Heritage Statement

in connection with

Soft Strip Works and Initial Remediation works
of Dry Rot at
Horncliffe Mansions, Edenfield

For Park Royal – December 2014

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1.0 INTRODUCTION

1.1 Purpose and Format

The purpose of this Heritage Statement is to form part of a Listed Building Consent Application in regard to initial dry rot treatment/soft strip works at Horncliffe Mansions, Bury Rd Rawtenstall. It accompanies a Specialist Report on the building by Kevin M Neary Dip Surv, C.Build E MCABE, AssocRICS Building Surveyor, Chartered Building Engineer whose Report outlines initial remedial treatments. See Appendix 1. Paragraph 1.0 of Mr Neary’s Report notes;

“This report is to support the stage 01 application to protect historic features and undertake as soft strip works of non-historic areas to further allow the building to dry out and to remove dry rot infested fabric.

The priority of this document is to concentrate resources to conserve the internal decorations around rooms G2, G3, G4, and F 2 as these areas were identified as of significant architectural merit during previous meetings with the Local Authority Conservation Officer and English Heritage”.

Horncliffe Mansions, a Grade 2 Listed Building, has fallen into serious disrepair following years of neglect and is plagued with rampant dry rot to the extent that floors have collapsed and structural failures are readily apparent. There has been untold damage to the historic fabric including, woodwork, plaster and all decoration.

This Heritage Statement assesses the heritage significance of the site and building and guides proposals for change in a manner that conserves significance. This approach adheres to the principle of intelligently managing change, which lies at the heart of National Planning Policy Framework for conservation of the historic built environment.


1.2 The Author

Equilibrium Architects Ltd are a SME local architectural practice developing a keen reputation for working with heritage buildings, currently working on the restoration of Bacup Town Centre, major buildings in Bury Town Centre Conservation Area, Nangreaves Conservation Area and a number of historic churches.

1.3 Methods of Research and Investigation

The scope of this research has, in accordance with the NPPF, been proportionate to the nature of the proposed works, with particular emphasis placed upon the special architectural and historic interest of the building and those planning policies that affect/control change.
2.0 GENERAL DESCRIPTION

2.1 Site Location
Horncliffe Mansions is located within its own grounds east of Bury Road Rawtenstall, north of Edenfield. A site plan is shown in Figure 1.

2.2 Site description (see Site Plan Figure 1)

Figure 1 - Not to scale

The site is elevated from the road and accessed from a north or south entrance, the former overgrown at present. There are spectacular views to the valley on the west side. The adjacent landscape is rural with isolated buildings. Its topography rises to the east, being built on the hillside.

Within the site are two buildings Horncliffe Mansions (noted A) and to the east and elevated the former single storey function room (noted B). Both buildings are seriously dilapidated.

There is a made up drive affording access to both buildings and to a former carpark at the north end. There are various footways and stepped levels. There are a number of mature trees, currently undergoing management.
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2.2.2 Brief History

Apparently the house was built in 1869 by a Mr. Henry Hoyle Hardman. Henry was the son of George Hardman, a successful local businessman, who built Oakhill House, now the Rossendale Museum, in Rawtenstall. In view of the fact that Horncliffe House (as it was then known) was a grand residence, it is clear that Henry was a successful businessman and also owned Hardman Mill in Newhallhey, down in the valley and practically overlooked by the house. Henry died in 1888 but his wife Emily continued to live there until she died a few years later in 1896. The house passed to an Annie Hardman and she lived there until about 1903. The house and its contents were then sold to a Mr. Roland Rawlinson who owned Myrtle Grove Mill in Waterfoot. From this date history is scarce.

During the 1960s the Lancashire County Council operated a care home for the elderly at the house until the early 1990s. Whilst it was a care home it was still known as Horncliffe House, however, when it was subsequently sold on in 1993 it became a hotel and function venue, being re-named Horncliffe Mansions in the process. The operators at that time were Horncliffe Mansions Ltd. but the limited company was dissolved on 23rd. June, 2009 and the hotel closed.

Following this the home passed back into private ownership, subsequently abandoned in 2008/9, and has fallen into dereliction.

To the rear of the main building there is a large, (also dilapidated) more modern, single storey function room to seat several hundred people.

History retrieved from;
http://www.jarrelook.co.uk/Urbex/Horncliffe%20Mansion/Horncliffe_Mansion.htm (date retrieved - 11.12.14)

2.2.3 Building Listing Description

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

Name: HORNCLIFFE HOUSE
List entry Number: 1318001
Location HORNCLIFFE HOUSE, BURY ROAD
The building may lie within the boundary of more than one authority.

