vacant, and no other county maps indicate a water mill on this site. The deeds of 1777 give no hint that at this period Gin Clough was more than a farmstead.

In 1790 Edward Clayton sold Gin Clough for £300 to Joseph Lowe of Rainow, yeoman. In the Land Tax assessments of 1791-7 Lowe is also named as the occupant of the property, so that he appears to have bought it for his own use. It is to Joseph Lowe that the building of the mill can be attributed. As the ECTMS noted, 'Lowe was one of a class of yeoman who sought to supplement their income from farming by investing in the textile industry, in this case the cotton industry'. The key source for the date of construction is the evidence of William Richardson, a Rainow millwright, in a legal case in 1806 concerning the effect of the growing number of local mills on the water supply to the Adlington corn mill. In this, Richardson referred to

*'Gin Clough, at which place the water is impounded and used for turning a small mill belonging to Joseph Lowe but occupied by James Ainsworth which was built about twelve years ago...the head of such reservoir is about six feet in depth and the wheel which is turned by it about eighteen feet in diameter'.<sup>6</sup>*

Richardson's statement thus dates the building of Gin Clough Mill to about 1794. The deeds for Gin Clough show that in 1794 Lowe borrowed £70 from John Brocklehurst, a Macclesfield silk throwster, for which the property was used as security. This loan had been repaid by 1796, when Lowe borrowed £600 from John Bayley, a Stockport grocer, again with Gin Clough as security. It is possible that the initial loan in 1794 was connected with the construction of the mill, and that by 1796 this addition to the property had helped to increase its value, enabling Lowe to make the second, larger loan. That second loan remained unpaid in 1806 when John Brocklehurst took over the role of creditor, and at the same time lent Lowe additional money.

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<sup>6</sup> ECTMS Gin Clough Mill History.

In the deed of 1806 the description of Gin Clough refers to '*All those Customary or Copyhold Messuages or Dwellinghouses and Tenements Cotton Factory Edifices and Buildings*'. This document provides the earliest reference to the specific use of the mill. It also indicates that the farmstead was no longer the only dwelling at the property, which the deed described as now tenanted by Edward Lowe, James Ainsworth, Newton and others. The name of Edward Lowe appears as the occupant of Gin Clough in the Land Tax assessments of 1801-10. It is likely that he was the tenant of Gin Clough Farm, so that by this period the mill and farm were in separate occupancies. James Ainsworth of Rainow, cotton spinner, died in 1818, but it is unknown whether he continued as the occupant of Gin Clough Mill until that time.

Joseph Lowe, then of Macclesfield, died in 1816. In his will he instructed that the income from his '*Real Estate called Gin Clough*' was to be given to his wife Ann for the remainder of her life, and that after her death his executors were to sell the property and divide the proceeds equally among his children. From 1817 to 1823 the Land Tax assessments list the property as in the hand of Lowe's executors.

In April 1819 Gin Clough was advertised in the *Macclesfield Courier and Herald* as up for auction. The property was to be sold in three lots. Lot 1, on the east side of the turnpike road from Macclesfield to Chapel-en-le-Frith, was described as a house, with an adjoining cottage, a stable, carthouse, plantation, garden and six fields, occupied by John Gaskell and Joseph Longden. The ECTMS identifies these two dwellings as Gin Clough Farm and the adjacent Gin Clough Cottage. Lot 2 was also on the east side of the turnpike and included a house (formerly used as a public house), a stable and a smithy '*lately erected thereupon*', occupied by Mr Hibbert and Joseph Longden. This house is identified by the ECTMS as Greenways House, and the stable and smithy as the site of Gin Clough Cottages. Lot 3, on the opposite side of the road, included the mill and adjoining house. The text of the advertisement in 1819 is not fully legible but in August 1822 the same lots were again advertised for auction, and the original advertisement was evidently reused almost verbatim, as follows:

**'LOT THIRD'**

*'All that Messuage, or Dwelling House, and Two Gardens, with the Cotton Factory, Reservoir and Stream of Water, Stove House, and other conveniences to the same belonging; and also, all that Close or Field, lying behind the same, containing two Statute Acres of Land, or thereabouts, situate lying and being in Rainow aforesaid, on the northwestwardly side of the said Turnpike Road, and nearly opposite to the former Lots, now in the occupation of Mr. Joseph Lowe. The Cotton Factory, is two stories high, contains ten yards by eight, the machinery is turned by a Water Wheel, supplied with water from the before mentioned reservoir and stream of Water, which has a considerable fall.'*



*Fig.3: wheel pit in the primary phase mill basement, with water wheel reinstated in steel to historic dimensions by Peter Leigh, using original bearings*

In 1819 this lot was described as '*now in the occupation of Joseph Lowe and Mr William Woodward*'. From his will, Joseph Lowe is known to have had a son of the same name, who is evidently meant in the advertisements of 1819 and 1822.

The advertisements of 1819 and 1822 describe the mill as being two storeys high. The ECTMS interprets this as a reference to the building 'as it appears in its north east elevation, and therefore does not include the basement floor which contains the wheel pit'.

The records of the Manor and Forest of Macclesfield show that in August 1823 the copyhold for Gin Clough was transferred to a new owner, Thomas Cooke of Bollington, yeoman. The property was described as comprising '*Messuages, Cotton Factory, Buildings and Land*', lately occupied by William Chapman, Mrs Brockhurst, James Chisworth, Joseph Lowe the younger and Joseph Longden, and at that time by James Potts, Joseph Lowe, Joseph Longden and one other.<sup>7</sup>

Having acquired Gin Clough, Thomas Cooke set about enlarging the mill and converting it to silk throwing. This work was completed by November 1824, when the mill was advertised as to let:

'TO SILK MANUFACTURERS.  
TO BE LET BY PRIVATE CONTRACT,

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<sup>7</sup> CRO D5075/1 & 26, no 30.

*A NEWLY-ERECTED SILK MILL, three stories high and 60 feet long by 24 feet broad, situate in Gin Clough, in the Township of Rainow, about three miles from Macclesfield, in the County of Chester, in a populous neighbourhood, where hands may be had on very advantageous terms. There is a good supply of Water with which the Machinery is intended to be worked. For further particulars apply to Mr. THOMAS COOKE, Bollington, near Macclesfield.'*

From comparison with the earlier advertisements, the mill had been doubled in length since 1822. The ECTMS identified the original mill structure, of 10yds by 8 yds, as the southern half of the main mill building, with the junction with the later extension being marked by a vertical break in the side elevations. The waterwheel was thus situated within the northern end of the original building, and roughly centrally within the extended mill.



*Fig.4: the straight joint between the primary and secondary phases of the mill visible above an added buttress, west elevation.*

Gin Clough Mill is reported to have been occupied in 1825 by David Rowbotham, silk throwster.<sup>8</sup> In January 1827, Cooke again advertised the mill as to let, noting that

*'The above Factory is ready fitted up with Machinery, upon the most improved principle, and there is an excellent supply of Water, with which the same may be turned'.*

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<sup>8</sup> Rainow Women's Institute nd, 66.

In May 1833 Cooke advertised the mill again, and this provides the earliest known evidence for the machinery being powered by a steam engine as well as by the waterwheel:

*'TO BE LET*

*AN excellent and commodious SILK FACTORY, situate in Ginclough in Rainow, three miles from Macclesfield, in the County of Chester, containing 170 dozen of Spindles, 600 Swifts, and 300 dozen of Doubling Machinery; there is also an excellent Water Wheel, and Steam Engine complete'.*



*Fig.5: boiler chimney from the west, in c.1980; mill house to the LH (Peter Leigh)*

In his will, drawn up in 1843, Thomas Cooke bequeathed his Gin Clough estate to his son Bancroft Cooke. The property was described as including a messuage and outbuildings occupied by James Bayley (ie Gin Clough Farm), '*nine messuages cottages or dwellinghouses...now in the several occupations of James Sharpley and others'*, and

*'all that my Edifice or Factory situate at Gin Clough aforesaid with the Steam Engine and Appurtenances thereto belonging together with the Silk Machinery in the same Factory now in the occupation of James Sharpley'.*

James Sharpley is listed as a silk throwster at Gin Clough in the census of 1841, when he seems to have been living in the house adjacent to the mill. He also said to have been operating the mill in 1837.<sup>9</sup> The census of 1851 describes him as employing a workforce of four women, fifteen girls and two boys. He was still running the mill in 1861, and at that date was living at Black Rock Farm, to the north-east of Gin Clough. It was during his period of occupancy of the mill that the tithe map for Rainow was compiled in 1850. Gin Clough itself was evidently not liable to the tithe, and the award provides no details of ownership and occupancy for the property. The map shows the mill with a simple rectangular plan, with the reservoir on its eastern side (Fig.6), but omits the boiler house and the mill house although the early advertisements show that the latter was in existence by 1819.



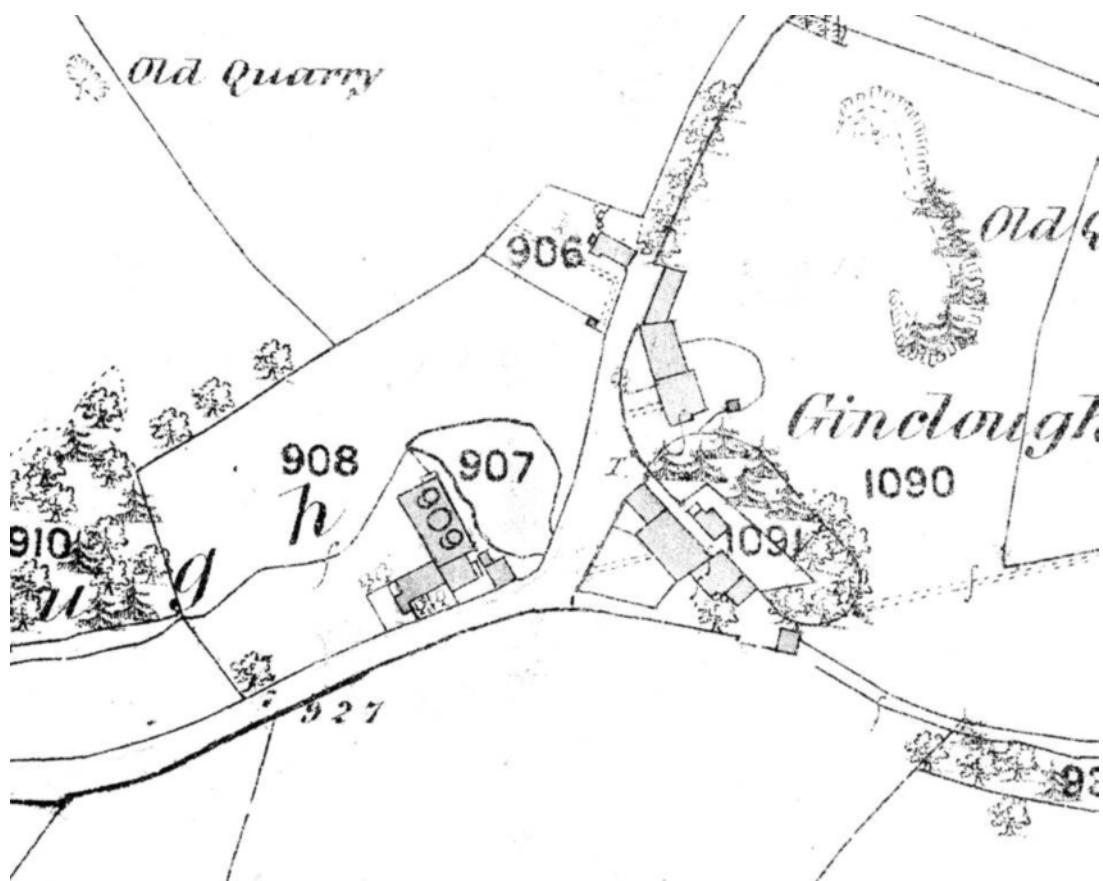
*Fig.6: Gin Clough on the tithe map for Rainow, 1850, 1:2000  
(Ref.EDT 339/2 Cheshire Archives and Local Studies).*

