

3.1 Shoring-up

Character/Asset Affected

The external appearance of the heritage asset.

Proposal and Response to Heritage Context

Depending on the outcome of the structural engineer's report, shoring up the building will likely involve the construction of an engineered scaffold and ancillaries like buttressing and kentledge etc. To provide satisfactory conditions for repairs to be undertaken, it is likely that the scaffold will need to have a roof put over it and to be wrapped.

This work is considered necessary to secure the structure of the building in the immediate term and to allow safe access and conditions for restoration and repair works following this (restoration and refurbishment works will form part of a separate application and we are not seeking permission to begin these works at present).

Impact on the Character of the Heritage Asset

The works are temporary in nature and will not have a detrimental long-term impact on the heritage asset.

An example photo of what a wrapped engineered scaffold looks like.



Credit: RBS Scaffolding

3.2 Roof Structure and Debris

Character/Asset Affected

Fire-damaged sections of the former roof structure, roofing slates, and flat roofing material (assumed to be mineral felt, and of no heritage significance).

Proposal and Response to Heritage Context

Despite the applicants' best efforts including two layers of fencing, CCTV, and boarding up all windows and doors, trespasses are still breaking into the building on a regular basis and causing damage to the building and the security infrastructure. The precarious condition of the building represents a very serious and immediate danger to these trespassers and further immediate action must be taken to try and mitigate this risk.

From our drone inspection of the site, it is immediately apparent that there are areas of loose material around the top of the building. These materials include fire-damaged timbers that formed part of the roof structure and floors, roofing slates, roofing batten, flat roof covering and guttering linings. Anyone of these items falling on a trespasser could be fatal.

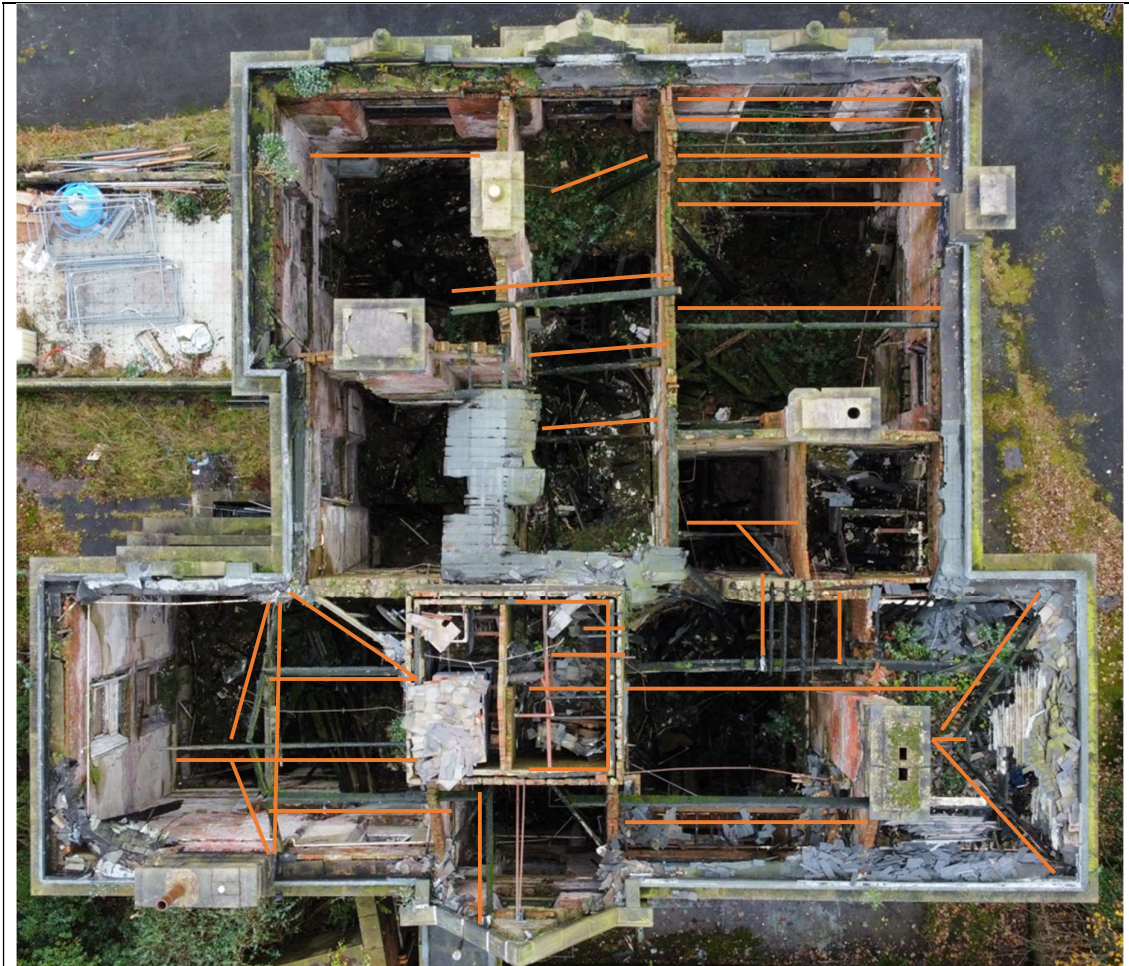
Consent is therefore sought to remove these loose items from the wall heads. Although we have not gone out to contractors to propose a method statement as yet, the objective of Policy 132 (*eliminating or minimising any harm to that* [the heritage asset's] *significance*) will form part of this methodology.

