

For Mr and Mrs Pitalia  
Report

Top O'th Hill Farm, Rivington Lane,  
Rivington, Bolton, BL6 7RZ

## Heritage Statement

Minerva Heritage Project Code: TOOH023

NGR 363128 413702 (SD 6312 1370)

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## Summary

Minerva Heritage Ltd was invited by Mr and Mrs Patalia to provide a heritage assessment for development of Top O'th Hill, Rivington Lane, Rivington, Bolton, BL6 7RZ. The client wishes to demolish the extant buildings and to replace these with a new dwelling.

The Application Site is not protected, nor in a Conservation Area, but there are 3 designated assets – two listed buildings and Lever Park, a registered park and garden - within 0.2km of the Application Site.

The Application Site was developed before the two listed buildings, and the development is not connected with Lord Leverhulme, his estate reorganisation or the creation of Lever Park. The farmhouse is built in the Arts and Crafts style, but it is not of sufficient quality to warrant statutory or local listing. Barn A, a rebuild of an earlier barn on the site, is also not of sufficient quality to warrant statutory or local listing. Both buildings are of 'Low' importance at most. Barn B is of no heritage value.

This heritage assessment indicates that the development proposals will:

- Generate 'less than substantial harm' to the Farmhouse and Barn A at the Application Site through their demolition. In this instance, therefore, paragraphs 203-205 of the NPPF should apply; see also below.
- Generate 'less than substantial harm' to two listed buildings nearby. In this instance, paragraphs 199, 202, 204 and 205 of the NPPF should apply.

As per NPPF paragraph 205, the developer should:

*"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"*

The loss of these assets at the Application Site, and the negative effects on the two designated assets as described, could be mitigated effectively through preservation 'by record' and the standard publication of that record through the Lancashire Historic Environment Record.

A 'Level 2' survey of the Farmhouse and Barn A is considered to be an appropriate response to this context. There is no need to record Barn B, which is both modern and intrusive.

## 1 Introduction

### 1.1 Project Background

- 1.1.1 In March 2023 Minerva Heritage Ltd was invited by Mr and Mrs Pitalia (henceforth 'the client'), to provide a heritage statement for redevelopment of the farm buildings at Top O'th Hill Farm, Rivington Lane, Rivington, Bolton, BL6 7RZ ('the Application Site'; centred on NGR 363128 413702 (SD 6312 1370); see also Figure 1).
- 1.1.2 The Application Site comprises a farmhouse and two barns presently. The client wishes to demolish the extant buildings on the site, and to replace the existing buildings with a new dwelling. The extant buildings are not designated assets, but there are designated assets nearby and it is necessary to assess any potential impact on these as per the National Planning Policy Framework.
- 1.1.3 The heritage statement prepared by Minerva Heritage Ltd has been commissioned to examine potential impacts on heritage assets – this includes the buildings at the site and designated heritage assets nearby.

### 1.2 The Application Site

- 1.2.1 The Application Site comprises the dwelling house and barns at Top O'th Hill Farm, Rivington Lane, Rivington, Bolton, BL6 7RZ (Figures 1-2; Plates 1-12). Farm buildings shown at the Application Site on historic maps of the 19<sup>th</sup> century were demolished and rebuilt around 1900. The present buildings are not those shown on the earliest Ordnance Survey mapping.
- 1.2.2 None of the buildings at the site are protected by statutory designation as listed buildings. Nor is the site within a Conservation Area – the boundary of Rivington Conservation Area is 600m to the north-west.
- 1.2.3 The property boundary of the Application Site is surrounded on three sides by Lever Park, a designated Registered Park and Garden, but the entire Application Site lies without of that designation.
- 1.2.4 Access to the Application Site is via a short driveway leading off the west side of Rivington Lane. Surrounding the Application Site on three sides is the boundary of Lever Park, which manifests in this location as woodland.

### 1.3 Heritage Assessment

- 1.3.1 This heritage statement has been commissioned to investigate such potential impacts as may arise from the development proposals, as per the requirements of the National Planning Policy Framework (paragraphs 194-195).

1.3.2 A rapid desk-based assessment supported by site assessment were used as the most appropriate methods of providing an assessment of the significance of the heritage resource. The development proposals have been measured against the significance of the heritage resources to assess the potential impacts and impact significance.

## 1.4 Acknowledgements

1.4.1 Thanks are due to Mr and Mrs Pitalia for commissioning us to undertake the work. Minerva Heritage would also like to thank:

- Katie Lewis-Pierpoint of Knightsbridge Planning Consultants;
- Studio SDA Architecture; and
- Lancashire Archaeology Advisory Service for their support.

