

For Montcliffe Commercial Services Limited
Report

Fisher House, Rivington Lane, Rivington, Bolton BL6 7SL:

Heritage Statement

Minerva Heritage Project Code: FISR021



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Contents

Summary	4
1 Introduction	6
1.1 Project Background.....	6
1.2 Heritage Assessment	6
1.3 Acknowledgements.....	7
2 Methodology	9
2.1 Introduction.....	9
2.2 National Planning Policy Framework	9
2.3 Chorley Local Plan 2012 – 2026: Site Allocations and Development Management Policies Development Plan Document [Adopted 21 July 2015]	9
2.4 Rivington Conservation Area	9
2.5 Methodology: Research Collection.....	9
2.6 Impact Assessment	10
3 Historic Background	11
3.1 Introduction.....	11
3.2 Prehistoric archaeology (c 14,000 BC - AD43).....	11
3.3 Romano-British Period (AD43 - AD410)	11
3.4 Early medieval period (AD410 - AD1066)	12
3.5 Medieval period (AD1066 - AD1540).....	12
3.6 Post-medieval period onwards (AD1540 - present day)	13
3.7 Previous Archaeological Work	19
3.8 Historic Mapping	20
4 Site Assessment	25
4.1 Introduction.....	25
4.2 Site Assessment Results.....	25
4.3 Site Assessment Plates.....	29
4.4 The Setting of Designated Assets	55
5 Heritage Resource Assessment	58
5.1 Outline	58
5.2 Scale it matters.....	58
5.3 Significance	58
6 Impact Assessment	61
6.1 Introduction.....	61
6.2 Proposed Development Details	61
6.3 Physical Impacts.....	63
6.4 Impacts on Setting	63
6.5 Impact Significance.....	64

7 Conclusion.....	66
7.1 Outline	66
7.2 Fisher House	66
7.3 Recommendations	67
8 Bibliography.....	68
8.1 Primary and Cartographic Sources.....	68
8.2 Secondary and Online Sources.....	68
Figures.....	70
Figure 1: Location Map	70
Figure 2: Distribution of Historic Environment Record Entries	71
Figure 3: Proposed Ground Floor Plan	72
Figure 4: Proposed First Floor Plan	73
Figure 5: Proposed Second Floor Plan	74
Figure 6: Proposed Roof Plan.....	75
Figure 7: Proposed South-East and North-West Elevations	76
Figure 8: Proposed South- West Elevation	77
Figure 9: Proposed North-East Elevation	78
Appendix 1: Relevant Local Planning Policy	79
Chorley Local Plan 2012 – 2026: Site Allocations and Development Management Policies Development Plan Document [Adopted 21 July 2015]	79
Appendix 2: Gazetteer	80
Conservation Areas	80
Registered Parks and Gardens.....	80
Listed Buildings.....	80
Lancashire Historic Environment Record Entries	85
Appendix 3: Defining Setting	87
Appendix 4: Impact Definitions	88
Appendix 5: Impact Assessment – Application Site	89
Appendix 6: Impact Assessment – Designated Assets and Setting	93
Appendix 7: Impact Magnitude	94
Magnitude of Impact Definitions	94

Summary

Minerva Heritage Ltd was invited by Studio SDA Architecture, for an on behalf of Montcliffe Commercial Services Ltd, to provide a heritage assessment for comprehensive refurbishment of Fisher House, Rivington Lane, Rivington, Bolton BL6 7SL.

The client proposes development of the Application Site, renovating and rebuilding sections to address structural problems, and modernise the single-glazed windows throughout to improve energy efficiency. The client also proposed to modify the layout of the ground and first floors to join together some of the existing room spaces on those floors.

The building is Grade II-Listed, and so a heritage statement has been prepared to identify and describe the potential impacts on heritage assets at and close to the Application Site. Desk-based research and a site assessment identified a small number of designated assets close to the Application Site. There are some 51 heritage assets recorded previously within the study area, including 12 Listed Buildings, 1 Registered Park and Garden, and 1 Conservation Area. An impact assessment has now considered the direct and indirect effects on heritage assets in the search area.

- This heritage assessment indicates that development proposals have the potential to cause adverse effects upon a single designated heritage asset (Fisher House) at the Application Site.
- The assessment has concluded that there will be no negative impact on the heritage significance of the three designated assets closest to the Application Site.
- The assessment has concluded that there will be no negative impact on the heritage significance of any other designated or undesignated assets identified nearby.
- There is some slight positive impact.

Physical effects comprise some loss of historic fabric, and effects on setting principally comprise loss of legibility that result from reorganising the building's layout and relationships with curtilage structures.

The development proposals overall result in 'Slight' harm, which is 'less than substantial'. There are also some positive outcomes on heritage which should be weighed against any negative impacts of the development proposals.

In order to mitigate effectively negative impacts on the Application Site, it would be beneficial to carry out some archaeological building recording in advance of the development. This should be in order to preserve 'by record' historic information that may otherwise be lost in perpetuity.

A 'Level 2' survey as prescribed by Historic England (2017) is considered to be an appropriate and proportionate response to the likely effects on this designated asset, in particular the impaired legibility of historic layout/s, function and sequential development.

It is very unlikely that any archaeological remains survive below or immediately adjacent to the proposed development site, and we do not consider that any archaeological monitoring or further investigation is appropriate.

1 Introduction

1.1 Project Background

- 1.1.1 In September 2021 Minerva Heritage Ltd was invited by Studio SDA Architecture, for and on behalf of Montcliffe Commercial Services Limited (henceforth 'the client'), to provide a heritage statement for comprehensive refurbishment of Fisher House, Rivington Lane, Rivington, Bolton BL6 7SL ('the Application Site'; centred on 372904 416623 / SD 7290 1662); see also Figure 1).
- 1.1.2 The client proposes development of the Application Site, renovating and rebuilding sections to address structural problems, and modernise the single-glazed windows throughout to improve energy efficiency. The client also proposed to modify the layout of the ground and first floors to join together some of the existing room spaces on those floors.
- 1.1.3 The Application Site is a Grade II Listed Building (NHLE 1072508), also located within the Rivington Conservation Area. The Application Site is located close to 1 Registered Park and Garden (NHLE 1000948) and within 200m of 5 Listed Buildings:
- Bellhouse circa 10 metres West of Church of Holy Trinity (NHLE 1165054);
 - Church of Holy Trinity (NHLE 1164938);
 - Unitarian Chapel (NHLE 1362126);
 - Wilkinson's and Cottage attached to right (NHLE 1164996); and
 - Mounting Block in School Yard circa 15 metres west of Rivington School (NHLE 1362124).

There are also a further 7 Listed Buildings within 0.5km of the Application Site.

- 1.1.4 It is necessary to assess potential impacts on the Application Site, on these other designated heritage assets nearby, and also on other heritage assets at or near to the proposed development site. This heritage statement has been commissioned to investigate such potential impacts as may arise from the development proposals.
- 1.1.5 Geological data (BGS Geindex 2021) indicates that the site is underlain by Ousel Nest Grit Sandstone; the bedrock strata are typically overlain by Diamicton Till, glaciofluvial deposits comprising sand and gravel of the Devensian Stage.

1.2 Heritage Assessment

- 1.2.1 During pre-planning preparations it was considered likely that the development may have impacts on the heritage assets at the Application Site or those close to it. The current programme of assessment was proposed to identify and articulate the significance of heritage assets within an appropriate search area centred on the Application Site, and to assess the nature, location, extent, survival, potential and vulnerability of the heritage interest where possible. A desk-based assessment

supported by a site assessment were considered the most appropriate methods of collecting data at this stage, and also of providing an assessment of the significance of the heritage resource. Development proposals have been measured against the significance of the heritage resources in order to assess the potential impacts and impact significance.

1.2.2 The first component of this heritage assessment document comprises a desk-based assessment. The Chartered Institute for Archaeologists (CIfA 2020a) defines desk-based assessment as:

- *“programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”* (CIfA 2020a)

1.2.3 The CIfA states that the purpose of desk-based assessment is to:

“The purpose of a desk-based assessment is to gain an understanding of the historic environment resource in order to formulate as required

- 1. an assessment of the potential for heritage assets to survive within the area of study*
- 2. an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- 3. strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- 4. an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- 5. strategies to conserve the significance of heritage assets, and their settings*
- 6. design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- 7. proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not”* (ibid.)

1.2.4 This report is intended to provide information to address these points.

1.3 Acknowledgements

1.3.1 Thanks are due to Jyh Lee, Architectural Assistant at Studio SDA Architecture, for approaching us to submit proposals for the project, and to Mr Kozera and Ms Yardley for commissioning us to undertake the work, and for supporting us during the site visit. Minerva Heritage would also like to thank to Joanne Smith, Planning Officer with the Lancashire County Council Historic Environment Team for providing the

Lancashire Historic Environment Record (LHER) information. This heritage statement has been prepared by Chris Healey, Director of Minerva Heritage.

2 Methodology

2.1 Introduction

2.1.1 The desk-based assessment methodology was compatible with the Chartered Institute for Archaeologists (CIfA) *Standards and Guidance* (2020a and 2020b). This heritage assessment document has been designed to satisfy the requirements of the following legislation and policy positions.

2.2 National Planning Policy Framework

2.2.1 This heritage assessment document has been designed to satisfy the requirements of the revised National Planning Policy Framework (HCLG 2019), especially paragraphs 170-173 and 197-199.

2.3 Chorley Local Plan 2012 – 2026: Site Allocations and Development Management Policies Development Plan Document [Adopted 21 July 2015]

2.3.1 Local planning policy as adopted in 2015 is set out in this document. Relevant policy relating to heritage is contained in **Policy BNE8: Protection and Enhancement of Heritage Assets**, extracts of which are reproduced in Appendix 1 of this report.

2.4 Rivington Conservation Area

2.4.1 The special interest of Rivington Conservation Area is described in the Conservation Area Appraisal and Management Proposals document. This goes on to identify any issues threatening the special qualities of the conservation area, and it proceeds to set out guidelines intended to prevent harm and improve the environment within the area.¹

2.5 Methodology: Research Collection

2.5.1 Collection of evidence comprised systematic examination of documentation relating to the proposed development site and a 0.5km radius search area around the perimeter of the site. This included data held in the Lancashire Historic Environment Record (LHER), the National Heritage List, National Monuments Record (NMR), historical cartographic documents and supporting documentation. Written and reported evidence was complemented by cartographic and aerial photograph evidence where readily available. Relevant information from the LHER was examined for all known heritage assets within the 0.5km radius study area (cf Figure 2). Sites and material from outside the study area are referred to where

¹ Chorley Council 2009, *Rivington Conservation Area Appraisal and Management Proposals*, esp p16-17
<https://democracy.chorley.gov.uk/documents/s11600/RivingtonConservtnAreaDoc.pdf>

relevant. The principal sources of information for the area comprising the proposed development site were held by the LHER.

2.6 Impact Assessment

- 2.6.1 The heritage assessment section of this document first assesses the significance of the heritage assets, setting out the nature of the significance, the extent of the fabric which holds that interest, and the level of importance of this interest (after BSI 2013:6-8; and Historic England 2015:2-4). Assessment of the heritage assets considers the importance or significance of each resource in terms of its heritage value, for which criteria which are outlined in historic guidance (English Heritage 2008). The document will use terms including archaeological interest, architectural interest, conservation, designated heritage asset, heritage assets, historic interest, setting and significance (DoCLG 2010; and Highways England 2020a and 2020b). This document also employs subsequent guidance (Historic England 2015 and 2017) in order to better establish and articulate the nature and significance of the heritage asset. The British Standard's Institute (2013) is the principal guide to the Impact Assessment methodology (Appendices 4-7).

3 Historic Background

3.1 Introduction

3.1.1 Where recorded sites are designated, we refer to their National Heritage Entry List (NHLE) number. Where recorded sites are not designated, they are referred to by Lancashire Historic Environment Record (LHER) identifier. The LHER entries are all preceded by the identifier PRN, and the location of LHER sites is provided as Figure 2, and described in Appendix 2.

3.2 Prehistoric archaeology (c 14,000 BC - AD43)

3.2.1 Prehistory in Lancashire tends to be defined by finds of lithics (flint and stone) and metalwork rather than monuments; chance finds or items recovered from systematic surveys². This is borne out by the HER data, which records a single findspot of a possible Early Bronze Age perforated pebble hammer, found in 1958 at Rivington Barn, Lever Park (PRN37008).

3.2.2 There is no recorded Palaeolithic, Mesolithic or Neolithic archaeology in the search area. A single round cairn is located to the east of the study area (NHLE 1008905) on the northern edge of the summit of Noon Hill. This is recorded as Bronze Age (c.2000-700 BC), although the barbed and tanged arrowheads recovered from it are typically dated to the Neolithic and Early Bronze Age.

3.2.3 There is no recorded archaeological evidence from the Iron Age. Even if the area did not support a significant population at least some of it was probably settled or at least grazed. It is feasible therefore that the application site contains hitherto unrecorded remains of prehistoric periods, most likely to comprise later prehistoric field systems, although there is as yet no evidence for this. The undated circular ditched platform visible as a cropmark (LHER PRN3046) may potentially be prehistoric.

3.3 Romano-British Period (AD43 - AD410)

3.3.1 There is no recorded archaeological evidence from the Romano-British period. To adopt the same approach as to the Iron Age, the area was probably partially settled or at least grazed. It is also feasible that the application site contains hitherto unrecorded remains of prehistoric periods, perhaps field systems, but there is no evidence to support this. The undated circular ditched platform visible as a cropmark (LHER PRN3046) may potentially be Romano-British.

² Middleton *et al* 1995:17

3.4 Early medieval period (AD410 - AD1066)

3.4.1 The Rivington placename seems to derive from Old English³ - OE *hreoƿ* or *hreoƿing* – for rugged hill. This might suggest colonisation or settlement by English-speaking people by the 7th and 8th centuries although there is no archaeological evidence recorded in the study area. Any settlement may have been transitory or have otherwise left little trace (see also the section on the Domesday Survey below, section 3.5.1). The undated circular ditched platform visible as a cropmark (LHER PRN3046) may potentially be Early Medieval.

3.5 Medieval period (AD1066 - AD1540)

3.5.1 The Domesday Survey of 1086 does not record Rivington, suggesting that a settlement was not yet founded here. By 1212 the manor of *Rihngton* was held of the king in thegnage by the Pilkingtons of Pilkington; this was assessed as 6 oxgangs of land, on which a rent of 10s was paid. So, the manor is likely then to have been established in the clough along the Dean Brook between Rivington Moor and Anglezarke Moor in the 12th century.

3.5.2 It is possible that its position on a crossroads justified settlement: *“The principal road is that along the foot of the hill from Horwich to the village, where it is crossed by a road from Anderton over the embankment and eastward to Belmont and Bolton.”*⁴

3.5.3 A chapel croft is referred to in a document of 1476, and again in 1478, when it was apparently on Knights Hospitallers’ land. Giles Lever is referred to as vicar in a Rivington deed of the year 1474.⁵ The circular graveyard of the present church (NHLE1164938 / LHER PRN926) is typical of an early foundation. It has been suggested that references to carved stones in the graveyard and a Saxon font would suggest a pre-Conquest foundation⁶, but it was not possible to identify these sources. The plain font housed in the church today is not from Rivington, but from the garden of Brownlows, Anderton⁷.

3.5.4 The pattern of field systems shown in the study area on the first edition Ordnance Survey map of 1849 (see below) probably originated in the medieval period, although the reservoir has distorted this picture. Yates’ Map of 1786 (see below)

³ cf Ekwall 1922:28

⁴ 'Townships: Rivington', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lanacs/vol5/pp286-294> [accessed 8 October 2021].

⁵ 'Townships: Rivington', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lanacs/vol5/pp286-294> [accessed 8 October 2021].

⁶ University of Manchester Archaeological Unit 2008, Rivington Parish Church, Rivington, Chorley: An Archaeological Watching Brief, unpubl rep

⁷ Rawlinson 1969, About Rivington, p28

shows well-spaced isolated farms dispersed from the village core in Rivington, with its church, principal dwelling, watermill stocks and green. Today, the parish remains a dispersed rural settlement with farms located along the valley on the lower slopes of the West Pennine Moors⁸.

- 3.5.5 An inclosure of the waste was made in 1536, perhaps extending the field system uphill onto the moorland waste to near its present extent or at least the locations of farmhouses shown on the 1786 map. On the division of the waste in 1536 an allotment was made to “*the use of a priest at Rivington chapel for evermore*”⁹ – and while there is absolutely no evidence to support the following assertion, this could conceivably be the land on which the Application Site (Fisher House) is located.
- 3.5.6 The 15th-century Rivington Hall (NHLE1165012 / LHER PRN930) was originally timber-framed and built around courtyard. This was demolished and rebuilt in stone, and the oldest part of the hall as it stands today is dated 1694. The courtyard plan survives, however.
- 3.5.7 Rivington School (LHER PRN926) was founded in 1566 by James Pilkington, and while deserted and ruined 1639, was rebuilt 1714. Converted to an elementary school in 1881, it was extended in 1905, and it is locally listed.
- 3.5.8 New Hall Farm (LHER PRN928) was demolished c 1912, but its foundations remain. This farmstead began as a house, with origins thought perhaps to be as early as 1336. It was referred to in documents 1544 and a section of it was dated 1642.
- 3.5.9 There are no other recorded archaeological features from this period, although the undated circular ditched platform visible as a cropmark (LHER PRN3046) may potentially be Medieval.

