



## Case information

<b>Case ID</b>	300017852		
<b>File Reference</b>	HGH/B/SU/55		
<b>Name of Site</b>	Johnstone Mill, High Street, Johnstone		
<b>Local Authority</b>	Renfrewshire Council		
<b>National Grid Reference</b>	NS 42391 63395		
<b>Designation No. (if any)</b>	LB35610		
<b>Designation Type</b>	Listed Building	<b>Current Category of Listing</b>	A
<b>Case Type</b>	Removal		
<b>Received/</b>	01/04/2016		
<b>Decision Date</b>	12/07/2016		

## Decision

In our current state of knowledge, Johnstone Mill, High Street, Johnstone no longer meets the criteria for listing. The building has been removed from the list (delisted).

<b>Previous Statutory Address</b>	Johnstone Mill, High Street
-----------------------------------	-----------------------------

## 2. Designation Background and Development Proposals

### 2.1 Designation Background

This building was listed at category A on 10/06/1971.

### 2.2 Development Proposals

The mill was operational until 2004. Residential and commercial development of the site was granted in July 2004. Two fires in 2010 badly damaged a number of the buildings on the site and permission to partially demolish dangerous structures on the site was granted in August 2010.

Listed Building Consent was approved on 22 September 2014 for the demolition of a number of buildings on the site, namely the east range buildings and outbuildings,

mechanic's machine shops, fire proof building, stair tower, dye houses, boiler house, warehouses, long shed and courtyard store and facade retention of east range north. Further information is available on the Renfrewshire Council Planning Portal, Ref 14/0213/LB.

### 3. Assessment

---

#### 3.1 Assessment information

Johnstone Mill was visited on 04/05/2016.

Photographs were taken of the majority of the structures on site. Some of the buildings were inaccessible due to safety concerns.

#### 3.2 Assessment against designation criteria

The building was found to no longer meet the criteria for listing.

An assessment against the listing criteria was carried out. See **Annex A**.

*The designation criteria are published in the Historic Environment Scotland Policy Statement June 2016, Annex 2, pp. 51-53.*

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/historic-environment-scotland-policy-statement/>

#### 3.3 Other considerations

Requests to delist a building will be considered on a case-by-case basis where development proposals and/or enforcement issues are involved. Where it's highly likely that the building no longer meets the listing criteria, we may examine the case for delisting even though there are unresolved development and/or enforcement issues.

<https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>

---

### Elizabeth McCrone

Head of Designations  
Heritage Management  
Historic Environment Scotland

<b>Contact</b>	Joan Richardson, Designations Officer <a href="mailto:Joan.richardson@hes.scot">Joan.richardson@hes.scot</a> 0131 668 8911
----------------	---

# ANNEX A – Assessment Against the Listing Criteria\*

## Johnstone Mill, High Street, Johnstone

---

### 1. Description

---

This site is a former mill complex situated by the Black Cart Water in Johnstone. It was originally founded by Corse, Burns and Co in 1782-7 and expanded during the 19<sup>th</sup> and 20<sup>th</sup> centuries.

A number of buildings on the site have been demolished following fires in 2010. The remaining structures are predominantly rubble or brick and are in varying states of disrepair. The majority are roofless and some have only one facade remaining. None of the existing window openings have glass and some are filled-in. An 1880s red brick chimney stack is situated to the north of the site and a 6-stage stair tower with parapet is situated to the south.

To the northeast is a late 18<sup>th</sup> century, 2-storey, 16-bay façade, not surviving to wallhead height, with an open, deep set pend arch and rectangular window openings.

A small, early 19<sup>th</sup> century lodge is located at the entrance to the site at the southeast and there are further 19<sup>th</sup> century warehouses to the southwest. A former stone mill lade lies to the west of the site.

