



Simon Hollis

• *Chartered Surveyors* •

Heritage, Design and Access
Statement

In respect of:

Horncliffe Mansion

Bury Road

Rawtenstall

BB4 6JS

For: Chris Salford

Statement produced by

Simon Hollis MRICS

FOR AND ON BEHALF OF

Simon Hollis Limited

21st November 2022



Heritage, Design and Access Statement

Applicant: Mr Chris Salford

Address: Horncliffe Mansion
Bury Road
Rawtenstall
Rossendale
Lancashire
BB4 6JS

Surveyor: Simon Hollis MRICS



Horncliffe Mansion

This statement has been prepared in support of and should be read together with the Listed Building Consent application submitted via the Planning Portal. The statement summarises the historical significance of the site and details the applicant's proposals for the works and their impact on the significance of the heritage asset. The works detailed in this statement refer to the main house and grounds. Proposals for the annexe are covered in a separate application.

It should be noted that this property has been assessed by the fire service as being “*very unsafe*” and therefore a full internal inspection of the main house has not been undertaken.

The events of the last fifteen years and the property's present condition are an all too apparent reminder of what can happen when a substantial heritage asset becomes vacant, is not adequately secured and routine maintenance is stopped. Urgent action is now needed to prevent further deterioration of the site.

The Surveyor

On behalf of Simon Hollis Limited, the site inspection and report writing have been carried out by Simon Hollis.

Simon holds a HND in Estate Agency, a Bachelor's with Honours degree in Urban Land Economics, and a Master's Degree in Building Surveying and is a Member of the Royal Institution of Chartered Surveyors, membership number 1222795.

Simon has completed the CITB NVQ Award in Understanding Repair and Maintenance of Traditional pre-1919 Buildings and the Chartered Institute of Building's Understanding Building Conservation qualification.

Simon is Dyslexic, please excuse any spelling or grammar errors in this report. Specialist software is used, unfortunately, it is not as clever as the developers would have you believe. If anything is unclear, or if you would like to discuss this statement in more detail, please do contact Simon:

Email: surveying@simonhollis.com Mobile Telephone: 07947 255 270

The survey is carried out on behalf of Simon Hollis Limited of 156 Murray Road, Sheffield S11 7GH.

This report and the photos within (unless separately credited) are the copyright of Simon Hollis Limited.

Table of Contents

1.0	Location, Site and Existing Floor Plans.....	5
2.0	History, Character and Significance of the Heritage Asset	10
2.1	Listing.....	23
2.2	Conservation Area.....	25
3.0	Proposals.....	26
3.1	Shoring-up	27
3.2	Roof Structure and Debris	28
3.3	Internal Debris Clearance	34
3.4	Demolition of Off-Shot.....	35
4.0	Access.....	37
5.0	Planning History.....	38
6.0	Policy.....	41
7.0	Appendix.....	43
7.1	Site Photos.....	43
7.2	Drone Photos.....	46
7.3	Urban Explorer Photos	48

Signature:  For and on behalf of Simon Hollis Limited

Date of Report: 21st November 2022.

1.0 Location, Site and Existing Floor Plans

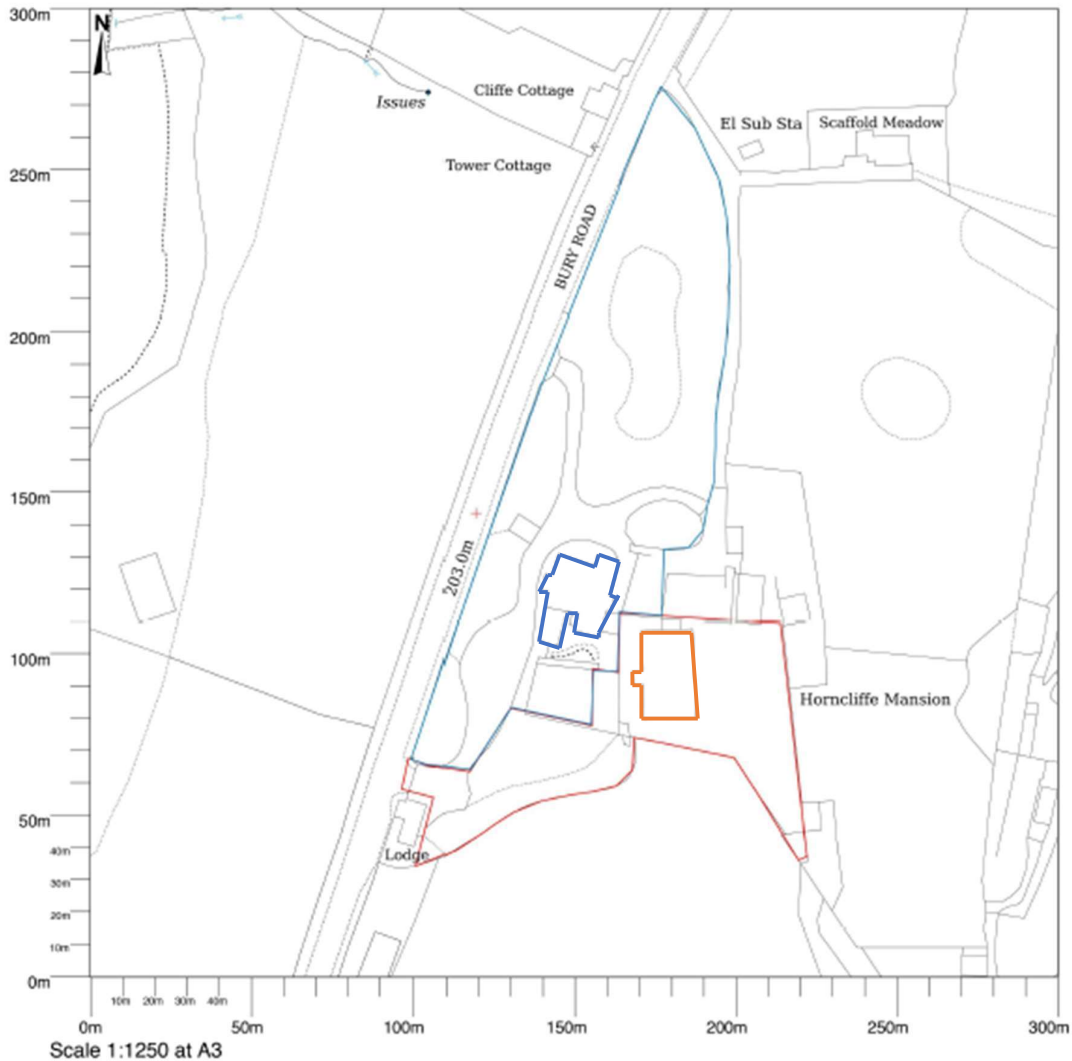
Horncliffe Mansion and grounds sit on an elevated position in the valley above Bury Road and the A56. Access to the site is by either north or south driveway up from Bury Road (the north access is currently mothballed in an effort to maintain site security). The site location is semi-rural with westerly views out over the River Irwell and valley.