3.6 Post-medieval period onwards (AD1540 - present day)

- 3.6.1 The present situation is unusual in that the landscape is dominated by moorland above the reservoirs, and by the designed landscape of Lever Park (see below). The later post-medieval period likewise dominates the assemblage of heritage assets in the study area (cf Appendix 2), which is not so unusual.
- 3.6.2 The following post-medieval farmsteads and farm buildings survive in the study area. The earlier examples from the 16th century probably reflect investment in this area and redistribution of wealth to the nobility following the Dissolution of the Monasteries:

⁸ Chorley Borough Council 2009, Rivington Conservation Area: Appraisal and Management Proposals

⁹ 'Townships: Rivington', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lan/cs/vol5/pp286-294> [accessed 8 October 2021].

- Great House Farmhouse, Rivington (NHLE 1072509 / LHER PRN932), a mid-17th century farmhouse
- Blindhurst farmstead (LHER PRN7733)
- Wilkinson's and cottage attached (LHER 1164996 / PRN12742), probably 18th century
- Bradley's Farmhouse (NHLE 1072511 / LHER PRN12746), 17th century
- A barn at Bradley's Farm (NHLE 1317492 / LHER PRN12747), 17th century
- Great House Barn (NHLE 1362125 / LHER PRN13962), 16th century
- Rivington Hall Barn (NHLE 1072510 / LHER PRN26186), a 16th century cruck-framed barn

3.6.3 The following post-medieval farmsteads and houses are no longer extant. There are fewer extant than in the following list, which demonstrates the extent of landscape and social change in the last 200 years:

- Sheep House (LHER PRN7738), a farmstead or dwelling no longer extant
- Old Thatch (LHER PRN9616), a farmstead no longer extant
- Sheep House Farm (LHER PRN17474), no longer extant
- Croft Gate and Croft Bridge (LHER PRN17645), the house no longer extant
- Sparks / Crambo Cottage (LHER PRN17729), a house no longer extant
- Old Kates (LHER PRN18077), a farmstead no longer extant
- Top o' th' Hill Farm (LHER PRN19091), a farmstead no longer extant
- Intack (LHER PRN22219), a farmstead no longer extant
- Ainsworths (LHER PRN36302), a farmstead no longer extant

3.6.4 The Church of the Holy Trinity (NHLE1164938) is probably a 1666 rebuild of the earlier chapel of ease at Rivington before the Reformation (see Section 3.5 above). This was rebuilt or restored by Richard Pilkington about 1540 and while still considered his property in 1551, in 1566 it was made parochial. The Pilkingtons adopted Protestantism early on, and service appears to have been maintained here.¹⁰ The church was altered and restored in the late 19th century¹¹, while the earliest dated surviving headstone is 1617¹². The bellhouse (NHLE 1165054 / LHER PRN12745) is thought to be 16th century.

3.6.5 A local tradition of Nonconformism dates from the Restoration, and it has been reported that the “*extremes forms of Protestantism prevailed very quickly*”¹³. The principal inhabitants of the parish stuck to Presbyterianism, and a minister ejected from the church is said to have returned to it after a short interlude, and the church seems to have remained practically in the hands of the Nonconformists for many

¹⁰ 'Townships: Rivington', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lancs/vol5/pp286-294> [accessed 8 October 2021].

¹¹ <https://historicengland.org.uk/listing/the-list/list-entry/1164938>

¹² University of Manchester Archaeological Unit 2008, Rivington Parish Church, Rivington, Chorley: An Archaeological Watching Brief, unpubl rep

¹³ 'The parish of Bolton-le-Moors', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 235-243. British History Online <http://www.british-history.ac.uk/vch/lancs/vol5/pp235-243> [accessed 8 October 2021].

years. A separate meeting-place appears to have been used also, and in 1703 a chapel was built. That the building is now a recognized Unitarian Chapel (NHLE 1362126 / LHER PRN929) reflects the eventual prevalence of the Unitarian doctrine in the latter part of the 18th century.¹⁴

- 3.6.6 An area of common land existed at the road junction forming the core of the settlement later became the present village green. The village stocks (LHER PRN3684), dated 1719, are not in situ and these are no longer listed. In 1911 they were reportedly “*still in position in the parsonage garden, the ground having been taken in from the village green.*”¹⁵. Presumably this 1719 device replaced an earlier medieval set.
- 3.6.7 Rivington Pike is supposed to have served as a watchtower during the Civil War¹⁶. In 1666, sixty-two hearths in the township contributed to the hearth tax, although no house had more than six.¹⁷
- 3.6.8 From around 1700, small mines and quarries were dug east of Rivington – some are marked on the early Ordnance Survey maps (LHER nos PRN7726, PRN7727, PRN7733, PRN9600, PRN9601, PRN9611, PRN9613, and PRN34835).
- 3.6.9 Handloom weaving occupied a small number of inhabitants during the 18th century, until overtaken by the introduction of power looms in the 1800s. In 1848, that the traditional cottage industry of hand-loom weaving was reportedly still “*carried on to some extent by the cottagers and small farmers*”¹⁸ seemed unusual to that reporter.
- 3.6.10 There appears to have been a watermill in the village. One is clearly shown on the 1786 map, although by 1849 only small reservoirs remain (LHER PRN22195; see Section 3.8 below). The mill was probably in the village opposite Mill Hill Cottages, Rivington Lane. Foundations of what may have been this mill are extant and its mill ponds or reservoirs are clearly visible on the early Ordnance Survey mapping. Both Mill Hill Cottages and the adjacent Pall Mall Cottages were formerly homes to hand-

¹⁴ 'Townships: Rivington', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lanacs/vol5/pp286-294> [accessed 8 October 2021].

¹⁵ 'Townships: Rivington', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lanacs/vol5/pp286-294> [accessed 8 October 2021].

¹⁶ 'Risca - Rivington', in A Topographical Dictionary of England, ed. Samuel Lewis (London, 1848), pp. 676-679. British History Online <http://www.british-history.ac.uk/topographical-dict/england/pp676-679> [accessed 8 October 2021].

¹⁷ 'Townships: Rivington', in A History of the County of Lancaster: Volume 5, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lanacs/vol5/pp286-294> [accessed 8 October 2021].

¹⁸ 'Risca - Rivington', in A Topographical Dictionary of England, ed. Samuel Lewis (London, 1848), pp. 676-679. British History Online <http://www.british-history.ac.uk/topographical-dict/england/pp676-679> [accessed 8 October 2021].

loom weavers¹⁹. The words 'Water Wheel' also appear near Rivington Hall on the 1849 Ordnance Survey map (LHER PRN9615). A smithy (PRN9614) adjacent to the small watercourse running through the village may have been born out of an earlier watermill arrangement perhaps.

3.6.11 The biggest single event that changed the form of development in Rivington was the construction by Liverpool Corporation of the reservoirs at Upper and Lower Rivington to provide their citizens and industries with safe, clean water (LHER PRN10618 and PRN15148). Nine premises were demolished between 1852 and 1857 during construction, and more after the work was complete, reducing the size of the parish.

3.6.12 The application site shares a boundary with Lever Park, another feature which dominates the study area and wider landscape, described in 1911 as thus: "*A large part of the hill-side, from the village to the southern boundary, has been formed into a park, which was in 1904 presented to the corporation of Bolton by Mr. W. H. Lever, the present lord of the manor.*"²⁰. However, Lever Park was eventually acquired by Liverpool Corporation, so as to protect the catchment area supplying their reservoirs. The following farmsteads, a public house and houses now lie beneath the Upper Rivington Reservoir:

- Pilkingtons (LHER PRN7734), a farmstead now beneath the Upper Rivington Reservoir
- Turner's (LHER PRN18422), a farmstead now beneath the Upper Rivington Reservoir
- Blackamoor's Head (LHER PRN22197), a public house now beneath the Upper Rivington Reservoir
- Walker Houses (LHER PRN22219), housing now beneath the Upper Rivington Reservoir

3.6.13 Rivington reservoir (part of LHER PRN15148), at 275 acres being the largest reservoir, was cut in half by an embankment and access road (Horrobin Lane) that afforded entry to the village. The reservoir valleys today retain predominantly a rural character, with pasture and broadleaved woodland surrounding and linking the water. The valleys attract relatively high numbers of recreational visitors from the surrounding urban areas - recreational use is now an important influence on landscape character²¹, although this was the case back in 1848:

¹⁹ Chorley Borough Council 2009, *Rivington Conservation Area Appraisal and Management Proposals*

²⁰ 'Townships: Rivington', in *A History of the County of Lancaster: Volume 5*, ed. William Farrer and J Brownbill (London, 1911), pp. 286-294. British History Online <http://www.british-history.ac.uk/vch/lanacs/vol5/pp286-294> [accessed 8 October 2021].

²¹ LCC Environment Directorate 2000, *A Landscape Strategy for Lancashire*

“Anglezarke and the Pike are a favourite resort for the Manchester folk at Whitsuntide, and also in summer for pic-nic parties.”²²

3.6.14 Other heritage assets from this period include:

- Rivington Grammar School (LHER PRN927) was founded in 1566, although it was ruinous by 1639. Rebuilt in 1714 (perhaps on the same site) it was converted to an elementary school in 1881, and then extended in 1905.
- Wells at Great House (LHER PRN9610) and Rivington (LHER PRN9612), possibly no longer extant
- A mounting block (NHLE 1362124 / LHER PRN12740), probably 18th century
- Re-used stone head at New Hall Farm (LHER PRN18858), presumed stolen
- School Brow (LHER PRN19161), a house
- Anderton Hall and Anderton Park (LHER PRN36302), a 19th century hall with park, the hall is no longer extant
- A find of a 17th or 18th century finger ring (LHER PRN38273) from the Rivington area

Fisher House (NHLE 1072508)

3.6.15 The proposed development site is a Grade II Listed Building. It is also recorded in the LHER as a late 18C house (LHER PRN12743). It seems to appear on the 1786 map, where it clearly it stood out to the surveyor.

3.6.16 The house is supposed to have been built for the Reverend John Fisher, appointed vicar of Rivington at a vestry meeting on 15 September 1763 following his graduation from Peterhouse College, Cambridge. So presumably the house dates to around that time. The Reverend Fisher’s first marriage recorded here at Rivington seems to have been in the parish church on 22 Nov 1763. On 15 September 1813 the Reverend Fisher died, and he was buried near the bell house (LHER PRN12745) in the churchyard. He was succeeded by a Reverend Heaton, who then died in 1823 and was succeeded by Reverend James Jackson. The Rev Fisher’s immediate successors did not live at Fisher House, but at a property called Parsonage House nearby in the village.

3.6.17 Fisher House does not appear in the 1841 census, and it was not possible to confidently identify which of the candidates corresponds to this property as neither the names nor the residents provide any clues. It may perhaps have been uninhabited at the time of the census.

3.6.18 In 1851 Dorothy Radcliffe is named as head of the household, and as ‘Gentlewoman and Annuitant’. Her son Edward was also present, and a visiting Surgeon named Oliver, a cook named Dorothy and house maid named Mary are also returned.

²² 'Risca - Rivington', in A Topographical Dictionary of England, ed. Samuel Lewis (London, 1848), pp. 676-679. British History Online <http://www.british-history.ac.uk/topographical-dict/england/pp676-679> [accessed 8 October 2021].

- 3.6.19 In the census of 1861, JS Gilbert, Unitarian Minister and native of Plymouth, was returned at Fisher House. His wife Catherine, a niece and two pupils, one of whom is a Henry Fisher, and two servants, are also recorded.
- 3.6.20 In 1871, there are two servants recorded at Fisher House: Elizabeth Morris and another illegible entry. The name of John W Crompton and some acreage figures are annotated in the Occupation field.
- 3.6.21 Fisher House in 1881 is home to John W Crompton, wife Margaret and their two domestic servants Elizabeth Morris and Mary Linton. John William Crompton, heir to the Rivington estate, had married Margaret Evelyn Leighton in 1853. They are supposed to have taken up residence at Fisher House after their marriage, although clearly the census shows that they were not here until 1881. Of their five children born there only two survived, Andrew Crompton (b 1869) and their youngest child, Theodore Evlyn (b 1881).²³
- 3.6.22 By the 1891 census, Fisher House was occupied by Ann Gerard, a 44-year old farmer from Heath Charnock. She is recorded here with her three adult children – a daughter and two sons – as well as a younger daughter and a labourer aged 74.
- 3.6.23 In 1901 the house is recorded as uninhabited, by in 1911, for which a only summary is currently available, it is a private house occupied by a Mrs Patrick and one other female inhabitant.
- 3.6.24 In 1931, Phoebe Rayner moved in. She was a niece of Edith Rigby, a suffragette jailed on seven occasions during which time she was a victim of force-feeding in Walton Gaol, in that instance for the 1913 arson attack on Lord Leverhulme’s bungalow in Lever Park. Phoebe Rayner had married Aubrey Hesketh, master cotton spinner. They took up occupancy at Fisher House and she is said to have said that “*the house possessed me*”, so much so that their planned one-year stay extended to more than 40 years.²⁴ Phoebe’s husband died in 1976, around which time it was likely to have exchanged hands.
- 3.6.25 Until 2020, Fisher House was occupied by Dr Irvine Delamore and Rosemary Delamore, his wife. Dr Delamore was consultant physician at MRI, specialising in haematology, and senior lecturer in clinical haematology at the University of Manchester.²⁵

²³ From the Horwich Advertiser of January 2002

<https://www.horwichadvertiser.co.uk/news-article/1259/The-Cromptons-at-Rivington-Hall>

²⁴ <https://www.lep.co.uk/news/life-less-ordinary-lancashire-writer-1110419>

²⁵ <https://archiveshub.jisc.ac.uk/data/gb133-mmcc/2a/mmcc/2/delamore>

3.7 Previous Archaeological Work

3.7.1 The LHER records the following archaeological ‘events’ in the search area (see also Figure 2). The event record in this case comprises an episode of intrusive monitoring (archaeological watching brief) and an historic buildings survey. Neither piece of work is directly relevant to the present project:

ELA1354: The Yard at Rivington Hall Barn: Building Survey

An archaeological recording programme commissioned as a condition of Listed Building consent in the yard of Rivington Hall Barn. The programme comprised measured drawing of the yard and a photographic survey.

The yard was found to be a partially cobbled surface which would once have been a focal point for the manorial farmstead at Rivington Hall. The cobbles in the south part of the yard were irregular in size shape and density whereas those in the northern part were much more regular and neatly laid; possibly in connection with restoration work at the barn in the early 20th century.

ELA1404: Church of the Holy Trinity, Rivington: Watching Brief

An archaeological watching brief was conducted, during construction of an extension to the west of the church and within the churchyard, in order to record the positions and movement of the headstones within the affected area and to identify and record any structural remains or artefacts that may have been uncovered by the ground works.

The excavations to the west of the church uncovered no archaeological remains, either structural or artefactual. The headstones were photographed and their inscriptions and new locations recorded.

3.8 Historic Mapping

- 3.8.1 **Yates Map of Lancashire 1786 (Plate 1):** shows a dense spread of farmhouses or otherwise-significant farm buildings. Rivington seems to have been a busy parish at the time. Fisher House is likely to be the square building in the centre of the red circle. A watermill icon is also shown to the west of Fisher House at the edge of the red circle, close to the church.



Plate 1: Yates' Map of Lancashire 1786, extract not to scale; approximate location of Application Site in red circle

3.8.2 **1845-47 Ordnance Survey (Plate 2):** this illustration shows the study area in far more detail. The Application Site is clearly by now a complex building with the porch to the front and extension to the rear. A smithy (LHER PRN9614) and reservoirs that may have powered other mills are still shown in this illustration. The outline of the smithy yard shown on the 25” maps (Plates 4 and 5) may support this.



Plate 2: Ordnance Survey 6” Map of Lancashire Sheet LXXXVI, surveyed 1845-47, published 1849, extract not to scale; Application Site highlighted red

3.8.3 **1892 Ordnance Survey (Plates 3 and 4):** this illustration shows a similar situation although the 6" map (Plate 3) is far less informative than the 25" map (Plate 4).



Plate 3: Ordnance Survey 6" Map of Lancashire Sheet LXXXVI.NW, surveyed 1892, published 1894, extract not to scale



Plate 4: Ordnance Survey 25" Map of Lancashire Sheet LXXXVI.1, surveyed 1892, published 1894; extract not to scale

3.8.4 **1907 Ordnance Survey (Plate 5):** with the outline layout of Fisher House shown in more detail, it is possible to make out the extension to the south-east of the principal house, a porch to the rear, and a possible curtain wall around the property.

