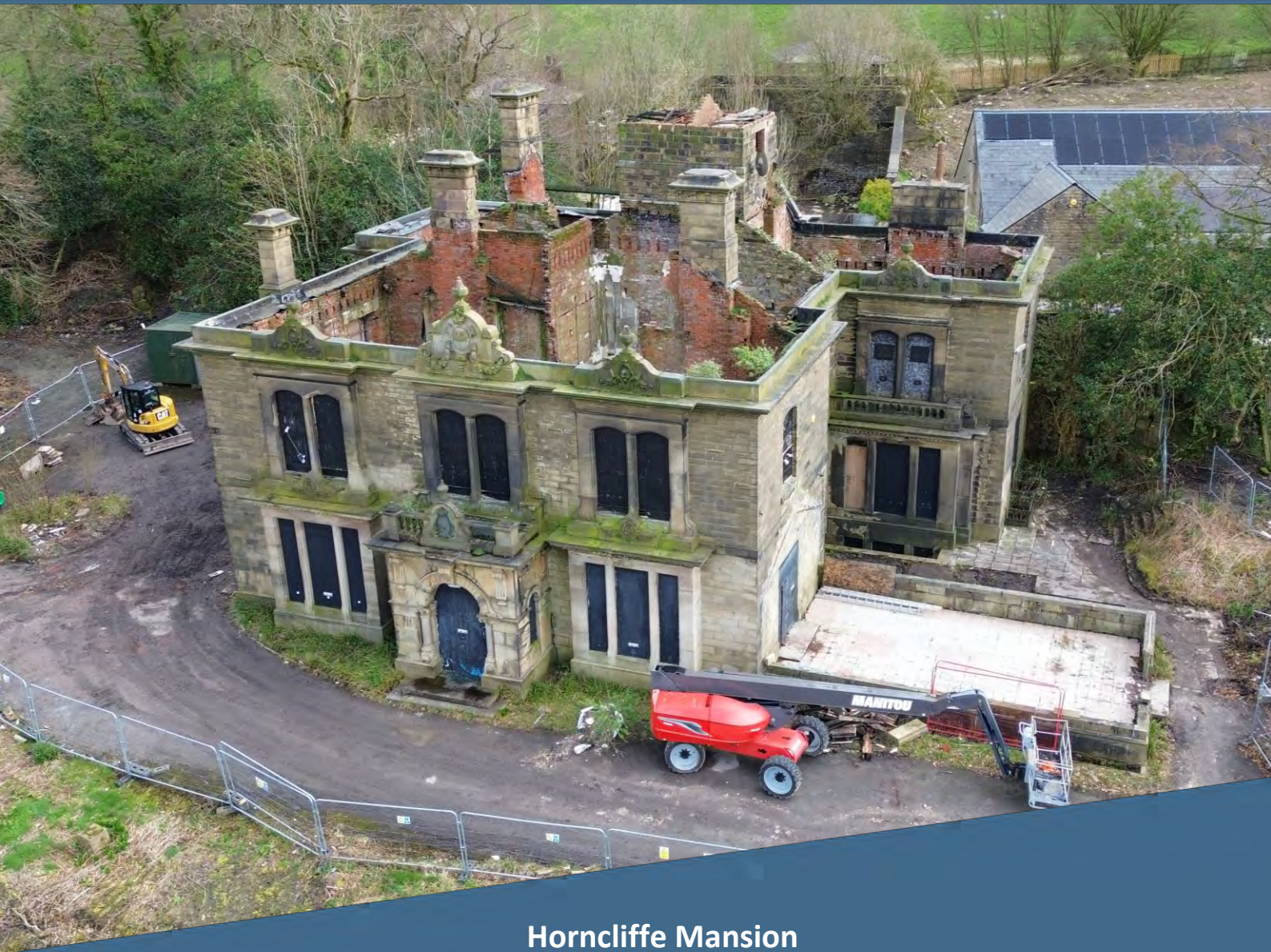


Archaeological Standing Building Recording



Horncliffe Mansion

Bury Road

Rawtenstall

Rosendale

Lancashire

BB4 6JS

On behalf of

Chris Salford

April 2024

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Cover: External view looking east-northeast towards the principal elevation of Horncliffe Mansion

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1 Non-Technical Summary

Border Archaeology (BA) was commissioned to carry out a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 3 with regard to proposed safety and enabling works of the Grade II listed Horncliffe Mansion, Bury Road, Rawtenstall, Rossendale, Lancashire, BB4 6JS, which currently lies derelict after suffering substantial fire and water damage in 2019. The results are briefly summarised below:

Horncliffe Mansion was constructed in 1869 for local mill owner Henry Hoyle Hardman, and has since been used as an old people's home, and a hotel, before laying empty for a number of years. During the latter half of the 20th century an elevator was fitted, and alterations were made to the internal arrangement of the rooms.

The mansion house is of two storeys, built principally of brick and sandstone with ashlar and carved dressings. Whilst the hipped slate roof does not survive, the moulded cornice, stone parapet, and five of the six rectangular stone and brick chimney stacks with their moulded stone cornices remain extant. It is built around a double-pile plan of three bays with rear extension of five bays. The internal floors, ceilings, stair cases, and windows were lost during the fire, however, the internal brick built dividing walls still largely survive, allowing the original internal arrangement of the house to be read within the surviving structure. The listing identifies '*the principal area of interest*' as the interior of the property, which has been irrevocably lost as a result of the fire and subsequent water damage, and whilst fragmented sections of the decorative mouldings survive within the entrance hall, these only represent a small part of the formerly extensive mouldings and painted friezes which were present throughout the house.

The principal elevation has a symmetrical 3-bay facade with a rectangular porch with round-headed entrance arch and segmental-headed windows in sides, dentilled cornice, balustraded parapet with an ornamental pediment in the centre and corner finials.

The fenestration at ground floor incorporates tripartite windows in shallow bays of ashlar with dentilled cornices, above which similar surrounds to coupled segmental-headed sashed 1st floor windows with elaborately carved parapets with finials, that over the centre window being much larger. There are two further entrance porches to the N and S, each with decorative cornices and pediments. The fenestration to the side and rear elevations is simpler, and incorporates single light windows with segmental heads, and three light stone mullioned windows opening into the principal compartments at ground floor level.

2 Introduction

Border Archaeology (BA) was instructed by Chris Salford on behalf of Salford Residential to undertake a programme of Archaeological Standing Building Recording (ASBR) to Historic England/RCHME Level 3 of Horncliffe Mansion, Bury Road, Rawtenstall, Rossendale, Lancashire, BB4 6JS in connection with an application for Listed Building Consent for safety and enabling works at the aforementioned property (Application No: 2022/0584; *fig. 1*). The proposed works will include the following:

- Shoring up of the main Horncliffe Mansion building.
- Removal of the fire-damaged remains of the roof structure and other high-level debris.
- Clearance of the debris from the main house.
- Demolish the later addition at the rear of the building.

It is of note that efforts have already been made to clear and stabilise the property, however, no other work has been commenced.

Horncliffe Mansion (NGR: SD 80079 20728; *fig. 1*) is a Grade II Listed Building built in 1869 for local mill owner Henry Hoyle Hardman, who remained in residence until his death in 1888, when it passed to his wife, Emily, and upon her death in 1896 to their daughter, Annie, who lived there until 1903.

Consistent with the *National Planning Policy Framework* (Department for Levelling Up, Housing and Communities 2023), Listed Building Consent for the proposed works to Horncliffe Mansion (Application No: 2022/0548) has been granted by the Rossendale Borough Council subject to the conditions reproduced below:

Condition: No works to the application building(s), including any clearance/demolition or preparation works shall take place until the applicant, or their agent or successors in title, has secured the implementation of a programme of archaeological building recording to level 3 as set out in 'Understanding Historic Buildings' (Historic England 2016). This must be carried out by an appropriately qualified and experienced professional contractor to the standards set out by the Chartered Institute for Archaeologists and in accordance with a written scheme of investigation, which shall first have been submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure and safeguard the recording and inspection of matters of archaeological/historical importance associated with the buildings/site.

A Written Scheme of Investigation (WSI) was prepared by Border Archaeology (2024).

3 Site Description

Horncliffe Mansion, which forms the subject of this programme of ASBR (figs. 1 & 2), is a two-storey former Grade II listed (List Entry No: 1318001) built in 1869. The property is located on a drive to the immediate E of the Bury Road, around 2.5km SE of Haslingden and 2km S of Rawtenstall.