There are various accessways, footpaths and steps to navigate the sloped topography of the site.

Horncliffe Mansion (blue) and the Function Room (red) - Location Plan

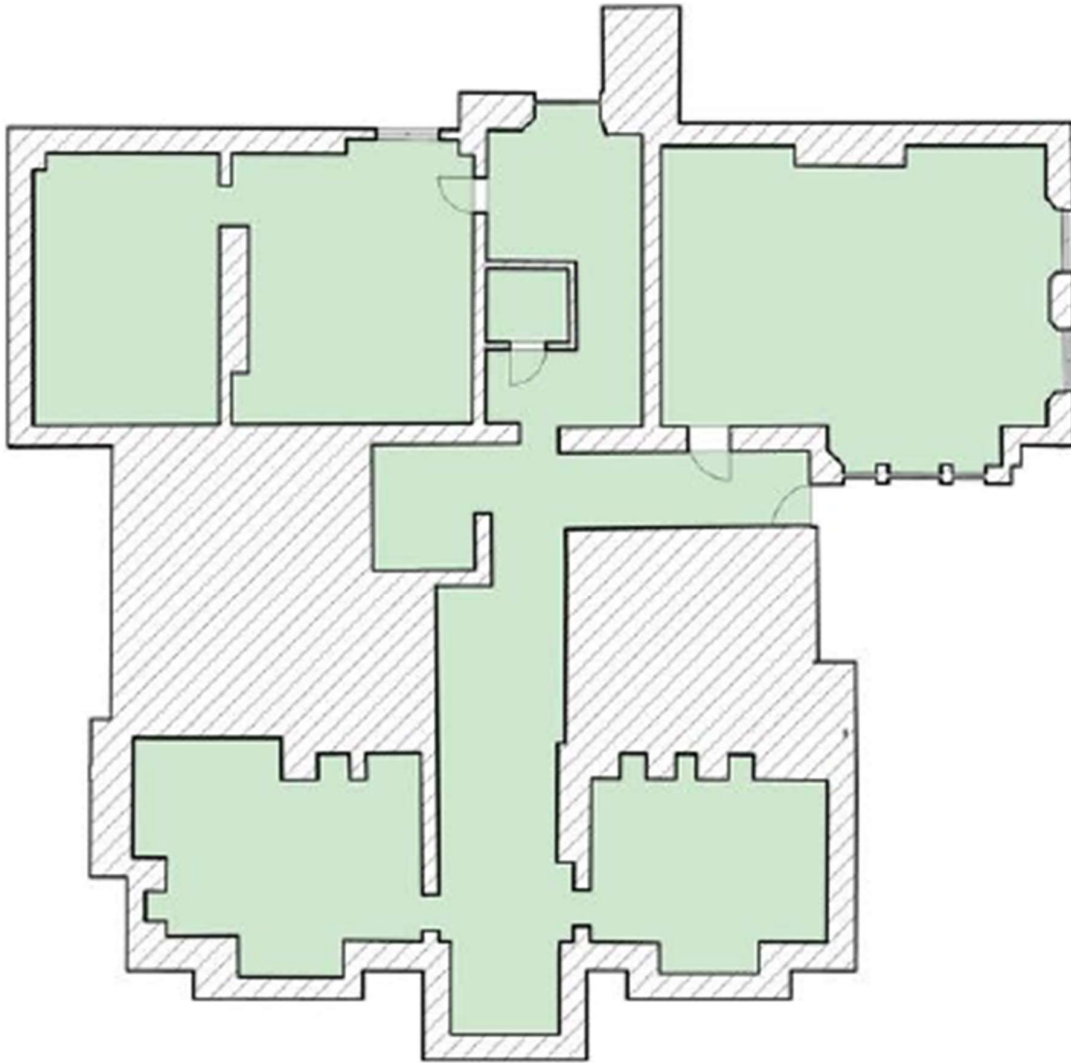


Horncliffe Mansion, Bury Road, Rawtenstall, Rossendale, BB4 6JS

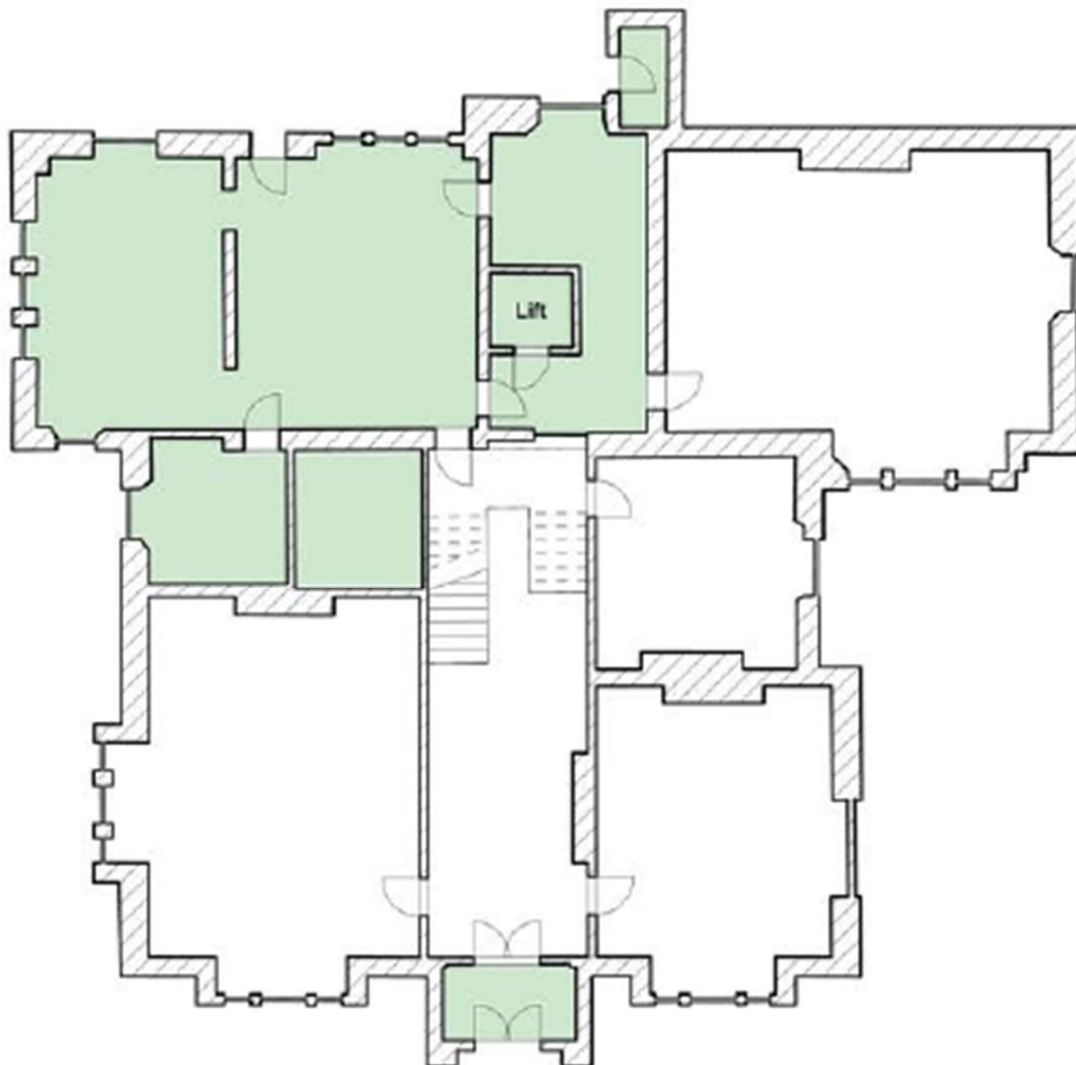


Credit: Ordnance Survey/Crown

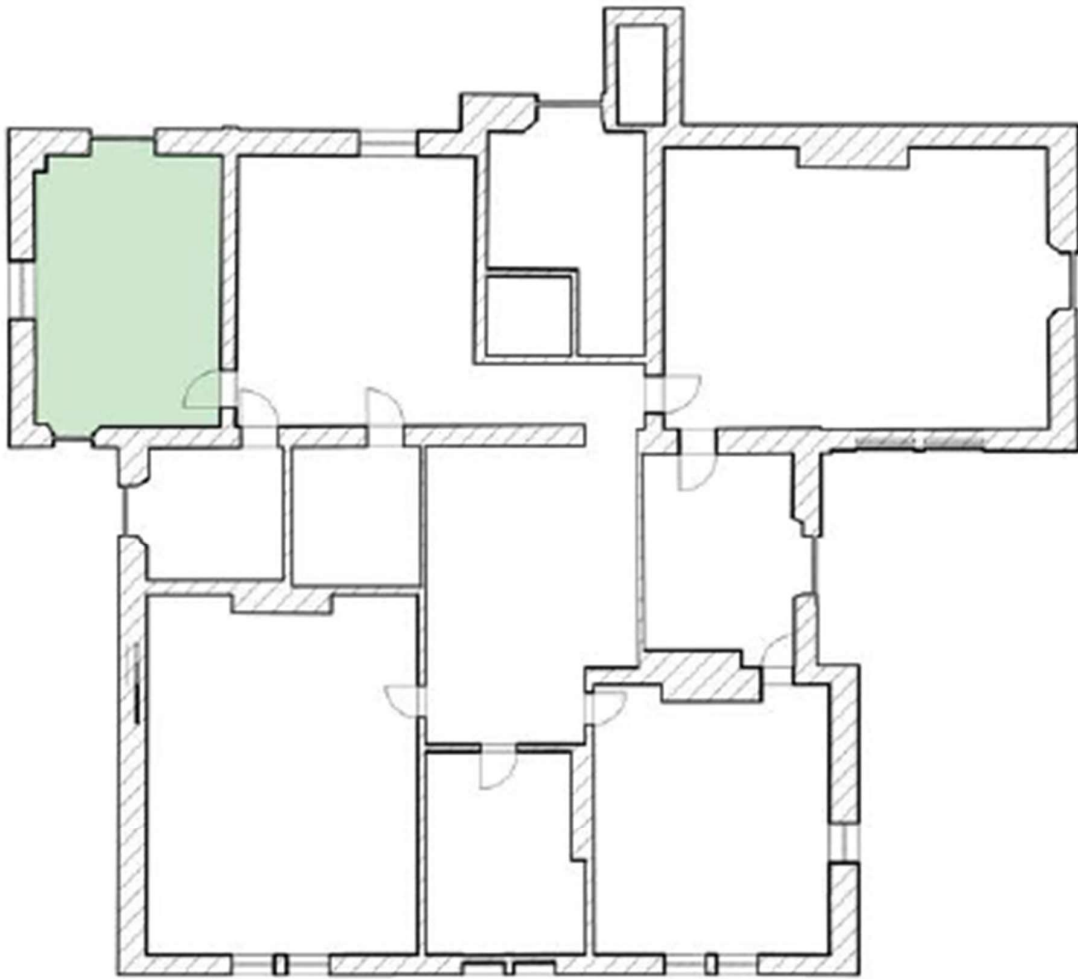
Existing Floor Plans



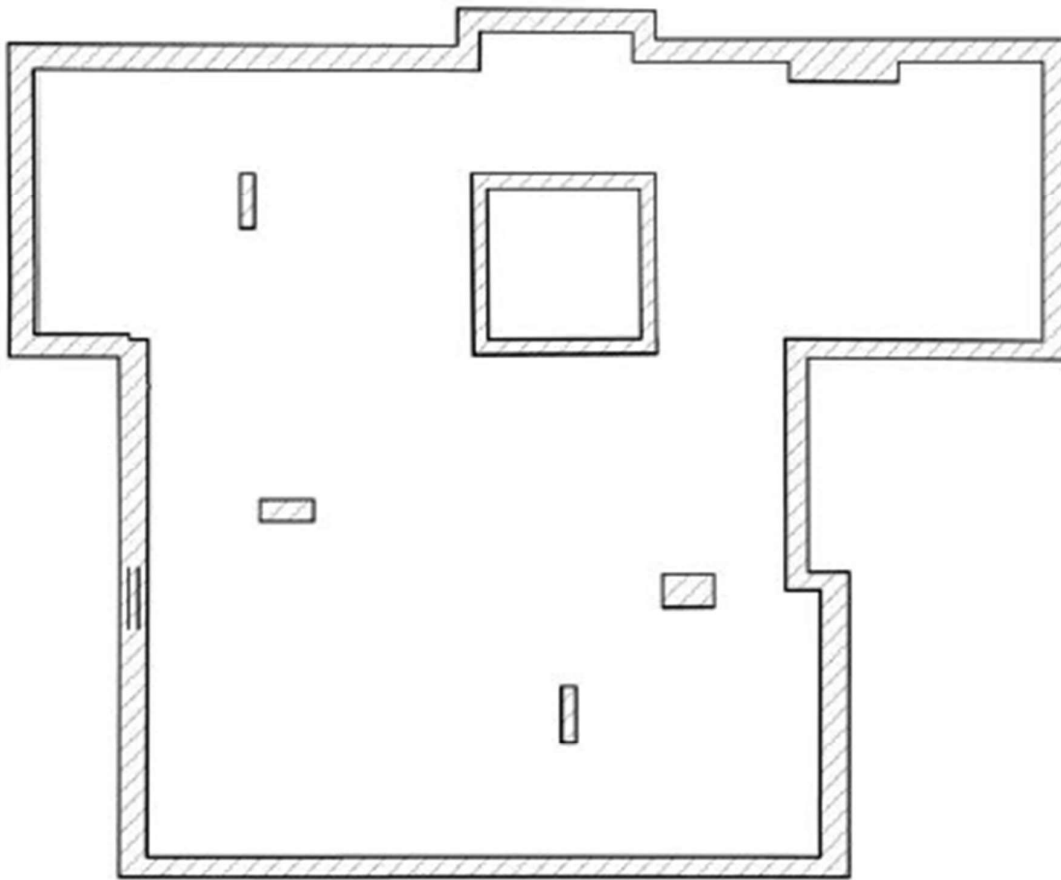
Basement Existing Layout



Existing Ground Floor Layout
Total area approx 353.11m²



Existing First Floor

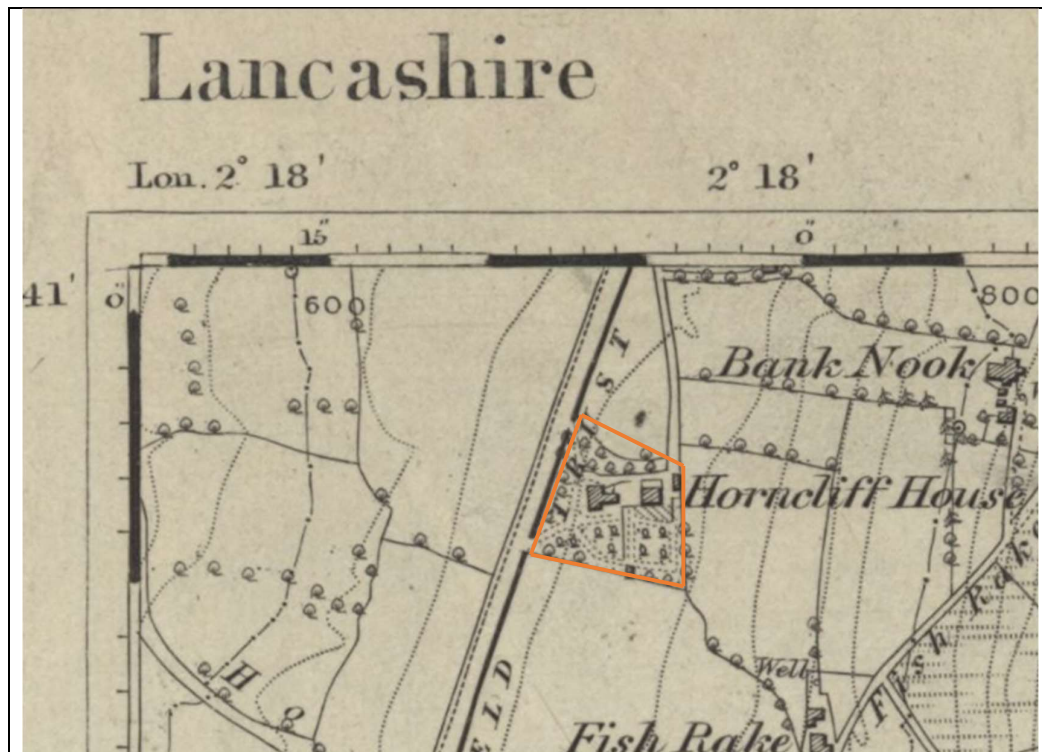


Existing Roof Layout

2.0 History, Character and Significance of the Heritage Asset

Horncliffe Mansion is a substantial detached property and annexe set on an elevated position on grounds of c. 3.5 acres. There are various accounts of the history of the