Sharpley had ceased to run Gin Clough Mill by 1865 when a trade directory lists John Maybury as silk throwster here. In 1869 the occupant was Peter Vare. He is the last known silk throwster at the mill, and by the early 1870s its use as a silk mill seems to have come to an end. In the census of 1871 the mill is described as 'empty' and the mill house as unoccupied. The mill is not named on OS mapping surveyed in that same year (Fig.7), and is not mentioned in a trade directory of 1874. The OS map surveyed in 1871 clearly shows the mill reservoir, taking up most of the level ground on the east side of the mill. Also depicted is the mill, the boiler house against its south gable end and the mill house to the west of this. A detached square structure

<sup>9</sup> Ibid.

to the east is the building used as a forge, shown with a small projection on its north side. An open yard is shown south of the boiler house, and on its east side is another yard area, with divisions suggesting a dividing wall; this seems to coincide with the position of the basement stairs now hidden below a later floor.

In the census of 1881 the ‘old silk mill’ at Gin Clough was described as ‘in ruins’.



*Fig.7: Gin Clough on OS mapping surveyed 1871 at 25 inches to 1 mile, reproduced here at approx. 1:2000*

### 2.3.3. Historical Background: the saw mill

By the end of 1893, the mill had entered a new phase of use. In October of that year the various parts of Gin Clough were put up for auction. Included as Lot 6 in that sale was

*‘All that FACTORY and Messuage of Dwelling-house, Hereditaments and Premises, being on the northerly side of and fronting the turnpike road leading from Macclesfield to Chapel-en-le-Frith, the whole containing 1 acre 2 roods, 11 perches statute measure or thereabouts. The house and mill are occupied by Mr. Thomas Rowbotham at a yearly rent of £14 and the field is now let with Gin Clough [Farm]’.*

A few days after the auction, the local press reported that this lot had been privately sold to Thomas Rowbotham.<sup>10</sup>

The association of Thomas Rowbotham with Gin Clough dates from the early 1870s, when he took over a smithy and wheelwright's shop to the north-east of the mill and moved into one of the Gin Clough Cottages on the east side of the road. He was still living in this cottage at the time of the census in April 1891, so that his move to the mill house and, therefore presumably, his leasing of the mill can be placed between that date and the sale of 1893. Rowbotham, who died in 1933 aged 85, was the founder of a joinery business at Gin Clough which was continued by his family well into the 20<sup>th</sup> century. It was particularly noted for the manufacture of two-wheeled carts, and made a range of other products including coffins and motor bodies. In 1930 the firm still used both steam and water power, as mentioned on their business stationery. OS mapping of 1896-7 and 1907 records that under the firm the mill served as a saw mill (Figs.8 & 9).

Given the very poor condition of the mill in the 1880s, it is probable that the Rowbothams made some repairs to the building, although the extent of late 19<sup>th</sup> century/early 20<sup>th</sup> century works has not been identified. The 1897 OS map shows that by this date, the reservoir had been drained and in-filled, and the line of the brook on the map suggests an open water course across the site. It is most likely that the reservoir was infilled by the Rowbothams soon after they bought the site; they would have required a spacious yard for the saw mill.

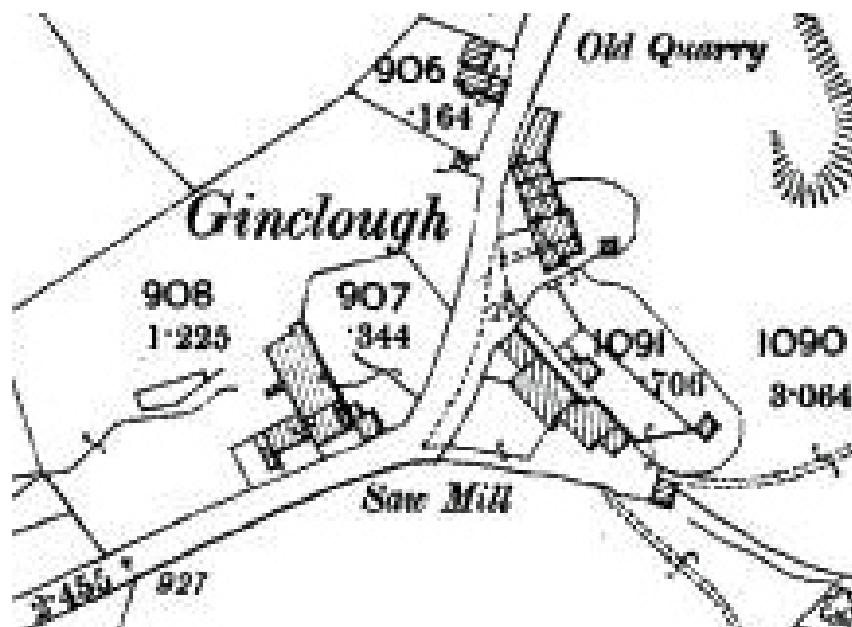
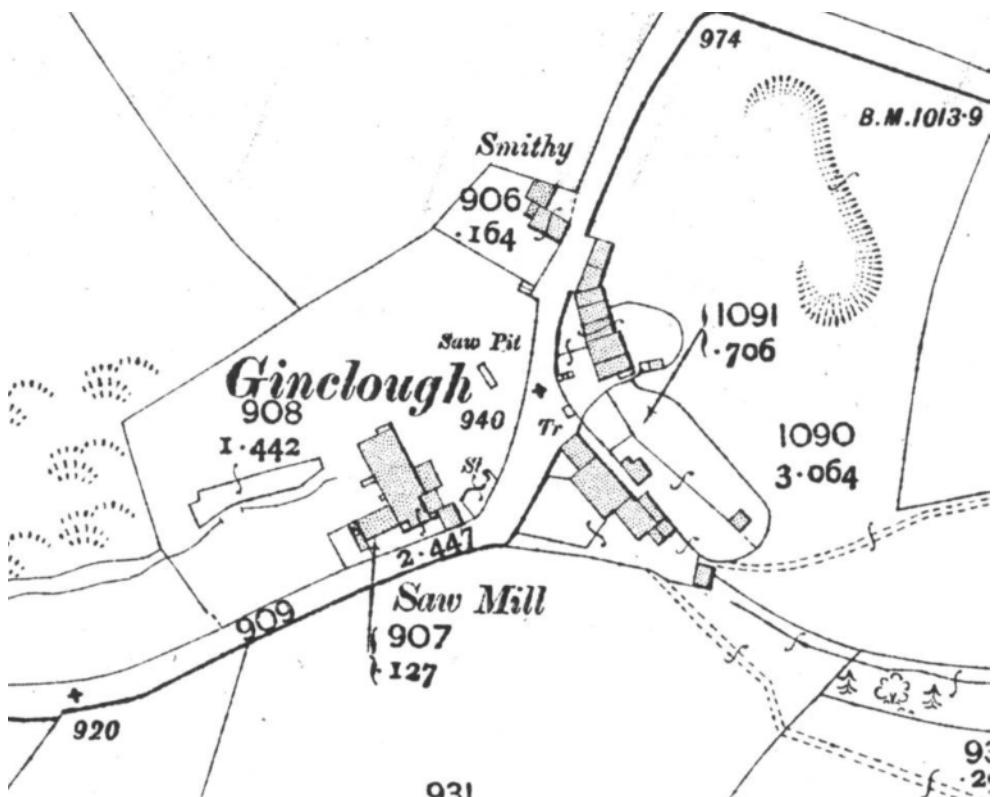


Fig.8: Gin Clough on OS mapping 1897, approx. 1:2000

<sup>10</sup> Macclesfield Courier and Herald 7 & 21 October 1893.

The 1907 map shows some changes to the yard; by then the firm's yard had been extended from the mill up the slope towards the smithy, and included a saw pit on the east side of the yard.<sup>11</sup> The water course was culverted by 1907, and a sluice installed to create a small pond on the south side of the yard, below the level of the road. Not shown on the maps is another sluice at the south-west end of the pond, that controls the head race leading to the water wheel.



*Fig.9: Gin Clough on OS mapping surveyed 1907, at 25 inches to 1 mile, reproduced here at approx. 1:2000*

The 1907 map shows some small changes to the building layout; the yard on the east side of the boiler house has been in-filled, connecting the forge to the boiler house, but the yard to the south is still open. Regular, evenly coursed dressed stone on the east face of the boiler house and the west side of the forge may date from alterations made at the same time; this masonry contrasts with the more irregular masonry on the rest of the mill. An addition has been built onto the east side of the mill, of unknown function and appearance.

At an unknown date in the early 20<sup>th</sup> century, various sheds and open-sided structures for storing timber were erected in the yard on the east side of the mill,

<sup>11</sup> Rainow Women's Institute nd, 70-1; Rainow History Group 2006, 50-3.

only one of these is shown on OS mapping, for 1938. Some of these are shown in the photo below, dated 1929. This photo also clearly shows a sluice on the stream holding back a small pond (off the RH side of the photograph), which is also marked on the 1907 OS map. Other photographs of the Rowbothams' yard are reproduced in Rainow Local History Group's book, *Rainow Caught in Time* (2006).