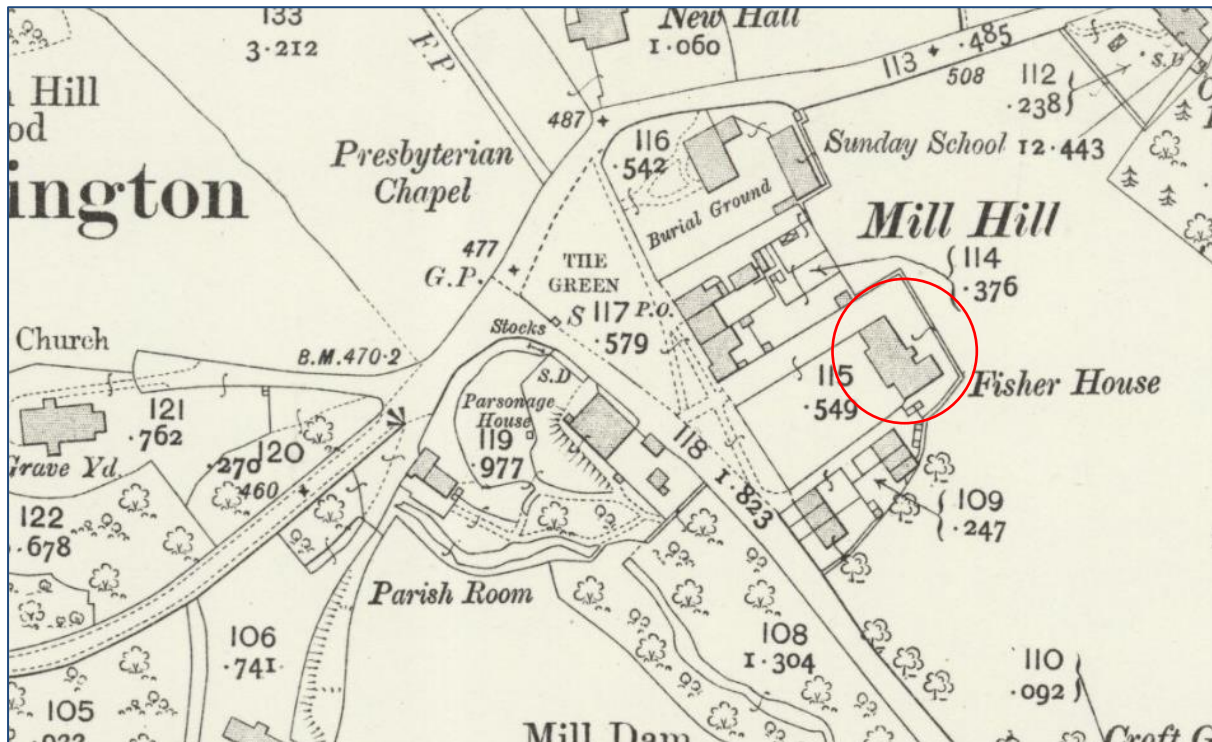


Plate 5: Ordnance Survey 25" Map of Lancashire Sheet LXXXVI.1, surveyed 1907, published 1908, extract not to scale

3.8.5 **1930 Ordnance Survey (Plate 6):** there is very little change here to report, although there is an additional extension to the rear of the property.

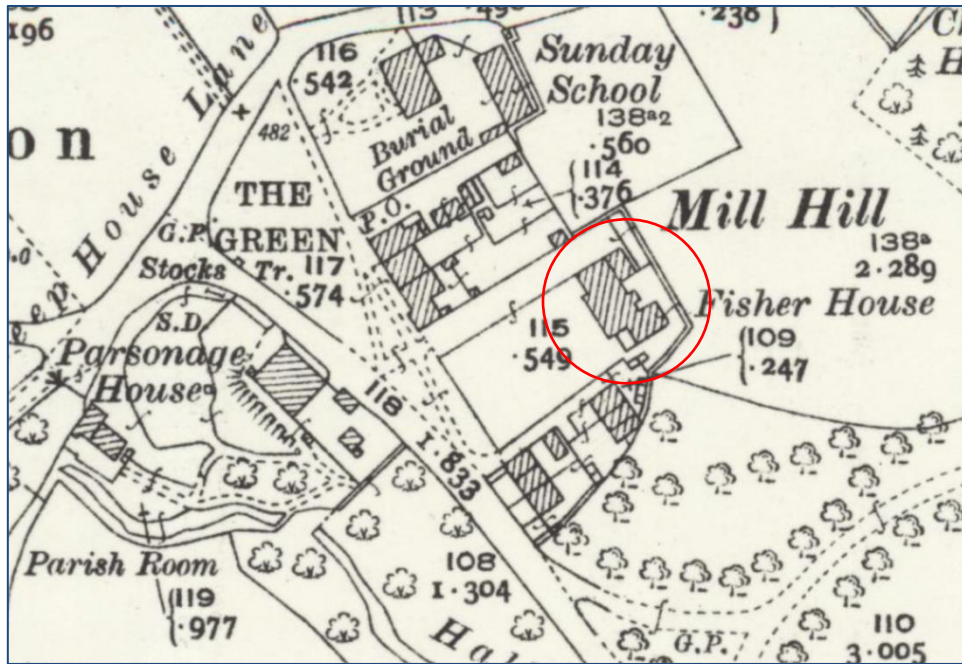


Plate 6: Ordnance Survey 25" Map of Lancashire Sheet LXXXVI.NW, surveyed 1927, published 1930, extract not to scale

4 Site Assessment

4.1 Introduction

4.1.1 The site was examined on 6 October 2021 for evidence of current and historic land use, for previously-unidentified potential heritage sites or features, and to test the veracity and reliability of documentary resources. Viewpoints to, across and from designated assets were examined during the site assessment where appropriate.

4.2 Site Assessment Results

4.2.1 The Application Site comprises a private dwelling called Fisher House. It is set back approximately 50m from the east corner of the village green in the centre of Rivington village and Conservation Area (Figure 1; Plates 7-45). The history of the site as known is presented in Section 3.6 and 3.8 above.

4.2.2 Access to the site is via a long driveway entrance off the east side of Rivington Lane (Plate 7). The front garden is similarly long, and house and garden are effectively screened from the road by a substantial curtain wall (Plate 8). There were no visible heritage features at the site, other than the extant building itself (NHLE 1072508) and its curtilage.

4.2.3 To summarise, the main conclusions from the site assessment are that:

- The central historic core Fisher House has not been altered significantly from its original design
- The two surviving wings appended to the main house have not been dated, but are likely to be Victorian at the latest
- The external elevations and appearance of the principal section of the dwelling remain largely untouched to front and back, including both front and back doors and sash windows.
- There is some evidence for a sequence of development on the gable ends of the principal section of the main dwelling.
- Internally there may historically have been some very minor changes to layout, in addition to the obvious changes which comprise the connection into the east wing via the first floor and the window inserted into the ground floor of the kitchen
- Internally some, if not all, of the rooms have been refitted, most recently in the late 20th / early 21st century
- Other than the windows and their surrounds, the chimneys and the earlier fireplaces, the kitchen hatch, doors, and staircase, and the fitted bookcases in the study, the other fixtures and fittings in the main dwelling are likely of only limited heritage value. The cabinet in the dining room may perhaps be an early addition
- The roof has been extensively repaired/replaced, and the roof frame is modern
- The wooden guttering and supports above the front elevation are likely original
- The cellar has been extensively repaired, but it retains some interesting historic features such as the mullion window, arches, stone shelving and alcoves
- The west wing has been extensively renovated, and the roof frame is modern

- The east wing does not seem to have been altered significantly from its original design
- A standing wall is all that remains of an earlier east wing
- The sunroom is clearly a modern, intrusive addition.

- 4.2.4 The core of the property is a handsome double-depth-plan symmetrical house, built of brick with some kind of stucco render (Plate 9). This has three bays and three storeys, and gable-end chimneys. This central core is presumed to have been built around 1763. It is flanked on each side by two-storey service wings (see Sections 4.2.15-16 below). These are presumed to be later than this 1763 central section; they may be either Georgian or Victorian.
- 4.2.5 The stone slate and slate roof described in the 1967 listing was either entirely replaced or at least extensively repaired in the early 20th century, as shown by the appearance of the frame and roof felt in the loft space (Plates 10-11). The wooden eaves gutter to the front of the property (described in the listing description) is still extant on its timber brackets, although suffering from age; presumably it is still lead-lined. There is no such guttering on the rear of the property (Plate 12).
- 4.2.6 On the front elevation's central section, the entrance doorway with its moulded surround, imposts, and ornamental door do appear to be original. There are two 12-pane sashes on the ground floor level, three sash windows at the first-floor level, and three sash windows at the second-floor level. One of the ground floor sash windows – or at least its frame – seems to have been replaced: the right-hand-side example (easternmost, in the dining room; Plate 13) is quite different to that on the left-hand side (in the parlour, Plates 14-15), which matches closely the style of the fireplace in the same room (Plate 16).
- 4.2.7 At the rear of the property's historic core, the arrangement of windows is organised around the tall 21-pane window in the centre of the elevation (Plate 12). The windows to the left (east) of this are consistently larger than those on the right-hand side for some reason. The back entrance into the ground floor kitchen appears to have had a six-pane door added to the exterior, immediately in front of the original back door of double-layered horizontal and vertical planks as described in the Listing.
- 4.2.8 The eastern gable end of the property has a first-floor sash window with 12 panes, and a single pane window at ground floor level providing light into the kitchen. Other than the awning added to this elevation, there are no other external features on either gable end. A blocked window in the first-floor bathroom has been re-used as an alcove (Plate 17).
- 4.2.9 Internally, there are elements which are quite likely either original to the 1763 build or Georgian in date. The doglegged staircase, although very plain, is probably one of

those (Plate 18). Window surrounds, floorboards and joists are other elements. The kitchen is discussed in Section 4.2.13 below.

- 4.2.10 Elements which may not be original include the first- and second- floor layouts. The asymmetrical plans on both these floors probably do reflect the original design, there seems to have been some adjustment to - at least - the location of the door into the sitting room on the first floor which is peculiarly located in the centre of the archway above (Plate 19). The doorway opposite this cuts into the archway (Plate 20), and the doorframe joinery inside the bedroom is quite disjointed (Plate 21).
- 4.2.11 The passageway from the first floor sitting room into the wing to the east is certainly not an original feature (Plate 22), and these adjustments may have been made whenever the additional wing was added.
- 4.2.12 The second-floor bedrooms were likely intended in the first instance for servants. We might imagine that the first major re-arrangement occurred after the servant's wing to the east, assuming it was intended as such, was constructed. The arrangement of the rooms on both floors is probably a very good reflection of the original layout, with the exception of the passageway entrance leading east into the servant's wing. The bathrooms on the first- and second-floors have also clearly been remodelled in the early 21st century.
- 4.2.13 The kitchen (Plates 23-24) is likely to be in its original position, although it has clearly been re-fitted out in the late 20th century with its range cooker and pine-effect cupboards. Other than the hatch through to the dining room, the back door, the earthenware floor tiles and the large chimney breast, the fixtures in this room are not original and are of no heritage value.
- 4.2.14 There is a brick-built cellar beneath the property. The ground floor joists above are carried over modern ash-block piers and sections of reinforced steel joist (Plate 25). The steps down are brick with the uppermost faces rendered in concrete. Original features include arched openings (Plate 26), cubby holes in the walls (Plate 27) and substantial stone flag shelving (Plate 28). Presumably the timber wine racking and shelving units replaced other stone flag shelves during the 20th century. A window or hatch entrance with a central mullion (Plate 29) is positioned on the west side next to a drain sump; the window is thought to be original, but not the drain.
- 4.2.15 The western wing is now split into two as garage and utility room, with stone block effect render over brick (Plates 30-32). This has a 12-pane sash to the front and a 6-pane sash to rear. The sliding doors are presumed to be early – mid 20th century, reflecting a conversion that accommodated motor vehicles; this is presumed to have been carried out by Aubrey and Phoebe Hesketh 1931-1976. It was presumably originally designed to take a carriage, and maybe also its horse. The roof frame is

clearly very recent (Plate 33). Steps up to the first floor cut across a blocked doorway (Plate 34). Some substantial tie-bolts provide additional support (Plate 30). The stone wall by the pedestrian entrance into the garden (Plate 31) is presumed to have been truncated by the construction of the western wing when this was built, and the clean join reflects the rebuilding of that section of stone wall.

- 4.2.16 The eastern service wing comprised two sections, one of which is an extant 2 storey building (Plates 35-36). This has a kitchen space, pantry and WC on the ground floor (Plates 37-38). The library room on the first floor has been connected into the landing in the main dwelling (Plate 39). It is possible that the extended wing was originally intended to be integrated into the main part of the house, but this is not known.
- 4.2.17 Another section of the eastern wing survives only as a dilapidated standing wall with a window opening (Plate 40). The footprint of this part of the wing was replaced by a UPVC conservatory or sunroom in the late 20th century (Plates 41-42), although some of the original floor surfaces seem to have survived (Plate 43).
- 4.2.18 At the foot of the lawn there is a sundial (Plate 44), a bench, steps and paving that surrounds a circular pond (Plate 45). It is possible that these are original, but they are perhaps more likely to be 19th century additions.

4.3 Site Assessment Plates



Plate 7: Driveway approach to Fisher House, facing north-east towards the property



Plate 8: Stone curtain wall screening Fisher House from the village green and highway, facing north-east towards the property



Plate 9: Front elevation of Fisher House



Plate 10: Modern roof frame over Fisher House



Plate 11: Modern roof frame over Fisher House



Plate 12: Rear elevation, Fisher House



Plate 13: Chimney breast, fireplace, cupboard and window frame in ground floor dining room

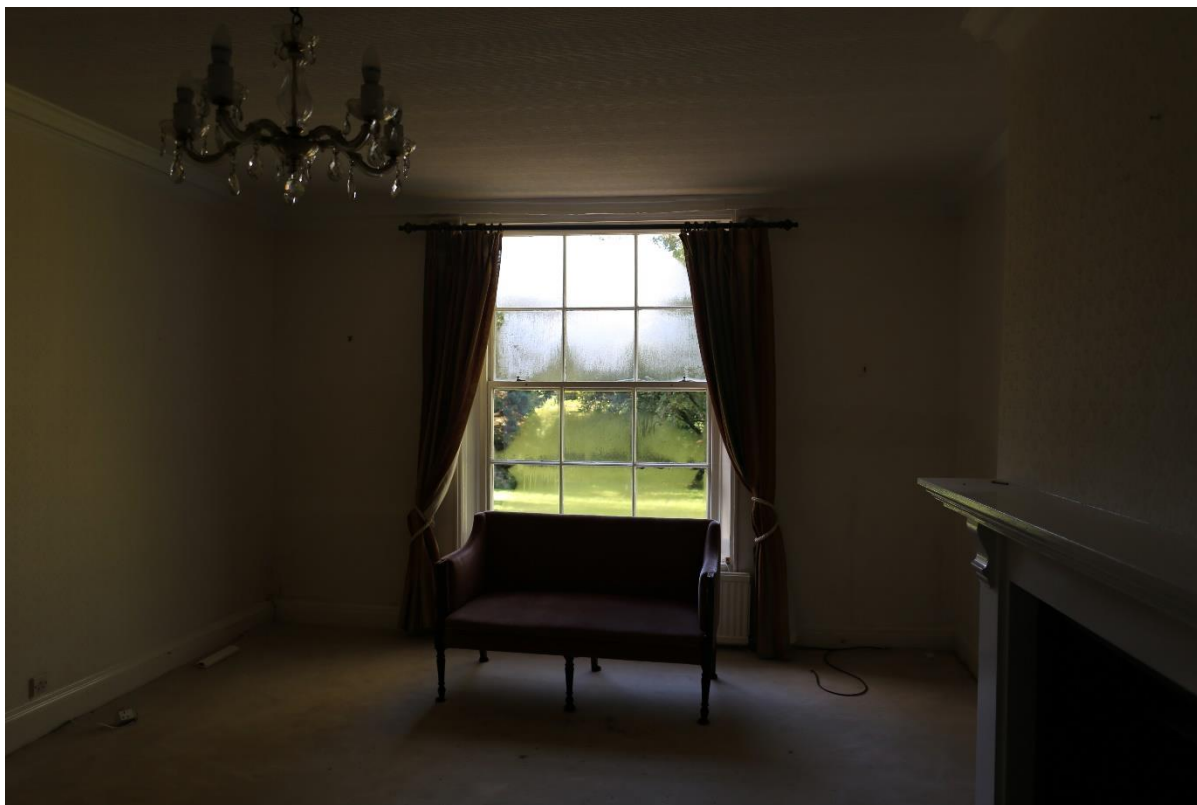


Plate 14: Window frame in ground floor parlour



Plate 15: Detail of window frame in ground floor parlour



Plate 16: Chimney breast and fireplace in ground floor parlour



Plate 17: Blocked window reused as alcove, first floor bathroom



Plate 18: Central staircase, probably original



Plate 19: Doorway into Sitting Room at first floor level, located immediately beneath the archway, possibly redesigned from the original



Plate 20: First floor bedroom doorway at first floor level, cutting into the archway above, possibly redesigned from the original



Plate 21: First floor bedroom showing disconnect between door frame and skirts, suggesting some redesign.



Plate 22: Doorway from first floor Sitting Room into the Study, located on the first floor of the building wing adjacent



Plate 23: The kitchen, facing towards the hatch into the dining room. Note the modern units.



Plate 24: The kitchen, facing towards the large range and chimney breast, and beyond into the modern sunroom.



