

## Case Study: Northlight, Brierfield, Pendle



▲ Refurbished Northlight Mill Entrance

**Location:**  
Pendle

**Project type:**  
Mixed-use  
Regeneration

**Client:**  
Pendle Enterprise and  
Regeneration Ltd

**Current Stage:**  
On site

**Cost:**  
Approx £36m

### The Site

Northlight is a regeneration led, mixed use scheme. It is delivering homes, leisure, cultural, commercial space and public realm in the heart of Pendle, Lancashire. The scheme is being developed by PEARL (Brierfield Mill) Ltd, a joint venture formed between Pendle Borough Council and the Barnfield Construction Group. Standing tall above Junction 12 of the M65, this development of Grade II Listed former Cotton Mill lies just 4 miles from the town of Burnley.

### Proposals

We are working to transform the 7 acre site into a dynamic destination which capitalises on its unique heritage and canalside location. Through a sensitive restoration with a contemporary design twist, coupled with the creation of a quality landscaped setting, the mill complex is being brought back to life.

Whilst sustainability and regeneration is at the heart of all our decision making, this has to be balanced against the knowledge that commercial decisions have to be taken. Good communication, co-operation and a flexible and approach is required in this respect. The development has already completed exciting leisure facilities including indoor and outdoor pitches, a climbing wall, cricket nets, dance and fitness areas and a play area. Furthermore, the conversion of the historic office building into the new Lancashire Adult Learning Centre run by Nelson & Colne College has also reached completion and is occupied. Currently under construction, and nearing completion, is the transformation of the south east weaving shed into a new training and cyber security centre - along with the refurbishment of main former mill building into sustainable and beautiful apartments and much needed commercial accommodation. A new Canal Marina and attractive landscaping, new footways and car parks will further contribute to the regeneration of the area.

### ▼ Northlight mixed-use development



*“ It’s very rewarding to work with Local Authorities to regenerate and improve the facilities for local residents. Creating better office, leisure, cultural space and homes has really made a huge difference.”*

**Warren Seddon**  
One Design Architects