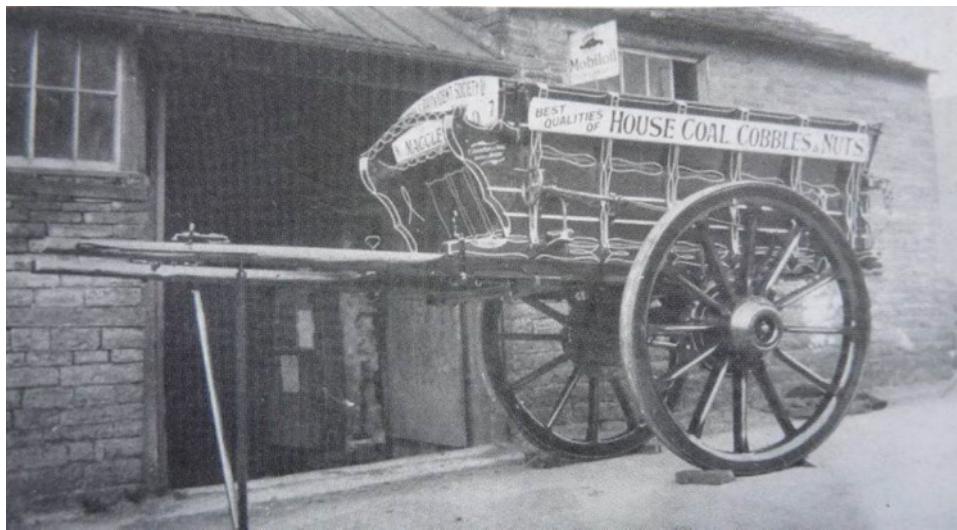


*Fig.10: Rowbotham's yard east of the mill, 1929; a cart wheel is being made  
(courtesy of Peter Leigh)*

On the south side of the boiler house, the small yard next to the road was in-filled sometime between the 1923 OS and the 1938 OS. Here, the Rowbothams built a single-storey shed with a hipped roof covered in sheet metal. The walls of the original yard were raised and a large window fitted facing the road. The stone gate piers into the yard were retained and used to hang tall timber doors. An undated photograph<sup>12</sup> shows a cart outside this building, used as an assembly shop, probably in the late 1920s.

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<sup>12</sup> Reproduced in Rainow History Group's book, *Rainow Caught in Time* (2006)



*Fig.11: A 2-wheeled coal cart built by Rowbothams, outside the forge and shed on the site of the south yard, nd (from Rainow History Group, 2006)*

### **2.3.3 20<sup>th</sup> Century history from c1950**

According to the ECTMS, the building continued in use as a saw mill until it was bought by a Mr Teesdale, sometime in the mid 20<sup>th</sup> century. He ran a joinery shop from the mill, and during this period the house and mill remained in one ownership. During Teesdale's ownership, the waterwheel was torn from its bearings and the cog teeth stripped, when his daughter set the wheel in motion without releasing the gearing.

The mill was bought by Jack Leigh in 1953, and the house sold off separately from the mill, which was retained for business use. Jack Leigh ran a plumbing and milking machine business from Gin Clough Mill, known as John Leigh & Sons. In 1953, the remains of the waterwheel were in situ, as well as the steam boilers. Jack Leigh dismantled the wheel and used some of the timber in converting the north end of the first floor into a dwelling. He replaced the old small-paned fixed windows with timber casements with leaded glass, and provided a new front doorway in place of a window in the second bay from the north. This was reached up a flight of steps built of concrete and faced in a stone wall. Plaster ceilings were inserted below the soffit of the top floor structure, but leaving the soffits of the tie-beams exposed.

The addition shown against the mill's east wall was taken down at an unknown date in the 20<sup>th</sup> century.



*Fig.12: north end of the mill from the east, c1980; first floor flat was created in 1950s  
(photo courtesy of Peter Leigh)*

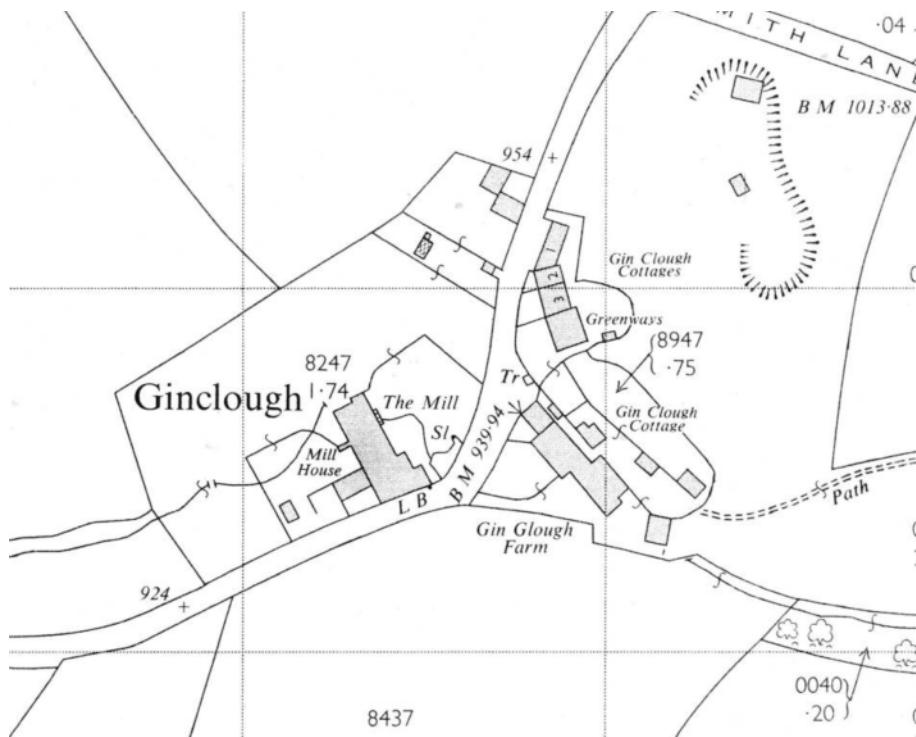
The redundant boilers were moved outside and one was adapted to serve as a tank for central heating oil, still in position against the north end of the east elevation of the mill. Another boiler section is set vertically close to the north-east corner of the forge, both made of riveted wrought iron plates.



*Fig.13: Adapted boiler ex situ, east of mill*



*Fig.14: Re-set boiler NE of forge*



*Fig.15: Gin Clough on OS mapping surveyed 1967, reproduced at 1:2000 (© Crown Copyright. All rights reserved. Licence no. 100042310)*

At the time of the ECTMS in 1988 the building was used as an agricultural engineering workshop and store, as well as the Leighs' home. Photographs taken around this time show part of the interior prior to more recent alterations, particularly in the entrance area at the south end of the mill. During the 1980s and 1990s, the domestic accommodation was gradually extended southwards into the remaining part of the mill's first floor by Peter Leigh. Most recently, the lean-to addition against the east wall of the boiler house was rebuilt to provide an entrance lobby, with a new roof structure, fenestration and new internal timber floor at first floor level. Inside the boiler house, the historic first floor was removed and replaced by two levels of inserted floor connected by new staircases, to create a three-storey structure. The staircase provides access to the top floor of the mill.



*Fig.16: view north into the mill from lean-to shed east of the boiler house, during business use by John Leigh & Sons, (courtesy Peter Leigh)*



*Fig.17: part of the water wheel in 1988 (ECTMS)*

### **3.0. Description of Gin Clough Mill**

#### **3.1. Introduction and Situation**

The mill building is very briefly described in the list description (Appendix 1). A more detailed description was written for the ECTMS in 1987-88. Some changes have been made since that date and the following account reflects the current arrangement and appearance of the building and the site.

The mill lies on the west side of the B5470, the hill road between Macclesfield and Chapel en le Frith, and the buildings are arranged on the left bank of the Gin Clough, a moorland tributary of the River Dean. The site lies at approximately 930 feet above sea level; a bench mark on Gin Clough Farm, across the road is at 939.94.

The principal mill block is built with the south gable end facing the road. It is set below the level of the road, and along a slope so that the east elevation facing the site of the former reservoir appears to be 3 storeys, and the west elevation facing downstream is 4 storeys. Adjoining the south-west corner of the mill and at right angles to it is the former mill house (in separate ownership), set-back from the road behind a small walled front garden. The date of this is not known but it may be contemporary with the mill. Across the road is Gin Clough Farm and a group of five cottages; the farm house was built earlier than the mill; it appears to be 18th century. 50 metres up the road on the west side is a former smithy, recently partly dismantled. Together with the mill, these building comprise the hamlet of Gin Clough.

### **3.2. Plan form, phasing & interpretation**

The plan-form, or building layout, is an essential part of the historic interest of the building group; understanding the plan-form sheds light on the interpretation of historic sites. Excluding the mill house, the mill buildings comprise five main components, each separately numbered for ease of reference (see plans in Appendix 4).

**Building 1. The mill** is arranged over three floors plus the roof space, which is divided by three principal trusses into 4 bays. Due to the sloping site, the entrance from the east enters the second storey of the mill (ground floor), with another doorway on the west elevation into the lower storey or basement. The structure of the mill divides into two parts of roughly equal dimensions; the primary phase built in 1794 is to the south, and the second phase, built in c1824 to the north. The wheel pit lies against the original north wall in the basement; above this level the original north gable end was taken down to create uninterrupted working floors. On the north gable end is a privy tower, accessed by narrow doorways in the north-east corner of the ground and first floors. This is probably contemporary with the c1824 phase. A stone raking buttress, built against the west elevation at basement level partly conceals the straight joint between the 1794 and 1824 phases, suggesting it post-dates the latter. Its position suggests it was built to reinforce the structure against movement caused by the water wheel.

**Building 2. The boiler house**, added between 1827 and 1833, was built against the south gable end of the 1794 mill block. This rectangular structure has a lean-to roof sloping down to the south; the top of this roof is just above the ridge of the mill. The

tapered square chimney for the boiler is integrated into the south-west corner of the structure, rising from ground floor level. A truncated brick chimney projects slightly from the north wall of the boiler house; as this is centred above the ridge of the mill it may relate to the later gas engine or heating for the mill rather than to the boiler house. The boiler house is narrower than the mill, leaving space for a doorway into the south gable end of the mill on its east side.

The principal entrance into the boiler house is now via a doorway on its east wall, on the same level as the first floor level of the mill. On the level below, in the east wall of the boiler house is a 2-bay arcade of semi-circular arches. These would have provided ventilation, light and access to the boilers from the yard, but are now hidden by Building 4. The boiler house now has two inserted timber floors, creating three levels; both floors are late 20<sup>th</sup> century, but evidence on the internal walls indicates that there was originally one floor, dividing the boiler house into two storeys. It is not known how the upper floor was used. The sloping line of the flue and brick seating for the boilers is in situ on the ground floor, against the west wall, although partially reconstructed. The position of the steam engine is not apparent, and no engine beds are visible in the building.

**Building 3. The forge.** This roughly square structure is structurally detached from the mill (as shown on the 1871 OS map in Fig.7), located to the south-east of the boiler house and with its south elevation directly fronting the road. It is now a single-storey structure open to the roof, entered by a doorway on its west gable end, now from Building 5 but originally from the south yard. The floor level of this and Building 5 are roughly the same. There is also a blocked doorway on the north elevation, at a lower level, suggesting that the building was once 2-storey. An integral stack on the east gable end serves the forge; this contains two flues. This building is reputedly a former cottage, but no documentary sources have been found to prove this. The fabric evidence of blocked and current external openings suggests the building had a different arrangement of internal levels, and there is evidence for a blocked fireplace inside on the east gable. The building has clearly been adapted in phases, but its primary construction date and original function is not clear.