site that are publicly available. Some of these vary a little in consistency and date, however, broadly speaking, the history of the site can be summarised as follows:

- 1851 The Ordnance Survey OS Six-inch England and Wales 1842 – 1952 Lancashire Sheet LXXX, Surveyed 1844 – 1848, Published 1851 shows ‘Horncliffe House’ on the site of the existing building. This must be an earlier house as it is different in configuration to the present building. The gatehouse is also not present on this map.



Credit: NLS

Link: <https://maps.nls.uk/view/102344003>.

Accessed: 15th November 2022.

- 1869 Horncliffe House was constructed by an unknown architect for Henry Hoyle Hardman, a local businessman and owner of Hardman’s Mill in Newhallhay, Rawtenstall. Henry was the son of George Hardman, also a successful local businessman who built Oakhill House (now the Rossendale Museum), which was later occupied by Henry’s brother, Edward Hardman.

Henry lived in the house until he died in 1888, with his wife, Emily living in the house until she died in 1896. The house was then passed to their daughter, Annie Hardman who lived in the house until 1903.

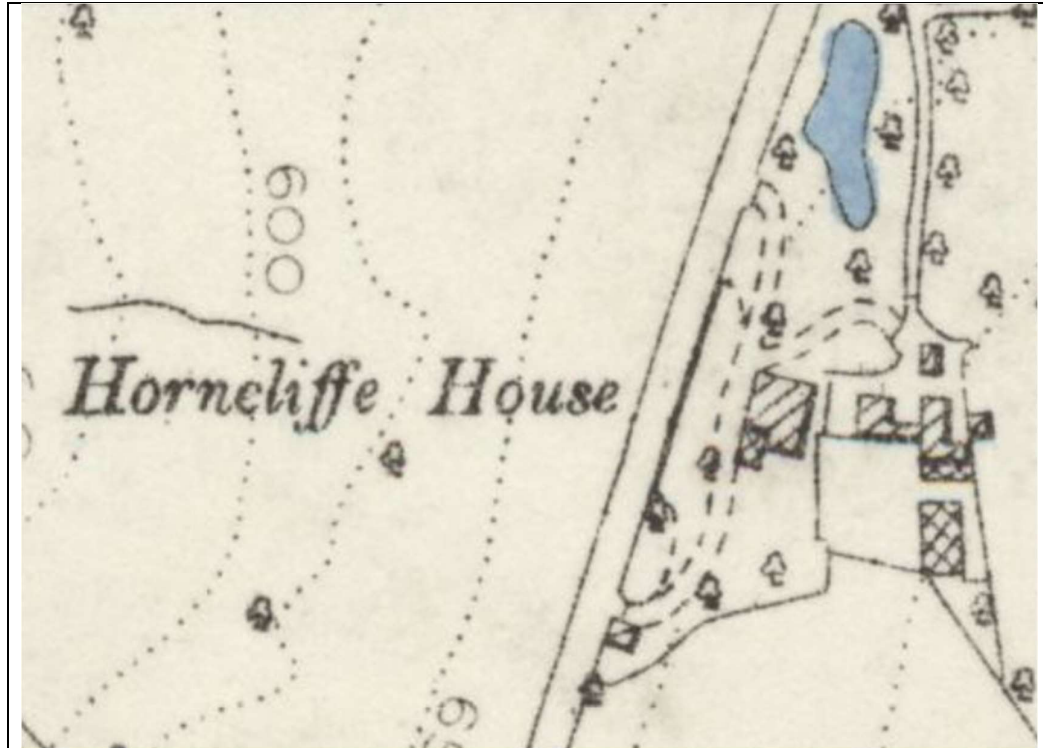
When constructed, the main house had c. 20 rooms in c. 10,000 sq. ft. of living accommodation with a further c. 2,000 sq. ft. of cellars. Outbuildings are cut into the hillside to the rear of the main house and there was a pond to the north of the site. To the east of the side, there is a modern (c. 1990's) detached function room and to the south, a detached former gatehouse, however, this has at some point been sold off as a residential dwelling and is no longer in the ownership of the present owner of Horncliffe Mansion.