### 2. Assessment Against the Listing Criteria (HES Policy Statement, 2016) Annex 2, pp. 53

---

Criteria for determining whether a building is of 'special architectural or historic interest' for listing under the terms of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 [[www.legislation.gov.uk/ukpga/1997/9/contents](http://www.legislation.gov.uk/ukpga/1997/9/contents)]

*To be listed, a building need not meet all the listing criteria. The criteria provide a framework within which judgement is exercised in reaching individual decisions.*

#### 2.1 Age and Rarity

Johnstone's Mill was established as a cotton mill by the Paisley textile merchants Corse, Burns and Co in 1782-7 and is shown on the 1796 John Ainslie Map of Renfrewshire. The original mill building, the Old End Mill, stood at the north of the current site. Until its demolition following a fire in 2010, it was the oldest water powered cotton spinning mill in the country still in use.

The mill was built on Richard Arkwright principles. Arkwright (1732-92) was an entrepreneur and industrialist from Lancashire who mechanised the production of

cotton and was a key figure in the development of industrial mills. The mill at Johnstone included a water wheel in the basement and drive shafts which transferred power to each floor. The mill prepared and spun cotton yarn for use by hand loom weavers.

Renfrewshire was a major area for the cotton industry in the 18<sup>th</sup> century. By the mid 1790s, the county had half the cotton mills in Scotland. Alexander and McCrae (2012) suggest that around 26 cotton mills in the county were built between 1780 and 1796.

The planned town of Johnstone was built up around the Old End Mill and is described in the First Statistical Account (1791-99) as a 'neat and regularly built village'. It was the principal seat of manufacture of cotton in the parish of Paisley Abbey at the time.

The mill expanded throughout the 19<sup>th</sup> century and a further 4-storey building with attic and basement and stair tower was built to the south of the Old End Mill in the mid 19<sup>th</sup> century. The mill was bought in 1896 by the boot lace and twine manufacturers, Robert, George and James Paton (the sons of William Paton), following a fire at their previous premises in the town. Subsequently known as Paton's Mill, the site remained in operation for the manufacture of laces until its closure in 2004. The empty site was damaged extensively by fire in 2010 and a number of the buildings were demolished after this for safety reasons.

The Old End Mill at Johnstone Mill was amongst the oldest mills in Scotland. It predated the mill at New Lanark, which started production in the early 1790s (listed category A – LB37051) and was contemporary with Stanley Mills, in Perthshire, which started cotton production in 1787 (listed category A – LB4486). The mills at both these sites were subsequently altered in the 19<sup>th</sup> centuries.

A 2-storey façade to the north is all that remains of the 1787 6-storey Old End Mill. The other surviving structure from the late 18<sup>th</sup> century is the 2-storey elevation to the northeast. These are discussed in more detail below.

There are currently only fragmentary remains of Johnstone Mill (2016). The integrity of the mill site as a whole has been lost.

## **2.2 Architectural or Historic Interest**

### ***Interior***

The majority of the former mill buildings have been demolished. Some remnants of interiors survive which can be seen through open spaces; one area has a number of iron columns, for example. The buildings were not accessed due to safety concerns and it is not known if there are any features remaining within the stair tower.

### ***Plan form***

The plan form is no longer discernable.

### ***Technological excellence or innovation, material or design quality***

The materials used for the surviving buildings are typical for an industrial site. The older sections are in sandstone rubble, with the later structures built in industrial brick. The majority of the remaining buildings on the site are of standard specification for an industrial mill site, including the warehouses, the lodge, mill lade and chimney stack.

The late 18<sup>th</sup> century facade to the northeast has a deep set pend entrance. This building once housed a smithy, foundry and other associated trades for the mill. However, it is now only a remnant from the original mill building and, in itself, only a small section of a once much larger complex.

The stair tower is a landmark building in this area of Johnstone and the balustrade adds some decoration to an industrial building. The mill to which it was attached, however, has been demolished and the tower now stands isolated with no context.

Photos from Canmore (2003) show the former extent of the complex. The two large mill buildings from 1787 and the 19<sup>th</sup> century dominated the site and were essential components for the integrity and understanding of the site as an industrial mill. The loss of these two core buildings has left the remaining buildings as isolated remnants which do not, in themselves, represent what was once a large mill. Although there is still some surviving 18<sup>th</sup> century mill fabric, it is too fragmentary to be of interest in listing terms.