**Building 4. Lean-to entrance lobby.** This lean-to building represents the infilling of a yard on the east side of the boiler house. The yard existed until sometime between the 1897 and 1907 OS maps when a building was constructed, filling the gap. The existing structure is a late 20<sup>th</sup> century rebuilding of the c1900 structure, with a doorway facing east which is reached via steps from the main east yard. The building is arranged on two levels, with a store on the lower level and an upper floor forming an entrance hall or reception area for the Leigs' house. The latter is at the mill's first floor level, which also matches the floor level in Building 5. A wide strip along the west side of this floor is laid with stone flags against the east side of the

boiler house. This stone floor relates historically to the yard on this site; it has cut-off iron railings along its east edge, suggesting it was an external walkway built to connect the first floor of the mill to the boiler house and the south yard (Building 5). Parallel to this feature on its east side is a stone staircase, now hidden below the later timber floor; this connected the first floor walkway to the yard level below. This arrangement is indicated on the 1871 OS map (Fig 7).



*Fig.18: NW corner of forge with blocked openings, within the in-filled yard*



*Fig.19: cut-off railings on stone slab floor, W side Building 4 (view from the north)*

**Building 5. South shed.** Like Building 4, this represents the infilling of a yard. The yard on the south side of the boiler house alongside the road was open until the late 1920s or 1930s when a single-storey shed was built. This rectangular structure has a hipped roof, and is entered by double doors from the road. Doors on its north side lead into Building 4, and a door to the east leads into Building 3 the forge.

### 3.3. Exteriors: The Mill

The mill is built of coursed sandstone; there is a step in the masonry at first floor level, reflecting the reduced wall thickness to upper floors; this occurs on both phases. There are two pattress plates at ground floor level.

The west elevation is 3-storey with 4-bays of windows to the secondary north block, and 3 bays to the south block. Fenestration comprises 20-pane (5x4) fixed light windows to the basement floor and 25-pane (5x5) windows to the ground and first floors. The first floor windows are late 20<sup>th</sup> century top-hung replacements, and many of the fixed windows have also been renewed, to match the originals, incorporating single-pane cast-iron vents in one or two cases. The east elevation has

similar windows; all first floor windows are late 20<sup>th</sup> century top-hung windows. All windows have plain chamfered glazing bars, and where historic windows survive, these appear to be 19<sup>th</sup> century. Sills and lintels are plain stone. The east elevation has a wide sliding timber door, probably inserted in the late 19<sup>th</sup> or early 20<sup>th</sup> century; this is hidden by 20<sup>th</sup> century outer doors. The steel staircase was built in 2009 (planning ref. NP/CEZ/0509/0425) to replace stairs built in the 1950s by Jack Leigh, with an inserted oak door to the first floor dwelling. The west elevation has a boarded basement door, probably late 19<sup>th</sup> century in date, with a mid-20<sup>th</sup> century leaded transom light above.

The north gable end has two basement windows; the east one blocked, and one attic window (mid-20<sup>th</sup> century leaded casement). The lean-to privy tower has a narrow window (blocked) to the west elevation, and a horizontal window to the west side. The roof is laid with grey stone slates. Rainwater goods are cast-iron or plastic. The chimney to the north gable end is a modern insertion.



*Fig.20: S gable end and west elevation*



*Fig.21: Gable end with set-back masonry*



*Fig.22: privy tower, west side*

*Fig.23: windows to west elevation*



*Fig.24: east doorway, with sliding doors behind modern outer doors*

*Fig.25: late C20 steel staircase to east elevation*

### **3.4. Mill Interiors**

#### **3.4.1 Basement**

The basement is divided into two areas by the north gable end of the primary phase mill. The later north area has a concrete floor (modern), and stone walls are either painted (east and south), or plastered (north and west). The width of the space is narrower than the floors above, due to the raking structure of the east wall; this reinforcement may relate to the need to withstand pressure from the dam but its date is not known. The roof soffit of the ground floor is exposed; plain pine joists are carried on three plain pine beams (un chamfered), that appear to be 19<sup>th</sup> century and have incised import marks, associated with Baltic pine. The beams are reinforced with steel shoes and the middle one has a steel post. The position of a former line

shaft is visible, from marks for brackets on floor beams along the west side of the space. There is a hole for a bearing box on the north wall, in the north-west corner, but no bearings or fittings are in situ.



Fig.26: North basement from the SE



Fig.27: line shaft bracket locations, from the south



Fig.28: bearing box at W end of cross wall, from the N



Fig.29: south basement from the SE



Fig.30: E. side of South basement – three



Fig.31: disused timber steps in SE corner

A narrow gap at the east end of the cross wall gives access from the north space into the south basement of the mill. The main feature in the south basement is the wheel pit, built against the north gable end wall. This is lined with fair-faced roughly coursed stone, with a wedge-shaped recess on the north side for the wheel bearing (Fig.3). The steel wheel is a recent installation by Peter Leigh, re-using the original bronze bearings and made to the original dimensions. Above the wheel the water is delivered in a cast-iron pipe fixed to the soffit of the ground floor structure; this is probably a replacement for the original arrangement, which may have comprised a timber pen trough.

The south basement floor is laid with stone flags, and walls are uncoursed rubblestone, fair-faced or painted/lime-washed. In the east side of the space are three roughly built stone piers which appear to have been installed (at unknown date) to support the beams to the floor above. In the narrow gap behind and east of the piers, is a disused timber stair to the ground floor, built against the east wall of the basement. A modern timber stair is built against the south end wall of the basement. The soffit of the ground floor is exposed; this is modern pine.

### 3.4.2 Ground floor

The ground floor of the mill is one large space, occupying both south and north builds of the mill, with no dividing wall (the original north gable end was taken down in phase 2). Most of the floor is laid with modern pine boards, but the south bay is laid partly with stone flags. Walls are plastered, with exposed stone lintels and sills to windows, and splayed reveals. The windows along the east side have iron bars, retained in situ although most windows are modern replacements. The narrow doorway in the north-east corner serves the former privy. At the south end, against the gable end wall are various features that appear to be associated with inserted power systems. The concrete engine bed is a 20<sup>th</sup> century insertion, probably for the Crossley gas engine referred to in the ECTMS report. To the right of this is a recess with a bearing box hole in the wall, and to the left is a shallow stone-lined floor recess with iron bars. The function of the latter feature is not known.

Pine beams with narrow chamfers span the ceiling, carrying pine joists slotted into the beams. The position of removed brackets carrying former line shafting are visible on the west ends of the beams, as in the basement. Timber, cast-iron or steel columns support the beams, at irregular intervals. The soffits of floor boards are visible; all the joinery is lime-washed/painted.



Fig.32: ground floor from the SE



Fig.33: stone window head to west side



Fig.34: doorway to privy in NE corner



Fig.35: concrete bed for Crossley gas engine at S end

### 3.4.3 First floor

The first floor is in use as a dwelling. The residential conversion work was carried out in two phases; the north end was adapted in the 1950s by Jack Leigh, and the south part was converted later in the 20<sup>th</sup> century by Peter and Madeline Leigh. All the stud partitions, services and fittings are modern. The key historic features visible are parts of the roof structure; at the south end of the dwelling, the east side of some roof trusses are visible where the volume of the first floor has been extended into the roof space, exposing. In other areas, soffits of floor joists are exposed. Splayed window reveals with stone sills and wooden lintels are also visible, together with the doorway into the former privy in the north-east corner. The fireplace to the north end is an insertion, with modern flue and chimney above.



*Fig.36: part of first floor dwelling, with exposed joists*



*Fig.37: roof trusses exposed along east side of dwelling, north end (from the S)*



*Fig.38: stone window sill; window is modern*



*Fig.39: inserted fireplace and chimney breast to north gable end*

#### **3.4.4 Attic floor**

The top floor of the mill is within the 4-bay roof space. It appears to have been used as a working area, with two queen posts trusses to the north phase and an altered king-post truss to the south (to improve access). The floor is laid with a mixture of old wide hardwood boards, and later narrower, pine boards. Modern doors, building services and partitions have been inserted. The roof has been re-laid with modern sarking felt; there are three modern roof lights along the west slope, none to the east.



Fig.40: roof space c1980, from the S (P.Leigh)



Fig.41: queen post truss to north end of roof, c1980 (P.Leigh)



Fig.42: altered king post truss, from the N.



Fig.43: N queen post truss from the N

### 3.5. The Boiler House (Building 2)

The structure has regularly coursed stone walls and a monpitch grey stone slate roof, sloping down from the south. The boiler house now has only one visible external wall, to the west, partly seen from the road; this is blind (Fig.5). The north-west chimney is integral to the boiler house (no straight joint). The square section tapered flue structure, retained apparently to its original height, has projecting plain string courses at first floor level and to the top.

The east wall of the boiler house is partly now within Building 4, built on the east infilled yard. This has a tall doorway in the centre of the elevation, with a modern door below a glazed panel; historic photos show that the lower part of this opening is a later insertion. The tops of the archways at ground floor level are just visible on this wall, above the stone floor to the former railed walkway.

The south wall of the boiler house is within Building 5, from where an arched opening is visible; like the arches on the east side, this was probably an open feature for ventilation. The sill of this may have been raised, to match the level of the former yard floor inside Building 5.



*Fig.44: east wall of the boiler house, first floor doorway from the E, c1980 (P.Leigh)*

*Fig.45: 2014 view from the E, with inserted doorway*



*Fig.46: arches to east boiler house wall, at ground floor level from the SW*

*Fig.47: opening to south side, from ground floor level*



*Fig.48: boiler flue position and chimney base in SW corner, ground floor*



*Fig.49: ground floor of boiler house from NW, with inserted C20 staircase.*

The boiler house now contains three levels; the two timber floors and staircases to the upper levels are modern insertions; joist holes on the walls indicate the historic single upper floor level (ie. this was a 2-storey, not a 3-storey building). In the first floor space, the sloping soffit of the roof is exposed, along with masonry walls partly fair-faced and partly with modern plaster (Fig.51).

The main historic features are all on the lower level (ground floor); here the position of the (removed) boiler flue is visible rising at an angle against the west wall, and entering the base of the chimney stack on its north side (blocked opening). Adjacent to the north of this is a curved brick feature, 4 to 5 courses high. This seems to indicate the position of a steam boiler, aligned east–west in the boiler house, with fire door facing the pair of arches to the east side. The brickwork appears to have reconstructed (by the Leights in the late C20), and its original arrangement is not clear. The main puzzle about the boiler house is the position of the steam engine; it may have been sited adjacent to the boiler(s), perhaps against the north wall of the ground floor. Holes in this wall may have carried power drives through to the mill.