Horncliffe Mansion was built in 1869 in sandstone with ashlar and carved dressings and had a hipped slate roof with several chimneys. The two-storey house has a symmetrical three bay façade and currently lies derelict after suffering substantial fire and water damage in 2019 both of which greatly affected the interior of the property. It is contained within the Lancashire HER (HER: MLA11083). There are several outbuildings to the rear/E of the property along with a late 20th/early 21st century function room that are not the subject of this report or the planning application. There is also a building to the SW of Horncliffe Mansions at the driveway entrance that was formerly part of the estate though has since been sold off and forms a separate residence.

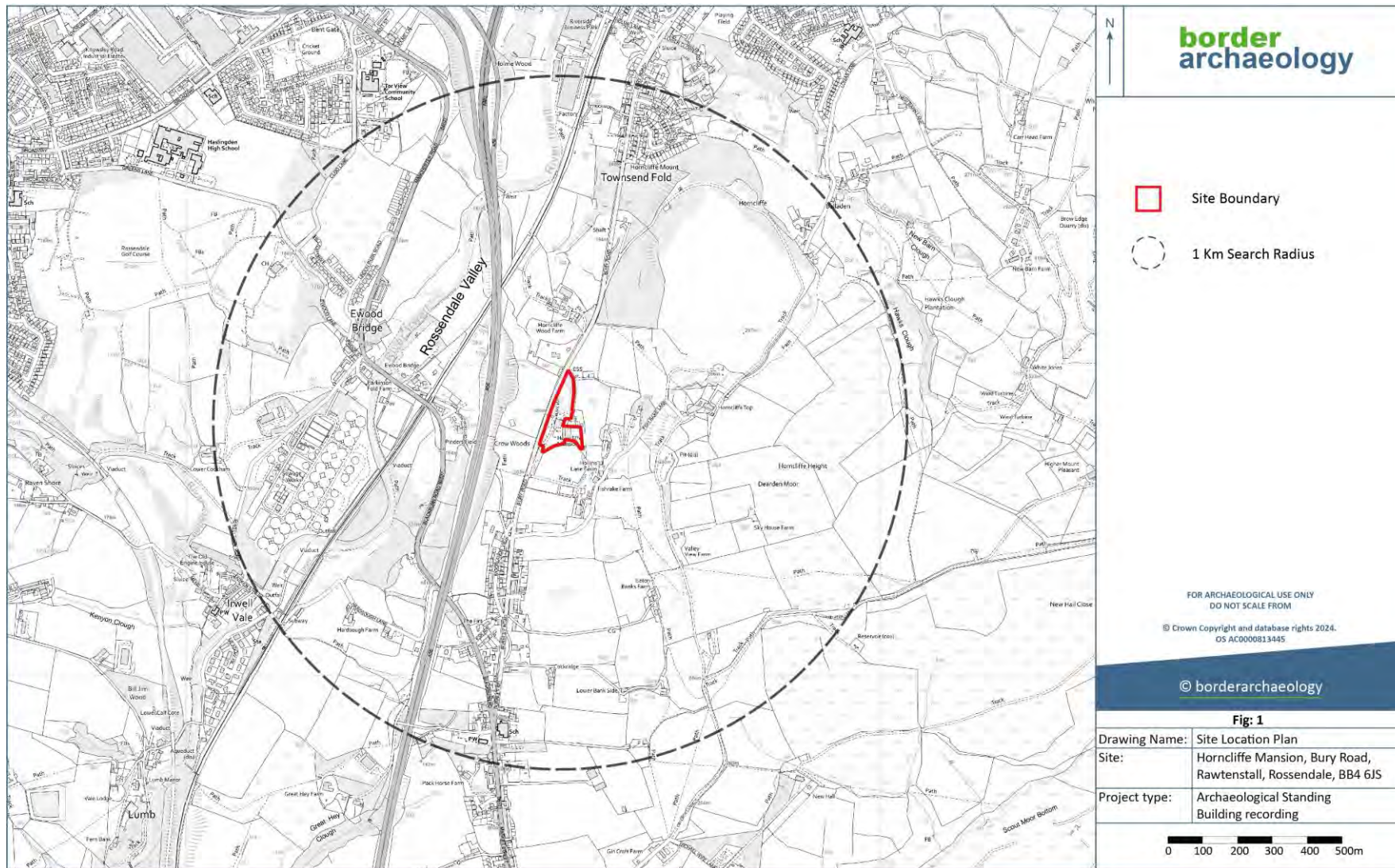
The listing description extracted from the National Heritage List for England is as follows:

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.

Horncliffe Mansion is not within a conservation area and there are no scheduled monuments within the site.

3.1 Soils & Geology

The British Geological Survey (BGS) records sandstone of the Brooksbottoms Grit formation, a sedimentary bedrock formed between 321.5 and 320 million years ago during the Carboniferous period, overlain by superficial deposits consisting of Devensian till – Diamicton, formed between 116 and 11.8 thousand years ago during the Quaternary period.



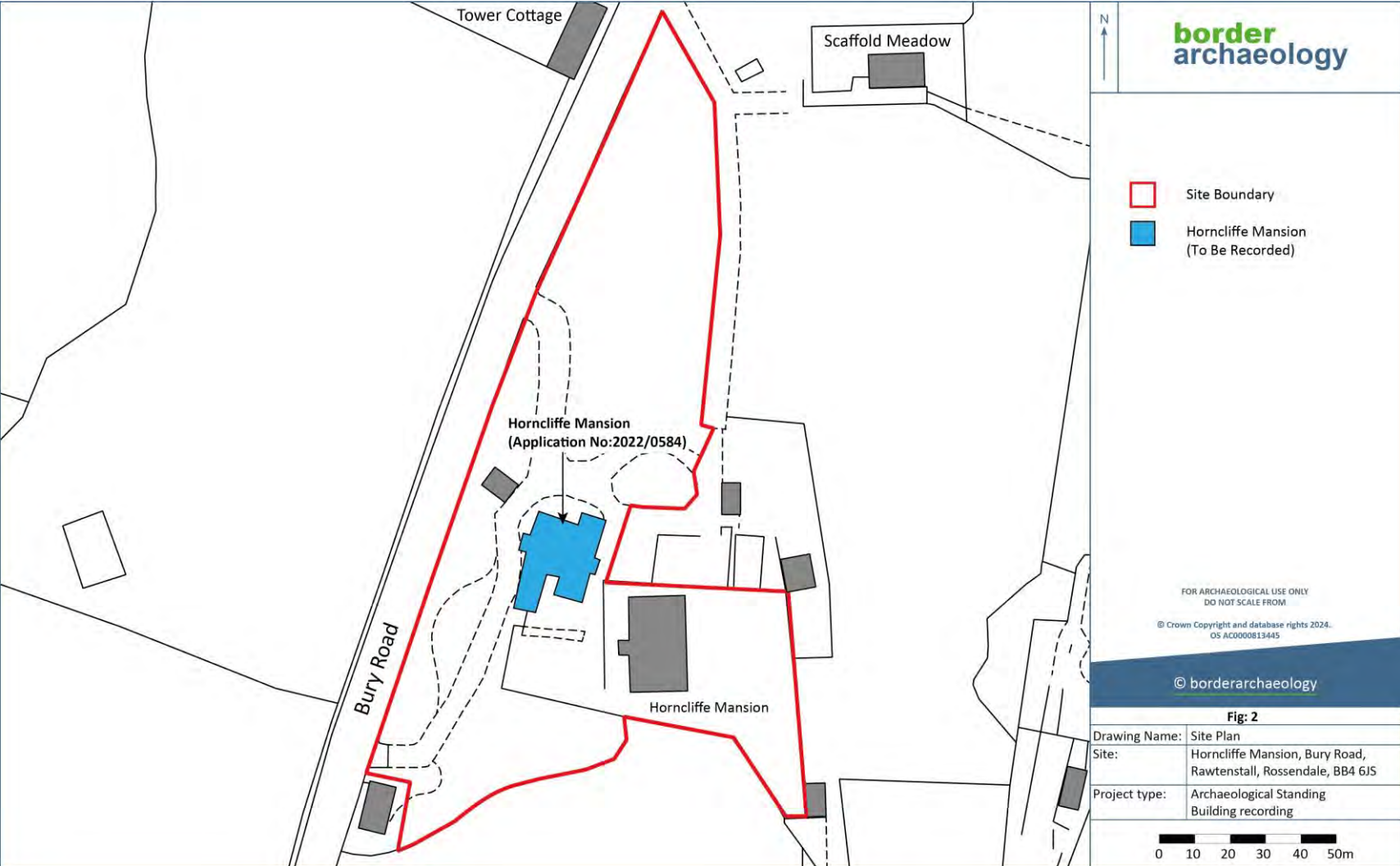


Fig: 2

Drawing Name:	Site Plan
Site:	Horncliffe Mansion, Bury Road, Rawtenstall, Rossendale, BB4 6JS
Project type:	Archaeological Standing Building recording

4 Project Aim

These may be briefly summarised thus:

- The aim of the project was to undertake a programme of ASBR of Horncliffe Mansion, Bury Road, Rawtenstall, Rossendale, Lancashire, BB4 6JS and associated garage to Historic England/RCHME Level 3, as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Lane 2016), to allow for the preservation by record of all standing building fabric, fixtures and fittings of historical interest that will be removed or substantially altered by development.
- The objective of the project is to carry out this programme of ASBR to support an application for LBC prior to proposed shoring up works and demolition of the off-shot to the rear of the property.