1.4.2 This heritage statement has been prepared by Chris Healey, Director of Minerva Heritage.

## 2 Methodology

### 2.1 Introduction

2.1.1 The first component of this heritage assessment document comprises a rapid desk-based assessment. The Chartered Institute for Archaeologists (CIfA 2020) 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 2020)*

2.1.2 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.)*

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

## 2.2 National Planning Policy Framework

2.2.1 The National Planning Policy Framework (NPPF)<sup>1</sup>, last updated July 2021, sets out the Government's policies on different aspects of spatial planning in England, including the historic environment. Paragraphs 199 and 203-205 are especially relevant to this proposal.

## 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 Methodology: Research Collection

2.4.1 A rapid review of online resources provided a scant amount of additional information about the site's history and development, and the Lancashire Historic Environment Record was consulted for information on the record entry for the Application Site.

## 2.5 Heritage Assessment – Significance and Setting

2.5.1 The British Standard's Institute (2013)<sup>2</sup> is the principal guide to the Impact Assessment methodology in this report. This document also employs further guidance<sup>3</sup> to better establish and articulate the nature and significance of the heritage assets and their setting where appropriate.

2.5.2 The report provides a brief summary of baseline conditions relating to heritage within the study area, in order to describe the *"significance of any heritage assets affected, including any contribution made by their setting"*<sup>4</sup>.

*"Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*<sup>5</sup>

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<sup>1</sup> Ministry of Housing, Communities and Local Government (HCLG) 2021, *National Planning Policy Framework*, HMSO rev July 2021

<sup>2</sup> British Standards Institution (BSI) 2013, *Guide to the conservation of historic buildings* (BS 7913 2013)

<sup>3</sup> Historic England 2015 and 2017

<sup>4</sup> HCLG 2019, *National Planning Policy Framework (NPPF)*, HMSO rev 2021

<sup>5</sup> HCLG 2019, *National Planning Policy Framework (NPPF)*, HMSO rev 2021, p71-2



- 2.5.3 Assets identified were allocated one of six categories of significance, drawing on established guidelines.<sup>6</sup> The significance of heritage assets has been determined principally using criteria derived from Highways Agency 2019. In accordance with NNPF paragraph 194, the level of detail given is proportionate to the assets' importance and no more than is sufficient to understand the potential impacts of the development proposals on their significance. Criteria outlined in historic guidance are employed if appropriate.<sup>7</sup>
- 2.5.4 Where setting contributes towards the significance of designated assets, consideration has been made of how it does this, and where potential sensitivities arise.
- 2.5.5 Designated assets each have national interest by definition, and treatment of the designated and undesignated assets reflects the requirements of the National Planning Policy Framework.<sup>8</sup>
- 2.5.6 It is recognised that this process should involve '*quantified and objective approach adopted with a distinction made between fact, assumptions and professional judgement.*' (Highways England 2020b:4). Where professional judgement has been applied that is noted.

## 2.6 Heritage Impact Assessment

- 2.6.1 The assessment then determines the likely significant effects of the development proposals upon the identified heritage assets and, where necessary, identifies appropriate mitigation measures (cf Section 5).

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<sup>6</sup> Current (Historic England 2015, 2016 and 2017) and historic guidance (DoE 1990:33; DoE 2000:51; English Heritage 2008) 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.

<sup>7</sup> cf English Heritage 2008

<sup>8</sup> HCLG 2019, *National Planning Policy Framework (NPPF)*, HMSO rev 2021

### 3 Statement of Heritage Significance

#### 3.1 Introduction

##### 3.1.1 This report focusses on:

- Identifying the historic character and significance of the farm and barn buildings, including any contribution to local distinctiveness and the significance of the individual building components.
- Identifying the extent of change to the site and its setting where appropriate
- Identifying the principal constraints and sensitivities of the building
- Opportunities to conserve and/or enhance the historic character and significance of the whole site in its setting.

##### 3.1.2 In this report we refer to the buildings as 'the Farmhouse', 'Barn A' and 'Barn B':

- **The Farmhouse:** an earlier farmhouse, likely built 1703, was demolished. The present house was built in a different location most likely in 1897.
- **Barn A:** A previous barn on the site was demolished almost down to ground level and then rebuilt using a mixture of re-used stone and the more regular split stone that was used to face the south-east wall.
- **Barn B:** a modern agricultural structure.

##### 3.1.3 Rapid assessment of online material revealed only a small amount of documentary evidence pertaining to the site.