*Fig.50: probable boiler position (rebuilt brickwork) NW corner*



*Fig.51: upper floor from the SW; door to left leads into mill attic floor.*

### 3.6. Forge (Building 3)

The forge is constructed of coursed stone, with a grey stone slate roof, with stone ridge; there are two ceramic ridge vents. Rainwater goods include timber troughing on brackets. The rectangular chimney to the east gable end is of coursed stone, with one clay pot. The east gable end has two narrow single-light windows at high level. The south side faces the road and has one small-paned fixed window with one cast-iron opening vent, below the eaves. An iron pattress plate relates to a structural tie. The elevation to the north has a 16-pane fixed window, also below the eaves; both these windows appear to be 19<sup>th</sup> century in date. There is a blocked doorway and window on the north elevation, at the lower yard level, now within Building 4. This relate to an earlier, lower floor level within the forge.

Inside, the forge is now a single volume, open to the 2-bay roof, with one pine king-post truss carrying two tiers of purlins. This is a machine-made truss, probably late 19<sup>th</sup> century. Walls are smoke-blackened; the stone is partly plastered. The main feature of the space is a stone and brick smith's hearth against the east gable; this is approximately 1700 x 1300mm in plan. The flue is contained in a spur wall that connects to the east gable end; the west end of the flue wall and the space below the hearth contain recesses with stone shelves for tools. The hearth incorporates a stone basin for water, and has a galvanised metal smoke hood above. A similar example of this form of blacksmith's hearth and flue is known on the Dunham Massey Estate in the estate yard, which dates from the late 19<sup>th</sup> century. There is no sign of the bellows, nor of any power system for operating them. Above the smoke hood, there is a stone lintel on the inner face of the projecting chimney stack, possibly for a blocked first floor fireplace. Later render and plaster obscures the surrounding masonry. Fixed to the west wall is a light-weight iron swinging crane, for lifting objects onto the hearth.



Fig.52: forge from the SE



Fig.53: C19 roof truss from the W



*Fig.54: forge with hearth and flue wall*



*Fig.55: upper part of east wall with possible fireplace lintel*



*Fig.56: plastered west wall with iron crane*



*Fig.57: blocked doorway from lower infilled yard level into forge (from NW)*

### 3.7. Later additions - Building 4

As discussed in section 3.2 above, Buildings 4 and 5 were built onto yard areas. Building 4 has been partly remodelled by the present owner to provide an entrance to the house, and store at lower level. The stone structure, first built c1900, has a lean-to roof laid with grey stone slates, and large windows facing east and north; over the latter there is a rendered panel. Against the east elevation external steps lead up the slope to the entrance doorway (modern). On the north elevation is an

extended garage with modern doors. Inside, modern timber stairs lead to the first floor. Most of this floor is modern pine boards, but at the west end against the boiler house the floor is laid with stone flags, formerly an external walkway feature with railings overlooking the yard, built against the east wall of the boiler house.



*Fig.58: building 4 from the NE*



*Fig.59: c.1980, from the NE(P.Leigh)*



*Fig.60: doorway into the mill (first floor dwelling), from the S*



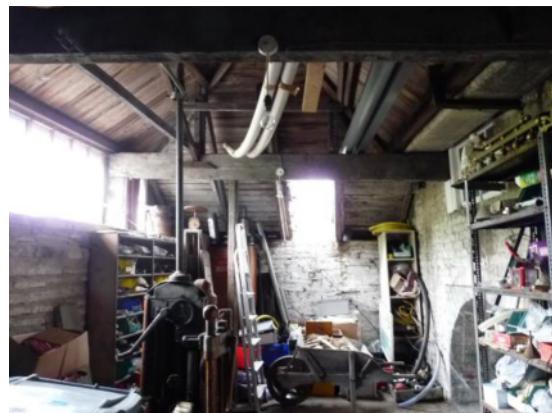
*Fig.61: view to the boiler house and stone walkway floor, from the E*

### 3.8 Later additions – Building 5

This single-storey shed has part-height stone walls, formerly enclosing the yard on this site. Small-paned windows fill the space between the top of the wall and the eaves along the south side, probably dating from the 1920-30s. The double doors to the road on the south side are boarded and hung on the earlier stone gate posts. The hipped roof is laid with grey stone slates, but was originally sheet metal. Inside, the roof is lined with pine sarking boards. The uneven floor is roughly laid with stone flags.



*Fig.61: Building 5 from the S*



*Fig.62: inside the shed from the E*



*Fig.63: boiler house south wall from inside the shed*



*Fig.64: enamel signs relate to Jack Leigh's milking machine business*

### 3.9. The setting

The setting comprises the area within the curtilage of the mill, as well as the adjacent Mill House and the rest of Gin Clough. To the east, the area of the in-filled former mill reservoir is important for the underlying archaeology; this is now used for parking and garden, but retains two sluices, a pond and overlies culverted water course (s). At the south end of the east garden area, below the retaining wall to the road, is a small dammed pond; a sluice on the north side of this serves the by-wash channel around the mill. At the west side of this pond, below the access track adjacent to the east wall of the forge, there is substantial sluice serving the head race to the mill wheel pit. The water wheel is now served by a cast-iron pipe that exits the NW corner of this sluice.

On the west side of the mill, the tail race is partly culverted before it joins the by-wash channel, where the junction is hidden by shrubs. These water courses are stone-lined. A full investigation of the site's water management features is outside

the scope of this report, but if below-ground works are proposed in the area of existing or past water features, further investigation may be required.



*Fig.65: sluice leading to wheel pit, from the E*



*Fig.66: stone-lined by-wash channel at NW side of mill, from the W.*

Access into the site is now from the east of the garden, via a track from the road. Until the late 20<sup>th</sup> century, access was also from the road directly east of the Forge. This access has been closed off.



*Fig.67: area of in-filled reservoir, from the S.*



*Fig.68: Gin Clough cottages and Farm, from the W.*

## 4. SIGNIFICANCE

### 4.1 Assessing significance - introduction

Assessing significance is a key principle for managing change to heritage assets, and is embedded within current government policy; the National Planning Policy Framework (NPPF, 2012). Applicants for planning permission or LBC are expected to describe the significance of any heritage assets affected, including any contribution made by their setting (para 128).

The assessment of the significance of historic buildings and their settings is not an exact science. It is based partly on specialist knowledge of how a heritage asset was designed and evolved, comparison with what exists elsewhere, how much it has been altered, and partly on the extent to which heritage assets may have special meaning for different groups of people.

In 2008 English Heritage published *Conservation Principles, Policies and Guidance* which identified four principal heritage values which should be taken into account when assessing significance, and can be used to amplify the descriptions in the statutory lists. These values are:

- *Evidential*, deriving from the potential of a place to yield evidence about past human activity (particularly through archaeology);
- *Historical*, deriving from the ways in which past people, events and aspects of life can be connected through a place to the present;
- *Aesthetic*, deriving from the ways in which people draw sensory and intellectual stimulation from a place;
- *Communal*, deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

Significance derives not only from a heritage asset's physical presence, but also from its setting. Setting is the area in which a heritage asset is experienced. It can contribute to, detract from or make a neutral contribution to significance. English Heritage has provided detailed guidance on the setting of heritage assets and how this is affected by development<sup>13</sup>.

Significance is normally ranked in a hierarchy from exceptional to low, in relation to the four values. Grade I or II\* listed buildings, scheduled monuments and World

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<sup>13</sup> EH, *The Setting of Heritage Assets*, 2011

Heritage Sites reflect their outstanding or exceptional significance, and Grade II listed buildings are normally ranked as high significance. However, the significance of parts of all listed buildings varies, and there may be elements of lower significance. Unlisted heritage assets may be rated medium or above, and are not necessarily of lower significance than designated assets.

#### **4.2 Significance of Gin Clough Mill: summary**

Gin Clough Mill was listed Grade II in 1967 (see Appendix 1), reflecting its special architectural and historic interest, at a national level. The former mill, boiler house and chimney are of high significance for their historic, archaeological and aesthetic value, as a good example of a small-scale late 18<sup>th</sup> century water-powered silk mill, adapted for steam power in the early 19<sup>th</sup> century and used as a saw mill well into the 20<sup>th</sup> century.

The interior of the mill retains many features that contribute to its high significance particularly the evidence for power systems such as the wheel pit, boiler house and line shafting positions. The structural fabric of the mill also has high significance, as this provides physical evidence for the development of the mill complex, and for approaches to construction in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries.

The mill has some communal significance, through it being surveyed as part of the East Cheshire Textile Mills Survey and its mention in local history publications; people value it as part of Rainow's heritage.

The forge is an unusually intact example of this once common building type, and retains an in situ hearth and other fittings.

The setting contributes to significance; the mill forms part of an attractive hamlet at the north-east end of Rainow village, and is an industrial landmark in the rural landscape. The east part of the garden overlies an in-filled late 18<sup>th</sup> century mill reservoir and although this is no longer legible, the archaeology of this and the related water management system has high significance.

#### **4.3 Significance of Gin Clough Mill: exterior**

Gin Clough Mill is of high significance for its exterior; the building forms reflect their historic functions, and the disposition of different sizes and forms of building on the site helps to make the complex legible. The multi-storey mill is the dominant element on the site; its main external features are the uninterrupted roof form, the coursed stone walls, regular fenestration with small panes and the privy tower at the north gable end. These all have high significance. The windows are almost all replacements and the modern replicas do not themselves have significance, but the historic pattern has been maintained; where opening windows have been installed

these have not detracted from the significance of the exterior, and the unity of the whole has been maintained. Where historic windows remain these have high significance.

The large doorway from the east side is probably a late 19<sup>th</sup> century insertion, but it has medium significance as it reflects a later phase (saw mill) of the mill's history and use. The external stairs, door and north chimney to the house have no heritage significance.

#### **4.4. Significance of the buildings: mill interiors**

The interior plan-form and internal structure reflect different phases of development; the overall plan form is of high significance for archaeological, historic and architectural values. The different elements have been assessed for their significance according to the four key values, ranked high, medium, low or negative.

The following elements of the main mill building have high significance:

- Wheel pit, axle bearings, overhead cast-iron water pipe,
- Evidence for line shafting, including bearing box positions, bracket fixing marks or wear marks on beams,
- C19 pine floor beams and joists
- Wide floorboards on the attic floor
- Pine roof trusses and purlins
- Pine panelled door from boiler house to attic floor
- Stone floor in wheel pit area and at south end of ground floor
- Stone window lintels and sills
- Openings into privy tower from ground and first floors

The following elements have medium significance:

- Inserted supports to floor beams, including cast-iron, steel or timber columns, and the stone piers in the basement south end.
- Raking buttress to west side.
- Evidence for original staircase positions, such as the disused pine steps from basement to ground floor.
- Sliding doors to east side.

The following elements have low significance:

- Concrete machine bed for C20 gas engine in the ground floor.
- Later narrow pine floor boards and replacement floor joists.