### ***Setting***

The mill sits close to the river and the stair tower and the chimney stack are landmarks in the area. These tower over the nearby buildings and are a visual reminder of the town's industrial past. The 2<sup>nd</sup> Edition Ordnance Survey map of 1911 shows other mill complexes to the north and housing to the east. These neighbouring mills no longer exist and the wider industrial setting of Johnstone Mill has been lost.

### ***Regional variations***

There are no known regional variations.

## **2.3 Close Historical Associations**

Paton's was a well-known make of shoe and boot laces.

## **3. Working with the Principles of Listing** (HES Policy Statement, 2016) Annex 2, pp. 53

---

In choosing buildings within the above broad headings particular attention is paid to:

- a. special value within building types*
- b. contribution to an architecturally or historically interesting group*
- c. the impact of vernacular buildings*
- d. authenticity*

When working with the principles of listing the former Johnstone Mill, has no particular interest under a, b, c or d.

Only fragments of this late 18<sup>th</sup> century former mill complex remain and the site as a whole has lost its integrity.

#### **4. Summary of Assessment Against the Listing Criteria\*\***

---

The remaining structures on the Johnstone Mill site are fragmentary remains from a once significant industrial site which was an important link to the industrial history of Johnstone. The surviving stair tower and brick chimney remain landmark buildings in the town, but the loss of the other, major mill buildings has meant that these are isolated and no longer give an understanding of the extent and function of the former mill complex. The scale of the loss of the buildings has lessened the interest of this site to the extent that it is no longer considered to meet the listing criteria.

In our current state of knowledge it is not considered to meet the criteria for listing

#### **5. Category of Listing**

---

**Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according** to their relative importance following the assessment against the criteria for listing.

Categories of listing are non-statutory and buildings are assigned a category (A, B or C) according to their relative importance following the assessment against the criteria for listing.

Category definitions are found at: <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>

N/A

#### **6. Other Information**

---

N/A

#### **7. References**

---

Canmore: <http://canmore.org.uk/> CANMORE ID 293848

##### **Maps**

Ainslie, J. (Surveyed 1796, Published 1800), Map of Renfrew. London.

Ordnance Survey (Surveyed 1857, Published 1863) Renfrew Sheet XI.8. 25 Miles to the Inch map, 1<sup>st</sup> Edition. Southampton: Ordnance Survey.

Ordnance Survey (Surveyed 1911, Published 1913) Renfrewshire 011.08. 25 Miles to the Inch map. Southampton: Ordnance Survey.

##### **Printed Sources:**

Alexander, D. & McCrae, G. (2012) *Renfrewshire. A Scottish County's Hidden Past*. Edinburgh: Birlinn.

Hume, J. (1976) *The Industrial Archaeology of Scotland 1. The Lowlands and Borders*. London: B.T. Batsford Ltd p. 208.

Statistical Account (1791-99) Abbey of Paisley, County of Renfrew, Vol.7. p.88.

Walker, F.A., (1986) *The South Clyde Estuary*. Edinburgh: RIAS. p.54

### Online Sources:

Johnstone Mill (former), 1 High Street, Johnstone. Buildings at Risk Register. <http://www.buildingsatrisk.org.uk/details/901247> [accessed 06/04/2016]

Nisbet, S. (2009). The Development of the Cotton Industry in Paisley in Renfrewshire Local History Forum Journal, Vol 15. <http://rlhf.info/wp-content/uploads/15.1-Paisley-Cotton-Nisbet.pdf> [accessed 24/05/2016].

The Secret of Johnstone's Washing Green <http://rlhf.info/the-secret-of-johnstones-washing-green/> [accessed 23/05/2016]

William Paton. [http://www.gracesguide.co.uk/William\\_Paton](http://www.gracesguide.co.uk/William_Paton) [accessed 12/05/2016]

---

\* This assessment is based on our current state of knowledge and has been prepared for the purpose of consultation or to provide a view on the special interest of a building. This assessment is a consultation document and will form the basis of any new or updated listed building record should the structure be listed. The content of this assessment may change to take into account further information received as a result of the consultation process.

\*\* A building may be found to meet the listing criteria but in some circumstances may not be added to the list. See 'When might Historic Environment Scotland list a building' at <https://www.historicenvironment.scot/advice-and-support/listing-scheduling-and-designations/listed-buildings/what-is-listing/>