#### 3.2 Historic background

3.2.1 A datestone inscribed with the year '1703' and the initials 'I B A' is present in the window fabric of Barn A. This datestone is re-used, and it probably came from the earlier iteration of the farmhouse demolished c1900. The date suggests that the moorland in this location was settled for agriculture in 1703, although the name 'Hamlet Croft' (see below) implies that a more rudimentary settlement was somewhere around here even earlier, perhaps where a series of lanes converged.

3.2.2 According to local historian DA Owen, in 1703 the farm was held by John and Alice Brownlow. Owen also says that '*the Brownlows had been in the farm since long before 1599, when Margaret Brownlow made her will*'. The I and the A are presumed to relate to the John and Alice (an engraved I can be either an I or J) and the B for Brownlow. The Brownlow name is associated with the property, as occupants, until 1802.

3.2.3 In 1788, six years after the last record of a Brownlow owning the property, the new owner is recorded as Mrs Betty Higson. She is recorded then as owner until 1830. Mrs Higson (nee Shaw) was daughter of Elizabeth Shaw of Rivington, one of two sisters and heirs of Hugh 15<sup>th</sup> Baron Willoughby of Parham. Betty Shaw had married John Higson, of the parish of Deane, at Rivington parish church in 1771. She died March 1823, aged 83.

- 3.2.4 Christopher Shaw & and Another are listed in the Tithe Apportionment 1845 as landowner. Presumably this is the same Christopher Shaw as listed in the 1841 census, at Hamers Farm nearby, now at the south end of the reservoir. Shaw was a great nephew of the 15<sup>th</sup> Baron Willoughby of Parham, and so he may also have been the nephew of Betty Higson.
- 3.2.5 Other landowners locally are also named Shaw in the census, and people go by that name in parish records from the early 1700s, although the majority tend to be associated with Anderton. Non-conformist registers record a wealth of Shaw family members, including at Rivington, from 1817 onwards. Yeoman farmer Christopher Shaw, buried at Rivington Chapel in 1853 aged 80, is presumed to be the landowner of the Application Site. By 1881, on the other hand, there is only one Shaw recorded in the census.
- 3.2.6 According to the 1841 census, John Nightingale – a farmer and mason aged 35 - lived at the Application Site. The family of John Turner, agricultural labourer, was also present that evening, and also a Charles Worsley, aged 15. John Nightingale was listed as Church Warden at Rivington in 1834. The Tithe Apportionment names it not as Top O'Th Hill but as Hamlet Croft (pasture), Green (meadow) and Wheat Field (arable). The name 'Hamlet Croft' suggests that Top O'Th Hill may have been at one time understood as a hamlet, although the earliest maps show only three or four buildings.
- 3.2.7 By the 1851 will of Christopher Shaw, Top o'th Hill passed to his brother-in law Richard Mason of Horwich, Mary Mason, Richard's daughter, and his nephew John Howarth. Mary Mason 'and others' are recorded in the rating valuations of 1865, and on her death in 1889 the estate passed to her sister Anne Mason. Anne Mason's own will shows that she retained Top o'th Hill until her death in 1903, as well as a much wider portfolio of farms and other properties locally.
- 3.2.8 In the 1851 census, John Turner, now farmer of 28 acres, appears, with his wife Elizabeth and daughter Martha. John was born in Horwich, Elizabeth from Clapham (Yorks), and Martha in Manchester. The son of the landowner is also present – Charles W Worsley, aged 28. In both the 1841 and 1851 censuses, he is described as 'Idiot'<sup>9</sup>, but here his place of birth is also given (as Abram).

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<sup>9</sup> The 1881 census report states that: *“Speaking generally, however, the term idiot is applied in popular usage simply to those who suffer from congenital mental deficiency, and the term imbecile to persons who have fallen in later life into a state of chronic dementia. But it is certain that neither this nor any other definite distinction between the terms was rigorously observed in the schedules, and consequently no attempt has been made by us to separate imbeciles from idiots. The term lunatic also is used with some vagueness, and probably some persons suffering from congenital idiocy, and many more suffering from dementia, were returned under this name.”*

