

## PRICES CANDLE FACTORY LISTED CLOCK TOWER BUILDING RENEWAL for Arnwood Property Ltd

Ainsley Gommon initially carried out a Masterplan for the former oleochemical factory site to create a new balanced mixed use development. A subsequent approved outline planning application addressed the various complex site constraints, which incorporates the former Price's Candle office building. This is the only former factory site building to be retained and it is an important historic structure. Occupying a pivotal location in the overall masterplan site at Pool Lane it has acted as an important generator for the zoning within the site layout, which has also been influenced by the proximity of the Bromborough Pool Village conservation area, and the proposed location of access points and new public open space.

The listed former office building in part dates back to 1854 and was purpose built for the management of the original Price's Candle factory site. The building remained in continuous office use up until the mid 1980's when a new office was built alongside it. After this time the original building fell out of use and became vacant. The first listed building approval prepared by Ainsley Gommon covered significant works to stabilise the building to make it water tight, safe and prevent further deterioration.

A second application has proposed refurbishment and adaption of the building for re-use as residential accommodation by converting it into apartments with views to the River Dibbin, the proposed park and new housing. The proposed conversion has been carefully considered to accommodate internal level changes. The two architectural languages of the existing building are linked with the creation of a new glazed link.

**Value:** £1.8m (estimated)  
**Completed:** On Going  
**Contract:** D&B