Although the building's façade is ornate, it is not of a great age, and the structure is not particularly unusual in its form, however, the stone and details are of fine quality. None of the items that this application seeks to remove are reusable (with the possible exception of some of the slates which will inform the replacement roof covering) and we do not expect any of the high-level debris to reveal anything unknown or significant about the building's past. This debris and the risk it presents need to be removed prior to contractors entering the building to shore up the remaining structure.

There are plenty of photos available showing how the original roof structure was formed and of the covering and detail. We have recorded the present condition with the drone photos taken during our on-site inspection.

We do not feel that there is any alternative to undertaking these works and would like to proceed as soon as possible (subject to the approval of this application).

Below is an overhead photo of the building. We have highlighted the timbers we can see that need to be removed on the photo (orange lines) and included close-up photos below. We have not highlighted all of the slates and debris etc. as some may only become apparent when close-up in person. We have 86 drone photos of the site, we have not included all of these in this report, however, we would be happy to send these over to the Local Authority if needed.

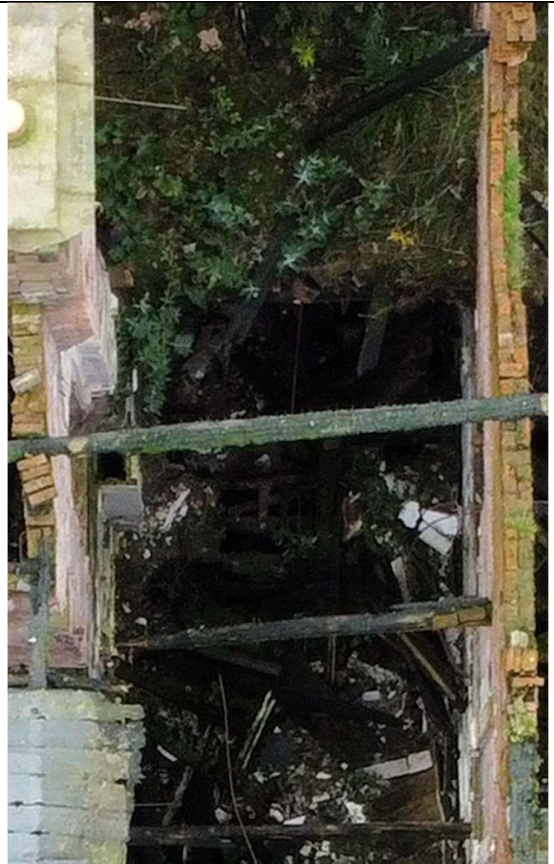


Remains of one ground floor joist – this looks to be hanging out of a pocket in one of the internal walls. As there is no floor, we envisage that the contractors will have to stand in the former cellars and this joist hanging down presents a danger to them. It cannot be re-used.



Former hallway area - removal of 4 fire-damaged timbers which formed parts of the roof and floor structure.

These cannot be re-used.



Front left-hand room – removal of the fire-damaged roof and floor timbers.

These cannot be re-used.



Centre-right-hand room – removal of timbers.



Rear right-hand room – removal of the remaining fire-damaged roof structure and slates etc. These cannot be re-used and we are concerned that as there is no longer a loaded structure above the timbers and they are not adequately braced, they could begin to dislodge the masonry and brickwork around the wallheads causing further damage to the building and creating additional risks to trespassers.



Centre – remove flat roof covering.



Centre tank room and lift shaft – removal of timber, loose materials and tanks and machinery (if possible) (to prevent attempted theft).



Rear left-hand rooms – removal of the remaining roof structure and slates, vegetation etc.



Rear centre room – remove fire-damaged timbers and loose material.



Impact on the Character of the Heritage Asset

Parts of the original structure of the building will be lost, however, in their current condition, the materials cannot be re-used and are therefore deemed to be of little historic value bar forming part of the modern history of the building documenting its decline and abandonment.

Other than the surface of the roof covering, these are not areas that would be visible to the users of the building.

3.3 Internal Debris Clearance

Character/Asset Affected

The remains of the roof and internal structure of the building and the former ornate interior.

Proposal and Response to Heritage Context

To clear out the fire/water damaged remains contained within the building structure. At present, the interior of the building is too dangerous to access to document this. A further complication is that everything above the cellar has fallen into the cellars. It will therefore be difficult to determine which rooms the remains are from. The photos in Section 7.3 illustrate what the applicant is up against here.