- 3.2.9 In the 1861 census, the Turner family appear again, with the addition of a grandson Robert, aged 5. Charles Worsley is still listed as boarder.
- 3.2.10 By the time of the 1871 census, Top O'th Hill is occupied by the Settle family of farmers: Richard, aged 29, Alice, aged 25, and their three young children, all born in Lancashire with no further details given. In the 1881 census, Top O'th Hill is listed as uninhabited, but the occupants may have been away.
- 3.2.11 In the 1891 census, the Evans family occupies the property. The head of the house, Henry, 51, is from Cheshire, and describes himself as farmer and coal miner. Hannah Evans, aged 41, is from Staffordshire. Their eldest son, Samuel, 21, is also a coal miner, born Staffordshire. Their next-three-eldest children were also born in Staffordshire. Their five younger children were born in Lancashire, and as the eldest of these was 9 in 1891, we might conclude that they arrived at Top O'th Hill around 1882. There is also an adopted son, John Kelly, a coal miner aged 21 from Manchester.
- 3.2.12 The 1901 census lists the tenant as a John H Saul, previously occupant at Heath Charnock, where in 1881 he was a farmer of 186 acres. In the 1901 census his household included four adult daughters and two grandchildren. Of his three unmarried daughters, only Dina Saul is ascribed an occupation, that of a professional singer. Contemporary newspapers reveal her as a classical soprano. John Hodgson Saul died in 1910 in Southport, presumably in retirement, and he seems to have been quite prosperous.
- 3.2.13 By July 1904, Top o'th Hill was occupied by Evan Makinson. On his death in 1905, tenancy passed to his son Noah, described in the 1911 census as poultry and dairy farmer, and that of his sister Margaret as 'dairy work'. Noah was still resident in 1939 but he had retired. Younger family members were still farming and continued to do so until the 1960s<sup>10</sup>.
- 3.2.14 Ownership of the farm has passed to the Liverpool Corporation, presumably a purchase made under powers granted to them under the 1902 Act. The precise date of this transfer is uncertain, but rating valuation books show that it was before 1911, and after July 1904 when the owners were the executors of Miss Mason. The Application Site passed from the Liverpool Corporation to the successor body North West Water Authority, and then to private owners in 1981. Presumably it was the private owners since that date who have commissioned the recent extensions, replacement windows and other alterations.

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<sup>10</sup> Smith 1989, 152-3

### 3.3 Setting

3.3.1 The HER entry for Top O'th Hill confirms that the buildings were replaced 1894-1907, and we know that the work to create Lever Park was carried out 1901-11. As part of Lord Leverhulme's project to redevelop this part of the borough, many villas and houses here were removed 'to destroy all suggestion of the suburb' (Mawson 1911), and the post-medieval landscape of isolated farmsteads that was slowly forming into a semi-rural suburb of Bolton was wiped clean. Top O'th Hill was not treated in this way:

*"Within the park there are two farms: Top o'th'Hill Farm close to the centre of the site and Middle Derbyshires towards its southern end. Both these, and fields immediately around them, were excluded from the sale in 1902 to Liverpool Corporation and they have never been part of the Park."*<sup>11</sup>

3.3.2 The reason for this is that Top o'th Hill was not owned by Lord Leverhulme. In the letter in which he offered to donate the land to Bolton Corporation, he noted:

*'Within these boundaries there are other properties which do not belong to myself, and which of course are not included with the lands I am now proposing to give.'*<sup>12</sup>

3.3.3 On the ground this is evidenced by the lack of woodland along the section of reservoir edge that belongs to the farm, although this wooded fringe feature long post-dates the original Mawson plan – a report on the proposed afforestation of the reservoir dated 1912 is located in the Bolton History Centre<sup>13</sup>.

3.3.4 The rating valuation books for Rivington for February 1897 record a value of £3 5s, the same as for 1894. By August the same year the tax liability had risen to £13. The reconstruction of the Farmhouse and Barn A was probably achieved between February and August 1897, during the ownership of Miss Anne Mason. This also preceded by some years Lord Leverhulme's acquisition and development of the Rivington Hall estate by and the creation of Lever Park.

3.3.5 Perhaps the property had been long-neglected. For over a century the farm was let to tenants, and since at least the death of Betty Higson in 1831 it had probably changed ownership through inheritance rather than purchase. Perhaps there may be a grain of truth in contemporary newspaper reports that sisters Mary and Anne Higson were 'wealthy but parsimonious', rather than just sexist reporting. It may instead be the case that rebuilding this farm was an investment. The 'barn' may demonstrate a shift towards milk production.

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<sup>11</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1000948>

<sup>12</sup> Letter dated 6 September 1901, cited in Smith 1998, 38

<sup>13</sup> Bolton History Centre Ref 1343529

3.3.6 An alternative theory is that John Hodgson Saul, the first tenant of the new farmhouse and a man of means, paid for the rebuilding himself to provide a new home for his family. A lack of evidence precludes a firm conclusion.

### 3.4 The heritage value of the buildings at the Application Site

#### The Farmhouse

3.4.1 This building is not part of Leverhulme's architectural legacy. The farmhouse is an example of the 'Arts & Crafts' style which began to permeate the local domestic housing stock in the last decade of the 19<sup>th</sup> century. Whoever commissioned it was clearly asking for what would then have been a contemporary style. The Farmhouse is likely of Low significance at most.