The following have no significance:

- Late C20 partitions, inserted features, services and fittings to first floor
- Chimney added to north gable end
- External steel stairs and doorway into house on east side
- Modern outer doors over sliding doors to east elevation.

#### **4.5. Significance of the Boiler house (Building 2)**

The early 19<sup>th</sup> century boiler house has high significance for evidential, historic, aesthetic and communal values, as a good example of the building type. The following features have high significance:

- External form, including roof and walls,
- Structural features including arched openings to ground floor,
- Chimney,
- Evidence for power generation and transmission internally; bearing box positions, flue and boiler positions in brickwork,
- Stone floor to ground floor.

The following elements have low significance:

- Inserted modern floors and staircases.

#### **4.6. Significance of the Forge (Building 3)**

The forge has high significance for evidential, historic, aesthetic and communal values, as a little altered example of this once common building type. The following features have high significance:

- External form, fenestration and roof,
- The hearth with stone working surface, shelves in niches, flue wall and metal hood,

- The iron crane on the west wall,
- Roof structure,
- Chimney to east gable end and ceramic ridge vents
- Windows, and door to Building 5.

#### **4.7. Significance of Building 4**

This is a later infill block, partly remodelled in the late C20. The following elements have high significance:

- Stone walls and blocked openings exposed within this building that relate to other earlier buildings, eg, the forge, or boiler house,
- stone slab floor with cut-off railings against east wall, relating to walkway built against east side of boiler house.

The following elements have medium significance:

- disused stone staircase below later floor,
- exterior form, fenestration pattern and roof.

The following elements have no significance:

- Inserted modern floor and internal staircase,
- Inserted modern external door
- Modern roof structure.

#### **4.8. Significance of Building 5**

This is a later infill block, built in the 1920s-30s. The following elements have high significance:

- Gate piers to main entrance from road
- Overall building form,
- Features that relate to adjoining earlier structures; fair faced walls, arch to boiler house and door to forge.

The following elements have medium significance:

- Stone floors

- Fenestration
- Roof structure and covering

#### **4.9 Archaeological potential**

The significance of the archaeology on the site where it relates to building archaeology is covered in the buildings above. The significance for below-ground archaeology is expressed in terms of its potential. Documentary sources do not identify the previous use of the site on which the mill complex was built; no evidence has been found suggesting an earlier mill on the site, although this cannot be ruled out.

The below-ground archaeological potential of the mill reservoir and water management systems is high. The mill dam was in-filled by c1900 and its stone-lined basin is likely to remain below the present yard and garden. There may be evidence below ground for other water courses or management features such as sluices; the significance of these could be high, but it is not possible to be certain about their survival without further evaluation.

## **5.0 IMPACT ASSESSMENT**

### **5.1. Introduction**

In determining planning applications, local authorities have to take account of section 66 (1) the 1990 Planning (Listed Buildings and Conservation Areas) Act: ‘the desirability of preserving the building or its setting or any features of special architectural or historic interest...’. This duty is amplified by three key principles set out in the NPPF (paragraph 131):

- 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 the 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 local authority has to take account of significance assessments when ‘considering the impact of a proposal on a heritage asset, to avoid or minimise the conflict between the heritage asset’s conservation and any aspect of the proposal’ (paragraph 129). When considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset the greater the weight should be (paragraph 132).

Proposals may enhance, have a neutral impact or cause harm to a heritage asset. Where ‘less than substantial harm’ is likely to be caused as a result of development, the harm has to be justified in terms of public benefits which local authorities should balance against the level of harm when making a decision (paragraph 134).

### **5.2. Summary of the proposals**

Craig Harwood designed a scheme that balances the conservation of the listed building, current housing standards and Building Regulations and the need to secure a viable future for the buildings. This report should be read in conjunction with the current set of proposal plans and drawings. The proposals are a response to several key factors:

- The building is under-used, which is not viable; this means that the funds to maintain the building are not available,
- Residential use has been established has a suitable use for the buildings and the site,

- The protection of the historic fabric and architectural features of the buildings, and the maintenance of the setting is a high priority,

The proposals will create a total of two residential units,

### **5.3. Mill exterior proposals (Building 1)**

The mill elevations will be retained with the existing pattern of openings. Alterations are limited to new glazing or doors in existing openings, and the re-instatement of two partially blocked windows to the rear elevation (basement wheel pit area and ground floor dwelling 2 bathroom). On the east elevation the large double doorway (an insertion) will be glazed to provide natural light for the bedroom in dwelling 2; full details of this can be agreed under a condition, and it may be feasible to retain outer doors. To the left of this opening, it is proposed to create a doorway by dropping the sill of the existing window. On the rear elevation a door is proposed into the wheel pit area, but this could be a window, provided it can function as a means of escape.

The roof will be repaired, with new rooflights installed to light and ventilate the second floor rooms, in the roof space. Most of these will be on the south-west elevation and away from main views of the mill. Conservation-style rooflights are proposed.

The new windows are proposed to match those in the existing dwelling; double glazed with small panes and top-hung outward opening lights. The reason for this is to maintain the visual unity of the external appearance of the mill, and avoid introducing a different window pattern. Double glazing is considered essential to improve thermal performance, and most of the existing windows are fixed lights with no ventilation. It should be noted that very few of the existing windows are historic; most have been replaced by the owners during the late 20<sup>th</sup> century. The window proposal aims to strike the right balance between maintaining the aesthetic appearance of a late 18<sup>th</sup> century mill with small-paned windows, and improving thermal performance. The fine details of the windows can be agreed.

The exterior of the forge and the road-side single-storey addition will not be altered.

### **5.4. Mill interior proposals (Building 1)**

It is proposed to divide the interior into two to provide two dwellings, along the vertical division between phase 1 and phase 2 of the mill. The cross wall (former external wall to phase 1) is in situ at basement level, but was removed on upper floors to provide large working areas; a new party wall will be built in the position of the removed wall on ground, first and upper floors. The main impact of this will be to

subdivide the ground floor which is currently undivided; the first floor is already subdivided for domestic use.

A new staircase will be inserted on the north side of the new cross wall, serving all floors in unit 1. The main impacts of this will be to cut through the floors removing sections of boarding, and introducing a new domestic element in the mill. Where old boards are to be removed, these will be re-used to repair retained floors if re-useable. Structural beams will be retained in situ, with appropriate repairs.

Dwelling 1 is already partly in existence; the alterations to the south end of the mill on first floor level will remove some of the existing partitions to open up the floor, creating dual aspect lounge/dining room in place of a bedroom and a dining room in dwelling 2, and a dual-aspect lounge in place of separate rooms in dwelling 1. This change will enhance the significance of these areas.

On the ground floor of the mill, new partitions will subdivide the existing large workshop space. At the south end of this floor, the floor is partly stone flagged, and there is a 20<sup>th</sup> century gas engine base and some other stone features which will be removed, to provide a bathroom and entrance hall. A new staircase will be inserted in this area, to access the basement and the upper floor.

The intention is to retain floor beams where possible. Floor boards in parts of the mill are modern, including in the ground floor. Historic floor boards such as those in the roof space will be salvaged for re-use within the building as part of the works.

Building Regulations may expect an improvement in the insulation properties of external walls, for example by dry-lining, but this has not been proposed due to the substantial impact this would have on the character of the interiors, including alterations to window reveals. In the basement, part of the structure is below-ground level with a raking stone wall to the north-east side. The intention is to retain fair-faced masonry where practicable. It is anticipated that addressing water ingress and insulation will be the subject of further detailed discussion with the Building Inspector, but sufficient information is provided to indicate the overall impact of adaptation for domestic use.

The roof will be insulated as much as possible to improve thermal performance, but the details of this have not yet been produced; as the roof space is to be occupied as part of each dwelling, a solution within the slope of the roof structure will be required.

The basement wheel pit area below dwelling 1 will be reached by a new staircase. The wheel pit contains a new steel wheel manufactured by Peter Leigh that generates hydro-electricity for domestic use, and requires maintenance. The existing NE gap in the cross wall at basement level will be blocked, but retaining reveals in

the opening. The wheel pit area will remain in its present form with stone floors and fair-faced stone walls and piers along the north-east wall.

### **5.5. Impact on boiler house (Building 2) and building 4**

The former boiler house at ground floor level is proposed to continue in its current use as a workshop/storage area, retaining all existing features including evidence for the boiler position and the arched openings to the NE wall, and internal high level arched window to the south. The modern spiral stair will be taken out.

On the NE side of the boiler house, historic stone steps ascend to the first floor in a slot between stone walls. A new set of stairs will be provided in this historic position to connect building 4 to the ground floor of the boiler house; it may be feasible to retain the stone steps below, subject to the details.

Within building floor, at first floor level a new staircase is proposed to access the upper part of the boiler house. This will rise through the east wall of the boiler house, using the existing tall opening. A WC is proposed for the north side of this stair. The rest of the space will be used for a lobby with adjusted floor levels (existing are modern). Internal walls will remain fair-faced stone.

### **5.6. Impact on forge and roadside addition**

The forge (building 3) and road-side addition (Building 5) are not proposed to be part of the dwellings, but all these spaces will be accessible from dwelling 1, and will be available for informal storage and workshop use. Historic features such as the hearth and flue in the forge will remain in situ.

### **5.7. Landscape setting proposals**

The grounds of the site will remain in informal garden use, with the existing track access from the main road, and retained stone wall boundaries. It is not proposed to subdivide the site with a new boundary.

The only proposed change to the site is a pair of double garages, to be built on the bank to the north-west of the mill. This is a bank of rough grass, with a few tress and some chicken houses. The garage range will be built into the bank to reduce its impact, and designed as a linear block under one roof, faced in stone and roofed in natural slates. The justification for this is explained in the Design and Access Statement, to reduce the likelihood of future ad hoc out buildings.

There is historical precedent for outbuildings on the site, particularly associated with the late 19<sup>th</sup> century Rowbothams phase, after the mill dam was infilled. The site chosen for the garage block does not appear to be archaeologically sensitive and no

water management structures are known in this bank area, which is above the level of the former dam.



*Fig.69: view towards site for garage block, hidden behind north gable end of the mill*

The garages will be sited so that they are hidden in key views of the site from the main road, as they will be largely to the west of the north gable end of the mill. Their impact on the setting is considered to be slight.

### **5.8 Impact assessment in relation to significance and the NPPF**

All the historic mill buildings are to be retained, and there will be no demolition. The principal mill will be refurbished for domestic use to create two dwellings; this will cause a range of impacts which have been minimised. The external and internal changes are described above. Table 1 below summarises the key changes and suggests mitigation where appropriate.

