



PERSEVERANCE MILL, PADIHAM for Calico Homes

Winner of the RICS NW Regeneration Award 2019, this Ainsley Gomon designed scheme of 56 dwellings is a mixture of houses, bungalows and flats. The project has regenerated the former brown field Perseverance Mill site in Padiham, Burnley. The dwellings are for affordable rent and are managed by Calico Homes.

The site originally housed a large mill which was built in the late 19th century. The mill was demolished in 2006 but lay as a pile of rubble for over a decade, creating an eyesore in the town. The new development was positively welcomed by the local residents.

The surrounding terraced streets are built using local stone with feature window surrounds. The sloped roofs are typical of their location and create a strong streetscape. The design of the new development has been heavily influenced by its location and the historic nature of the area, drawing from the local use of the materials, proportion and style to create a modern architectural design that is sensitive to its context.

The site is bounded by the line of the old mill, often with extreme changes in level with the boundary wall acting as a retaining structure. The design has brought the site back into active use and has dealt with potential flood risk issues, and constraints due to the site location.

The soft landscaping design enhances the natural permeability of the development, as much of the former site consisted of hard standing. The previously capped culvert has been opened up providing an attractive feature and reducing flood risk. It also creates an improved aesthetic outlook providing enhanced ecological value and unique charm.

Value: £6m
Completed: Autumn 2018
Contract: JCT Design & Build