#### Barn A

3.4.2 This is an unlisted farm building with an unusual design, and it probably re-uses a lot of stone from the earlier iteration of the farm in this location. The re-use of the stone and the lintel suggests a desire to retain and display the history of the site, and this is of some architectural interest. Barn A is likely of Low significance at most.

#### Barn B

3.4.3 This building has no significant heritage value in terms of either architectural or historical qualities. Its location and bulk detracts from the setting of buildings comprising more traditional sandstone and slate materials.

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

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

## 4 Impact Assessment

### 4.1 Introduction

4.1.1 This heritage impact assessment focusses on the Application Site, comprising the Farmhouse, Barn A and Barn B at Top O'th Hill.

4.1.2 In this section we:

- describe the development proposals
- determine the likely significant effects of the development proposals upon the identified heritage assets; and
- identify appropriate mitigation measures where necessary.

4.1.3 To summarise, main points to note are that:

- There are likely to be less than substantial negative effects on the Farmhouse and Barn A
- Barn B has no heritage value
- There are likely to be only 'Negligible' effects - at worst - on the setting of Great House Farmhouse and Cottage (NHLE 1072509)<sup>14</sup> and Great House Barn (NHLE 1362125)<sup>15</sup>
- There are not likely to be any negative effects on the setting of any other designated assets close to the Application Site
- There are no other effects on designated or undesignated assets.

4.1.4 Impact magnitude is measured according to terminology set out in the British Standards Institution (BSI) "Guide to the conservation of historic buildings" (BS 7913 2013).

4.1.5 In terms of predicting impact, a precautionary approach is taken whereby the maximum possible impact is calculated. We recognise that it is feasible that 'real' impacts may be less severe than suggested in this assessment report.

### 4.2 Proposed Development Details

4.2.1 It is proposed to demolish all three of the buildings on site – the Farmhouse, Barn A and Barn B. These will then be replaced by a single large residential property.

### 4.3 Physical Impacts

4.3.1 Demolition clearly comprises 'Major' impacts.

4.3.2 There will be 'No Change' to any heritage assets outside the footprint of the Application Site.

### 4.4 Impacts on Setting

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<sup>14</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1164800>

<sup>15</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1362125>



- 4.4.1 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 compromised.
- 4.4.2 There will be no visual or auditory changes affect the settings of nearby designated assets, principally the two listed buildings on Rivington Lane (Great House Farmhouse and Cottage / NHLE 1072509<sup>16</sup> and Great House Barn / NHLE 1362125<sup>17</sup>). Neither of these designated assets were completely rebuilt, and they retain a great deal of their earlier historic interest and heritage significance. Their heritage value as 17<sup>th</sup> and 18<sup>th</sup> century vernacular buildings will not be affected by the development proposals. For this reason, effects on those designated assets should be considered as no greater than 'Negligible' at most – i.e. a *'Very minor loss or detrimental alteration'*.
- 4.4.3 There is no appreciable impact on setting of Lever Park. The loss of unlisted assets at the Application Site is thought not to affect the heritage value of Lever Park (NHLE 1000948)<sup>18</sup> in any observable way. This comprises 'No Change' effect.

#### 4.5 Impact Significance

- 4.5.1 Continuing to apply the same methodology, we can assess the significance of these potential impacts upon heritage assets (see also Appendices 4-5).
- 4.5.2 Impact assessment relies on measuring the magnitude of the impacts against the importance of the resource.

#### The Application Site

- 4.5.3 Adverse effects upon each building at the Application Site are 'Major'.
- 4.5.4 Applied to Barn B, which has no heritage significance, the effect is probably 'Neutral', although if the other buildings were retained it would be a positive outcome.
- 4.5.5 Applied to both the Farmhouse and Barn A, demolition of unlisted building of 'Low' importance generates a 'Slight / Moderate' negative outcome.
- 4.5.6 The result of 'Slight/Moderate' as calculated is at the threshold of the levels of 'substantial harm' and 'less than substantial harm' recognised by the NPPF<sup>19</sup>. Effects

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<sup>16</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1164800>

<sup>17</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1362125>

<sup>18</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1000948>

<sup>19</sup> See R.(oao James Hall and Company Limited) v City of Bradford Metropolitan District Council and Co-Operative Group Limited [2019] EWHC 2899 (Admin)

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 process<sup>20</sup>.

4.5.7 Allocating a 'Slight' level of harm seems to be proportionate in both instances, and in our judgement the proposals cause a level of 'less than substantial harm' to both the Farmhouse and Barn A.