Plate 25: Ground floor joists above the basement, carried over modern piers and sections of reinforced steel joist



Plate 26: Original features in the basement include arched openings



Plate 27: Cubby holes in the basement walls



Plate 28: Substantial stone flag shelving in the basement, courtesy of Studio SDA Architecture.



Plate 29: Window or hatch entrance with central mullion on the west side of the basement next to a drain sump.



Plate 30: Western wing, now garage and utility room. Note stone block effect render over brick and tie bolt.



Plate 31: Western wing external elevations, facing east. Note unrendered brick, section of stone wall and sliding garage door.



Plate 32: The western wing garage interior, courtesy of Studio SDA Architecture



Plate 33: The roof frame is clearly very recent, courtesy of Studio SDA Architecture



Plate 34: Steps up to the first floor reveal the location of a blocked doorway, courtesy of Studio SDA Architecture



Plate 35: The eastern service wing, facing south-east



Plate 36: The eastern service wing, facing south-west



Plate 37: Eastern service wing fireplace in kitchen



Plate 38: Eastern service wing kitchen space



Plate 39: The library room on the first floor has been connected into the landing in the main dwelling



Plate 40: A section of the eastern wing which survives only as a standing wall with window opening



Plate 41: UPVC conservatory / sunroom



Plate 42: UPVC conservatory / sunroom as built against the servants' wing



Plate 43: Cobbled and flagged surfaces in footprint of former outbuilding



Plate 44: Sundial at lower end of the lawn, courtesy of Studio SDA Architecture



Plate 45: Pond, paving, steps and bench at lower end of the lawn, courtesy of Studio SDA Architecture. Note Wilkinson's and adjoining cottage to right beyond the property boundary

4.4 The Setting of Designated Assets

- 4.4.1 The Application Site is a designated heritage asset (Fisher House, NHLE 1072508). The setting of this asset (cf Appendix 3) should be taken to include any elements which contribute towards its heritage significance. This includes the historic curtilage structures, including the flagged surface and low garden walls to the north, the curtain walls that enclose the long formal lawn, and probably also the pathways around the building and pond, and the sundial, bench and steps nearby.
- 4.4.2 These contribute to our understanding of the history of this dwelling as a family home for most of its existence. They help to illustrate the design intentions, personal tastes and the social aspirations of the original owner and occupant, the Reverend John Fisher. They also support understanding of how relationships - between the dwelling at the core of the property and its gardens, outbuildings and access arrangements - have evolved over time.
- 4.4.3 Of the remaining designated assets in the study area, only four are located sufficiently close to the Application Site to warrant further discussion. These are:
- Lever Park (NHLE1000948 ²⁶), with which the Application Site shares a boundary to the north
 - Wilkinson's and Cottage attached to right (NHLE1164996 ²⁷), with which the application site shares a boundary to the east
 - the Unitarian Chapel on Sheep House Lane (NHLE1362126 ²⁸), which is located immediately west of the Application Site; and
 - Rivington Conservation Area, within which the application site is located.
- 4.4.4 Because the Application Site is set well back from the village and surrounded by a curtain wall and well-grown gardens, the overwhelming majority of the designated heritage assets within the study area are screened by intervening topography, walls and housing, and vegetation. The exceptions are those listed above.

NHLE 1000948: Lever Park

- 4.4.5 The boundary of this asset, designated as a Grade II Park and Garden, adjoins the Application Site. With the exception of the two entrances and driveways leading to Rivington Hall, which exit Rivington Lane approximately 50m to the south-west and south of the Application Site, the areas of this asset close to the Application Site comprise deciduous woodland and open ground. The south-eastern elevation of the Application Site is visible only from a single short stretch along the first section of the driveway.

²⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1000948>

²⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1164996>

²⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1362126>

- 4.4.6 This section of the park was landscaped to create “a mixture of open ground, woodland and avenues. The specific aim of the design was to create a country park which utilised the existing moorland topography and water features and enhanced the rural qualities of the area (Mawson 1911). To this end a number of villas and houses were removed 'to destroy all suggestion of the suburb' (Mawson 1911). Existing woodland to the north and south of Rivington Hall, south of Rivington village and south of Top o' th' Hill Farm was augmented and new planting undertaken, principally around Great House Barn and to the east of Rivington and Blackrod High School.”²⁹
- 4.4.7 The mixture of augmented woodland, avenues and open ground in this part of the park is then related to the creation of the park by Mawson c1911, working with and within the existing environment to a deliberate design. The woodland serves to obscure and screen views out of the park rather than enhancing them, and this seems to have been an intended consequence of its design. This is the only likely direct historic link between Lever Park and Fisher House, discounting the 1913 arson attack on Lord Leverhulme’s bungalow in Lever Park by Phoebe Rayner’s Aunt Edith (Rigby), the suffragette.

NHLE 1164996: Wilkinson's and cottage attached to right

- 4.4.8 Parts of the Application Site – certainly the eastern wing and possibly also the eastern parts of the main Fisher House dwelling – are visible from this property, designated as a Grade II Listed Building. Wilkinson's and the cottage attached are thought to be later than Fisher House by some 28 years. There is not thought to be any historical link between these two.

NHLE 1362126: Unitarian Chapel

- 4.4.9 This asset, designated as a Grade II* Listed Building, is located approximately 100m west of the Application Site. It is separated from the Application Site by rough pasture. While the west elevation of the Application Site is almost certainly visible from the grounds of the Unitarian Chapel, it is likely not visible from the Chapel building. There is no clear historic link between this asset and the Application Site, and the building of Fisher House for a member of the Anglican clergy forty years after the construction of this chapel, at a time while non-conformism was prevalent in the area, is probably coincidental.

Rivington Conservation Area

- 4.4.10 Fisher House itself is set well back from the public road and village green by approximately 50m. It is also completely obscured by intervening topography. The

²⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1000948>

curtain wall, which is the principal source of this screening effect, is a prominent feature of this part of the Conservation Area. It is even used to illustrate the point that that “*All the boundaries are also constructed of locally sourced sandstone and in some cases are quite substantial constructions in their own right*” in the Conservation Area Appraisal. It is also visible in at least two of the ‘important views’ identified on the Conservation Area Analysis Map.

4.4.11 Issues raised in the Conservation Area Appraisal include highways works and vehicle issues, neither of which are likely to be relevant to this application. But while the Grade-II Listed status of Fisher House might render it obsolete, the issue of ‘*inappropriate alterations in unsympathetic materials*’ is potentially relevant, in that in some cases there may possibly be grant funding to address inappropriate alterations:

- “*The Council will seek, subject to budgetary provision, to offer grant aid assistance to property owners to help with the reversal of inappropriate alterations to buildings within the Conservation Area.*”³⁰

³⁰ Chorley Council 2009, *Rivington Conservation Area Appraisal and Management Proposals*, esp p16-17
<https://democracy.chorley.gov.uk/documents/s11600/RivingtonConservtnAreaDoc.pdf>

5 Heritage Resource Assessment

5.1 Outline

- 5.1.1 This heritage statement clearly focusses on the Application Site, a Grade II-Listed Building (NHLE 1072508), its extensions and built features which comprise its curtilage, and the garden features.
- 5.1.2 There are another 13 designated and 39 undesignated heritage assets identified within the study area (cf Appendix 2). 13 of these undesignated assets are either no longer extant or are now submerged beneath the reservoir complex. No new sites were identified during the project.
- 5.1.3 In addition to the Application Site itself, the built heritage in the study area is characterised by an ‘eclectic mix’³¹ of dwellings and former farmhouses. The heritage assets identified close to the Application Site reflect post-medieval development of enclosed moorland, with wealthy inhabitants investing heavily in building stock, but with ornamental private parkland and pleasure grounds unusually forming a significant element. The heritage assets as recorded in the LHER overwhelmingly post-date 1540, which reflects the history of the HER and its source materials.

5.2 Scale it matters

- 5.2.1 In terms of the ‘scale it matters’ (DoT, 2014, p. 55), undesignated assets identified during this assessment tend to matter more to local communities and users. As such, undesignated assets will be considered in the context of local objectives such as those set out in local plans (see Section 2.3 and Appendix 1), unless there are clear reasons to consider them with a regional or broader approach.
- 5.2.2 Designated assets each have a national interest by definition. The treatment of these assets reflects the requirements of the National Planning Policy Framework.³²

5.3 Significance

- 5.3.1 Relative levels of significance for the heritage assets in this study area are presented in Appendix 2. Where setting contributes towards the significance of designated assets, consideration has been made of how it does this, and where potential sensitivities arise.

³¹ Chorley Council 2009, *Rivington Conservation Area Appraisal and Management Proposals*, p17
<https://democracy.chorley.gov.uk/documents/s11600/RivingtonConservtnAreaDoc.pdf>

³² HCLG 2019, *National Planning Policy Framework (NPPF)*, HMSO rev 2021

- 5.3.2 Each of the heritage assets was allocated one of six categories of significance (see Table 1 overleaf; and Appendix 6). These categories are defined by governmental Environmental Impact Assessment guidelines (Highways Agency 2020a and b); see also Table 1 below), in cases where a statutory designation was not already operative. The table over provides a guide as to what type of sites can be expected to provide a good fit for the various levels of significance.³³
- 5.3.3 It is recognised that this process ‘*involves appraisal against a set of judgemental indicators*’ (DfT 2014:55), and that a degree of professional judgement has been applied to allocate the scale it matters, significance and rarity.
- 5.3.4 It is recognised that this process ‘*involves appraisal against a set of judgemental indicators*’ (DfT 2014:55), and that a degree of professional judgement has been applied to allocate the scale it matters, significance and rarity.

³³ Current (Historic England 2015, 2016, and 2017) and historic guidance (DoE 1990:33; DoE 2000:51; English Heritage 2010, 2012a and 2012b) provide the basis on which to determine importance. Further governmental guidance developed the criteria enabling application to individual sites and groups of sites outside of the Scheduling framework (DoE 2000, DoT 2003 and Highways Agency 2020a and b; see also English Heritage 2008). These documents form the basis of the assessment of importance for each of the assets identified.

Cultural Importance/Sensitivity	Examples of sites likely to match this significance level
Very High	Archaeological Remains <ul style="list-style-type: none"> • World Heritage Sites (including nominated sites). • Assets of acknowledged international significance. • Assets that can contribute significantly to acknowledged international research objectives.
	Historic Buildings <ul style="list-style-type: none"> • Standing structures inscribed as of universal importance as World Heritage Sites • Other buildings of recognised international importance
	Historic Landscapes <ul style="list-style-type: none"> • World Heritage Sites inscribed for their historic landscape qualities • Historic landscapes of international sensitivity, whether designated or not • Extremely well-preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s)
High	Archaeological Remains <ul style="list-style-type: none"> • Scheduled Monuments (including proposed sites). • Undesignated assets of schedulable quality and significance. • Assets that can contribute significantly to acknowledged national research objectives.
	Historic Buildings <ul style="list-style-type: none"> • Scheduled Monuments with standing remains • Grade I and Grade II* Listed Buildings • Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade • Conservation Areas containing very important buildings • Undesignated structures of clear national importance
	Historic Landscapes <ul style="list-style-type: none"> • Designated historic landscapes of outstanding interest • Undesignated landscapes of outstanding interest • Undesignated landscapes of high quality and importance, and of demonstrable national sensitivity • Well preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s)
Medium	Archaeological Remains <ul style="list-style-type: none"> • Designated or undesignated assets that contribute to regional research objectives.
	Historic Buildings <ul style="list-style-type: none"> • Grade II Listed Buildings (It is acknowledged that Grade II listed buildings are of national importance). • Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association • Conservation Areas containing buildings that contribute significantly to its historic character. • Historic Townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
	Historic Landscapes <ul style="list-style-type: none"> • Designated special historic landscapes • Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value • Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s)
Low	Archaeological Remains <ul style="list-style-type: none"> • Designated and undesignated assets of local significance. • Assets compromised by poor preservation and/or poor survival of contextual associations. • Assets of limited value, but with potential to contribute to local research objectives.
	Historic Buildings <ul style="list-style-type: none"> • 'Locally Listed' buildings • Historic (unlisted) buildings of modest quality in their fabric or historical association • Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
	Historic Landscapes <ul style="list-style-type: none"> • Robust undesignated historic landscapes • Historic landscapes with importance to local interest groups. • Historic landscapes whose sensitivity is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Archaeological Remains <ul style="list-style-type: none"> • Assets with very little or no surviving archaeological interest.
	Historic Buildings <ul style="list-style-type: none"> • Buildings of no architectural or historical note; buildings of an intrusive character.
	Historic Landscapes <ul style="list-style-type: none"> • Landscapes with little or no significant historical interest
Unknown	Archaeological Remains <ul style="list-style-type: none"> • The significance of the resource has not been ascertained.
	Historic Buildings <ul style="list-style-type: none"> • Buildings with some hidden (i.e. inaccessible) potential for historic significance
	Historic Landscapes <ul style="list-style-type: none"> • N/A

Table 1: Factors for assessing the value of archaeological assets, after Highways Agency 2020a

6 Impact Assessment

6.1 Introduction

- 6.1.1 The location of the proposed development and its relationship to known heritage assets is shown on Figure 2. The likely impact of the development proposals (as described in documents supplied to Minerva Heritage Ltd by Studio SDA Architecture Ltd in December 2021; see also Figures 3-9) on the significance of the heritage resource (as described above) is assessed in this section. To help identify specific areas of heritage significance at the Application Site itself, more detail is provided in Appendix 5.
- 6.1.2 Impact magnitude is measured according to the terminology set out in Appendices 4-5, especially the British Standards Institution (BSI) “Guide to the conservation of historic buildings” (BS 7913 2013). The language used in this section draws on established guidance and terminology (see Appendix 4), with each instance referenced as and where appropriate.
- 6.1.3 In terms of predicting impact a precautionary approach is normally taken whereby the maximum possible impact is calculated; we recognise that it is feasible that ‘real’ impacts may be less than as implied in this assessment report. The impact assessment is presented as Appendices 5-6, and a summary is presented in Section 7.1 below.

6.2 Proposed Development Details

- 6.2.1 The development proposals comprise the following (see also Figures 3-9):

GF (Fig 3)

- a) Creation of archway from kitchen to dining room by removal of party wall and hatch between kitchen and dining room to create single space through
- b) Replacement of existing dilapidated glass house by new family room and formal dining room
- c) Conversion of 1x existing (window) opening into a doorway to connect existing kitchen/dining room spaces to new family room and formal dining room
- d) Conversion of east wing ground floor to guest room
- e) Reinstatement of blocked doorway from ground floor shower room to garage
- f) Reconfiguration of garage to form gym, bike and external storage and plant room.
- g) Replacement of sliding garage doors with new louvre doors and a fixed panel.
- h) Creation of entrance lobby double door.
- i) Existing utility area reconfigured.
- j) Door handed to drawing room.
- k) External envelope of the building to receive appropriate insulation and drylining.

1F (Fig 4)

- l) Combining bedroom and bathroom spaces by removal of section of party wall
- m) Blocking in of bathroom door
- n) Reconfiguration of sitting room to accommodate music room, storage, WC and guest bedroom ensuite
- o) Reconfiguration of bedroom space to include new ensuite
- p) insertion of new doorway to party wall from guest bedroom to ensuite.
- q) End of hallway to form working hub.
- r) External envelope of the building to receive appropriate insulation and drylining.
- s) Insertion of cabinet doors to storage from hallway party wall.
- t) Door handed to guest bedroom.

2F (Fig 5)

- u) Insertion of en-suite shower room
- v) Insertion of new door opening into party wall
- w) Reconfiguration of existing bathroom and boiler storage to form storage and ensuite
- x) Insertion of new door opening into party wall
- y) Bedroom doors handed.
- z) Door to storage handed

Roof (Fig 6)

- aa) 2x conservation rooflights fitted to rear-facing roof pitch of main building
- bb) 2x conservation rooflights fitted to eastern service wing roof
- cc) Eastern side of the main roof to be replaced with stone slates to match the original western side.
- dd) all chimney capping to the main house to be reinstated with reclaimed chimney pots.

Basement

- ee) replacement of rotten cellar ceiling
- ff) all walls to be appropriately treated for damp ingress and appropriate damp proof render.

Fixtures / Fittings

- gg) replacement of kitchen
- hh) replacement of bathrooms
- ii) rewire / replumb / security system
- jj) full decorating throughout
- kk) replacement of existing windows to double glazed framed windows (tbc)

Exterior elevations (Figs 7-9)

- ll) Replace ground floor external door to east service wing, south-east elevation

Curtilage (Fig 3)

- mm) Creation of patio terrace to east of new family room

6.3 Physical Impacts

- 6.3.1 Sources of negative impact associated with a development of this type normally comprise loss or damage to sensitive fabric within a building, as loss of historically significant layouts or form. Appendices 5-6 sets out how the proposals impact on fabric, layout and setting, and whether this affects areas of heritage interest.
- 6.3.2 Physical impacts on heritage assets outside the footprint of the Application Site will be ‘No Change’ as a result of changes to materials.