The results of this programme of archaeological work will, where appropriate, be related to themes identified in the relevant archaeological research framework, namely, *The North West England Regional Research Framework* (<https://researchframeworks.org/nwrf/>) with particular reference to the post-medieval and industrial research agendas.

5 Brief Historical Background

Rawtenstall, which lay within the Honour of Clitheroe, was initially settled by the forest servant and workers involved with the 'vaccaries' (a term found in parts of medieval Lancashire denoting small-scale commercial cattle farms) present in the area (Tupling 1927). A cornmill was recorded in 1296, and a second mill was built in 1546. Lancashire, including Rossendale, was disforested in 1507, resulting in the division of vaccaries into copyhold farms and further enclosure of the landscape. Indeed, Haslingden appears to have had an active land market in the 16th century.

Rawtenstall had developed a nucleated centre by at least 1565, and there is evidence of a cornmill at Oakenheadwood in 1508. Both settlements are depicted on Lord Burghley's 1588 map of Lancashire (not reproduced). The subdivision and the marginal nature of the land meant that there was a shift of focus during the earlier post-medieval period as sheep farming began predominate over cattle farming. To further supplement their incomes, people also became involved in the textile industry. Haslingden had a market by 1555 that was largely concerned with the wool being produced, and by 1610 there were twice-yearly fairs being held in the town (Hartley 2005a; Hartley 2005b).

It is likely that during this period the site of Horncliffe Mansion was undeveloped and uninhabited, and possibly used for livestock grazing. Its relative remoteness from the centres of population in Haslingden and Rawtenstall meant the site remained undeveloped until the later part of the post-medieval period, when the milling industry began to take-off.

From the 18th century onwards textile mills began to dominate both towns and the wider Rossendale Valley. Rapid population increase accompanied the development of the textile industry, with Haslingden increasing from a settlement of 1,000 inhabitants in 1750 to 16,327 by the end of the 18th century. Rawtenstall saw a similar boom. Initially, milling activity focused on the local wool but cotton came to dominate as it was easier to work with. The mills were first powered by local streams but switched to steam power during the 19th century.

It is within this *milieu* that the Hardman family were active. Their mill at New Hall Hey was built in 1866 but the family were working in and profiting from the milling industry from an earlier date and were able to build substantial houses before opening their own mill. These include Cliffe Tower, built in 1856-7 (HER: PRN38367 – MLA3), with staff accommodation (HER: PRN11085 – MLA1).

A building, Horncliffe House, had existed on the site itself prior to the construction of the present Grade II Listed Building, Horncliffe Mansion (List Entry No: 1318001). This house is evident on the 1842 tithe map (*fig. 7*), which shows a principal building of roughly square plan, with a series of three adjoining buildings to the rear/E. Another, larger, rectangular outbuilding stood to the E with a narrow rectangular building. A small building at the S of the plot could be a cart shed. The apportionment records that John Haworth as both owner and occupier of the house and much of the land to the E of what would become the Bury Road.

Haworth is also listed as the owner of a quarry located to the N of the then Horncliffe House. This sandstone quarry (HER: PRN23090 – MLA22958) was in operation from at the least the start of the 19th century, its main product being Haslingden flagstones. In 1845, the quarries - and possibly much of Haworth's land - was taken over by James Hardman and James Walton, although Walton later became the sole proprietor.

The quarries are shown on the 1851 Ordnance Survey 1st edition 6-inch map (*fig. 8*) to the E of Horncliffe House, which appears roughly of the same plan seen on the tithe map. The reduced detail of this map means the house is depicted as a T-shaped building with the other buildings to the E and S still shown. It is clear from this map that Horncliffe House was set in formal gardens, which are particularly evident to the S.

The present Horncliffe Mansion (originally still named Horncliffe House) was built in 1869 by Henry Hoyle Hardman, son of George Hardman, who was the brother of James Hardman who had owned the quarry, and together they also built New Hall Hey Mill. The architect of the house is unknown. Hardman lived in the house until his death in 1888, with the house then being owned by his wife, Emily, and at her death being inherited by their daughter Annie. At the time of its construction, the house had around 10000 sq. ft of living accommodation and a further 2000 sq. ft of cellarge (Hollis 2022).

The Ordnance Survey 1895 2nd edition 6-inch map (*fig. 9*) is the first to show the building, which occupies a roughly rectangular footprint with a rectangular conservatory projecting from the SW corner of the building. The outbuildings also appear to have been redeveloped, with two L-shaped buildings to the E, of which one has a glazed section on its southern part. Smaller square outbuildings are shown to the N and E of these outbuildings and a large, rectangular glasshouse is shown to their S. A lake first appears to the N of the house at this time and a gatehouse is indicated on the driveway leading from the Bury Road to the property. The map predates the rear off-shot, which is subject to demolition in the proposals, and is not depicted.

The Ordnance Survey 3rd edition 25-inch map of 1911 (*fig. 10*) shows the building in enhanced detail revealing a main, roughly square section, with a narrow rectangular section extending across the E of the property. The conservatory is shown projecting southwards from the SW corner of the building and a small projection is shown to its E, where the main body and narrower rear section meet. Further extensions and porches are shown at the front (W) and rear (E) of the property. This is the first time the rear extension is depicted and was therefore built at some time between 1895 and 1911.

A small rectangular building shown to the S of the building may be the cart shed shown on the tithe map but not recorded on the earlier Ordnance Survey editions for reasons of scale. The outbuildings are also depicted in greater detail, with some of the larger outbuildings shown to be subdivided. Further outbuildings are shown to the N, E and S of these and a further series of three glazed structures can be seen to their S. The glasshouse is shown flanked by two narrow structures, possibly representing an extension. By this point the house had passed from the Hardman family's ownership to one Rowland Rawlinson who bought the house and contents, presumably from Annie Hardman, in 1903.

The Ordnance Survey 1929 4th edition 25-inch map (*fig. 11*) shows little change affecting the principal residence but the glasshouse is now shown as three distinct narrow structures. There are no further changes shown on the Ordnance Survey 1947 5th edition 6-inch map (*fig. 12*) or Ordnance Survey provisional edition 6-inch map of 1956 (*fig. 13*). The Ordnance Survey 1:10000 map of 1960 (*fig. 14*) shows no change to the building itself but the pond to the N of the house has gone. The period between Rawlinson taking ownership of the house in 1903 and its purchase by Lancashire County Council (LCC) in 1969 is poorly documented. LCC bought Horncliffe for conversion to a care home for the elderly which closed in 1993. During this period, in 1984, Horncliffe was designated a Grade II Listed Building.

An undated photograph probably from the early/mid-20th century (Hollis 2022) shows the W-facing elevation of Horncliffe Mansion behind a boundary wall with decorative railings. The original conservatory is visible to right of picture, as are parts of the Victorian gardens to the S of the house.

In 1993, the house was purchased and converted (Application No: X/1993/426) to a hotel and wedding venue which operated until 2007. It was during this period that Horncliffe House was renamed Horncliffe Mansion (or Mansions) and the function room to the E of the house was constructed. A 1999 planning application (Application No: X/1999/153LB) was approved in June with the function room built subsequently. The building was abandoned in 2007 following closure of the hotel. Thereafter, a small fire broke out. Although extinguished by the local fire service, dealing with the fire left parts of the building with water damage. Continued vacancy and neglect rendered the property prone to trespass and further degradation.

It was purchased in 2008 by a local property developer, who is assumed to have submitted a series of planning applications for a change of use from a hotel back to a single dwelling (Application Nos: 2008/0177; 2008/0174; 2008/065). The first two applications were approved but the third was rejected, although no works occurred as a result of the applications (Hollis 2022). A photograph from the same year shows that the external structure of the house remained largely as seen in the undated photograph; however, during the intervening period the central

elevator had been installed as evidence by the flat roof garret, and the ornate iron railings had been removed from the boundary wall and the conservatory had evidently been replaced by a modern structure, although the image lacks sufficient detail to allow any definitive conclusions to be made.