#### NHLE 1362125: Great House Barn

4.5.8 A 'Negligible' effect on an asset of 'High' importance generates a 'Slight' impact. This is 'less than substantial' harm.

#### NHLE 1072509: Great House Farmhouse and Cottage

4.5.9 A 'Negligible' effect on an asset of 'High' importance generates a 'Slight' impact. This is 'less than substantial' harm.

#### NHLE 1000948: Lever Park

4.5.10 There is a 'Neutral' impact on this asset.

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<sup>20</sup> Highways England 2020, *LA 104 Environmental assessment and monitoring and LA 106 Cultural heritage assessment*

## 5 Conclusion

### 5.1.1 In summary, we conclude that the development proposals will:

- Generate 'less than substantial harm' to the Farmhouse and Barn A at the Application Site. In this instance, therefore, paragraphs 203-205 of the NPPF should apply<sup>21</sup>; see also below.
- Generate 'less than substantial harm' to two listed buildings nearby. In this instance, paragraphs 199, 202, 204 and 205 of the NPPF should apply<sup>22</sup>.

### 5.1.2 As per NPPF paragraph 205, the developer should:

*"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"*<sup>23</sup>

5.1.3 The loss of these assets at the Application Site, and the negative effects on the two designated assets as described, could be mitigated effectively through preservation 'by record' and the standard publication of that record through the Lancashire Historic Environment Record.

5.1.4 A 'Level 2' survey of the Farmhouse and Barn A<sup>24</sup> is considered to be an appropriate response to this context. During mitigation, the contractor should try to focus on any evidence for elements that contribute to special interest, including for example original walls, stone steps, ironwork railings, gates, overthrows, lamp holders and boot scrapers<sup>25</sup>, which warrant particular attention.

5.1.5 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.

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<sup>21</sup> HLCG 2021, *National Planning Policy Framework*, HMSO rev July 2021

<sup>22</sup> HLCG 2021, *National Planning Policy Framework*, HMSO rev July 2021

<sup>23</sup> HLCG 2021, *National Planning Policy Framework*, HMSO rev July 2021

<sup>24</sup> as prescribed by Historic England (2017)

<sup>25</sup> Historic England 2017, *Listing Selection Guide - Domestic 3: Suburban and Country Houses*

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## Heritage Statement

Figure 1: Location Map

Scale at A4 1:25,000

### Client

Mr and Mrs Pitalia

### Location

Top O' th Hill Farm, Rivington Lane, Rivington,  
Bolton, BL6 7RZ

NGR 363128 413702 (SD 6312 1370)

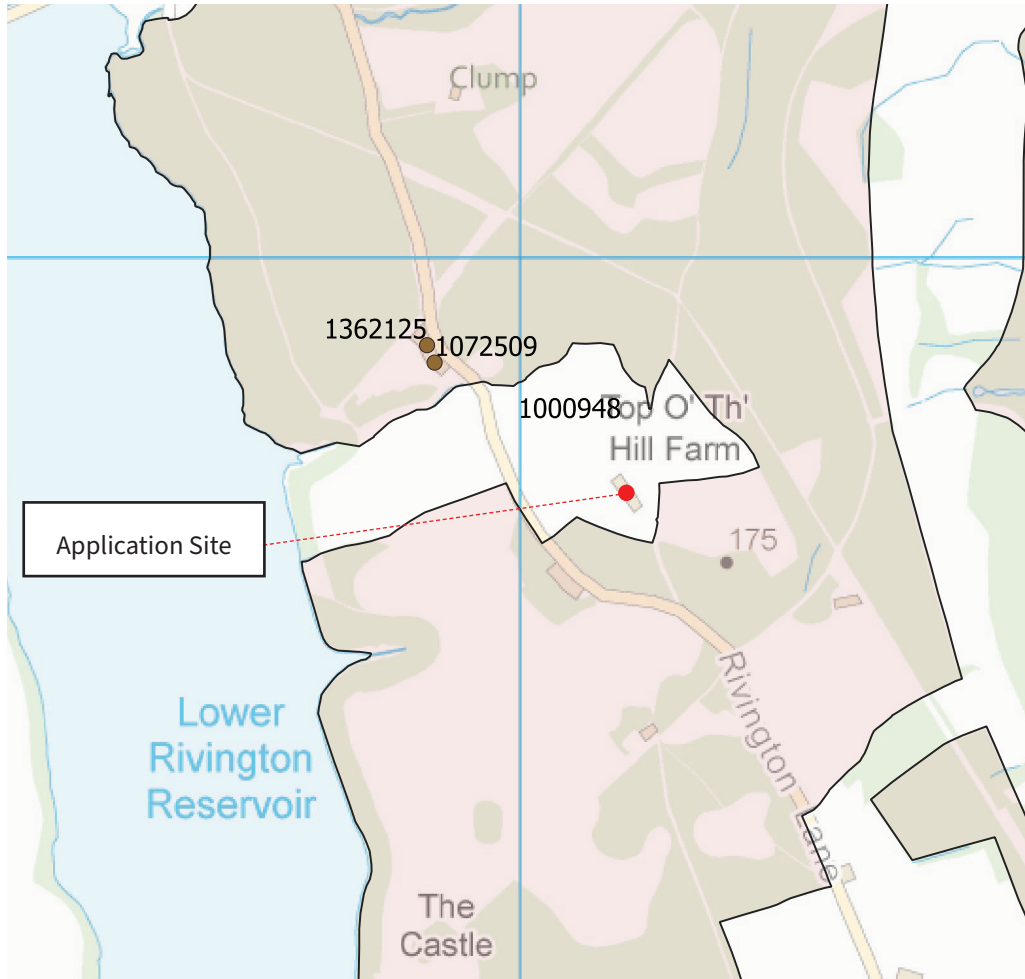
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## Heritage Statement