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<th>County</th>
<th>District</th>
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<tr>
<td>Lancashire</td>
<td>Rossendale</td>
<td>District Authority</td>
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National Park: Not applicable to this List entry.
Grade: II
Date first listed: 30-Nov-1984
SD 82 SW RAWTENSTALL BURY ROAD
6/171 Horncliffe House - - II
Large house, later C19, now Old People's Home. Sandstone with ashlar and carved dressings, hipped slate roofs with various chimneys. Double-pile plan with rear extensions etc. Two storeys; symmetrical 3-bay facade to front range has rectangular porch with round-headed entrance arch in front and segmental-headed windows in sides, dentilled cornice, balustraded parapet with an ornamental pediment in the centre and corner finials; ground floor has tripartite sashed windows in shallow bays of ashlar with dentilled cornices, above which similar surrounds to coupled segmental-headed sashed 1st floor windows have chamfered sills with carving in the centre, and elaborately carved parapets with finials, that over the centre window being much larger. Outer bays of rear range have similar windows. The principal feature of interest is the interior, which has richly ornamented doorcases, cornices, plaster ceilings, stairwell with painted panels in the sides of the skylight, and 3 fireplaces of interest: in the hall of freely carved stone in the shape of a mantel clock, incorporating a round clock in the overmantel carving; in the front room to the right, with Art Nouveau copper hood and side panels in a wooden architrave incorporating 3 oval pictures in the overmantel; and in the study to the rear also in Art Nouveau style with copper hood and panelled surrounds with alcoves incorporating overmantel cupboards with ornamental hinges.

Listing NGR: SD8008020731
National Grid Reference: SD 80080 20731

Figure 2 – Extract of Ordinance Survey map showing Horncliffe Mansion

2.3 Heritage Asset Designations
Horncliffe Mansion is a grade II listed building and a "designated heritage asset" in accordance with policies within Chapter 12 of the NPPF.
### 2.4 Photographic Survey

There follows an abridged photographic survey of Horncliffe Mansion (internal and external) and the former function room building.

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<tr>
<th>South West</th>
<th>North</th>
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<td><img src="image3.png" alt="East Image" /></td>
<td><img src="image4.png" alt="South Image" /></td>
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<tr>
<td>Hallway G3</td>
<td>G1</td>
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<td>G4</td>
<td>G5</td>
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3.0 HERITAGE APPRAISAL

3.1 Introduction
The following appraisal adheres to guidance published by English Heritage (2008)\(^1\) and relates specifically to the requirement contained in clause 128 of the National Planning Policy Framework (2012), given in extract below:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.”

(Clause 128. NPPF, 2012)

The appraisal begins by identifying the potential range of heritage values attributed to the building, before evaluating these values and expressing them concisely within a “statement of significance”. This statement is then used as a basis for developing and critically assessing the impact of the proposals, making sure to prioritise conservation of significance where possible and appropriate.

3.2 Heritage Values
The following appraisal of the heritage values devotes particular interest to how these values might be affected by emerging proposals for development. The values are distilled under the following headings: evidential value; historic value; communal value; aesthetic value.

3.2.1 Evidential Value
English Heritage (2008)\(^1\) suggests that “Evidential value derives from the potential of a place to yield evidence about past human activity”.

There have been at least three distinct uses for the building since its creation;

1. A fine residential dwelling
2. A Care Home operated by Lancashire County Council
3. A hotel and wedding venue

The physical presence of the main house (although drastically deteriorated internally) remains although it has been reduced by the loss of its more modern conservatory (on the south side) whose footprint remains but can be clearly seen on historic photos. The PVC conservatory not in keeping with the original building has been removed. There is a useful website yielding historic photos (http://www.jarrelook.co.uk/Urbex/Horncliffe%20Mansion/Horncliffe_Mansion.htm date retrieved - 11.12.14)

The house is evidential of the strong artisan craftsmanship (The Arts and Crafts Movement) of the late Victorian era encompassing both classical and Art Nouveau decoration and detailing. The more modern detached former function room remains although seriously dilapidated.

3.2.2 Historical Value
English Heritage (2008) suggests that - “Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative”.

The history of Horncliffe Mansions associates the building with late Victorian industry within Rossendale and a successful Mill owner, Mr. Henry Hoyle Hardman, of that era.

The Victorian period was not distinctive for any one particular style of architecture, with many individualistic buildings. Horncliffe Mansions reflects a wealthy patron commissioning a fine structure, somewhat eclectic in style but with classical features. It is recognisable as building from the Victorian era.