Below is an early undated, uncredited photo of Horncliffe House. The original Victorian garden room can be seen to the right-hand side of the house. Also worthy of mention is the original decorative fencing on the front boundary wall. This is no longer present, however, the coping stones in the photo below appear to be present on the tops of the piers which have been lowered to the same height as the rest of the wall.



Credit: Unknown

- 1891 The Ordnance Survey OS Six-inch England and Wales 1842 – 1952 Lancashire Sheet LXXX.NW, Surveyed 1891, Published 1895 shows Horncliffe House and grounds in roughly present form albeit without the front porch (and later rear off-shot). Note that there is a pond at the north end of the site and the buildings to the east (not presently part of the site) are developing.



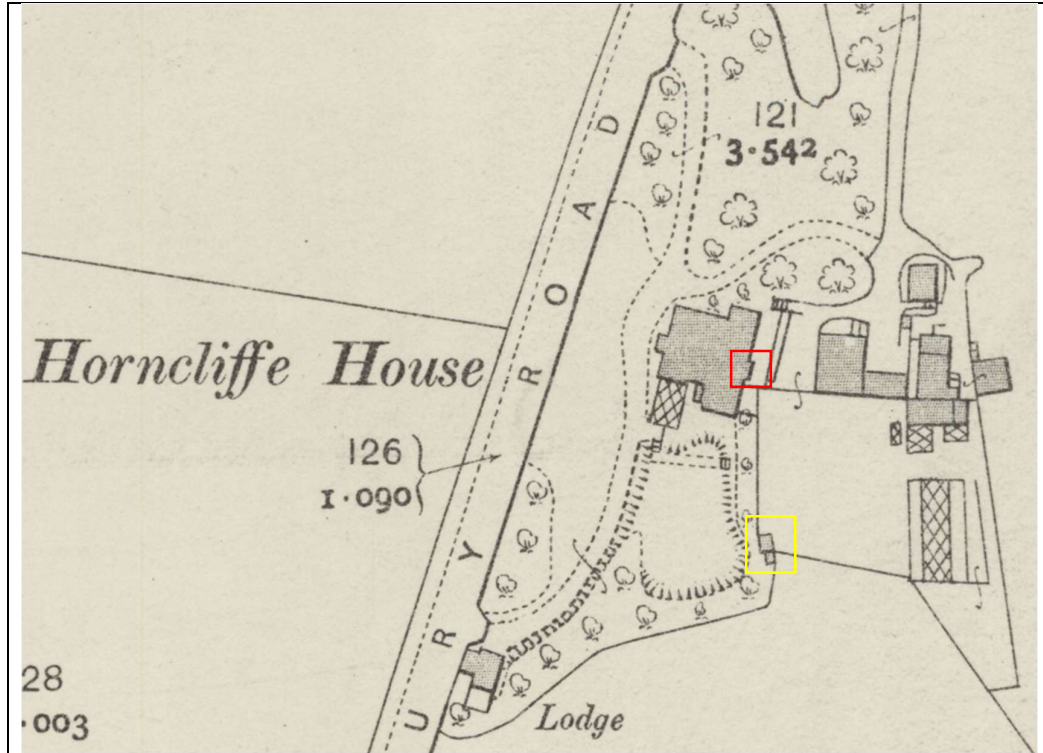
Credit: NLS

Link: <https://maps.nls.uk/view/101102564>.

Accessed: 15th November 2022.

- 1903 The house and contents were sold to Rowland Rawlinson.
- 1903 – 1969 – we have been able to find out no further information about the house during this period.

- 1911 The Ordnance Survey OS 25-inch England and Wales 1841 – 1952 Lancashire Sheet LXXX.1, Revised 1908, Published 1911. This edition shows a clearer configuration of the buildings on site (and the adjoining site). The rear off-shot looks to have been added by this point (red box) and a track running up the east of the site to what we presume is a carriage shed (yellow box).

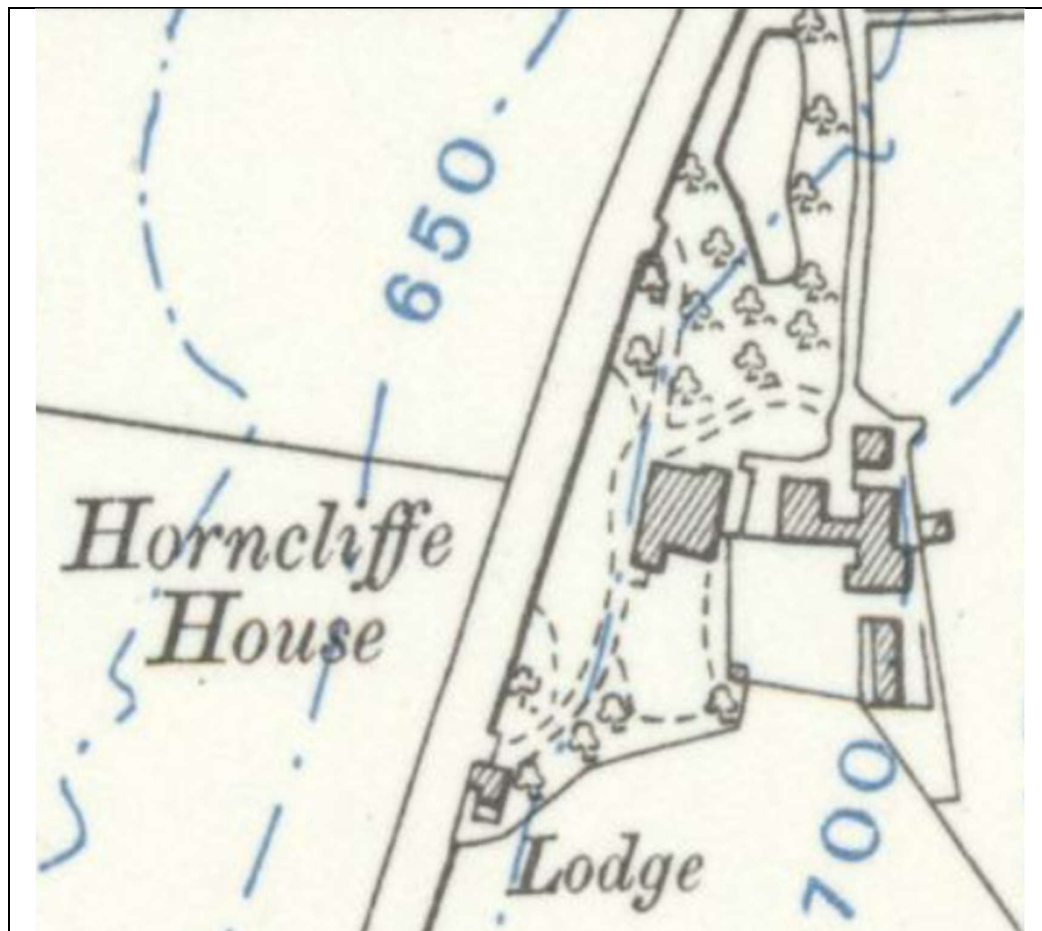


Credit: NLS

Link: <https://maps.nls.uk/view/126519509>.