Figure 2: Location of designated assets

Scale at A4 1:10,000

### Client

Mr and Mrs Pitalia

### Location

Top O' th Hill Farm, Rivington Lane, Rivington,  
Bolton, BL6 7RZ

NGR 363128 413702 (SD 6312 1370)

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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

### NHLE 1000948: Lever Park

Heritage Category: Park and Garden

Grade: II

Date first listed: 01-Apr-1986

#### SUMMARY OF HISTORIC INTEREST

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.

#### HISTORIC DEVELOPMENT

Lever Park was one of a series of commissions carried out by Thomas Hayton Mawson (1861-1933) for the industrialist and philanthropist Lord Leverhulme. The site was formed from land belonging to the Manor of Rivington which was owned from 1212 until 1605 by the Pilkington family. After several changes of ownership the Hall and Manor of Rivington were offered to Liverpool Corporation in 1899 because they formed part of the gathering grounds for two reservoirs on the western side of the site which were built in the 1850s. The Corporation declined the offer and the site was bought by Lever. In 1901 he offered to donate c 160ha of the land to Bolton Corporation for a public park, keeping the remaining land on the eastern side of the site for his own house and gardens. This site, called Rivington Gardens (qv), was also laid out to designs by Mawson.

In 1902 Liverpool Corporation sought to acquire the land through an Act of Parliament. Lever challenged this legislation and the case was settled by a Select Committee of the House of Commons. This decided, instead of allowing compulsory purchase, to exclude the area around Lever's dwelling and some of the village properties but to allow the remainder of Lever's land to be vested in the corporation by the Act for the purposes of protecting the water supply. Lever retained the right to create the park at his own expense for the general public 'for ever'. This he did and offered to maintain it during his lifetime, although the Act required the corporation to maintain and manage the park once it was created. The park was opened in 1904 and another ceremony was held in 1911 to celebrate the completion of most of the work. In 1974 following local government reorganisation it passed to the North West Water Authority (succeeded by the privatised United Utilities) and it has continued to be maintained as a public park

#### DESCRIPTION LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING

The c 160 ha site is situated between the villages of Rivington and Horwich, on land which slopes westwards down to Lower Rivington Reservoir. The park is divided from Rivington Gardens to the east by meadowland. The village of Rivington is on the north-west side and forms part of the northern boundary, and there is a band of agricultural land separating the site from Horwich to the south. The western boundary was originally formed by a wrought-iron fence along the edge of the reservoir, erected by Liverpool Corporation. This has largely been removed apart from a section along the north-west side. The northern boundary is formed by fencing along the edge of Sheep House Lane and Hall Lane. The remaining boundaries are formed by fencing between the site and agricultural land. Within the park there are two farms: Top o'th Hill Farm close to the centre of the site and Middle Derbyshires towards its southern end. Both these, and fields immediately around them, were



excluded from the sale in 1902 to Liverpool Corporation and they have never been part of the Park. The same applies to Rivington and Blackrod High School and its grounds at the southern end of the site. The site is bisected by Rivington Lane which runs north/south between Rivington and Horwich.