In 2013, the Lodge, or gatehouse, was sold off as a private dwelling separately from the rest of Horncliffe Mansion. No further documentation was available regarding the sale or how this building was excluded from the listing curtilage of Horncliffe Mansion. Further works were proposed in 2014 and an application for Listed Building Consent (LBC) was made (Application No: 2014/0547) for works to the building largely for the improvement of the fire damaged and water affected interior. However, no works appear to have ensued.

A second blaze broke out in 2016 and was again extinguished by the local fire service but further damage was caused by a group of squatters who were eventually evicted from the house by the police after reports that they had intended to use it as the venue for an illegal rave (Macpherson 2017). Then, in 2018, part of the W-facing elevation was bedaubed with blue paint and efforts made to clean the masonry proved detrimental to the historic fabric (Jajecznyk 2018). The house was once again placed on the market in December 2018.

For a third time, Horncliffe was significantly damaged by fire in August 2019 when six fire crews attended the scene and spent much of the night battling the blaze. The internal structure and interior were destroyed by a combination of fire and water damage inflicted by the firehoses. The roof was also destroyed in the conflagration (BBC 2019). The building was purchased in April 2022 with the intention of returning it to a single dwelling with associated annexe.

6 Methodology

Recording reflects Historic England/RCHME guidance and will be undertaken in accordance with standards set by the Chartered Institute for Archaeologists (CIfA), namely, *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (CIfA 2020a) and *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA 2020b). BA also adheres to the CIfA *Code of conduct: Professional ethics in archaeology* (CIfA 2022) and to project management advice set out in *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Lee 2015).

The planning condition states that no works affecting the application building(s), including any clearance/demolition or preparation works, are to take place until the property has been archaeologically recorded to the requisite standard, namely, to Historic England Level 3. However, it is understood that this part of the condition has since been waived by the planning authority and that the ASBR will therefore be undertaken of the property in its existing condition following the clearance of debris.

The specific recording methodology is based on a Historic England/RCHME Level 3 record, as detailed in *Understanding Historic Buildings – A guide to good recording practice* (Historic England 2016), which sets out guidance on the recording of historic buildings and is a revised and expanded version of *Recording Historic Buildings: A Descriptive Specification* (RCHME 1996).

Level 3 is defined as follows: ... *An analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the buildings appearance and structure to support an historical analysis* (Historic England 2016, 26).

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This Level 3 record comprises the following specifics:

6.1 Photographic Record

The photographic survey (*figs. 5 - 6; Appendices 1 & 2*) consists of high-resolution colour digital images with suitable scales where safely accessible of:

- All external elevations.
- Details of any architectural or functional fixtures, fittings and features relating to either the function or development of the buildings.
- Photographs illustrating the buildings' relationship to surrounding buildings and setting.

The photographic record was made using a digital camera with a minimum sensor size (APS-C) of 22mm × 15mm and a sensor that exceeds 10 MPXs. The photographic record was also made using digital camera with a minimum sensor size (APS-C) of 22mm × 15mm and a sensor that exceeds 10 MPXs mounted on a DGI Mini drone.

6.2 Drawn Record

A drawn record has been compiled to Historic England Level 3 consisting of:

- A phased plan of the buildings, with photograph locations clearly marked, and a location plan related to the national grid. This may be based on an existing survey plan.
 - Annotated elevation drawings. These may be based on existing elevation drawings.
 - Appropriate additional illustrations that help support findings and the interpretation of the buildings.
 - Additional illustrations of dateable fixtures and fittings (mouldings, catches, hinges, latches etc.).
 - A record of historic carpenters' marks, apotropaic marks and graffiti.
-

6.3 Written Account

This reflects the requirement for a Level 3 record and comprises the following elements:

- The structures' National Grid Reference (NGR) and address.
- A note of any statutory & any non-statutory designations, such as inclusion on the local list.
- The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.
- A table of contents and a list of illustrations or figures.
- Where considered appropriate, a summary account of the buildings' form, function, date and sequence of development. The names of architects, builders, patrons and owners will be given if known.
- An introduction detailing the project background, together with a statement of objectives, methods, scope and limitations, and any constraints which limited the achievement of objectives.
- Acknowledgement of copyright, where applicable.
- A discussion of the published sources relating to the buildings and their setting, an account of their history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the buildings, where these exist.
- An appropriately detailed account of the buildings' overall form (structure, materials, layout) and their successive phases of development, together with the evidence supporting this analysis.
- Full bibliographical references.

6.4 Recording Methodology

General views of the building and its setting (for contextual purposes) and additional photographs of relevant architectural details were also taken. Individual features were photographed as separate items and in detail. Each feature was photographed and placed into a wider context (ie the surrounding elevation). Photographs (both external and internal) contain appropriate scales and all photographic images are indexed and cross-referenced to a written photographic register recording details of subject and direction of view.

6.5 Prior Works

The building itself has already been cleared of the debris that were a product of the 2019 fire. It was initially intended that the building be recorded prior to any clearing, however, recent communications indicate that the clearance and stabilising of the building was permitted.

A letter from Growth Lancashire, dated to 2023, makes mention of this clearance of debris and states that after it has been achieved the building is to be photographed (recorded) by a heritage professional (Growth Lancaster 2023). A later letter from Peter Iles, Lancashire County Council Planning Officer (Archaeology), confirms that the recording of the site should take place after the building was propped, cleared, and made safe (Iles 2023).

7 Results

Horncliffe Mansion was built in 1869 as a private residence for Henry Hoyle Hardman, a local businessman, and is situated on an elevated position east of Bury Road and the A56 (*Plate 1*), affording westerly views over the River Irwell and valley above, and lies within extensive grounds. The house currently lies derelict after suffering substantial fire and water damage in 2019, both of which greatly affected the interior of the property (*Plate 2*). The formal gardens and outbuildings to the rear and east of the property, along with a late 20th/early 21st century function room which do not form part of the subject of this report or the planning application, are equally neglected. Access to the site is by either north or south driveway up from Bury Road, although these have been blocked in an effort to maintain site security (*Plates 3 & 4*).

7.1 Exterior

Horncliffe Mansion is a large two-storey house of three bays built around a double pile plan, with an asymmetrical five-bay range to the rear which is wider than the front (*Plates 5-7*). The external elevations of the house are faced with regularly coursed dressed sandstone ashlar blocks with a string course between ground floor and first floor level. The stone facing is built around a stone and brick core laid principally in a raking stretcher bond, with the stone wall being largely concentrated to the rear of the house where there is also later infilling with engineered bricks. Whilst the hipped slate roof does not survive, the moulded cornice, stone parapet, and five of the six rectangular stone and brick chimney stacks with their moulded stone cornices remain extant.

The principal west facing elevation (*Plate 8*) has a symmetrical three bay façade with a central flat roofed entrance porch with a round-headed entrance approached by two stone steps (*Plate 9*). The doorway is flanked by doric columns with moulded capitals of scrolled acanthus leaves, and are set upon low pedestals with floral mouldings. The astragal below the capitals wraps around the entrance porch to form a plain fascia with a moulded cornice. The columns support a round topped incised stone arch with a moulded hood. The dentilled cornice above is supported by three fluted and scrolled corbels, the central most forming the keystone to the arch which is engraved with Hardman family crest comprising a hand issuant holding a sickle. The porch is topped by a rounded stone balustrade with central ornamental pediment with escutcheon, and topped by a fluted urn finial. Earlier photos show matching finials at the corners of the balustrade but these are now missing. Within the sides of the porch are arched windows, with coal shoots below.

To either side of the entrance porch are tripartite windows with moulded stone mullions in shallow bays of ashlar with dentilled cornices and decorative pediments with a spreading floral motif. At first floor level, and set within similar surrounds are coupled segmental-headed windows with moulded stone mullions and chamfered sills, and topped by elaborately carved parapets with urn finials, with that over the central bay being much larger.

To the south, and towards the rear of the house, the projecting west facing elevation of the wider range (*Plate 10*) has a second entrance porch which was originally approached by short flight of stone steps which are now lost.

The porch incorporates a central entrance with moulded stone jamb, and windows either side. The dentilled cornice above supports a low stone balustrade, behind which, and at first floor level and set within similar surround, is a pair of segmental-headed mullioned windows, and an elaborately carved pediment set within the roof parapet with an urn finial. At basement level there is a three-light window with stone mullions and an entrance way. To the north side of the house, and within the west facing elevation the same range (*Plate 11*) there a single light window at ground and first floor level.