Fisher House (NHLE 1072508)

- 6.3.3 Development proposals that directly affect this Grade II-Listed Building are shown in Appendix 5. Most of these are ‘Negligible’ changes that hardly affect it.
- 6.3.4 The most significant of these is the:
- Potential ‘Minor adverse’ effect arising from proposal (kk)
- 6.3.5 As a group with cumulative effects on the asset, the proposals generate a group of adverse effects best described as ‘Minor’ – *‘Change to key historic building elements, such that the asset is slightly different’*.
- 6.3.6 Proposal (kk) is for replacement of the original sash windows to double-glazed framed windows. The asset clearly has a lot of windows across its three floors, but it does not seem proportionate to allocate a greater level of harm to this proposal or to the group. ‘Moderate’ would be the greater level, described as *‘Change to many key historic building elements, such that the resource is significantly modified’*, and significantly modified does not seem to be a sensible conclusion.

6.4 Impacts on Setting

- 6.4.1 Setting is defined in Appendix 3. Damage to heritage character can arise as an impact where the view to, from or across a heritage asset is removed or significantly altered by new construction, or where its setting is otherwise visually compromised.
- 6.4.2 With the exception of the Application Site itself, designated assets will not be affected (see Appendix 6). Perhaps unusually, the intentional seclusion of the Application Site means that there are no appreciable effects on the Rivington Conservation Area.

Fisher House (NHLE 1072508)

- 6.4.3 Development proposals that affect the setting of this Grade II-Listed Building comprise:
- A potential ‘Minor adverse’ effect arising from proposal (aa)

- A potential ‘Negligible adverse’ effect arising from proposal (bb)
- A potential ‘Negligible adverse’ effect arising from proposal (mm)

6.4.4 The combination of minor and negligible adverse effects, when considered cumulatively as a group, should probably be considered as ‘Negligible’. They represent ‘*Slight changes to historic buildings elements or setting that hardly affect it*’.³⁴ There is not a compelling case to argue for a greater level of negative impact than this.

6.5 Impact Significance

6.5.1 By continuing to apply the same methodology, it becomes possible to demonstrate the significance of the potential impacts upon the heritage assets (see Appendices 5-7).

6.5.2 Impact assessment relies on measuring the magnitude of the impacts against the importance of the resource. The significant results are also presented as Table 2 in Section 7.1 for ease of reference. Some impacts benefit from further discussion as set out below.

6.5.3 Adverse effects act solely upon the Application Site. There are no adverse effects on any other designated or undesignated assets identified during this project. This includes the three designated assets within 100m of the Application Site.

‘Slight’ / ‘Moderate’ Adverse Impacts

6.5.4 This heritage assessment has indicated that the development proposals are likely to create a combination of negative and positive impacts upon the Grade II-Listed Building at the Application Site (Fisher House / NHLE1072508). The harm is calculated as a ‘Slight/Moderate’ impact, and the asset will be ‘slightly different’ following the development.

6.5.5 The result of ‘Slight/Moderate’ calculated using Appendix 7 is at the threshold of the levels of ‘substantial harm’ and ‘less than substantial harm’ recognised by the NPPF³⁵. Effects at the ‘Moderate’ level can be considered to be material decision-making factors, whilst effects at the ‘Slight’ level are not material in the decision-making process³⁶.

6.5.6 Allocating a ‘Moderate’ level of harm (cf Appendix 7) as the proposals affect Fisher House does not seem to be proportionate (see also above). In our judgement the

³⁴ see Appendix 4

³⁵ See *R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited* [2019] EWHC 2899 (Admin)

³⁶ *Highways England 2019, LA 104 Environmental assessment and monitoring and LA 106 Cultural heritage assessment*

proposals do not cause a level of ‘substantial harm’, but ‘Slight’ harm, which is ‘less than substantial’.

Positive Impacts

- 6.5.7 There are also positive impacts to consider, which principally comprise the provision of long-term solutions to the problems with poor insulation / energy efficiency, and the damp issues which seem to have arisen in the last 50 years or so.
- 6.5.8 There are also positive impacts on heritage significance that are likely to arise from proposals (e) and (dd).

7 Conclusion

7.1 Outline

7.1.1 In summary, we assume that:

- The development proposals will have a ‘Minor’ physical impact upon the Grade II Listed Building at the Application Site (Fisher House / NHLE1072508); and a ‘Negligible’ indirect impact upon its setting. These impacts should probably be interpreted as comprising ‘Slight’ harm, although the methodology indicates ‘Slight/Moderate’ harm.
- The development proposals will have no adverse impacts on the Rivington Conservation Area or other designated assets in the study area.

7.1.2 Table 2 below summarises adverse impacts arising from the present development proposals:

Table 2: Summary Impact Assessment

Asset	Significance	Direct Impact	Impact on Setting	Magnitude
Fisher House (NHLE1072508)	High	Minor	Negligible	Slight / Moderate

7.2 Fisher House

7.2.1 This heritage assessment has indicated that the development proposals are likely to create a combination of negative and positive impacts upon the Grade II-Listed Building at the Application Site (Fisher House / NHLE1072508). The harm is calculated as a ‘Slight/Moderate’ impact, and the asset will be ‘slightly different’ following the development.

7.2.2 The result of ‘Slight/Moderate’ calculated using Appendix 7 is at the threshold of the levels of ‘substantial harm’ and ‘less than substantial harm’ recognised by the NPPF³⁷. Effects at the ‘Moderate’ level can be considered to be material decision-making factors, whilst effects at the ‘Slight’ level are not material in the decision-making process³⁸.

7.2.3 Allocating a ‘Moderate’ level of harm (cf Appendix 7) as the proposals affect Knott Gate does not seem to be proportionate. In our judgement the proposals do not cause a level of ‘substantial harm’, but ‘Slight’ harm, which is ‘less than substantial’.

³⁷ See *R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited* [2019] EWHC 2899 (Admin)

³⁸ *Highways England 2019, LA 104 Environmental assessment and monitoring and LA 106 Cultural heritage assessment*; see also Note 3

7.3 Recommendations

- 7.3.1 Where proposed change “*will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*”³⁹.
- 7.3.2 In the case of Fisher House (NHLE1072508), the harm is considered to be ‘Slight’. There is also some slight positive change to the heritage significance of this asset to count in its favour.
- 7.3.3 It is possible that some historic and/or evidential information which contributes to the significance of the site overall may be lost by removal without prior recording. The internal layout has been recorded by survey and photography during the preparation for this application, but it is also possible that remains of the former outbuilding to against the south-east elevation may retain some evidence for historic function and sequential development. In this case, paragraph 205 of the National Planning Policy Framework is likely to apply:
- 205. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
- 7.3.4 Any changes to this asset arising from development proposals could be mitigated appropriately through preservation ‘by record’. A ‘Level 2’ survey as prescribed by Historic England (2017) is considered to be an appropriate response to this context. There are likely to be elements of the complex - such as sequential development and evidence for historic function as described above - which warrant particular attention. Elements from a ‘Level 3’ survey could be considered for those.
- 7.3.5 Finally, we consider it very unlikely that any archaeological remains survive at the Application Site, and do not consider that any archaeological monitoring or further investigation is appropriate.

³⁹ HCLG 2019, NPPF, para 202

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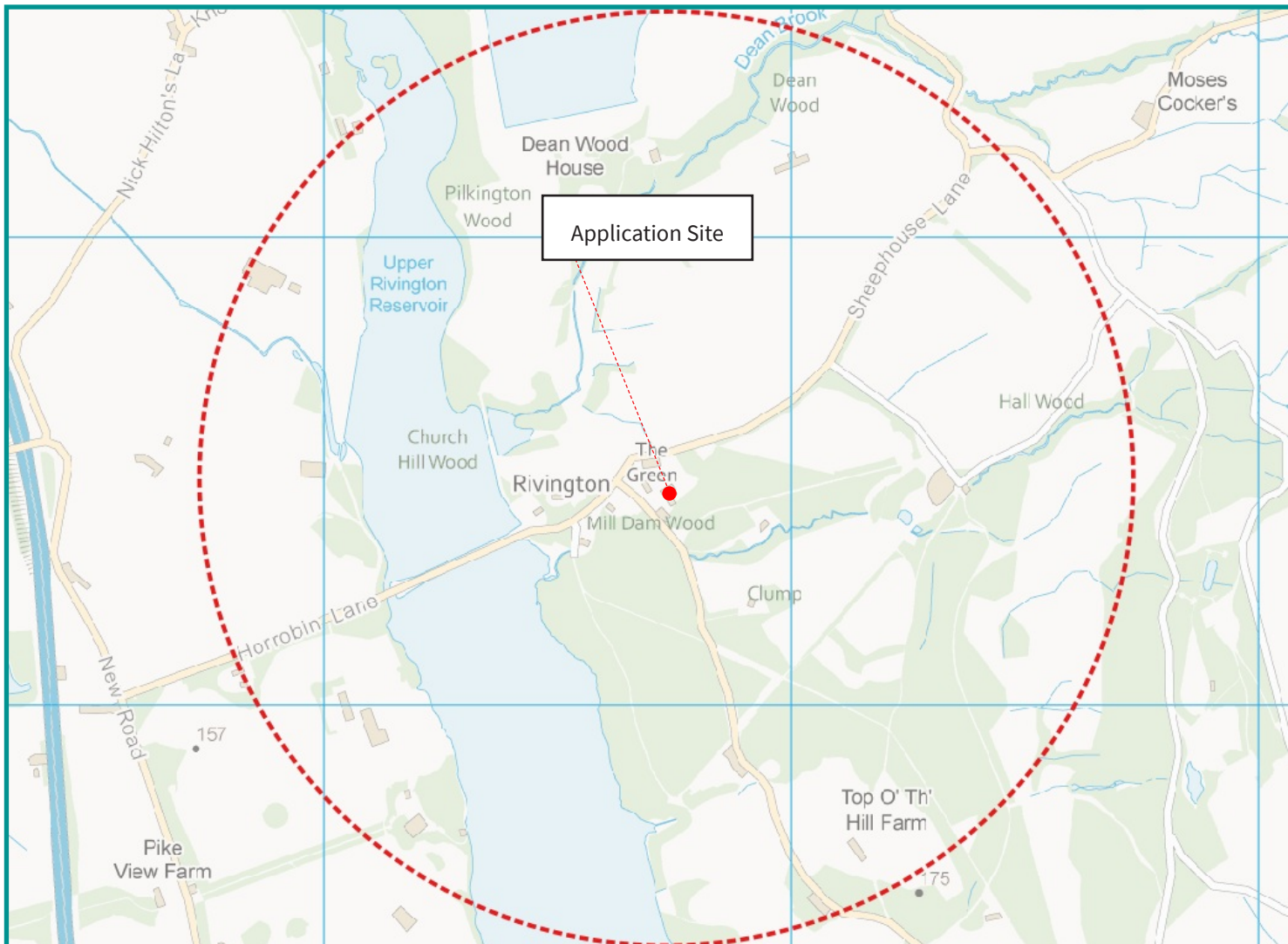
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Client

For Montcliffe Commercial Services Limited

Location

Fisher House, Rivington Lane, Rivington, Bolton BL6 7SL

NGR 362736 414459 (SD 62736 14459)

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Figure 1: Location Map

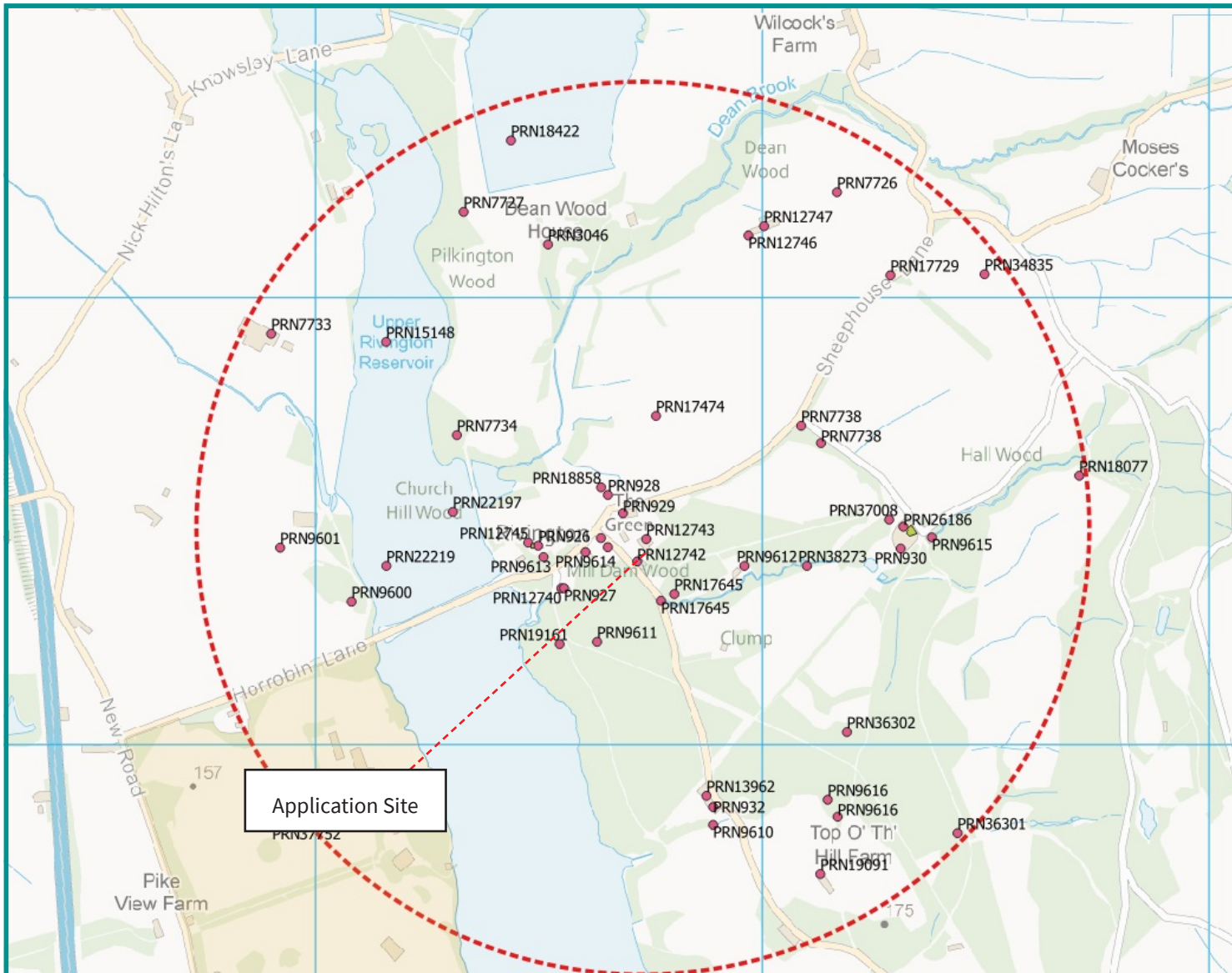
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Figure 2: Distribution of Historic Environment Record Entries