The interior of the building (2.2.3) was recognised within the listing description of being of significant historic interest and this was noted as the “principal feature”. Due to the now derelict condition of the building only a small measure of those recognised features remain unscathed;

1. Isolated decorative ceilings
2. Decorative plaster wall features and cornices
3. Isolated areas of moulded timber wall panelling, door casings and doors.
4. Painted wall and ceiling decoration

The interior of the former study (although dilapidated) is Art Nouveau and is strongly associated to that period.

3.2.3 Aesthetic Value
English Heritage (2008) suggests that: “Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place”.

The appearance of the house has a robust stately presence and attractive in its form and detailing. Much remains of the exterior which although altered from its original form at the rear retains a building pleasing to the eye with its ornate detailing.

The interior of the building was once a resplendent affair with well proportioned rooms, grand staircase and hallway, ornate fireplaces, fine fixtures, fittings and decor.

The current condition, however, is one of wreckage and ruin. The aesthetic appeal of the interior is lost amid collapsed floors and ceilings, damaged plasterwork and rampant dry rot (which has been identified by several dry rot specialists) that has ravaged the interior. Few elements of the former fine interior remain unscathed by the level of dry rot infestation. Those that do are noted in 3.2.2 above. The single storey building to the rear, has little to offer aesthetically.

3.2.4 Communal Value

English Heritage (2008) suggests that: “Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”.

In the second half of the C20th the building would have strong collective memories for;

1. Those people whose later years were spent in the home with communal living, together with the staff employed and families/friends who would visit.
2. As a hotel and wedding venue the collective experience of events with family and friends. Those memories are durable, with photos and experiences always recorded. A building such as this takes on a special significance for the notable milestones of life.

3.3 Statement of Significance

Having assessed the heritage values associated with the site, it is possible to take a more informed approach to the assessment of site’s significance, giving specific consideration of proposals to implement change. In this context a statement of significance is given below.

Horncliffe Mansions is a former fine residential home built in the late Victorian era, eclectic in style. It is reflective of the home from that period belonging to a successful businessmen/mill owner. It was listed in 1984 as a building of historic interest, with particular emphasis being drawn to the then resplendent interior.

Alterations and adaptations have occurred to the rear of the main house as its use changed from a dwelling to a care home and subsequently a hotel/wedding venue. The most significant site change was the building of a detached annex to serve as a function room in the eastern part of the site in the latter part of the C20th. The main house (although extended) appears to have maintained its primary plan form with central staircase, and reception rooms off with service areas to the rear.

The main significance of this building lies in its Victorian exterior and internally the remains of decorative timber panelling and joinery, the staircase, lantern light, elements of decorative plasterwork and remains of the Art Nouveau Study interior. All of the above have been damaged through years of neglect, water ingress and subsequent rampant dry rot infestation. The extent of potential salvage is unknown at this juncture but further investigation is required to determine appropriate conservation for various elements of the building.

This proposal allows for soft stripping non-historic elements of the above with a view to establishing a second stage approach to the conservation / restoration of historic elements as detailed in Mr Neary’s report. The report puts forward a method of removal, protection and target treatments for dry rot infestation. It is expected that as the building dries out, and treatments proceed, this will be an ongoing process.

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An appraisal of heritage values associated with the building has helped establish its heritage significance and highlight priorities for appropriate conservation.

4.0 ANALYSIS OF THE PROPOSALS

4.1 General Principles
General guidance on assessing proposed changes to heritage assets is given in chapter 12 of the National Planning Policy Framework (2012). This establishes that conserving significance should be a guiding principle when developing proposals for any new scheme. In order to satisfactorily do this, it is first necessary to conduct an appraisal of heritage values and identify the significance(s) of heritage assets before commencing. Part 3 of this heritage statement fulfils this need, and the findings of part 3 have informed the proposals for repair. There follows, here in section 4, an objective review of the proposals to verify to what extent conservation of significance has either been secured or compromised. The review is guided by local and national policy.

4.2 Summary of the Proposals
The proposals involve the soft stripping of the building and commencement of repairs and remediation to the dry rot throughout the building in a way that will preserve ‘significance’. The detailed procedures are outlined in detail within Mr Neary’s Report.

4.3 Analysis of the Proposals: National Planning Policy Framework
As discussed earlier, section 12 (Conserving and enhancing the historic environment) of the NPPF (2012) considers heritage planning and identifies amongst others the following key drivers in the decision making process:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that Conservation of the historic environment can bring;

In essence the NPPF’s approach is to secure sustainable development as the primary driver, and in the heritage context this relies on maintaining active use (long term) in a manner that seeks to limit potential harm to significance.