Accessed: 15th November 2022.

- 1912 The Ordnance Survey OS Six-inch England and Wales 1842 – 1952 Lancashire Sheet LXXX.NW, Revised 1908, Published 1912. This map together with the OS National Grid maps 1944 – 1970 do not show any further significant changes to the house or wider site.



Credit: NLS

Link: <https://maps.nls.uk/view/101102561>.

Accessed: 15th November 2022.

- 1969 Purchased by the Lancashire County Council and adapted to be used as a care home for the elderly until the early 1990's. During their tenure, the properties' larger rooms were subdivided.
- 1984 (30th November) – 'Horncliffe House' is Grade II Listed.
- 1993 Purchased adapted to be used as a hotel until c. 2007. During this time, the property's name was changed from 'Horncliffe House' to 'Horncliffe Mansion' (sometimes 'Mansion's'). During the 'hotel era', the ballroom annexe was added to the east of the main house, accessible by steps up from the conservatory area, or via a track leading up off the main south entrance.

- 1993 (16th August) listed building consent and planning application validated for change of use from a nursing home into a restaurant and hotel with living accommodation over and new access to the car park. These applications were approved, decision dates 19th and 26th November 1993. There are no longer any documents available on the Local Authority's Planning Portal.
- 2007 The property is abandoned. During this time, there is a small fire that is put out by the fire service. The property is left water damaged and is subject to trespass and vandalism and possible theft (later photos show decorative items like fireplaces have been removed).
- 2008 The property is purchased by a local property developer, Jamie Carter. We assume that he submitted the below-mentioned applications. At this time, redeveloping the function room into a leisure suite was muted, however, we are unsure if this formed part of his application. There is no record of this sale on the Land Registry.

In April 2008, the owner was proposing to have the works completed by Christmas 2008.

Below is a photo of the property in 2008.



Credit: Rossendale Free Press

Link: <https://www.rossendalefreepress.co.uk/incoming/gallery/grand-designs-for-jamie-1692390>.

Accessed: 15th November 2022.

- 2008 (5th March) listed building consent application validated for change of use from a hotel to a single dwelling. The decision status is “*not available*” and there are no longer any documents available on the Local Authority's Planning Portal. We understand from the present owner that they have documentation showing that this change was approved.

2008 (26th May) planning application validated for change of use from a hotel to a single dwelling. The decision status is “*not available*” and there are no longer any documents available on the Local Authority’s Planning Portal. We understand from the present owner that they have documentation showing that this change was approved.

2008 (13th October) planning application validated for change of use from a hotel to a single dwelling. This application was refused, however, there are no longer any documents available on the Local Authority’s Planning Portal.

The decision on the portal appears to conflict with the information that the present owner has and this point needs further clarification.

2013 (12th November) The Lodge (the gatehouse to Horncliffe Mansion) is ‘sold off’ as a residential dwelling. We have not been able to find any further documentation on the planning use of this building and how it has been separated from the rest of the statutorily listed site.

2013 (9th December) Horncliffe Mansion is sold for £280,000.

2014 Several reports were prepared to support the Listed Building Consent application 2014/0547 (alternative reference PP-03378909). Only the application form remains on the Local Authority’s Planning Portal, however, we have had sight of:

“Report to Support Stage 01 Listed Building Consent for Repairs and Alterations to Horncliffe Mansion”.

Link:

https://www.rossendale.gov.uk/planx_downloads/Listed_Building_Consent_Supporting_Report.pdf.

“Heritage Statement in connection with Soft Strip Works and Initial Remediation works of Dry Rot at Horncliffe Mansions”.

No works appear to be undertaken and the property remains abandoned.

2016 (17th June) a small fire breaks out at the property. The fire is extinguished and “*two homeless men were brought to safety*” by the fire service.

2017 (16th January) local news reported a group of squatters called ‘*Project Freedom*’ were evicted from the house by the police after reports the house was to be used for a rave.

2018 (24th August) the building is covered in blue paint by vandals. This is subsequently removed and the appearance of the affected areas of stonework is altered in the process.



Credit: Rossendale Free Press

Accessed: 9th November 2022.

2018 (24th December) the property is put up for sale. We have found sales particulars from Fine & Country from this time and also undated particulars from Pearson Ferrier (these look earlier as the internal photos show the interior before the below-mentioned fire).

- 2019 (28th August) a large fire breaks out in the early hours of the morning, and six fire crews spend the night tackling the blaze. Most of the internal structure and interior of the property are destroyed by the fire and subsequent water damage from putting out the fire. The property remains abandoned as a stone and brick shell.



Credit: Manchester Evening News

Accessed: 9th November 2022.

- 2021 The property is added to The Victorian Society's *'Top Ten Endangered Buildings 2021'*. Notable comments include:

"Horncliffe House's ornate exterior is almost all that remains of this once grand residence".

"A fire in 2019 devastated the interior, which by then was already seriously dilapidated".

"... Its striking and ornate interiors with plaster mouldings and colourful wall paintings were lost to the fire...".

"The building requires extensive works to save it from total collapse – and even more to restore it to its former glory"

Link: https://www.victoriansociety.org.uk/news/top-ten-endangered-buildings-2021-horncliffe-house-lancashire-grade-ii-listed-architect-unknown-1869_

Accessed: 9th November 2022.

2022 (April) the property is purchased with the intention of returning it to a single-family dwelling with two-bedroom annexe and leisure complex in the modern detached former function room.

2022 November – present day. Despite the present owner's continued additions to the security of the site, trespassers are still attempting to access the buildings on a regular basis and frequently causing damage to the building and the security infrastructure in the process. The online documentation of their activities together with the fires have formed part of the modern history of the site.

The subject site adjoins another ‘abandoned’ site to the northeast, this is not owned by the present owner of Horncliffe Mansion, although the two are frequently documented together by ‘urban explorers’.

There is little information available about the modern function room to the east of the site. We have not been able to find any planning or listed building consent applications etc. This building is considered to be of no historic character, however, is still within the curtilage of a listed building. From the materials used, we assume it was constructed sometime after the property was listed, likely in the 1990’s.