To the north facing side elevation (*Plate 11*) there is a further entrance porch with a central entrance way flanked by two windows and surmounted by a dentilled cornice and decorative pediment with a floral motif. Rising up from the porch is a moulded chimney stack at first floor level. There is a second entrance within the main range to the E of the porch, and a three-light window with stone mullions. At first level there are three segmental arched windows.

The S facing elevation (*Plate 12*) previously incorporated a large conservatory, but only the stone foundation plinth and heating ducts at ground level survive. At ground floor level within the principal range there is a large opening for the former conservatory entrance, and to the E of this there is a second opening for a doorway with low iron balustrade at ground level opening onto two windows below at basement level. At first floor level there is a segmental arched window and a central doorway with a matching segmental arch which formally opened onto a fire escape. To the wider range to the rear there is a doorway at ground level, and a window with a segmental arch above.

The east facing rear elevation (*Plate 13*) is of five bays, and overlooks a series of out buildings built in the slope of the bank. The central bay projects slight forward has a stepped gable with stone copping and moulded kneelers. Behind the gable are the remains of a low garret with a small south facing window. At ground floor level there is a central entrance way with a basement entrance below approached by covered stone steps, to the north of which there a tripartite window with plain stone mullions, a second entrance way, and a single square window. At first floor level there are four window apertures, and at second floor level there is window within the central gable.

7.2 Interior

Whilst the internal floors, ceilings, stair cases, windows, and roof were lost during the fire (*Plate 2*), the internal brick built dividing walls still largely survive (*figs. 5 & 6*), allowing the original internal arrangement of the house to be read within the surviving structure which was built around a double pile plan with a central staircase. Also, whilst the majority of the internal adornments and fixtures have been lost, there remains fractured remains of decorative mouldings and fixtures within several locations.

7.2.1 Basement

The basement is constructed principally of dressed sandstone, with internal walls of irregularly coursed brick and stone rubble. Its floor is laid with broad stone flags throughout. The basement can be accessed internally via an enclosed stone-built dog leg stair case towards the rear of the house (*Plate 14*), and an external entrances to the S and E (*Plate 15 & 16*).

The basement is arranged around an internal cross axial corridor from which the principal compartments can be accessed. The central corridor, aligned E-W (*Plates 17 & 18*), has low stone topped storage shelves alongside its N and S sides, and its W end below the entrance porch, there is a similar storage shelf with possible coal chutes either side opening to the E and W of the porch (*Plate 19*). At the E end of the corridor a doorway opens into a N-S aligned corridor, and iron hinge brackets and a latch remain intact within the door jamb (*Plate 20*).

Opening E and W from the western end of the central corridor are two storage compartments. The S compartment has low stone topped storage shelf to the E and S (*Plates 21*), above which are a series further recessed storage nooks, and to the W there is a similar recessed shelf. The compartment to the N is similarly arranged but less well preserved (*Plates 23-25*). There is also a blocked coal chute at the N end of the room.

The N-S aligned corridor (*Plates 16 & 26*) towards the rear of the basement opens externally to the S, and to the E into four interconnected compartments. The internal basement staircase opens to the W. The northernmost two compartments have vaulted brick ceilings braced which incorporate steel beams (*Plate 27*). The northernmost was largely inaccessible, but was observed to contain a large iron water storage tank (*Plate 28*). The adjoining compartment to the S has two blocked windows with the external W wall (*Plate 29*), and two ash chutes within the northern wall (*Plate 30*), presumably from a former cooking range on the floor above. The central compartments to the south have been heavily modified to house the central elevator shaft which was installed during the latter half of the 20th century. The southernmost compartment has two windows within external wall to the S (*Plate 31*), a blocked fireplace to the E (*Plate 32*), and a three-light window with stone mullions to the E which retains elements of its wooden casements (*Plate 33*).

7.2.2 Ground Floor

The main entrance porch to the west opens through a pair of partly glazed double swing doors set within a part glazed surround (*Plate 34*), into what will have formally been the main entrance hall (*Plate 35*). This opened to the N and S into the three principal living compartments (*Plates 36-43*), and led E into to the rear of the building where the open dog leg stair case was formally situated. Below the former location of the stair case, is the basement stair (*Plate 44*). At the eastern end of the corridor a doorway opens into short internal through passage towards the rear of the house containing the central elevator (*Plates 45 & 46*), and five further interconnected service compartments (*Plates 47-58*) in which a number of blocked fireplaces are visible. To the S the corridor opens into a larger living compartment which can be accessed externally through the entrance porch to the S (*Plates 31-32 & 59-60*).

The majority of the surviving fixtures and ornamentation appears to be concentrated within the ground floor entrance hall (*Plates 61-65*), and includes elements of the moulded wall panels at floor level, from which rise a series of pilasters with floral capitals interconnected by low arches to form recessed panels. A small section of the dentilled cornices survives above the main entrance way, and there are section decorative green floor tiles with a border of quarry tiles within the doorway (*Plate 66*).

Within the largest compartment to the rear of the house are the remains of pilaster infilled with guilloche mouldings, and part of a moulded capital above (*Plate 60*), which formed part of the decorative frame to the second entrance porch to the south of the house

The floors of the service rooms to the NE have largely survived, and correlate with the vaulted brick ceiling observed within the basement. Where visible they are laid with quarry tiles, and an intact ceiling within the northern most compartment has exposed wooden joists with cross bridges/braces (*Plate 67*), which are tied into steel beams.

To the rear of the house there are a series of construction breaks observed within the brick work, where the original moulded bricks have been observed to have been replaced with 20th century engineered bricks. Where this has been undertaken, the cavity between the bricks and stone work infilled with concrete. Whilst there does not appear to any external alterations, it is likely these modifications were a result of damp ingress, and may have been made at the same time of the installation of the elevator shaft during the latter half the 20th century.

The majority of the compartment have blocked fireplaces which were likely infilled during the buildings use as an elderly residential home and later as a hotel.

7.2.3 First Floor & Attic

Whilst the first floor (*Plates 69-91*) has now entirely been lost, its layout appears to have largely reflected the layout of the ground floor, with the stair case having opened upon a large open landing which have been lit by a lantern skylight, from which the circulation between the roofs appears to be the same as those on the ground floor. There are several doorways at attic level, but the overall layout of the attic space remains unclear.

Within the first-floor landing area, elements of the moulded wall panels survive, from which rise a series of pilasters with floral capitals forming a central panel. Centrally within the panel is an infilled aperture within the wall. It is unclear what purpose this may have previously had, as it will have opened internally into an adjoining compartment.

At first floor level, several of the windows retain elements of timber sashes and there is a single example of a timber panel surround to the windows (*Plate 85*). There are also a number of infilled doorways which were likely infilled during the buildings use as a residential home and later a hotel (*fig. 6*).

8 Conclusions

Horncliffe Mansion was built in 1869 as a private residence for Henry Hoyle Hardman, a local businessman, and lays on an elevated position in the valley east of Bury Road, and currently lies derelict after suffering substantial fire and water damage in 2019, both of which greatly affected the interior of the property.

It is a large two-storey house of three bays built around a double pile plan, with an asymmetrical five-bay range to the rear which is wider than the front. The external elevations of the house are faced with regularly coursed dressed sandstone ashlar blocks with a string course between ground floor and first floor level. The stone facing is built around a stone and brick core laid principally in a raking stretcher bond, with later infilling with engineered bricks. Whilst the hipped slate roof does not survive, the moulded cornice, stone parapet, and five of the six rectangular stone and brick chimney stacks with their moulded stone cornices remain extant.

The principal west facing elevation has a symmetrical three bay façade with a central flat roofed entrance porch by doric columns with moulded capitals of scrolled acanthus leaves, supporting a round topped incised stone arch with a moulded hood. The dentilled cornice above is supported by three fluted and scrolled corbels, the central most forming the keystone to the arch which is engraved with Hardman family crest comprising a hand issuant holding a sickle. The porch is topped by a rounded stone balustrade with central ornamental pediment with escutcheon, and topped by a fluted urn finial. To either side of the entrance porch are tripartite windows with moulded stone mullions in shallow bays of ashlar with dentilled cornices and decorative pediments. At first floor level, and set within similar surrounds are coupled segmental-headed windows and topped by elaborately carved parapets with urn finials, with that over the central bay being much larger.

There are two further entrance porches to the N and S, each with decorative cornices and pediments. The fenestration to the side and rear elevations is largely simpler, and incorporates single light windows with segmental heads, and three light stone mullioned windows opening into the principal compartments at ground floor level.