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Figure 3: Proposed Ground Floor Plan
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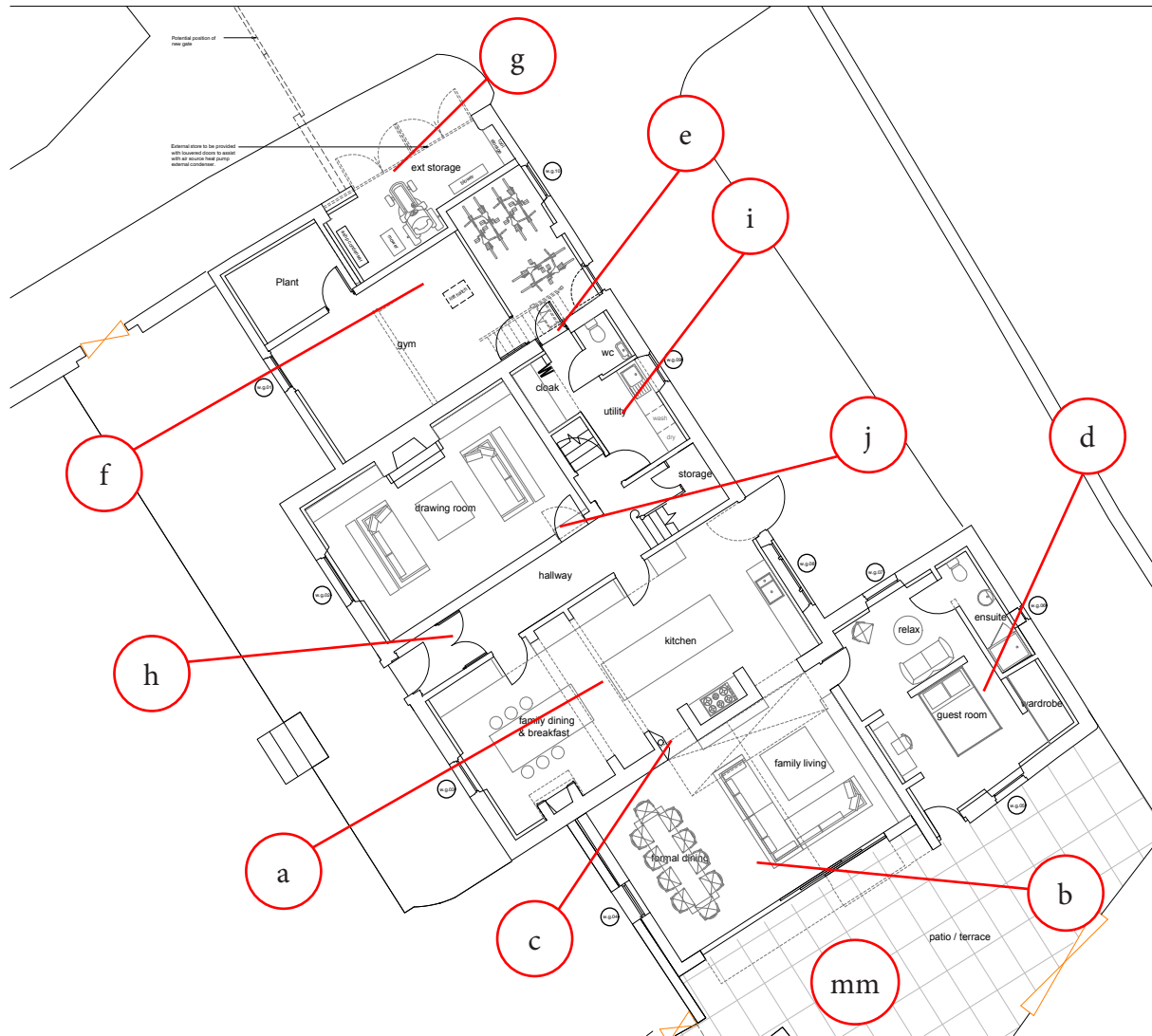
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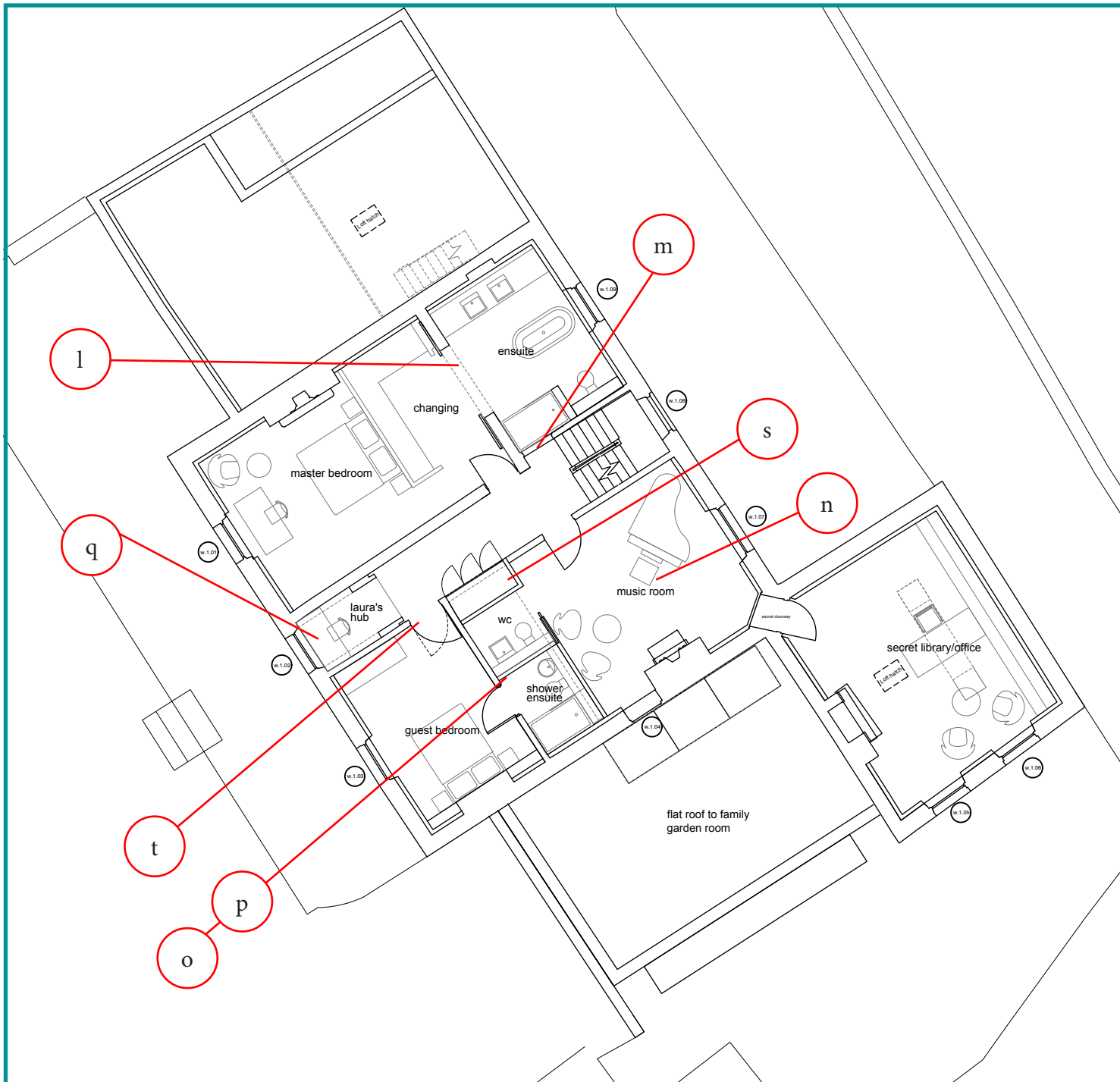
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Figure 4: Proposed First Floor Plan
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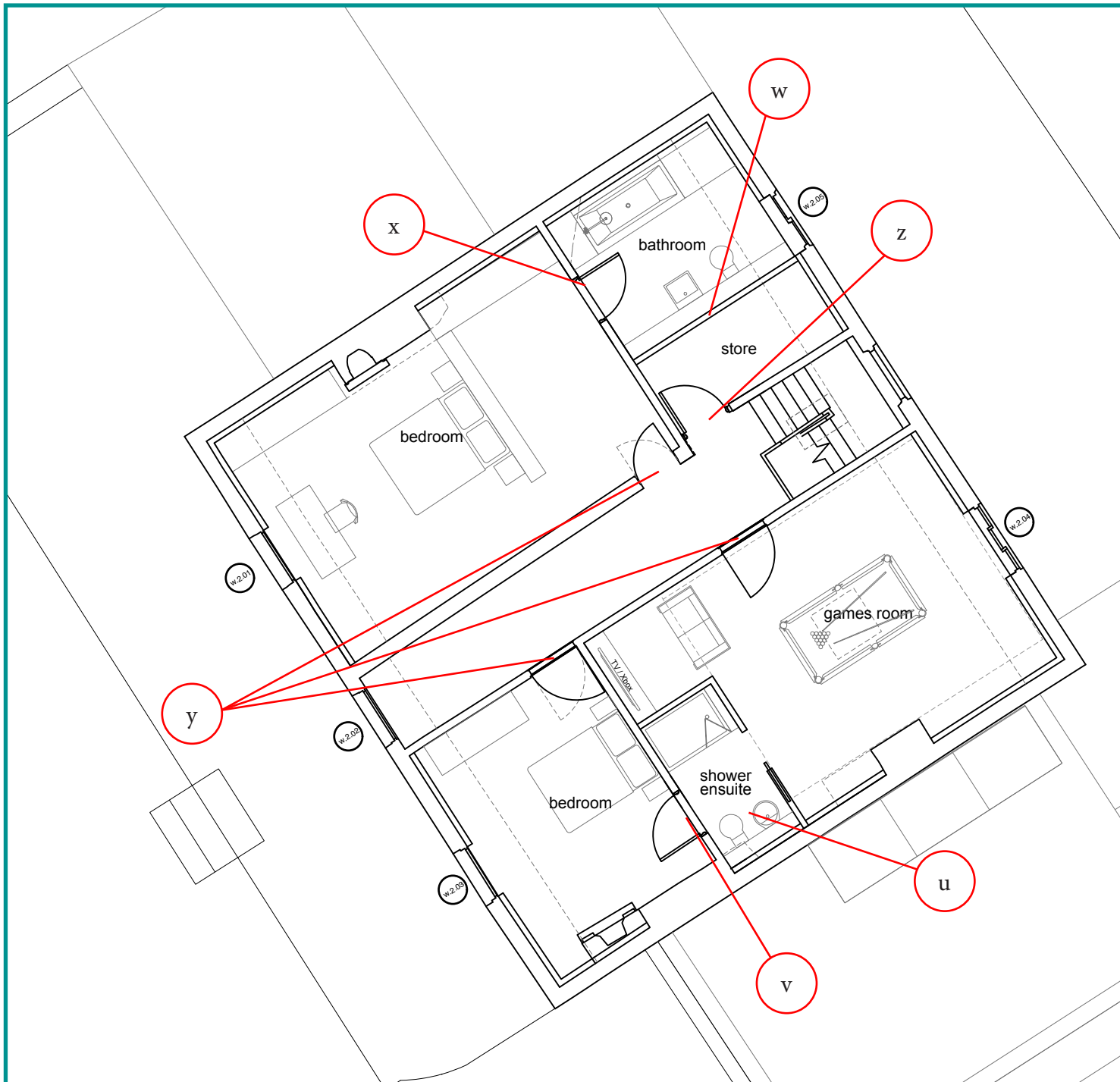
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Figure 5: Proposed Second Floor Plan
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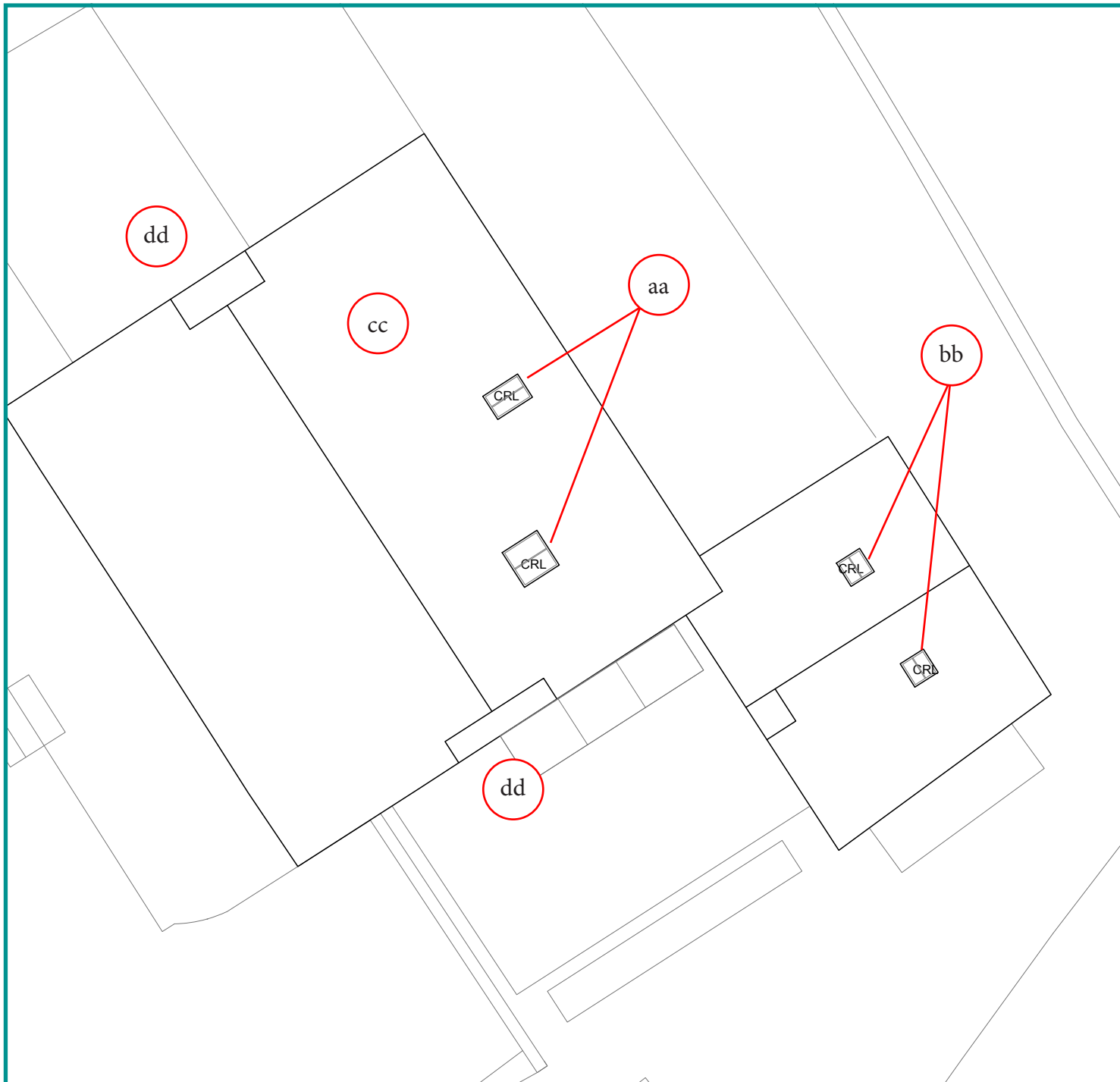
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Figure 6: Proposed Roof Plan
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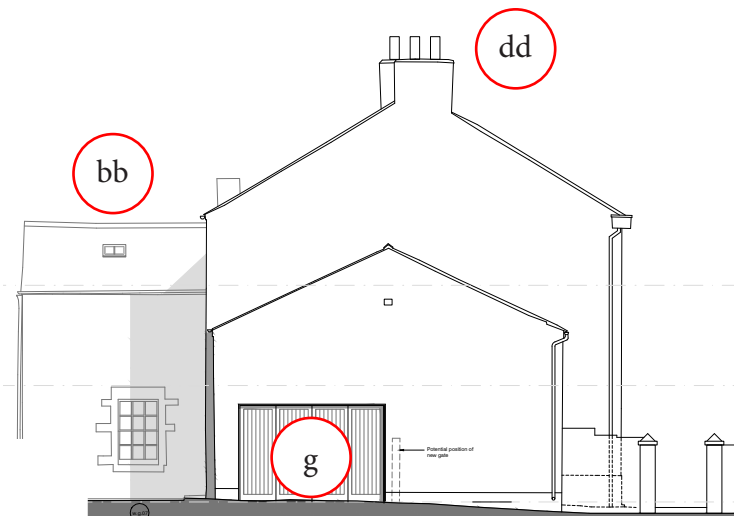


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Proposed South-East Elevation



Proposed North-West Elevation

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Figure 7: Proposed South-East and North-West Elevations

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Figure 8: Proposed South-West Elevation Extracts not reproduced to scale

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Figure 9: Proposed North-East Elevation
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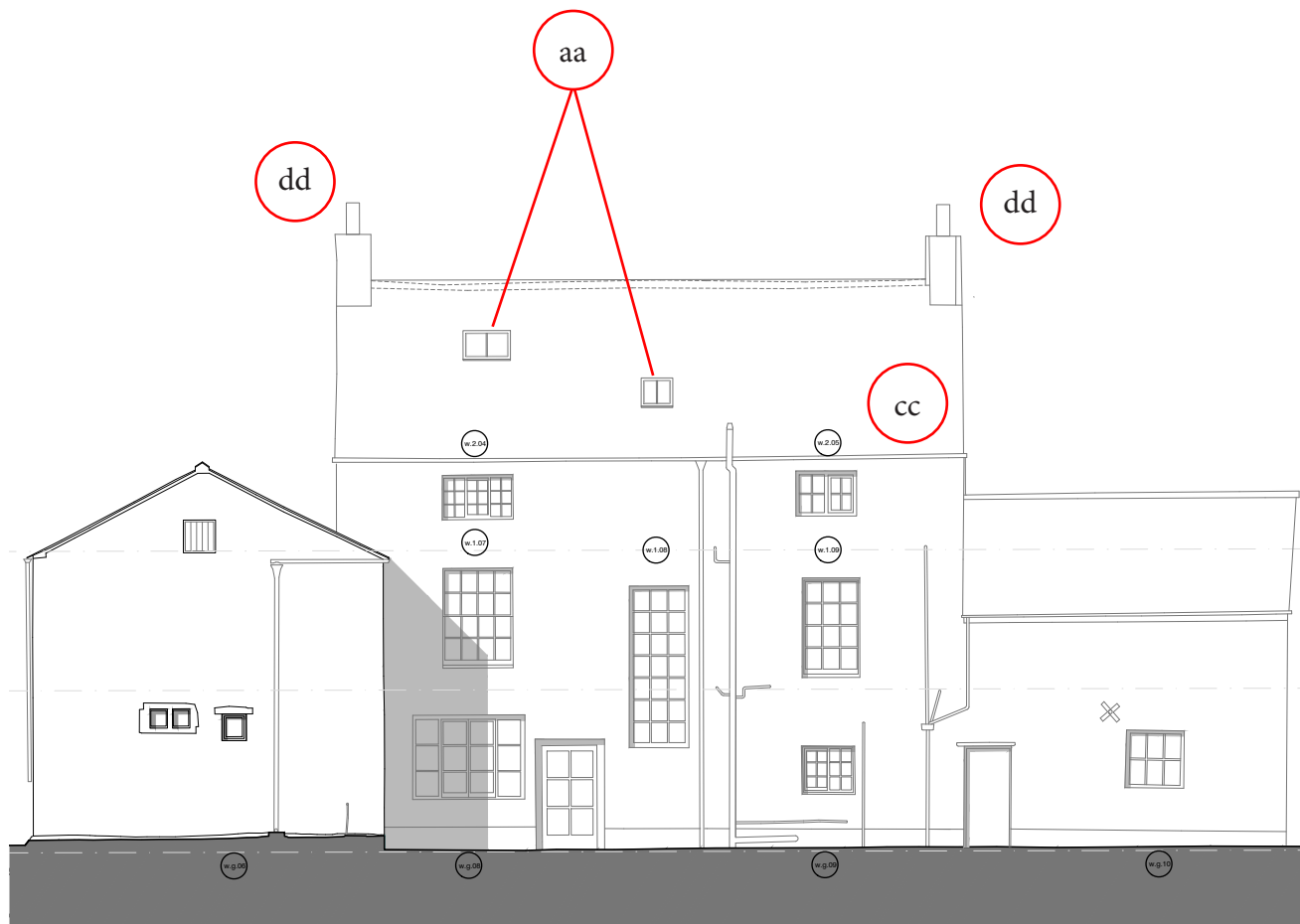
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Appendix 1: Relevant Local Planning Policy

Chorley Local Plan 2012 – 2026: Site Allocations and Development Management Policies Development Plan Document [Adopted 21 July 2015]

Policy BNE8: Protection and Enhancement of Heritage Assets

a) Applications affecting a Heritage Asset or its setting will be granted where it:

- i. Is in accordance with the Framework and relevant Historic England guidance;
- ii. Where appropriate, takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals;
- iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and;

b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:

- i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;
- ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged;
- iii. The conservation and, where appropriate, the enhancement of the setting of heritage assets;
- iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
- v. The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;
- vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.

Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.

Appendix 2: Gazetteer

Conservation Areas

Rivington Conservation Area⁴⁰

Registered Parks and Gardens

Name	LHER no	NHLE no	Grade
Lever Park	PRN10219	1000948	II

NHLE 1000948: Lever Park

Grade II: Designed by Thomas Hayton Mawson in collaboration with William Hesketh Lever, later first Viscount Leverhulme, Lever Park was laid out as a country park in 1901-11. The layout is substantially as shown on the OS map of 1929.⁴¹

This is very close to the Rivington Gardens, designed between 1906-22 predominantly by Thomas Mawson for Lord Leverhulme with additions by James Pulham & Son. (NHLE 1000950)

Listed Buildings

Name	LHER no	NHLE no	Grade
Fisher House	PRN12743	1072508	II
Great House Farmhouse and Cottage, Rivington Lane.	PRN932	1072509	II
Rivington Hall Barn	PRN26186	1072510	II
Bradleys Farmhouse	PRN12746	1072511	II
Rivington Hall	PRN930	1165012	II*
Bellhouse circa 10 metres West of Church of Holy Trinity	PRN12745	1165054	II
Church of Holy Trinity	PRN926	1164938	II
Wilkinson's and Cottage attached to right	PRN12742	1164996	II
Barn circa 50 metres east of Bradleys Farmhouse, Sheep House Lane, Rivington	PRN12747	1317492	II
Mounting Block in School Yard circa 15 metres west of Rivington School	PRN12740	1362124	II
Great House Barn	PRN13962	1362125	II
Unitarian Chapel	PRN929	1362126	II*

NHLE 1072508: Fisher House

Grade II. House. Late C18, altered. Stored stucco on brick, with stone plinth and dressings, roof of stone slate (front) and slate (rear). Double depth plan of 3 bays and 3 storeys, symmetrical, with gable chimneys and flanking 2 storey service wings (that on right mostly demolished); central round-headed doorway in moulded surround with impost, door of 6 hexagonal panels, fanlight with radiating glazing bars; two 12-pane sashes at ground floor (that on the left larger in both dimensions and breaking the plinth) and 3 at 1st floor all with splayed stone heads, three 6-pane sashes at 2nd floor; wooden eaves gutter supported on brackets and lined with lead. Set back at each end a brick service wing, that on the left with one 12-pane sashed window (altered as garage), that on the right reduced to a screen wall with blocked window. Interior:

⁴⁰ <https://rivingtonpc.org.uk/conservation-area/>

⁴¹ <https://historicengland.org.uk/listing/the-list/list-entry/1000948>

kitchen has back door of double-layered horizontal and vertical planks; staircase: doglegged, with open string, stick balusters, ramped handrail. History: said to have been built by Rev John Fisher, incumbent of Church of Holy Trinity 1763-1813.⁴²

NHLE 1072509: Great House Farmhouse and Cottage, Rivington Lane.

Grade II. Farmhouse, later C17, with addition, and cottage C18; altered, now public conveniences, office, gallery and cottage. Farmhouse: squared sandstone with quoins, stone slate roof. Two-bay end-baffle-entry plan with stair turret in centre flush with stepped out 1st bay; addition at right end. Two storeys, now with attic; stair turret gabled: at right end of 2nd bay a chamfered doorway with hoodmould, at 1st floor above this a single-light window, to the left one window on each floor of this bay, one on each floor of the stair turret, and 2 at ground floor of 1st bay: all these of 2 lights with chamfered flush mullions and slab hoodmoulds. Left gable has 3 vertically aligned 3-light windows and a single light to the right at 1st floor. Rear: each bay has a similar window of 3 lights at ground floor and 2 lights above, and 2nd bay also has firewindows of 2 lights at ground floor and one light above; attic has two gabled 2-light windows which appear to be insertions. Addition to north end has a 4-light window and a door at ground floor of front and 2-light window at 1st floor, a 2- and a 3-light window at ground floor of rear and 3-light window above. Interior entirely altered, but roof of collar trusses with raked struts may be early C20 copy of original. Cottage: slightly overlapped by this, projecting, and canted forwards slightly; of watershot masonry with rusticated quoins, roof on slightly lower level with chimney at right gable; 2 bays and 2 storeys; has 2 doors in the left half, both in plain architraves with fluted keystones, a window to the 2nd bay and 2 at 1st floor, all square with rusticated splayed heads which have keystones. Interior not inspected. Item probably altered by Lord Leverhulme c.1910, during formation of Lever Park.⁴³

NHLE 1072510: Rivington Hall Barn

Grade II. Barn, now licensed for music, dancing etc. Probably C16, restored, altered and enlarged c.1905 by Jonathan Simpson for Lord Leverhulme. Cruck frame, cladding of coursed squared sandstone, stone slate roof. Long range of 7 bays, with aisles added c.1905, the roof carried down over them on flatter pitch; in centre of west side a T-plan timber-framed porch in Tudor style, and in both gables a long flush mullion window at ground floor and similar mullion and transom window above; east side altered and with various service additions. Interior: 6 full cruck trusses all on large boulder padstones and all with tie-beams, collars and yokes; aisle principals, dorsals and windbraces purlins appear to be all modern additions. Reference: VCH Lancs V p.289⁴⁴

NHLE 1072511: Bradleys Farmhouse

Grade II. Farmhouse. Dated 1683 on lintel of door; altered. Coursed sandstone rubble with quoins, on chamfered plinth, graduated slate roof with stone gable copings and gable chimneys. Double-depth 2-bay plan with end-baffle entry and shallow rear outshut to 1st bay, extension to rear of this. Two storeys; at left end an added single-storey gabled porch breaking the hoodmould of the inner doorway which has a roll-moulded surround lintel with panelled raised lettering B; ground floor has 1:6 | E 8:3 2 C19 sashed windows, 1st floor has recessed chamfered mullion windows of 2 and 2 lights under one hoodmould and 2 and 3 lights under one hoodmould (the 1st of these windows, over the porch, blocked). Left gable wall (rendered) has 2

⁴² <https://historicengland.org.uk/listing/the-list/list-entry/1072508>

⁴³ <https://historicengland.org.uk/listing/the-list/list-entry/1072509>

⁴⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1072510>

windows on each floor, all casements but the upper with chamfered flush mullions, and 2 blocked round-headed attic lights. Right gable wall has mostly blocked windows: 2 and one light at ground floor, with hoodmoulds, 2 and one light at 1st floor, 2 lights in the attic lacking the mullion. Rear has a 3-light window with hoodmould at ground floor of 2nd bay. Interior: apparently altered, now with a central lateral passage and dog-legged C19 staircase; boxed beams. Note: early example of double-depth plan interestingly combined with traditional end-baffle-entry; and dated.⁴⁵

NHLE 1165012: Rivington Hall

Grade II*. Manor house, now premises of North West Water Authority. Various builds, dated 1694 over rear door, 1700 on rear wing, and 1774 on rainwater heads of front range, with other alterations and additions: all these being successors to a timber-framed courtyard house built in late C15. Oldest surviving parts to rear are of coursed thin sandstone rubble with quoins, the upper floors of watershot coursed squared sandstone; and the front range of 1774, together with the front of a late-C19 extension to the rear east corner of this, of brick with stone dressings; all with slate roofs. Now U-plan facing south-west, the front range being a double-pile addition to the earlier building round the rear courtyard. Front range is 2-storeys in classical style, symmetrical, 5 bays with pedimented centre; stone plinth, band, moulded cornice, parapet concealing 2-span roof with gable chimneys; central doorway and side lights in pedimented stone architrave up 4 steps, four 15-pane sashed windows at ground floor and five 12-pane sashes at 1st floor, all with splayed stone heads; similar windows in return walls, some blind, rainwater heads dated 1774; prominent late C19 wing with 2-storey canted bay. Rear: rear doorway with moulded surround and lintel lettered in relief "16 W B 94", single-light restored window to left of this, and further left a 6-light window with cavetto mullions and hoodmould, at 1st floor two 2-light casements in remains of former mullioned windows; above this an added storey in watershot masonry finished in brick; north-west wing similarly raised has on this side a blocked 4-light mullioned window under a hoodmould projected to the angle of junction, at 1st floor 3 windows of C16 type with round-headed lights, hollowed spandrels and chamfered flush mullions (2,2, and one light), between the 2nd and 3rd a carved datestone lettered B; quoins and a W M 1700 kneeler at the corner, and continued in this line a single-bay low 2-storey addition with a doorway at the junction, a 3-light chamfered flush mullion window on each floor, quoins, and large brick gable chimney: other side of this wing has inter alia the returned ends of a hoodmould and jambs of a former mullioned window broken by a large inserted window, and 2 blocked 2-light windows above. Interior altered, but ground floor of rear has chamfered and hacked beams, and front range has a stairwell with Adam-style decoration in the lantern. Reference: VCH Lancs V pp.286-291.⁴⁶

NHLE 1165054: Bellhouse circa 10 metres West of Church of Holy Trinity

Grade II. Bellhouse, now store. Probably C16. Coursed squared sandstone with quoins, stone slate roof. Small square building of one storey raised on a basement, with a plain basement door on the south side, a raised door on the north side approached by steps, a louvred 2-light window with chamfered mullion on each side except north (mullion missing from south side), and a round-headed louvred window on the north side. Said to have been built to receive a large bell purchased from the church at Wigan in 1542. Reference VCH Lancs V, p.293.⁴⁷

⁴⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1072511>

⁴⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1165012>

⁴⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1165054>

NHLE 1164938: Church of Holy Trinity

Grade II. Parish church. Probably 1666 rebuild of early C16 chapel, altered and restored in late C19. Irregularly coursed sandstone with large quoins, slate roof. Nave with south porch and north vestry, chancel. Small plain building with 3 square-headed 3-light windows on each side, the lights on the south side round-headed and those on the north side square-headed, C19 gabled porch between the centre and western windows on the south side, modern vestry in equivalent position on north side. West gable wall has a wide elliptical-headed doorway, and an octagonal bellturret with square base partly corbelled out and a conical roof with tall weathervane. Chancel has a window of 3 round-headed lights in each side and a segmental-headed east window of 5 lights with a transom. Interior: roof of 4 collar trusses with bracing to tie-beams and collars; oak screen with some parts late medieval; late C16 oak octagonal pulpit on a stem, with 2 linen-fold panels in each side; on north wall a genealogical painting copied in 1835 from a copy of 1821 of a C16 original relating to the Pilkington family (which was damaged by fire in 1834); C18 brass chandelier with fluted body and 2 tiers of arms. History: chapel of ease built in late C15 rebuilt or restored by Richard Pilkington c.1540 (Pilkington family held Rivington as tenants-in-chief of Duchy of Lancaster, built Rivington Hall, q.v.) Reference VCH Lancs V, pp.286-293.⁴⁸

NHLE 1164996: Wilkinson's and Cottage attached to right

Grade II. Pair of cottages., Dated 1788 at 1st floor, altered. Coursed squared sandstone with quoins, slate roof with ridge chimney. Double depth, each single-fronted. Two storeys, built as reflected pair, with doorway at outer end, straight lintel run out over a horizontal 3-light window, with a similar 3-light window above (the latter sliding sashes); in centre of 1st floor a shouldered datestone inscribed J H. Attached at right hand end is 1788 a single-bay C19 cottage, of similar materials, 2 higher storeys, with doorway in plain surround at right hand side and one 4-pane sash on each floor, chimney at the junction gable (and below this the outline of a formerly more steeply pitched roof of Wilkinson's).⁴⁹

NHLE 1317492: Barn circa 50 metres east of Bradleys Farmhouse, Sheep House Lane, Rivington

Grade II. Barn with integral shippon. Dated 1737 in west gable, perhaps altered. Coursed sandstone rubble with quoins, slate roof. Irregular T-plan with unequal outshuts on both sides of the shippon at the west (lower) end, and barn on higher level to the east. Very broad west gable wall including the outshuts, (the eaves on the north side carried down to about 2 metres above ground level) has traditional 3 shippon doors all offset to the left, all with chamfered surrounds, 3 windows associated with this part, a loading door in the centre at loft level, above this a square datestone inscribed N N.E.T. 1737 and a square owl-hole. South side has a chamfered doorway to the outshut (which is small, probably a stable), another door to the 2nd bay, 2 windows, a wagon door porch with carried down roof, and some slit breathers. North side has exceptionally large outshut to the western half, under a catslide roof, 3 casement windows in the outer wall of this; otherwise this wall and the east gable are covered by additions. Interior of shippon end: loft floor carried on wooden beams supported by wooden saddles on short posts rising from iron columns.⁵⁰

NHLE 1362124: Mounting Block in School Yard circa 15 metres west of Rivington School

⁴⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1164938>

⁴⁹ <https://historicengland.org.uk/listing/the-list/list-entry/1164996>

⁵⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1317492>

Grade II. Mounting block. Date unknown, but perhaps C18; restored. Sandstone. Circular platform, with stone post mounted in centre, and approached by 2 steps on north side.⁵¹

NHLE 1362125: Great House Barn

Grade II. Barn, now cafe. Probably C16, but dated 1702 in gable; reduced; restored, altered and enlarged c.1905 by Jonathan Simpson for Lord Leverhulme. Cruck frame, cladding of squared sandstone and stone slates. Now 3 bays but formerly longer, with aisles added c.1905, the roof carried down over them on flatter pitch to a very low level; now very broad south gable wall has Tudor-style timber-framed porch in centre (C20), a large 5-light flush mullion window on each side and similar 4-light window over the porch, a datestone above this window lettered in relief A north gable has a T A R 1702 continuous 17-light window at ground floor and 4-light window above. Interior: 2 full cruck trusses on very large boulder padstones, with blades of large scantling, collars, yokes, and replacement tie-beams; aisles blades principals, dorsals and windbraced purlins appear to be all modern additions. Reference: VCH Lancs V p.289.⁵²

NHLE 1362126: Unitarian Chapel

Grade II*. Unitarian chapel. Dated 1703. Squared sandstone with quoins, chamfered plinth, stone slate roof with gable bellcote. Both sides and both gables have 2 large cross-windows with small panes, the panes diamond-latticed in the gable walls and rectangular in the side walls; flanking the windows on the south side are 2 doorways with chamfered surrounds, that on the right with a pointed head and lintel inscribed "1703". On the west gable is a small hexagonal bellcote with a swept roof. Attached at the north west corner is a single-bay 2 storey wing with roof hipped down to the junction but gabled at the other end, with a tall chimney stack; this part has a door and one window on each floor of the west side and two 2-light square-mullioned windows on the east side, mostly with diamond lattice glazing. Interior: original box pews including choir stall at east end; between windows on north wall a raised 5-sided panelled pulpit with carved frieze and moulded cornice, and further east on the same wall a very large C18 wall monument to the Willoughby family of Parham, very fully lettered and with coats of arms and shields on the panel above the lettering; between windows on south side, Willoughby family pew with panelled reredos and very prominent moulded and carved cornice in classical style. NB: in graveyard at east end of chapel is the gravestone of Samuel Oldknow "of Nottingham, late of Anderton" ob 1759, one of the earliest textile factory builders. (See also Roscoe Lowe Farmhouse, Anderton CP).⁵³