Since the property was abandoned in c. 2007, it has suffered fifteen years of neglect, repeated acts of trespass, squatting, theft, vandalism and at least three separate fires, the most recent gutting the internal structure of the property and its interior. Following the last fire, the fire service advised that the property “*is now very unsafe*”.

Below are some more recent photos of the main house taken before the property was abandoned.



Credit: BBC



Credit: Flickr

Some of the key observations in the *Report to Support Stage 01 Listed Building Consent for Repairs and Alterations to Horncliffe Mansion* prepared by Kevin M Neary are:

- Limited access to the building as it was unsafe.
- Considerable infestation of dry rot.
- The building is structurally unsound.
- Proposals to remove samples of items like the picture rails, and the skirting boards so that they can be sympathetically reproduced. Remove decorative oak wall panelling for possible re-fixing, oak fireplaces, and decorative ironmongery.
- Remove “*addled plaster to necessitate rapid drying*”.
- Removal of timber flooring and other items which are unsound. Including disposing of all flooring and floor structure in G1, G5, F4 and F6-12.
- Removal of all decayed plasterwork walls and ceilings.
- Removal of stud walls.
- Protect [in-situ] door casings and architraves, decorative plaster mouldings, encaustic tiles floors, etched glazing, low-level decorative plaster dado, decorative plaster fireplaces, cast iron fireplaces and mantles plaster columns, the oak staircase and spandrel panels, doors, painted murals, painted lantern [roof].

The appendix also has an advice email from Stephen Boyle – English Heritage Business Officer for Lancashire (the yellow highlighted areas were highlighted in Kevin’s appendices):

With regard to replacing or repairing items such as fireplaces, it would be preferable if an owner chose to do so in a sympathetic manner to the building to reflect what was there originally, but you are not bound to do so if they have already been removed. With the ceilings and walls there are some limitations to what can be done but these are largely to do with removal or demolition of the ceilings/walls rather than restoring them.

Obviously, I'm not aware of whether you want the building as a residence or business premises but you may find it useful to know that there are some limitations in what you can do to a Grade II property.

Broadly speaking, from our perspective with Grade II buildings the restrictions you should be aware of are limited to matters of demolition. For instance, we would only become involved in an application for Listed Building Consent (LBC) if you were intending to demolish external walls, internal supporting walls or staircases or to rip up floors/ceilings etc.

That said, I should make clear that the local planning authority are the final decision makers for any planning applications or LBC, not us. Planning authorities are only required to consult us on these limited number of issues with Grade II buildings and our advice is just that, advice. You should speak with your local authority's planning department if you want specific clarification on limitations other than the demolition I mentioned, so that you are clear what they deem to be appropriate.

In the end, whether you intend to buy it as a residence or business premises, you'll need to consider that there are some limitations and therefore possible cost implications to what you can do to the building, and that you may not be able to alter the interior as much as you would like were it not listed.

I realize that this is just a quick breeze through quite a lengthy subject but I hope some of this information is useful to you. If you do purchase the property and need advice in the future do please contact us and if I cannot help you then I'll put you in touch with colleagues who can.

Regards,

Steve

These comments were made in the report dated October 2014, before the two latest fires. The condition of the property has now deteriorated far beyond the recognition of any of the photos in the report and now only the brick/stonework of the walls survives, enclosing the fire-damaged remains of the internal structure of the house. The works proposed under this application were granted with conditions.

The Heritage Statement assesses the historic significance of the heritage asset. The listing identifies "*the principal area of interest*" as the interior of the property. This has now largely been destroyed and from what we have seen on-site and in 'urban-explorer' photos, what is left of the original interior is minimal and inconsistently spread throughout the ground floor. E.g., a dilapidated area of plaster in one area, a timber window reveal in another area, a section of picture rail in another area etc. Still shots of an urban explorer video can be found in Section 7.3.

The heritage asset is now in somewhat of an unusual position of no longer having its principal area of significant interest intact. What remains of the stone and brick structure, although not particularly old, is of good aesthetic quality. Specialist investigation is now needed to determine if what is left of the structure can be used as it stands or if an alternative approach is now needed.

The building and wider site are now in a perilous state and immediate action is needed to try to save the building from any further damage whilst simultaneously planning its salvage and restoration so that it can once again be a building the local community and owner can be proud of.

2.1 Listing

Horncliffe House (now Horncliffe Mansion (s)), including the buildings within its curtilage if present since before 1948 (this should include The Lodge, but likely exclude the function room annexe) are Grade II Listed under Listing Entry Number 1318001, listed 30th November 1984.

We cannot copy the text from Historic England’s website (as this feature has been disabled) so we have used a screenshot, apologies for the clarity of this.

SD 82 SW RAWTENSTALL BURY ROAD

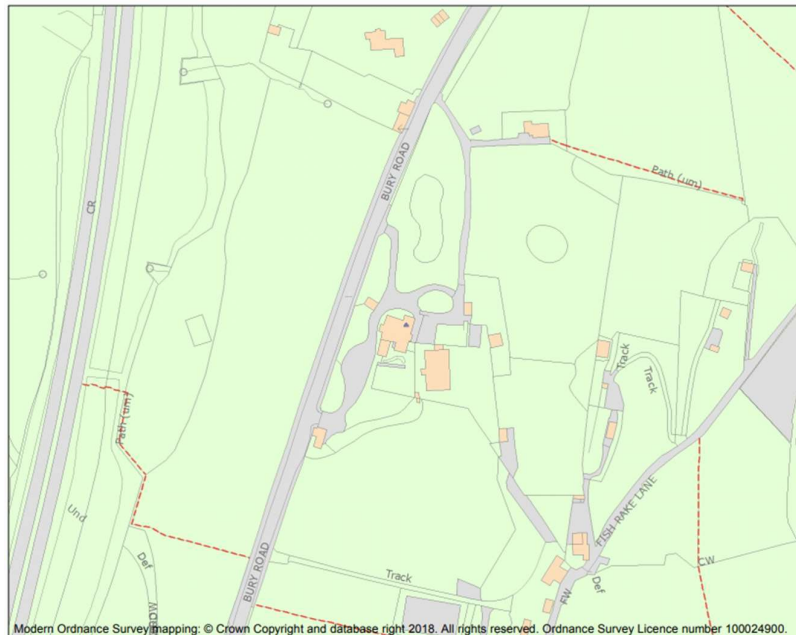
6/171 Horncliffe House - - II

Large house, later C19, now Old People’s Home. Sandstone with ashlar and carved dressings, hipped slate roofs with various chimneys. Double-pile plan with rear extensions etc. Two storeys; symmetrical 3-bay facade to front range has rectangular porch with round-headed entrance arch in front and segmental-headed windows in sides, dentilled cornice, balustraded parapet with an ornamental pediment in the centre and corner finials; ground floor has tripartite sashed windows in shallow bays of ashlar with dentilled cornices, above which similar surrounds to coupled segmental-headed sashed 1st floor windows have chamfered sills with carving in the centre, and elaborately carved parapets with finials, that over the centre window being much larger. Outer bays of rear range have similar windows. The principal feature of interest is the interior, which has richly ornamented doorcases, cornices, plaster ceilings, stairwell with painted panels in the sides of the skylight, and 3 fireplaces of interest: in the hall of freely carved stone in the shape of a mantel clock, incorporating a round clock in the overmantel carving; in the front room to the right, with Art Nouveau copper hood and side panels in a wooden architrave incorporating 3 oval pictures in the overmantel; and in the study to the rear also in Art Nouveau style with copper hood and panelled surrounds with alcoves incorporating overmantel cupboards with ornamental hinges.