Table 1: summary of impacts

<b>Proposal</b>	<b>Significance of feature or space</b>	<b>Impact</b>	<b>Mitigation</b>
<b>EXTERIOR</b>  Form doorways in three window locations by dropping sills	High	Slight harm	Detailed method statement, recording
Provide new windows in existing	Openings –	Neutral	Agree window

openings	high, joinery medium		details
Roof lights to mill roof	High	Slight harm	Agree details
Glaze double doorway into east elevation and remove inner sliding doors	Medium	Neutral	Agree details, retain outer doors (although these are modern)
<b>INTERIOR</b>			
<b><i>Mill Basement</i></b>			
North basement: adapt for kitchen/domestic use and insert services	High	Neutral/details not known	New services, insulation and other Building Regs issues to be identified and agreed. Record
Insert new staircases	Low (floorboards)	Neutral	Agree details
Block opening between north and south basements	Medium	Neutral	Record
<b><i>Mill Ground floor</i></b>			
Subdivide floor for domestic use	High	Slight harm	Agree details. Record
Remove concrete gas engine base and features in stone floor at south end	Low to Medium	Slight harm	Record
Insert building services for bathrooms etc	Varies	Not known	Agree details
<b><i>Mill first floor</i></b>			
Re-arrange partitions for altered domestic use	medium	Enhancement/n eutral	n/a
Insert staircase	Low (floorboards)	neutral	Record

<b>Mill upper floor</b>			
Sub-divide roof space for dwellings 1 and 2 by inserting party wall	High	Slight harm	Record
Insulate roof to comply with Building Regs, retaining purlins and trusses	High	Not known	Agree details
Install 4 new rooflights to west pitch	Medium	Neutral	Agree details
Install two rooflights to east pitch	High	Neutral	Agree details
Insert new staircases	High (floorboards and structure)	Slight harm	Salvage boards for re-use.
<b>BOILER HOUSE Building 2</b>			
<b>Ground floor</b>			
Remove modern spiral stair	None	Enhancement	n/a
<b>First floor</b>			
Remove existing floors and insert new floor and partitions for bathroom/bedroom	Low (floors)	Neutral	Agree details
Insert M&E services, and upgrade insulation/ventilation	Medium	Not known	Agree details
<b>Building 4</b>			
Insert staircase to lower level of boiler house, on site of historic disused stairs.	Medium	Neutral	Agree details, retain stone stairs in situ, or record
Insert staircase to upper floor of boiler house	Medium (space) High (stone floor).	Neutral	Agree details. Retain stone slab floor below bottom of staircase

Insert WC and services	High (stone floor) Medium (space)	Neutral	Retain stone slab floor below bottom of staircase
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In relation to the NPPF, it is considered that none of the works will cause substantial harm (section 134). The principal features that contribute to the historic, evidential and aesthetic significance of the mill will be retained, including its exterior form, building materials, evidence for power and of processes and for different phases. Some characteristics may be partly obscured by the proposal, such as the spatial character of the ground floor of the mill, but the physical fabric will remain in situ. Works that will cause slight harm include the subdivision of the ground floor of the mill, and the insertion of staircases and partitions, and depending on design, the insertion of new building services and works to improve thermal performance. The later will need to be discussed and agreed in detail with the Building Inspector and the Conservation Officer. Conditions can be used to control the details.

Para 134 of the NPPF expects local authorities to weigh any harm that is ‘less than substantial’ against public benefit of the scheme. The level of harm here is in this category and it is considered that this is offset by the public benefit of securing a long-term future for the building and the whole site. The forge and outbuilding to its south side will not be adapted, but maintained and used informally by the domestic occupants. It is considered that the proposals will cause no harm to the significance of the heritage asset as a whole.

The existing character and fabric of the buildings embodies a historical pattern of periodic change; the current proposals are the latest stage in the evolution of the site during its post-industrial phase.

Para.141 of the NPPF states that ‘local authorities should make information about the significance if the historic environment publicly accessible’. It is recommended that this report is deposited with the Historic Environment Record for Cheshire (HER). It is recommended that record photographs are taken of the interior of Gin Clough Mill by an archaeologist and key features recorded on measured drawings prior to works commencing, and deposited in the Cheshire HER. In relation to the archaeological potential of the site, the water management features in the grounds are not affected by the proposals and so the archaeological evaluation of these features is not justified.

## **6.0. CONCLUSION**

Gin Clough Mill is designated as a Grade II listed heritage asset. The mill is of high significance for its architectural and historic value as a good example of late 18<sup>th</sup> century mill, later extended. The setting contributes moderately to the significance of the listed building, as the infilling of the former dam has diminished understanding of the water-powered primary phase of the mill.

The residential conversion will secure a long-term viable use for the building; the mill is already partly in domestic use and the current scheme extends this use into the ground and basement floors, but avoids affecting the wheel pit area or the later forge and south addition. The latter areas will be maintained by the extended domestic use.

Proposals to alter and adapt the former mill for residential use will have a generally low impact on the exterior. The scheme mainly affects parts of the interior, particularly the basement (north end), ground floor, upper part of boiler house and the mill roof space. Full details will need to be provided for the agreement of issues such as new M&E and compliance with Building Regulations, relating to insulation in particular. Conditions could be used to control the latter.

The setting will remain as it is, apart from a new garage block which will not be intrusive or affect the extent to which the setting contributes to significance. This well-designed block will reduce future demand for a plethora of garages and sheds on the site. The below-ground archaeology of the site will not be affected and further study into this is not necessary for this proposal. Some further recording of internal features may be justified, prior to the works commencing. This report forms part of the record.

Overall, the proposals are consistent with policies in the NPPF.

## **SOURCES**

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### **Archives & unpublished**

Census returns for Rainow.

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## Maps

P Burdett's map of Cheshire, published 1777.

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## Websites

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<http://www.rainow.org> (last accessed 11 March 2014)

## **Appendix 1: List entry**

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

**Name: GIN CLOUGH MILL**

**List Entry Number: 1136715**

**National Park: PEAK DISTRICT**

**Grade: II**

**Date first listed: 14-Apr-1967**

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### **Details**

SJ 97 NE RAINOW C.P. GINCLOUGH  
(North Side)

3/115 Ginclough Mill

14/4/1967

GV II

Formerly water-powered silk throwing mill, then sawmill now partly domestic, partly workshop: c.1820 with later C19 extension. Coursed, squared, buff, sandstone rubble. Kerridge stone-slate roof, stone ridge and 1 gable chimney and rectangular mill chimney at east end. Body of mill is 6 bay, 3 storey on the south side 2 storey on the north. Windows are fixed 25-pane, partly replaced in upper storey by C20 casements. North front has external stone stairs to house door. At east end various lean-tos, boiler house and a 2-storey workshop attached.

SJ9583876454

## **Appendix 2: Written Scheme of Investigation (WSI)**

**Gin Clough Mill, Rainow, Macclesfield, Cheshire, SK10 5XQ**

### **Heritage Appraisal: Historic Building Research, Analysis and Recording**

#### **1. Background and the brief**

The owners, Mr and Mrs Leigh, wish to obtain planning permission and LBC for alterations to the former mill, a Grade II listed building currently in part residential and part former business use. An informal meeting and discussions have been held with officers of the Peak District National Park Authority (PDNPA) to agree the submission documents that will be required. In cases such as this, the NPPF states that a significance assessment should be produced, along with an impact assessment to clearly show how the historic building will be affected by the proposed scheme.

A brief was produced by Sarah Whiteley, Senior Conservation Archaeologist at the PDNPA in January 2014, for Craig Harwood. The requirement for a heritage significance report to support a planning application was also discussed with conservation officer Rebecca Waddington, and agreed in principle by email, and has informed the followed methodology. The Architectural History Practice (AHP) has been commissioned by the owners to complete the heritage appraisal and produce a report.

There may also be a requirement for archaeological evaluation in advance of a planning decision. Additional archaeological recording may be required by the PDNPA, as a condition of an approval. Each will depend on the outcome of the appraisal report and would be a separate exercise to the heritage appraisal.

#### **2. Proposed methodology**

The following research, analysis and recording will be undertaken by Marion Barter of AHP, a buildings historian and heritage advisor, with Dr Pete Arrowsmith, a buildings historian and archaeologist. The work will be carried out in March 2014.

1. Research into the building using archive material including historic maps, land tax returns, deeds and other records in Chester Record Office, material generated during the East Cheshire Textile Mill survey by RCHME (held in Macclesfield), and secondary sources at Macclesfield Library.
2. Documentary material assembled by the owners will be copied, and used to inform the study.
3. A chronology of the building development will be written by Pete Arrowsmith, with reference to sources. Missing buildings as well as extant standing structures will be referred to.
4. A site visit will be made by Marion Barter to enable the building fabric to be assessed and interpreted. Photographs will be taken.
5. A report will be written by Marion Barter to
  - Set out the history of the building,

- Explain the context of local textile manufacturing and industrial architecture/archaeology,
  - Describe the building, its features, evidence of key phases and alterations,
  - Provide a statement of heritage significance, referring to EH guidance,
  - Comment on the potential for below-ground archaeology, and provide recommendations for further recording.
6. The existing survey drawings by Craig Harwood (floor plans and elevations) will be reviewed by AHP and significant additional information/interpretation will be added in the form of annotations and notes. New measured survey will not be provided at pre-application stage as part of this exercise.

### **3. Outputs**

1. A written report with illustrations will be provided to the client, and pdf copy(ies) sent to the PDNPA and other appropriate places including the HER for Cheshire and the PDNP.
2. Pdf and hard copies of annotated survey plans will be provided, where additional information is recorded.
3. It is not expected that an archive will be produced for this work.
4. A summary of max 500 words can be provided to the PDNPA, as a Word document.