⁵¹ <https://historicengland.org.uk/listing/the-list/list-entry/1362124>

⁵² <https://historicengland.org.uk/listing/the-list/list-entry/1362125>

⁵³ <https://historicengland.org.uk/listing/the-list/list-entry/1362126>

Lancashire Historic Environment Record Entries

HER ID	NHLE ref	Name	Summary Description	Designation
PRN12740	1362124	Rivington School	Mounting block. Date unknown, but perhaps C18; restored.	Grade II
PRN12742	1164996	Wilkinson's and cottage attached to right	Pair of cottages, 1788 and C19.	Grade II
PRN12743	1072508	Fisher House	Late C18 house.	Grade II
PRN12745	1165054	Church of Holy Trinity	Bellhouse, now store. Probably C16.	Grade II
PRN12746	1072511	Bradleys Farmhouse	Farmhouse, dated 1683.	Grade II
PRN12747	1317492	Bradleys Farm	Combination barn with integral shippon, dated 1737.	Grade II
PRN13962	1362125	Great House Barn	Cruck barn, probably C16, restored in 1905, now a cafe.	Grade II
PRN15148		Rivington Reservoirs complex	Upper and Lower Rivington Reservoirs, Anglezarke, Yarrow, High Bullough Reservoirs, Rake Brook and Lower Raddlesworth Reservoirs, formerly Liverpool Water Works Reservoirs, constructed to supply water to Liverpool	
PRN17474		Sheep House Farm	Farmstead shown on OS first edition map, 1849, since demolished.	
PRN17645		Croft Gate and Croft Bridge	House and bridge shown on OS first edition mapping of 1849 and 1894. House since demolished.	
PRN17645		Croft Gate and Croft Bridge	House and bridge shown on OS first edition mapping of 1849 and 1894. House since demolished.	
PRN17729		Sparks (Crambo Cottage)	House shown on OS first edition map, no longer extant.	
PRN18077		Old Kates	Farmstead, shown on OS first edition maps of 1849 and 1894 but since demolished	
PRN18422		Turner's	Farmstead, destroyed for reservoir	
PRN18858		New Hall Farm	Reused C19th stone head put up on gable of barn. Since stolen?	
PRN19091		Top o' th' Hill Farm	Farmstead, pre-1849. Farmhouse apparently demolished and rebuilt on a new site post-1894.	
PRN19161		School Brow	House shown on OS first edition map	
PRN22195		Rivington Village	Possible watermill site	
PRN22197		Blackamoor's Head	Public house, pre-1847, destroyed for reservoir	
PRN22219		Walker Houses	Houses shown on OS first edition map, now site of reservoir	
PRN26186	1072510	Rivington Hall Barn	C16 cruck-framed barn, converted early C20 to a music hall.	Grade II
PRN3046		Rivington	Roughly circular ditched platform	
PRN34835		Rivington	Earthwork remains of a Sandstone Quarry (Rubble) shown on OS 1:10,560 mapping of 1849.	
PRN36301		Intack	Farmstead shown on OS 1849 mapping. No longer extant.	
PRN36302		Ainsworths	Farmstead shown on OS 1849 mapping. No longer extant.	
PRN37008		Rivington Barn	Possible Early Bronze Age perforated pebble hammer found in 1958 at Rivington Barn, Lever Park.	
PRN38273		Rivington (known as)	Cast copper alloy finger ring dating from the C17-C18. The object is circular in plan and D-shaped in cross-section. The outer face of the hoop is decorated with a repeated foliate design. The object has a pitted golden patina and measures 21.85mm in dia	
PRN3684		Rivington Stocks	Stocks, dated 1719, not in situ, no longer listed.	
PRN7726		Bradleys Lane	Earthwork remains of a sandstone quarry shown on OS first edition map, 1849.	
PRN7727		Near Yarrow Reservoir	Sandstone quarry (rubble) shown on OS first edition map, 1849.	
PRN7733		Blindhurst	Farmstead and sandstone quarry, pre-1849.	
PRN7734		Pilkingtons	Farmstead shown on OS first edition map	
PRN7738		Sheep House	Dwelling or small farmstead and an adjacent sandstone quarry shown on OS first edition map, 1849, no longer extant.	

HER ID	NHLE ref	Name	Summary Description	Designation
PRN7738		Sheep House	Dwelling or small farmstead and an adjacent sandstone quarry shown on OS first edition map, 1849, no longer extant.	
PRN926	1164938	Church of the Holy Trinity	Parish church. Probably 1666 rebuild of early C16 chapel, altered and restored in late C19. Graveyard marked surrounding the building in 1849.	Grade II
PRN927		Rivington Primary School	Rivington Grammar School was founded in 1566 and ruinous by 1639. Rebuilt in 1714 (on the same site?) and converted to an elementary school in 1881, extended in 1905. A locally listed building.	
PRN928		New Hall Farm	Medieval house, later a farmstead, perhaps as early as 1336. Noted in 1544 and a section dated 1642. Demolished c.1912 but foundations still extant in 1958.	
PRN929	1362126	Rivington Unitarian Chapel	Presbyterian chapel, founded 1662, built 1703, restored 1952, now a Unitarian chapel.	Grade II*
PRN930	1165012	Rivington Hall	Manor house, now premises of NW Water Authority. Various builds, dated 1694 over rear door, 1700 on rear wing, and 1774 on rainwater heads of front range, with other alterations and additions: all these being successors to a timber-framed courtyard house	Grade II*
PRN932	1072509	Great House Farmhouse	Farmhouse, later C17, with addition, and cottage C18; altered, now public conveniences, office, gallery and cottage. Probably altered by Lord Leverhulme c.1910, during formation of Lever Park.	Grade II
PRN9600		Horrobin Delf	Sandstone quarry shown on 1849 mapping	
PRN9601		Cunliffes	Sandstone quarry, pre-1849	
PRN9610		Great House	Well, pre-1849.	
PRN9611		Rivington	Sandstone quarry shown on OS first edition map	
PRN9612		Rivington	Well	
PRN9613		Rivington	Gravel pit	
PRN9614		Horrobin Lane	Smithy shown on OS first edition mapping	
PRN9615		Rivington Hall	Water wheel shown on OS first edition map	
PRN9616		Old Thatch and Summerfield	A pre-1849 farmstead was redeveloped by 1894. The site has since been cleared.	
PRN9616		Old Thatch and Summerfield	A pre-1849 farmstead was redeveloped by 1894. The site has since been cleared.	
PRN37752		Anderton Hall and Anderton Park	The hall was built in 1860 and demolished in 1930, the park is still extant.	

Appendix 3: Defining Setting

The **X'ian Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas** adopted by the 15th General Assembly of ICOMOS in October 2005 (ICOMOS 2005) stated that:

'The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character'.

The **National Planning Policy Framework** (NPPF p56; CLG 2020) states that the setting of a heritage asset comprises:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

The **Historic England Good Practice Guide 3: Setting of Heritage Assets** (p2) expands on this position:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral" (p2)

"Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated (see below Designed settings). Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance." (p7)

Appendix 4: Impact Definitions

The maximum potential impacts arising from the development proposals have been presented according to magnitude of impact in Table 4 below. Impact significance is measured by referring to the following table:

Table 4: Magnitude of Impact

Significance of Impact	Description of Impact
Major Adverse	Archaeological Remains Change to most or all key archaeological elements, such that the resource is totally altered Comprehensive changes to setting Total changes to setting of archaeological or historic building assets Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to the character of a historic landscape area.
	Historic Buildings Change to key historic building elements, such that the resource is totally altered. Total change to the setting.
	Historic Landscapes Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit
Moderate Adverse	Archaeological Remains Changes to many key archaeological elements, such that the asset is clearly modified Considerable changes to setting
	Historic Buildings Change to many key historic building elements, such that the resource is significantly modified Changes to the setting of an historic building, such that it is significantly modified
	Historic Landscapes Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character
Minor Adverse	Archaeological Remains Changes to key archaeological elements, such that the asset is slightly altered Slight changes to setting
	Historic Buildings Change to key historic building elements, such that the asset is slightly different Change to setting of an historic building, such that it is noticeably changed
	Historic Landscapes Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character
Negligible Adverse	Archaeological Remains Very minor changes to elements or setting
	Historic Buildings Slight changes to historic buildings elements or setting that hardly affect it
	Historic Landscapes Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No change	Archaeological Remains/ Historic Buildings No change to fabric or setting
	Historic Landscapes No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

Appendix 5: Impact Assessment – Application Site

Table 6: Magnitude of Impacts and Impact Significance

Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
Ground floor					
a)	Creation of archway from kitchen to dining room by removal of party wall and hatch between kitchen and dining room to create single space through	Fabric	Wall fabric and hatch	Probably both original; hatch indicates historic function	Negligible
		Layout	Ground floor layout	Probably both original	Negligible
b)	Replacement of existing dilapidated glass house by new family room and formal dining room	Layout	Existing dilapidated glass house	None	No Change
c)	Conversion of 1x existing (window) opening into a doorway to connect existing kitchen/dining room spaces to new family room and formal dining room	Fabric	Window and wall	Wall is original but window may be 19C addition that indicates evolution of property	Negligible
		Layout	Ground floor layout	Either original feature or 19C	Negligible
d)	Conversion of east wing ground floor to guest room	Fabric	Kitchen fittings and flooring	19C to early 20C Indicates historic function	Negligible
		Layout	Relationship between service building and main house	Indicates historic relationships	Negligible
e)	Reinstatement of blocked doorway from ground floor shower room to garage	Fabric	Bricked in doorway	Indicates functional changes over time	Negligible
		Layout	Relationship between service building and main house	Reinstates original relationship	Positive
f)	Reconfiguration of garage to form gym, bike and external storage and plant room.	Fabric	Existing party walls	Indicates historic relationships / function. 19/20C	Negligible
		Layout	Service wing layout	Possibly 20C	Negligible

Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
g)	Replacement of sliding garage doors with new louvre doors and a fixed panel.	Fabric	Sliding doors	Likely 20C feature	Negligible
h)	Creation of entrance lobby double door.	Layout	Hallway layout	Original layout	Negligible
i)	Existing utility area reconfigured.	Fabric	Utility area shelving units and party walls	Late 20C and minimal value	No Change
		Layout	Ground floor layout	Late 20C and minimal value	Negligible
j)	Door handed to drawing room.	Layout	Relationship of door to hallway and room	Likely 19-20C layout preserves original	Negligible
k)	External envelope of the building to receive appropriate insulation and drylining.	Fabric	Wall fabric	Much extant lining likely to be 20C	Negligible
First floor					
l)	Combining bedroom and bathroom spaces by removal of section of party wall	Fabric	Wall fabric	Either original or 19C	Negligible
		Layout	First floor layout	Either original or 19C	Negligible
m)	Blocking in of bathroom door	Layout	First floor layout	Either original or 19C	Negligible
n)	Reconfiguration of sitting room to accommodate music room, storage, WC and guest bedroom ensuite	Layout	Insertion of party walls and infrastructure	Either original or 19C	Negligible
o)	Reconfiguration of bedroom space to include new ensuite and WC	Fabric	Wall and floor	Either original or 19C	Negligible
		Layout	First floor layout	Either original or 19C	Negligible
p)	insertion of new doorway to party wall from guest bedroom to ensuite.	Fabric	Wall fabric	Either original or 19C	Negligible
q)	End of hallway to form working hub.	Layout	First floor layout	Either original or 19C	Negligible
r)	External envelope of the building to receive appropriate insulation and drylining.	Fabric	Wall fabric	Much extant lining likely to be 20C	Negligible
s)	Insertion of cabinet doors to storage from hallway party wall.	Fabric	Wall fabric	Either original or 19C	Negligible

Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
		Layout	First floor layout	Either original or 19C	Negligible
t)	Door handed to guest bedroom	Layout	Relationship of door to landing stage and bedroom	Likely 19-20C layout preserves most of original	Negligible
Second floor					
u)	Insertion of en-suite shower room	Fabric	Floor and wall	Either original or 19C	Negligible
		Layout	Second floor layout	Either original or 19C	Negligible
v)	Insertion of new door opening into party wall	Fabric	Wall	Either original or 19C	Negligible
		Layout	Second floor layout	Either original or 19C	Negligible
w)	Reconfiguration of existing bathroom and boiler storage to form storage and ensuite	Fabric	Floor and walls	Either original or 19C	Negligible
		Layout	Second floor layout	Either original or 19C	Negligible
x)	Insertion of new door opening into party wall	Fabric	Wall	Either original or 19C	Negligible
		Layout	Second floor layout	Either original or 19C	Negligible
y)	Bedroom doors handed.	Layout	Second floor layout	Either original or 19C	Negligible
z)	Door to storage handed	Layout	Second floor layout	Either original or 19C	Negligible
Roof					
aa)	2x conservation rooflights fitted to rear-facing roof pitch of main building	Fabric	Main roof	Appears to have been replaced in 20C	Negligible
		Setting	Appearance of the dwelling	Original (1750)	Minor
bb)	2x conservation rooflights fitted to eastern service wing roof	Fabric	Service wing roof	19C	Negligible
		Setting	Appearance of the service wing	Original (19C)	Negligible
cc)	Eastern side of the main roof to be replaced with stone slates to match the original western side.	Fabric		Appears to have been replaced in 20C	Negligible
dd)	All chimney capping to the main house to be reinstated with reclaimed chimney pots	Fabric	Chimney capping / pots	Some are missing	Positive

Proposal	Description	Affected Feature (Fabric, Layout, Setting)	Description of Affected Feature	Heritage significance of affected feature	Impact of proposed works on heritage significance
Basement					
ee)	replacement of rotten cellar ceiling	Fabric	Rotten ceiling	Likely 19 or 20C	Negligible
ff)	all walls to be appropriately treated for damp ingress and appropriate damp proof render	Fabric	Walls	Most likely original	Negligible
Fixtures/Fittings					
gg)	replacement of kitchen	Fabric	Modern kitchen	None	Negligible
hh)	replacement of bathrooms	Fabric	Modern bathrooms	None	Negligible
ii)	rewire / replumb / security system	Fabric	Presumably discrete interventions throughout	Various	Negligible
jj)	full decorating throughout	Fabric	Modern decor	None	Negligible
kk)	replacement of existing windows to double glazed framed windows (tbc)	Fabric	Sash windows	Original features	Moderate
Exterior elevations					
ll)	Replace ground floor external door to east service wing, south-east elevation	Fabric	Door	Likely 19C	Negligible
Curtilage					
mm)	Creation of patio terrace to east of new family room	Fabric	Paving slabs and large drain cover	Likely 20C	No Change
		Setting	Relationship between garden and service wing	Likely 19C	Negligible

Appendix 6: Impact Assessment – Designated Assets and Setting

Asset	How setting contributes to heritage significance	Description of change	Impact on setting
Lever Park (PRN10219 / 1000948)	Mixed woodland used to screen surrounding landscape from visitors arriving via carriageway entrance to Rivington Hall.	No Change	No Change
Wilkinson's and Cottage attached to right (PRN12742 / 1164996)	That this property was built on road and close to village green reflects the historic importance of both. Rural setting probably shows a relationship with cottage weaving industry.	No Change	No Change
Unitarian Chapel (PRN929 / 1362126)	Construction in centre of village shows importance of non-conformism to population in 18C and later. Rural setting contributes to its aesthetic.	No Change	No Change
Conservation Area	The village green at the centre is a focal point	No Change	No Change
	Dense, mature woodland	No Change	No Change
	Local sandstone is the predominant building material	No Change	No Change
	Most properties are elevated from the roadside	No Change	No Change
	Mixture of building styles – no single style dominates	No Change	No Change
	Narrow lanes	No Change	No Change
	Views, which are limited by the trees are to open countryside or across the reservoirs	No Change	No Change
	Upland, Pennine foothill landscape	No Change	No Change

Appendix 7: Impact Magnitude

Measuring the value/sensitivity of the asset against the significance of the impacts arising from development proposals provides the basis for assessing the magnitude of the impacts.

Table 5 below is used to calculate Impact Significance, by measuring Importance of the asset against the Impact Magnitude (British Standards Institute (BSI 2013:16), after Highways Agency 2007: 27):

Table 5: Magnitude of impact plotted against value

Value/Sensitivity	Very High	Neutral	Slight	Moderate / Large	Large / Very Large	Very Large
	High	Neutral	Slight	Slight / Moderate	Moderate / Large	Large / Very Large
	Medium	Neutral	Neutral / Slight	Slight	Moderate	Moderate / Large
	Low	Neutral	Neutral / Slight	Neutral / Slight	Slight	Slight / Moderate
	Negligible	Neutral	Neutral	Neutral / Slight	Neutral / Slight	Slight
		No Change	Negligible	Minor	Moderate	Major

Magnitude of Impact Definitions

Definitions of adverse (negative) effects (after Highways England 2019, *LA 104 Environmental assessment and monitoring* and *LA 106 Cultural heritage assessment*)

Table 3.7 Significance categories and typical descriptions

Significance category	Typical description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process.
Moderate	Effects at this level can be considered to be material decision-making factors.
Slight	Effects at this level are not material in the decision-making process.
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

NOTE 1 Where relevant, individual environmental factors can set out variations in significance description requirements.

NOTE 2 The approach to assigning significance of effect relies on reasoned argument, the professional judgement of competent experts and using effective consultation to ensure the advice and views of relevant stakeholders are taken into account.

NOTE 3 Significant effects typically comprise residual effects that are within the moderate, large or very large categories.