Listing NGR: SD8008020731

Credit: Historic England

The listing entry does not appear to have been updated since the property was originally listed in 1984 (as it refers to the property being an “Old People’s Home”).



Heritage Category:	Listing
List Entry No :	1318001
Grade:	II
County:	Lancashire
District:	Rossendale
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.


Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SD 80080 20731
Map Scale:	1:2500
Print Date:	9 November 2022

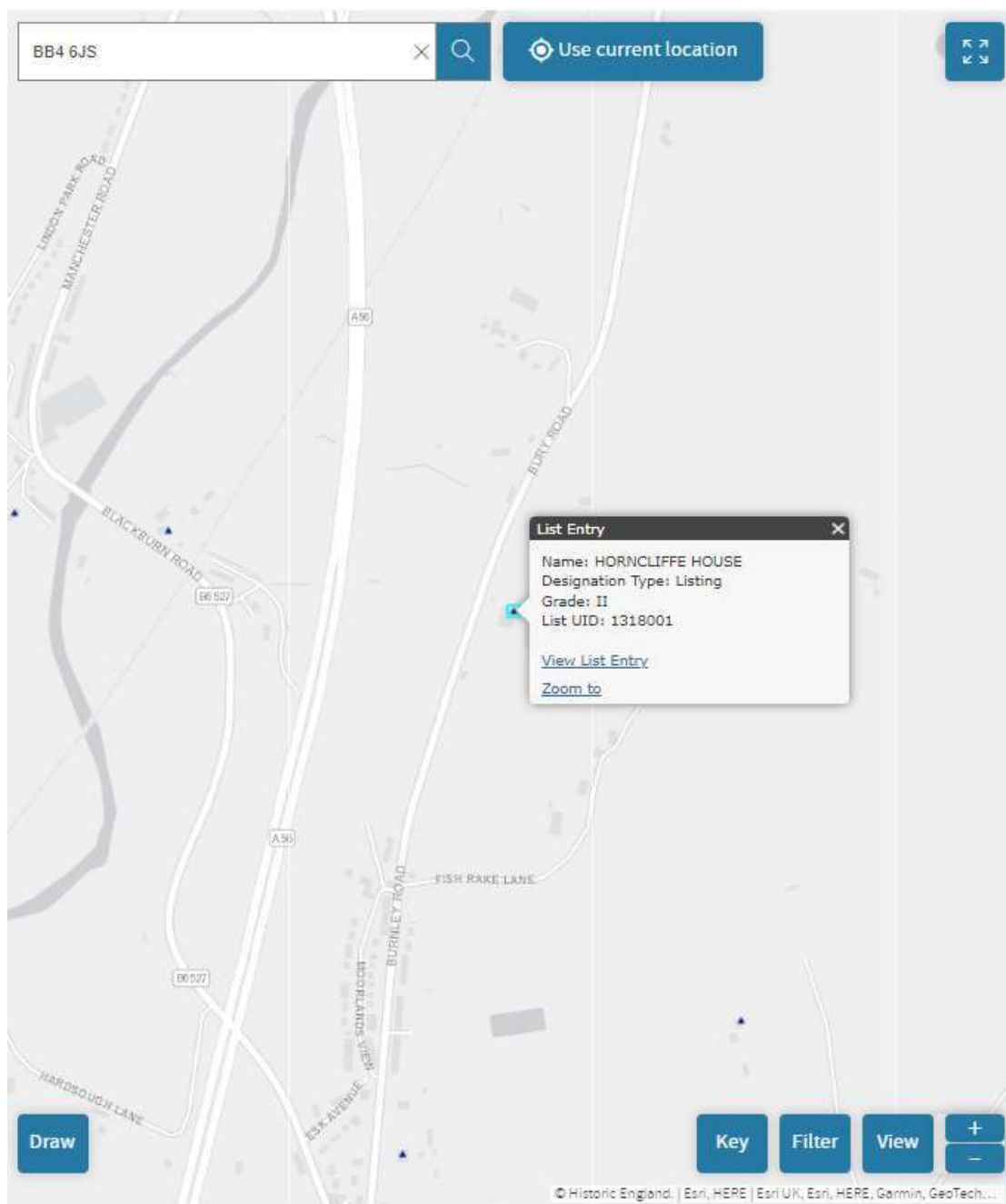
Modern Ordnance Survey mapping © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900. This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: HORNCLIFFE HOUSE



Historic England
HistoricEngland.org.uk

Credit: Historic England



If you need an accessible alternative to this map search, please use the [Advanced Search](#)

Credit: Historic England

Link: <https://historicengland.org.uk/listing/the-list/list-entry/1318001?section=official-list-entry>.

Accessed: 9th November 2022.

2.2 Conservation Area

The property does not appear to lie within a Conservation Area.

Link: <https://www.rossendale.gov.uk/info/210147/heritage/10683/heritage/3>.

Accessed: 9th November 2022.

3.0 Proposals

The accompanying Listed Building Consent application is for safety and enabling works to the site and seeks approval to:

1. Following a site inspection and proposal report by an appropriately qualified structural engineer, shore up the remains of the main Horncliffe Mansion building.
2. Remove the fire-damaged remains of the roof structure and other high-level debris.
3. Clear the debris from within the main house.
4. Demolish the later addition at the rear of the building.

Points 1 and 3 are to some extent a chicken and egg situation. The building has been deemed to be unsafe and so shoring what remains is of significant importance. The interiors were the part of the building which were of most interest and these are now lying in the pile of saturated debris inside. In our opinion, shoring up and the initial making safe of the main building takes priority over the internal structural and interior remains. Once the building is made safe, the debris can be cleared out room-by-room following which, sorting and salvage can take place.

A site meeting with the local authority to discuss the proposals would be very much welcomed. Due to the security arrangements on site, this needs to be arranged in advance with the applicant and full PPE will need to be worn.

Once we have been able to gain a better understanding of the structure of the building and the significance of any items found in the debris, we will be able to prepare a better-informed proposal for the restoration and refurbishment of the property with the aim to remove it from the 'at risk register' and return it to a single-family home.

Our observations are made as if stood at the front of the building with the former garden room on the right-hand side.