### **4. Who provides the record**

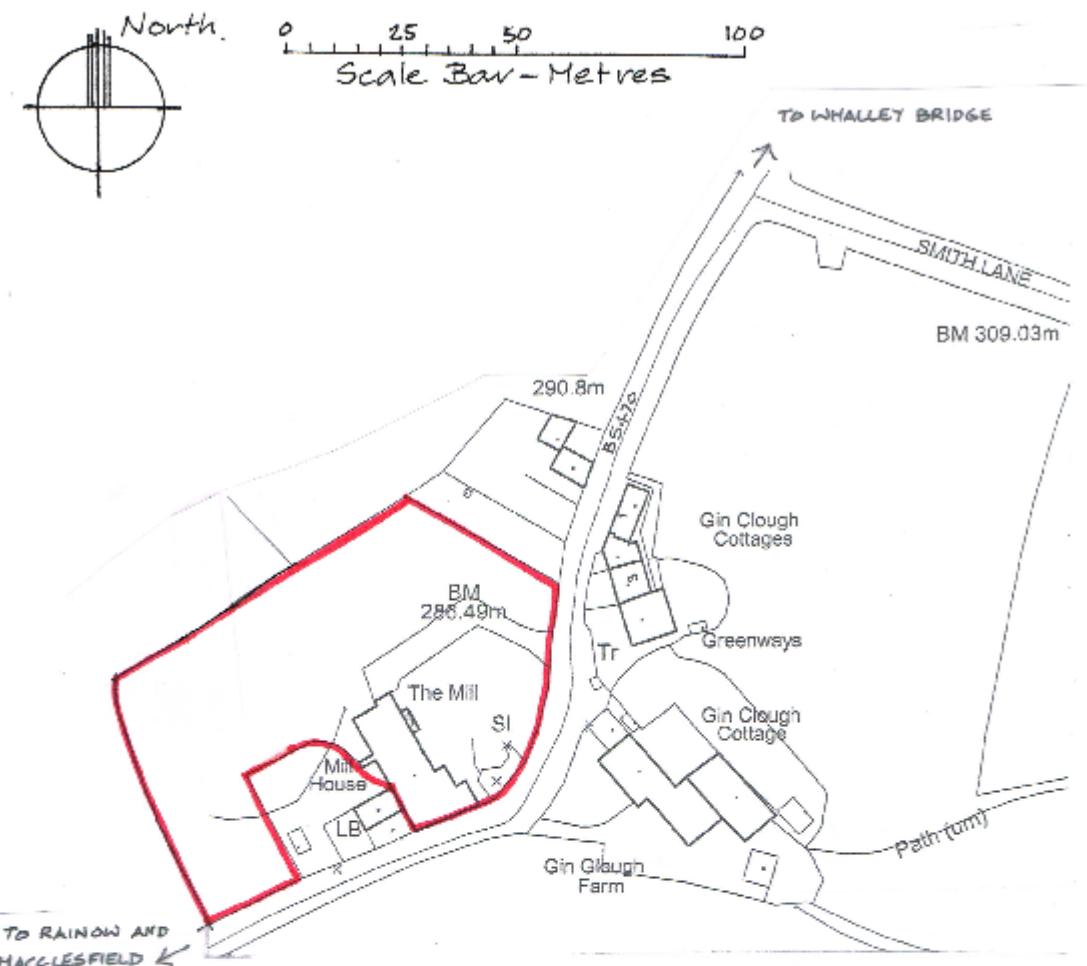
The tasks in items 1 to 3 above will be undertaken by Dr Pete Arrowsmith. The remaining tasks will be carried out by Marion Barter, Director of AHP, with assistance from Craig Harwood for the drawings.

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27 February 2014

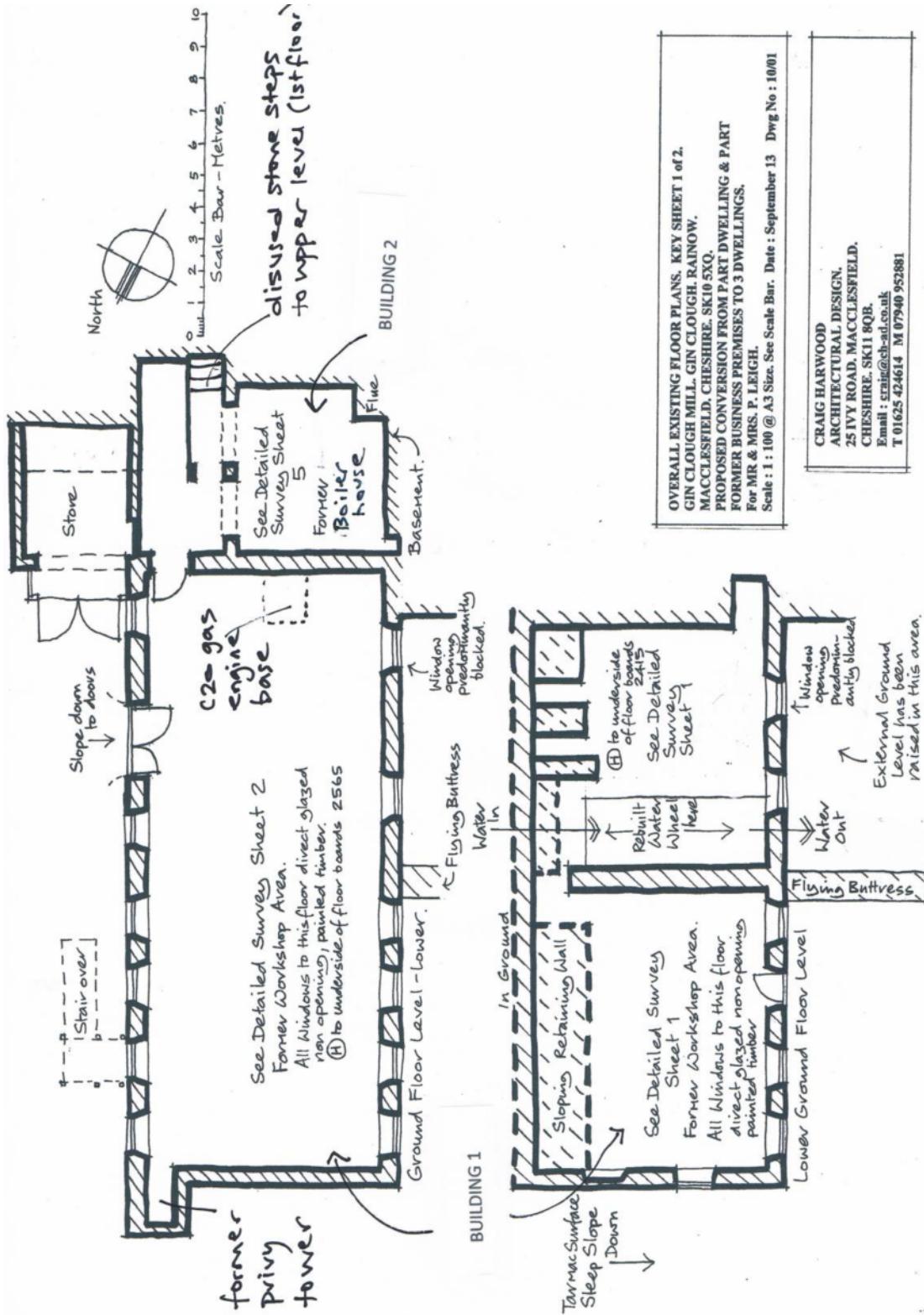
**Appendix 3: Location plan (Craig Harwood)**



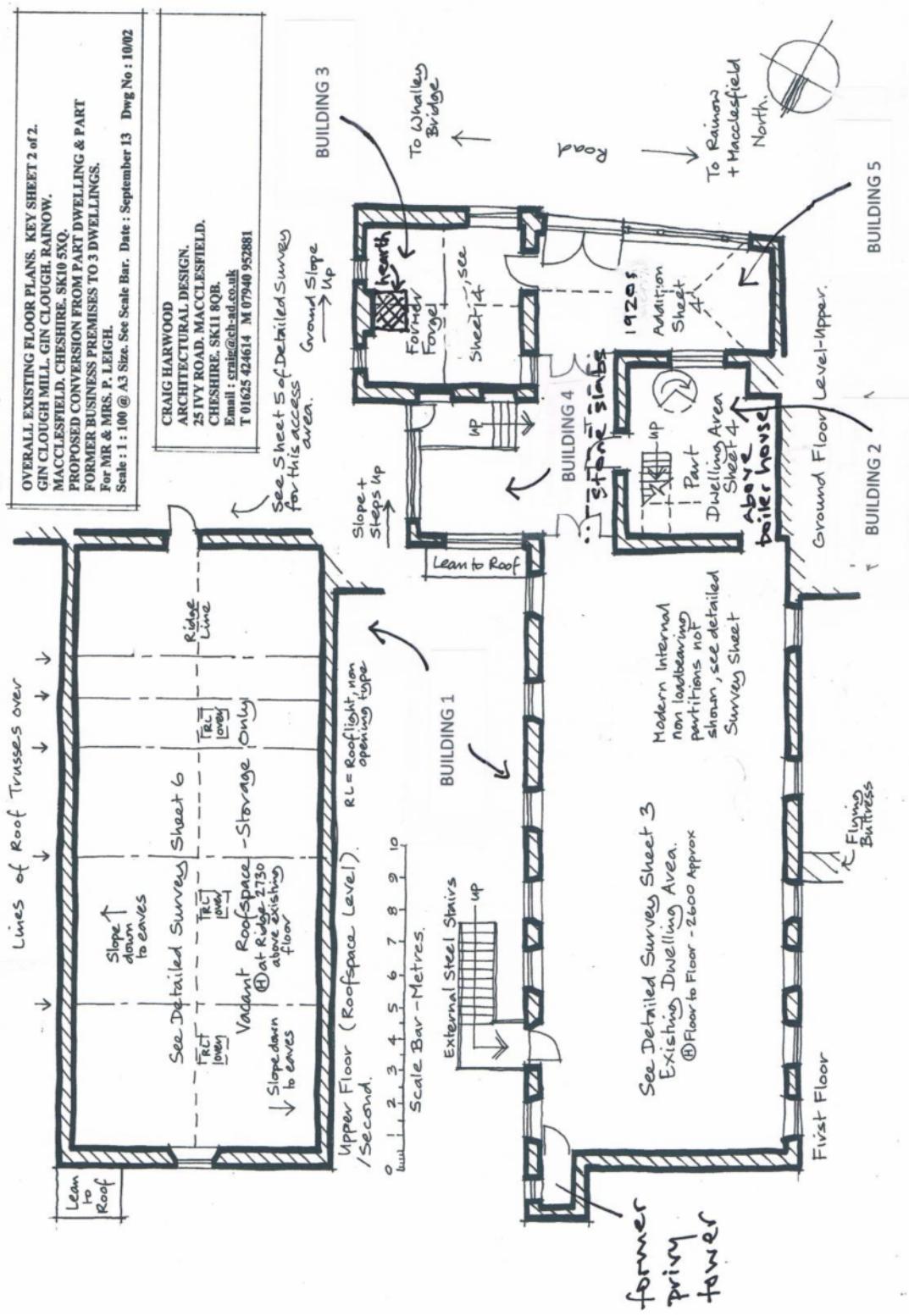
**SITE LOCATION PLAN.**  
**GIN CLOUGH MILL, GIN CLOUGH, RAINOW,**  
**MACCLESFIELD, CHESHIRE, SK10 5XQ.**  
**PROPOSED CONVERSION FROM PART DWELLING & PART**  
**FORMER BUSINESS PREMISES TO 3 DWELLINGS.**  
**For MR & MRS. P. LEIGH.**  
**Scale : 1 : 1250 @ A4 Size. See Scale Bar. Date : November 13 Dwg No : 10/11**

**CRAIG HARWOOD**  
**ARCHITECTURAL DESIGN.**  
**25 IVY ROAD, MACCLESFIELD.**  
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**Email : [craig@ch-ad.co.uk](mailto:craig@ch-ad.co.uk)**  
**T 01625 424614 M 07940 952881**

## Appendix 4: Floor plans



Plan 1 of 2 by Craig Harwood, adapted by AHP (building numbers and some features added)



Plan 2 pf 2 by Craig Harwood, adapted by AHP (building numbers and some features added)

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