Whilst the internal floors, ceilings, stair cases, windows, and roof were lost during the fire, the internal brick built dividing walls still largely survive, allowing the original internal arrangement of the house to be read within the surviving structure. The listing identifies *'the principal area of interest'* as the interior of the property, which has now unfortunately been irrevocably lost as a result of the fire and subsequent water damage, and fragmented sections survived with the entrance hall these are hardly representative of the mouldings and painted friezes which were present throughout the house. However, heritage asset still externally represents a well-preserved example of a mid to late 19th century local mill owners' property with of good aesthetic quality, reflecting the tastes and ambitions of the time.

The majority of the surviving fixtures and ornamentation appears to be concentrated within the ground floor entrance hall, and includes elements of the moulded wall panels at floor level, from which rise a series of pilasters with floral capitals interconnected by segmental arches to form recessed panels, as well as a small section of the dentilled corning. At first floor level, several of the windows retain elements of timber sashes.

Cartographical evidence suggests the Horncliffe Mansion is built on the site of an earlier house (Horncliffe House), however there remains no definitive evidence for any of the earlier fabric being incorporated into the later mansion house. There is a distinctive concentration of irregularly laid internal stone masonry to the rear of the house within the service rooms, but similar sections of irregularly laid stone masonry can also be within the southern elevation where the internal facing bricks have fallen away, suggesting both instances are contemporary with the construction of the main house.

9 Archive

A PDF document copy of the report, including the photographs and any other photographs not included in the report deemed informative, will be submitted to the Lancashire HER.

All born digital data subject to selection and version control will be archived with the Archaeology Data Service (ADS) who will be informed that the digital report submitted is part of the Lancashire Museums collection. Reports will be archived in PDF(A) format. photographs and drawings will be archived in JPEG format with Excel registers xlsx. All final reports will be uploaded to OASIS (the Online Access to the Index of Archaeological Investigations) at the conclusion of the project.