During pre-application conversations with the Local Authority and Growth Lancashire, they have advised that they would like the debris examined for any items of significance. The applicant has advised that they are happy to set the debris aside once it has been removed from the building for it to be examined by their heritage surveyor. The salvage of fire-damaged debris will contribute to working out the detail of what has been lost and being able to incorporate these elements into the proposed restoration and refurbishment of the asset.

Impact on the Character of the Heritage Asset

To some extent, this remains to be seen as we are not sure what might be found and what condition the found items will be in, bearing in mind the condition of the items of significance in 2014 and the subsequent fires, water damage and years of abandonment. We hope that by undertaking this work, compliance with Policy 128 can be better achieved and that we will be able to better understand the heritage asset and inform the proposals for restoration and refurbishment.

An example photo of the interior of the house. Further photos can be seen in Section 7.3.



3.4 Demolition of Off-Shot

Character/Asset Affected

Two-storey brick-built rendered off-shot, pictured below and the original rear elevation that this section is 'built off'.



Proposal and Response to Heritage Context

On the rear elevation, a two-storey off-shot type addition has been built onto the property at some point following the completion of the main house. From the maps we have seen, this looks to have been added around the turn of the 20th century.

The off-shot is constructed from brick with a stucco-type finish and a decorative stone cornice and a flat mineral felt roof. The quality of materials used in this addition are, bar the cornice, of a vastly inferior quality to those used in the main house as evidenced by its comparatively dilapidated condition.

The proportions of this part of the building including its windows and doors do not match those of the main house, and its positioning immediately adjacent to two of the windows on the main house confuses the proportions and appearance of this elevation.

Permission is sought to demolish this structure and undertake appropriate repairs to the original rear elevation as part of the wider restoration and refurbishment project.

Impact on the Character of the Heritage Asset

Historic England's Conservation Principles acknowledge the existence of opportunities to reveal and reinforce heritage, for example by restoring a building to a previous form by removing later additions. One of the criteria for assessing this is whether "*the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost*".

Whilst more recent and of inferior quality to the main house, the off-shot still forms part of the history of the house. We have not been able to find out any further information about this addition from our research, however, from the drainage affixed to the outside, it looks like the block has been used for toilets.

Its proposed demolition would involve the loss of part of the history of the house; however, we do not consider this to contribute to the significance of the heritage asset. The internal space afforded by the off-shot building is of little material use in a property of this size. Once the repairs have been undertaken to the rear elevation, we believe that the original elevation's appearance will be restored and this will reinforce the main building's significance.

The materials removed from this building will be re-used on-site.

4.0 Access

There are north and south vehicle entrances to the site (although the north entrance is not in use at present). There is ample room on site to manoeuvre etc. to exit the site facing forwards onto the main Bury Road.

The proposed works will not result in any physical changes to the access of the building or the site as a whole.

The proposed use of the site as a single-family home is considered to be significantly less intensive than its past uses as a hotel and wedding venue and as a care home.

5.0 Planning History

We have included the planning history from the Local Authorities Planning Portal. Bar the most recent application, there were no documents available to view.

Planning – Application Summary

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2014/0547 | Soft strip of plasterwork/timber for the stage 1 investigation of dry rot | Horncliffe Mansion Bury Road Rawtenstall Rossendale Lancashire BB4 6JS

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Summary [Further Information](#) [Contacts](#) [Important Dates](#)

Reference	2014/0547
Alternative Reference	PP-03378909
Application Received	Fri 12 Dec 2014
Application Validated	Mon 16 Mar 2015
Address	Horncliffe Mansion Bury Road Rawtenstall Rossendale Lancashire BB4 6JS
Proposal	Soft strip of plasterwork/timber for the stage 1 investigation of dry rot
Status	Decided
Decision	Approve with Conditions
Decision Issued Date	Wed 13 May 2015
Appeal Status	Unknown
Appeal Decision	Not Available

Planning – Application Summary

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2008/0652 | Change of Use from Hotel and associated function room to single dwelling, and existing detached dwelling (the gate house) within the curtilage of the mansion to become an annex to Horncliffe House. | Horncliffe Mansion Bury Road Rawtenstall Rossendale Lancashire BB4 6JS

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Summary [Further Information](#) [Contacts](#) [Important Dates](#)

Reference	2008/0652
Alternative Reference	Not Available
Application Received	Mon 22 Sep 2008
Application Validated	Mon 13 Oct 2008
Address	Horncliffe Mansion Bury Road Rawtenstall Rossendale Lancashire BB4 6JS
Proposal	Change of Use from Hotel and associated function room to single dwelling, and existing detached dwelling (the gate house) within the curtilage of the mansion to become an annex to Horncliffe House.
Status	Decided
Decision	Refused
Decision Issued Date	Tue 14 Apr 2009
Appeal Status	Unknown
Appeal Decision	Not Available