**ENTRANCES AND APPROACHES** Access to the site is via Rivington Lane which enters the park immediately south of the village of Rivington and immediately north of the outskirts of Horwich. The road from Horwich which joins with Rivington Lane is called Lever Park Avenue; at its junction with Chorley Road there are two polished granite pillars erected in memory of Lord Lever by his son in 1934 (outside the registered area). There is an entrance on the east side of the park from Rivington Gardens where a path runs west across Breres Meadow to a gate leading into Lever Park. Another similar entrance gives access from the south end of Rivington Gardens and there are gated entrances at other points along the eastern and northern boundaries. The park can be entered informally along most of the length of Rivington Lane.

**PRINCIPAL BUILDING** Rivington Hall (listed grade II\*) is situated close to the north-east corner of the Park. It is a multi-phase building with C16 work visible in the rear of the house, concealed by an C18 symmetrical front. Immediately to the north-west of the house is Rivington Hall Barn (listed grade II), a cruck barn possibly of C16 or C17 date which was restored and altered by Jonathan Simpson for Lord Leverhulme to provide shelter for visitors to the park. A similar barn, called Great House Barn (listed grade II), is situated on the west side of Rivington Lane c 600m south-west of Rivington Hall. It was also altered for visitor use by Jonathan Simpson. Great House Farmhouse and Cottage are situated immediately south of the barn. These have been converted in the late C20 to provide various visitor facilities.

**GARDENS AND PLEASURE GROUNDS** There is a small informal garden immediately to the south of Rivington Hall. Mature trees frame lawns and there is a small lake c 60m south-west of the Hall which is crossed by a bridge carrying a drive. This garden preserves a degree of intimacy and appropriate scale around the Hall. Apart from the route of the drive across the pond, the garden broadly conforms with what is shown on the 1st edition OS map surveyed 1844. An avenue runs south-west from the bridge over the pond, crossing Rivington Lane, and then runs past Great House Barn and on to the edge of the reservoir. A second route runs eastwards through woodland and curves southwards to join Rivington Lane, while a third route cuts a sinuous line through woodland and runs south to connect with routes running through the park. A plan published by Mawson in *Civic Art: Studies in Town Planning, Parks, Boulevards and Open Spaces* in 1911 shows that he had planned five avenues radiating from the Hall, but the executed plan as shown on the 1929 OS map shows that a less formal approach was used.

The other main focus within the park is a reconstruction of the ruin of Liverpool Castle (listed grade II), called Rivington Castle, which was designed by Jonathan Simpson. This was begun in 1912 but was never completed as intended. It is situated on a promontory overlooking the shore of the reservoir, c 1.5 km south-west of Rivington Hall, and is the focus for three radiating avenues running roughly north, north-east and south-east. This is not shown on Mawson's 1911 plan but it is on the 1929 OS map which suggests that the planned formality of avenues radiating from the Hall was softened in favour of formal emphasis on the Castle. Views across the reservoir to the south and west and over the park to the moors to the north and east are obtained from the Castle. The principal route through the park is Rivington Lane which carries vehicular traffic.

The parkland consists of 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.

The edge of the reservoir, which has a path along it for much of its length, apart from that section belonging to Top o' th' Hill Farm, is wooded. This woodland is not shown on Mawson's 1911 plan or on the 1929 OS map.

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OS 6" to 1 mile: 1st edition surveyed 1845-7 2nd edition published 1909 1929 edition with additions 1938

Description written: May 1997 Amended: June 1998 Register Inspector: CEH Edited: March 1999

This list entry was subject to a Minor Amendment on 14/09/2018

## NHLE 1072509: Great House Farmhouse and Cottage

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

Heritage Category: Listed Building

Grade: II

Date first listed: 22-Oct-1952

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.

Listing NGR: SD6288713862

## NHLE 1362125: Great House Barn, Rivington Lane

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

Heritage Category: Listed Building

Grade: II

Date first listed: 22-Oct-1952

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.

Listing NGR: SD6287713885

## 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 (DMRB 2007)	Description of Impact (DMRB 2020b)
<b>Major Adverse</b>	<b>Historic Buildings</b> Change to key historic building elements, such that the resource is totally altered. Total change to the setting.	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements
	<b>Historic Landscapes</b> 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	
<b>Moderate Adverse</b>	<b>Historic Buildings</b> 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	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements
	<b>Historic Landscapes</b> 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	
<b>Minor Adverse</b>	<b>Historic Buildings</b> 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	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	<b>Historic Landscapes</b> 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	
<b>Negligible Adverse</b>	<b>Historic Buildings</b> Slight changes to historic buildings elements or setting that hardly affect it	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	<b>Historic Landscapes</b> 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.	
<b>No change</b>	<b>Historic Buildings</b> No change to fabric or setting	No loss or alteration of characteristics, features or elements; no observable impact in either direction
	<b>Historic Landscapes</b> No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.	

## Appendix 5: 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.*