10 Copyright

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11.1 Cartography

1842 – Tithe map for Tottington High End Township in Bury Parish

1851 – OS 1st edition 6-inch map

1895 – OS 2nd edition 6-inch map

1911 – OS 3rd edition 6-inch map

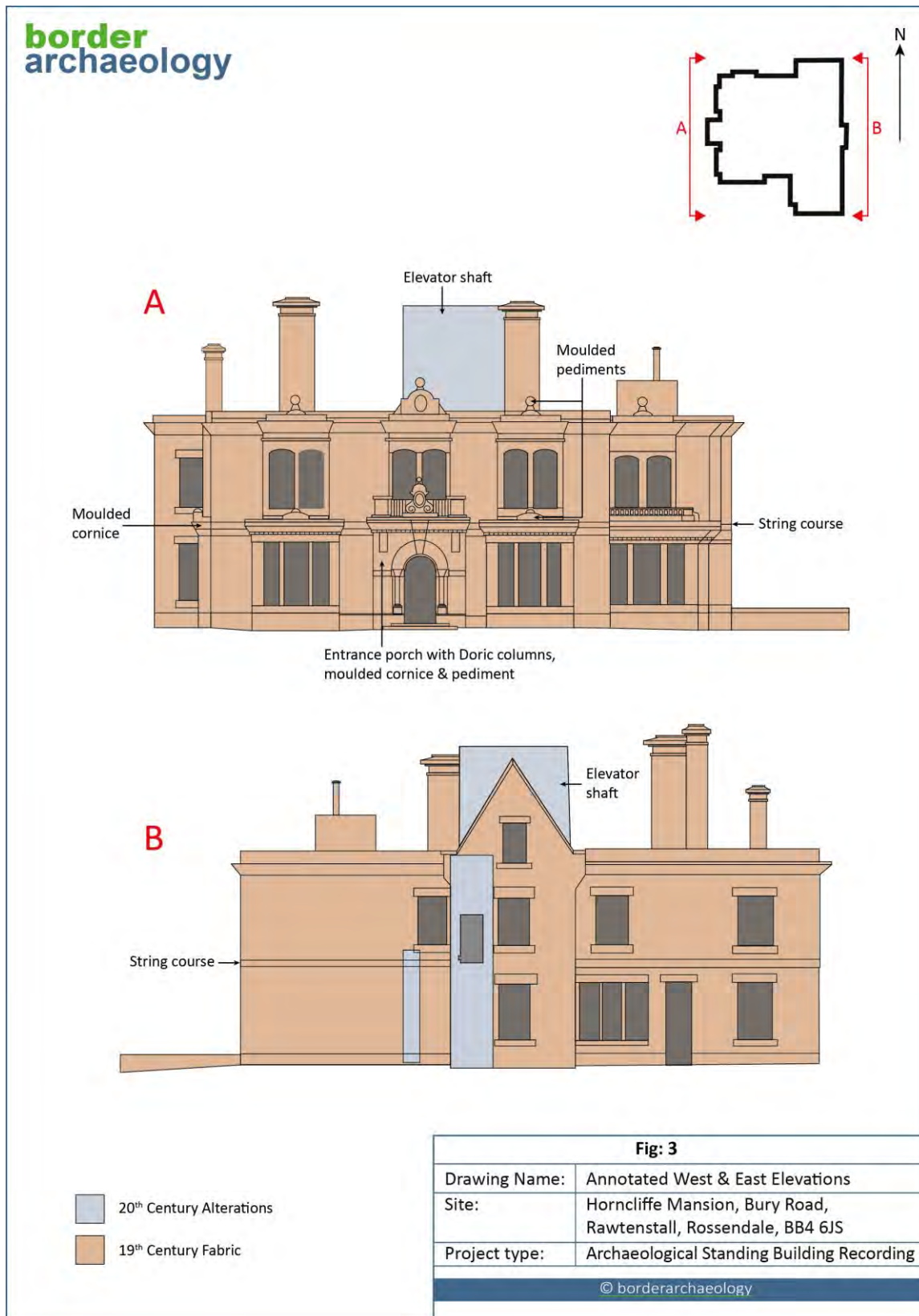
1929 – OS 4th edition 25-inch map

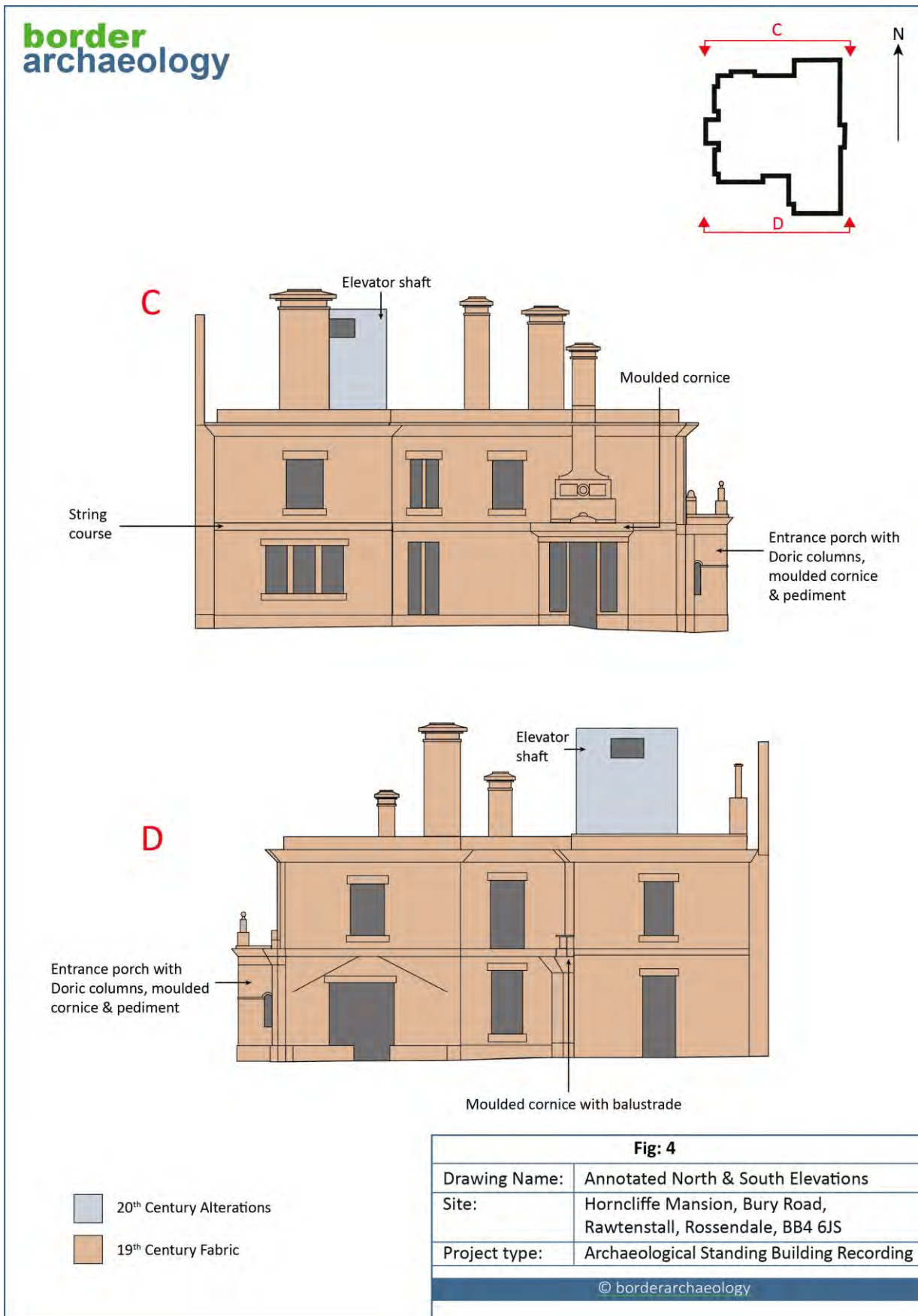
1947 - OS 5th edition 6-inch map

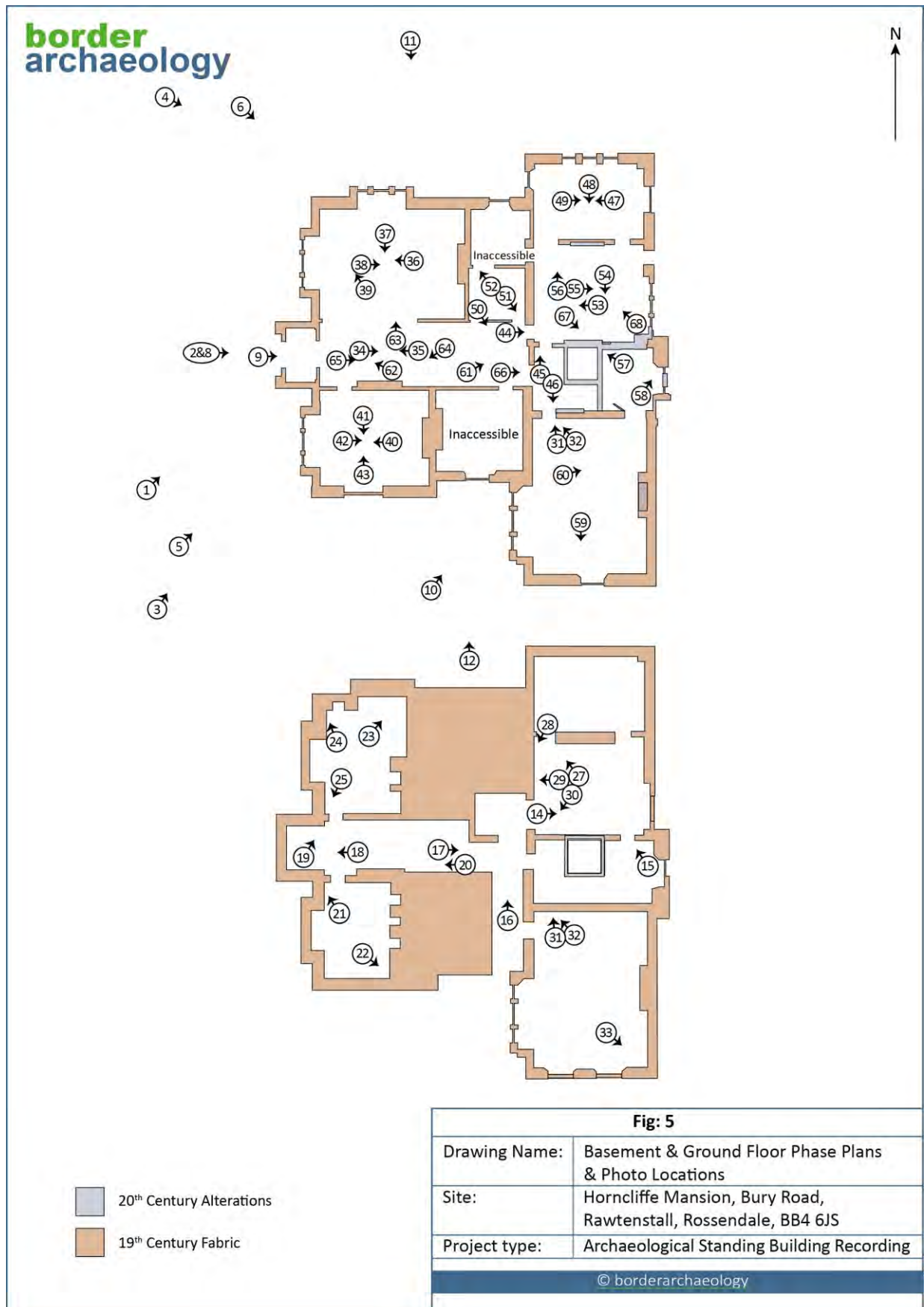
1956 – OS provisional edition 6-inch map

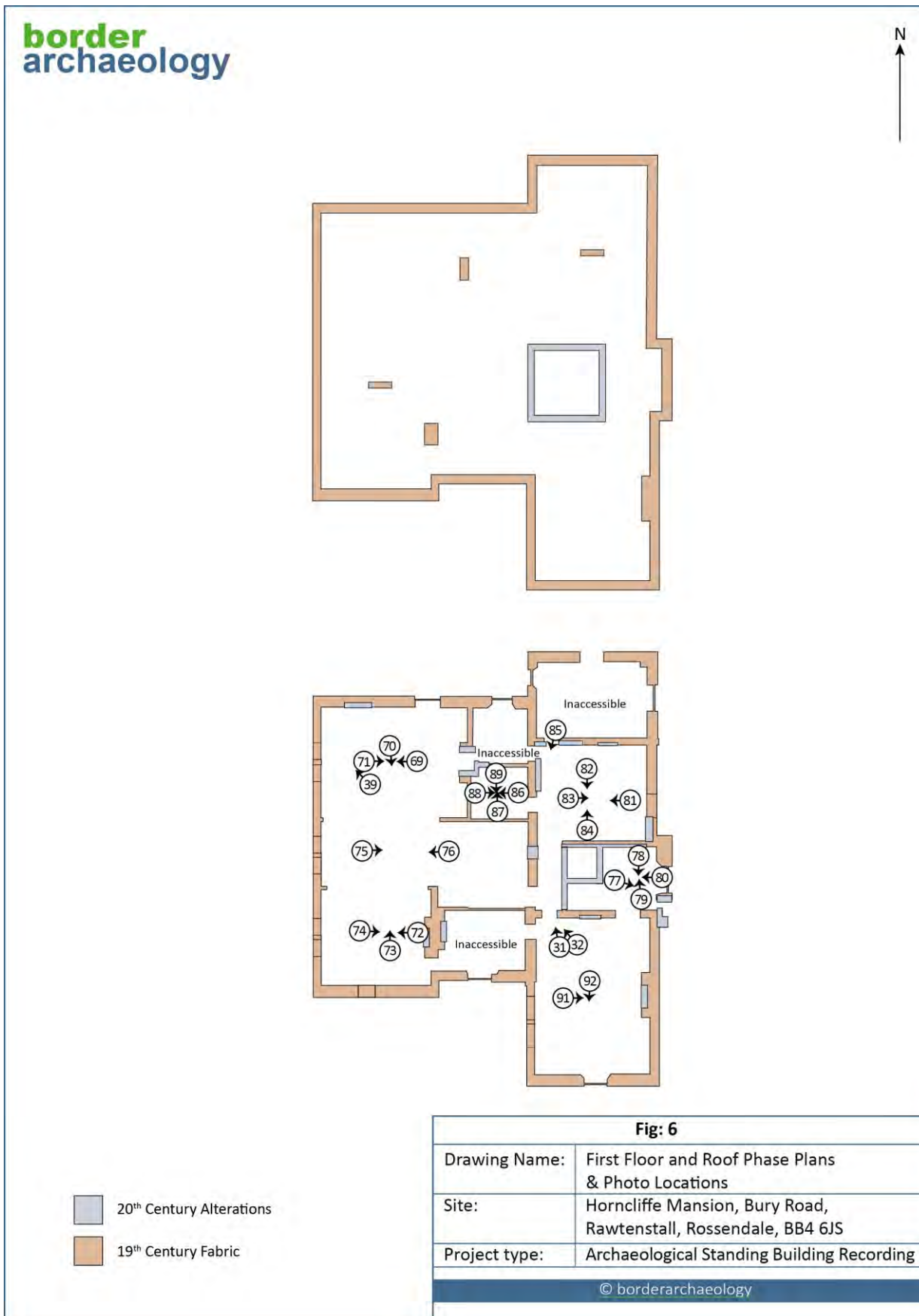
1960 – OS 1:10000 map

12 Appendix 1: Plans and Elevations









13 Appendix 2: Photographic Record



Plate 1: General view from Bury Road looking NE towards Horncliffe Mansion



Plate 2: Aerial view of Horncliffe Mansion showing the extent of the internal fire damage