4.3.1 The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (NPPF)

Without the remediation of the dry rot this heritage asset will undoubtedly be lost. This work is required to secure the long term future of this building and to bring into a sustainable use.

4.3.2 The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring (NPPF)

The remedial treatments required at this stage are the first stage in the restoration of a heritage asset with the goal of bringing back into a viable and economic use.
4.3.3 NPPF Policy 132
Policy 132 of the NPPF states:

“When considering the impact of a proposed development 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. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional”

4.3.4 As demonstrated through the appraisal of heritage values, consideration of the NPPF policy drivers clearly this work is required to begin remediation on an at risk building which currently has the potential of being lost in its entirety.

Significant loss has already occurred through the damage of water penetration and dry rot before the current owners took possession of the building and the proposal aims to stem that loss and preserve where possible significant assets as previously noted.

4.4 Analysis of the Proposals: Rossendale Borough Council Adopted Nov 2011

4.4.1 Policy 16

Policy 16: Preserving and Enhancing Rossendale’s Built Environment The Council will protect, conserve, preserve and enhance Rossendale’s historic built environment including Listed Buildings, Conservation Areas, Registered Parks and Gardens, Scheduled Ancient Monuments, archaeological sites, historic landscapes and locally identified buildings, sites and structures. These heritage assets all contribute to the local distinctiveness and character of the area. Their futures, including their settings will be safeguarded and secured by:

1. Promoting the positive management of the Borough’s heritage assets, avoiding unnecessary loss and requiring appropriate mitigation of any negative impacts.

7. Maximising the potential for the re-use of buildings of historic or local interest for appropriate uses to ensure their future longevity.

8. The Council will support those schemes and proposals which contribute to conservation-led regeneration, particularly where they exploit the regeneration potential of the textile mill-towns and traditional architecture of rural villages within Rossendale.

The proposals for, soft strip of non-historic features (where affected by dry rot) with the aim of determining the extent of dry rot to and including, plaster cornices, timber casings etc is in accordance with Policy16.1 to help avoid the unnecessary loss of this heritage asset, in addition it will maximise the potential reuse of the building (Policy16.7) which is accelerating in its decay. The manner of works as outlined in Mr Neary’s Report are ‘conservation-led’ in accordance with Policy 16.8 with a view to securing those physical assets that can be practically retained.
5.0 SUMMARY & CONCLUSION

The designated Heritage asset Hornciffe Mansions, from being a splendid hotel and wedding venue has become a building that is clearly at risk.

The proposals set out in this Heritage Statement and Mr Neary’s Report propose a way forward to begin remediation in regard to the extensive dry rot at Hornciffe Mansions with the aim of sustaining the heritage values currently attached to the place and thereby its significance.

Principle 4, English Heritage (2008) states that – ‘Significant places should be managed to sustain their values’. The Client has dutifully made the building watertight and these proposals to commence the soft strip and investigate with a view to treatment are seen as a major step in the management process.

The NPPF CL 28 states that the ‘level of detail required in any application should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’. Within this Heritage Statement and the Specialist Report we believe there is adequate information to understand the remedial process / treatments proposed on the assets significance.

Paragraph 119 of English Heritage (2008) states that “Some structural failures are the inevitable, if slowly developing, consequences of the original method of construction. Once failure occurs, stabilising the structure depends on addressing the underlying causes of the problem, not perpetuating inherent faults”.

It is quite clear that serious structural failure has occurred at Hornciffe Mansions, the underlying cause being water ingress, and dry rot affecting structural timber to the extent of collapse. These proposal set out to address firstly dry rot remediation in an informed manner as per Mr Neary’s Report and in accordance with Paragraph 89 of English Heritage (2008).

“Specific investigation is often required, not only of ongoing processes of growth, change and decay, and other factors which may make the significance of the place vulnerable to harm or loss, but also of technical information about all the implications of a potential change, and often of the methods by which it would be achieved”.

In short we commend these proposals to you, to stem the tide of ravaging dry rot which, if not addressed imminently, will ultimately ensure this building is razed to the ground.

Footnote 1; A complete photographic record of the building is available

Footnote 2; Consultation with IHBC

In addition to Mr Neary’s report Equilibrium Architects are in receipt of a draft IHBC (Institute of Historic Building Conservation) Technical Note due to be published on the IBHC website shortly, appertaining to; Agreeing urgent works to buildings in advance of a Listed Building Consent application. This has been prepared by the Consultant Editor Mr Bob Kindred MBE BA IHBC MRTPI who has kindly agreed to its use. This highlights the need for prompt action where dry rot has been located, and an approach to repair without Listed Building Consent which with cooperation can be carried out retrospectively. (Appendix 6.3).