Plate 3: View from Bury Road looking NE towards the southern entrance to Horncliffe Mansion



Plate 4: View from Bury Road looking SE towards the northern entrance to Horncliffe Mansion



Plate 5: View looking NE towards the principal W facing elevation



Plate 6: View looking SE towards the principal W facing elevation



Plate 7: View looking W towards the rear elevation



Plate 8: View looking E towards the principal W facing elevation



Plate 9: View looking E towards the principal entrance porch



Plate 10: View looking NE towards the southern elevation



Plate 11: View looking S towards the N facing elevation



Plate 12: View looking N towards the S facing elevation



Plate 13: View looking W towards the rear E facing elevation



Plate 14: View looking W within the basement towards the internal dog leg staircase



Plate 15: Internal view looking SSE towards the western external entrance within the basement



Plate 16: Internal view looking S within the basement corridor towards the external entrance to the S



Plate 17 (left): Internal view looking W along the central corridor within the basement
Plate 18 (right): Internal view looking E along the central corridor within the basement



Plate 19: Internal view looking SW within the western end of the central corridor within the basement



Plate 20: Internal view looking E towards the doorway within the eastern end of the central corridor with the basement



Plate 21: Internal view looking S within the basement



Plate 22: Internal view looking NW within the basement



Plate 23: Internal view looking SSE within the basement



Plate 24: Internal view looking SW within the basement



Plate 25: Internal view looking NE within the basement



Plate 26: Internal view looking N within the basement corridor



Plate 27: Internal view looking SSW showing the vaulted brick ceilings within the basement



Plate 28: Internal view looking NNE towards the water storage tank within the basement



Plate 29: Internal view looking E within the basement



Plate 30: Internal view looking NE within the basement



Plate 31 (left): Internal view looking S within the compartments to the SE



Plate 32 (right): Internal view looking SE within the compartments to the SE



Plate 33: Internal view looking WNW within the basement



Plate 34: Internal view looking W towards the main entrance with the entrance hall at ground floor level



Plate 35: Internal view looking E along the entrance hall at ground floor level



Plate 36: Internal view looking E within one of the principal living compartments at ground floor level



Plate 37: Internal view looking N towards external entrance to the N which opens into of the principal living compartments at ground floor level



Plate 38: Internal view looking W within one of the principal living compartments at ground floor level



Plate 39: Internal view looking SSE within one of the principal living compartments at ground floor level



Plate 40: Internal view looking E within one of the principal living compartments at ground floor level



Plate 41: Internal view looking N within one of the principal living compartments at ground floor level



Plate 42: Internal view looking W within one of the principal living compartments at ground floor level



Plate 43: Internal view looking S within one of the principal living compartments at ground floor level



Plate 44 (left): Internal view looking W towards the basement stair at ground floor level
Plate 45 (right): internal view looking S at ground floor level



Plate 46: Internal view looking N at ground floor level



Plate 47: Internal view looking E within a ground floor service compartment



Plate 48: Internal view looking N within a ground floor service compartment



Plate 49 (left): Internal view looking W within a ground floor service compartment
Plate 50 (left): Internal view looking NW within a ground floor service compartment



Plate 51: Internal view looking NW within a ground floor service compartment



Plate 52: Internal view looking SE within a ground floor service compartment



Plate 53: Internal view looking E within a ground floor service compartment



Plate 54: Internal view looking N within a ground floor service compartment



Plate 55: Internal view looking W within a ground floor service compartment



Plate 56: Internal view looking S within a ground floor service compartment



Plate 57: Internal view looking SE within a ground floor service compartment



Plate 58: Internal view looking SE within a ground floor service compartment



Plate 59: Internal view looking N within a ground floor living compartment



Plate 60: Internal view looking WSW within a ground floor living compartment



Plate 61: internal view looking WSW showing the wall mouldings at ground floor level within the entrance hall



Plate 62: internal view looking ESE showing the wall mouldings at ground floor level within the entrance hall



Plate 63: internal view looking S showing the wall mouldings at ground floor level within the entrance hall



Plate 64: internal view looking NE showing the wall mouldings at ground floor level within the entrance hall



Plate 65: internal view looking W showing the wall mouldings at ground floor level within the entrance hall



Plate 66: View looking W at the decorative floor tiles within the ground floor entrance hall



Plate 67: internal view looking NW at the only surviving ceiling at ground floor level



Plate 68: internal view looking SW showing internal refacing with engineered bricks

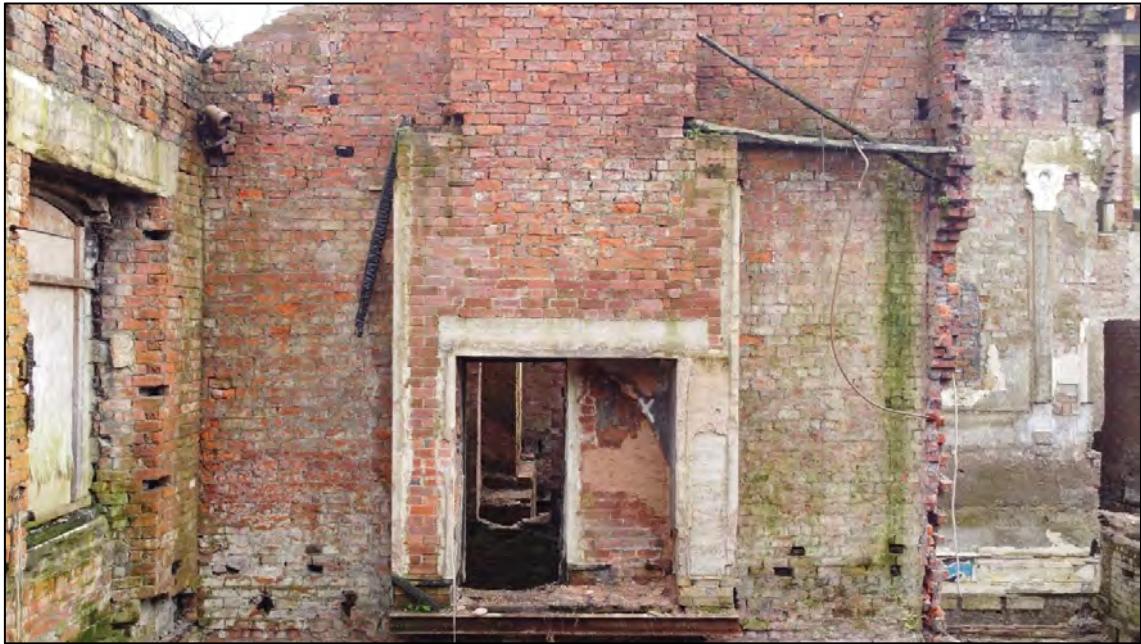


Plate 69: Internal view looking E at first floor level



Plate 70: Internal view looking W at first floor level



Plate 71: Internal view looking W at first floor level



Plate 72: Internal view looking E at first floor level



Plate 73: Internal view looking S at first floor level



Plate 74: Internal view looking W at first floor level



Plate 75: Internal view looking W at first floor level



Plate 76: Internal view looking E at first floor level in the location of the former stairs landing



Plate 77 (left): View looking W towards the elevator shaft at first floor level
Plate 78 (right): View looking N at first floor level



Plate 79 (left): View looking S at first floor level
Plate 80 (right): View looking E at first floor level



Plate 81: View looking E at first floor level



Plate 82: View looking N at first floor level



Plate 83: View looking W at first floor level



Plate 84: View looking S at first floor level



Plate 85: View looking N at first floor level



Plate 86 (left): View looking E at first floor level
Plate 87 (right): View looking S at first floor level



Plate 88 (left): View looking W at first floor level

Plate 89 (right): View looking N at first floor level



Plate 90: View looking SE towards two inaccessible first floor and attic level compartments



Plate 91: View looking W at first floor level



Plate 92: View looking N at first floor level

14 Appendix 3: Historic Maps

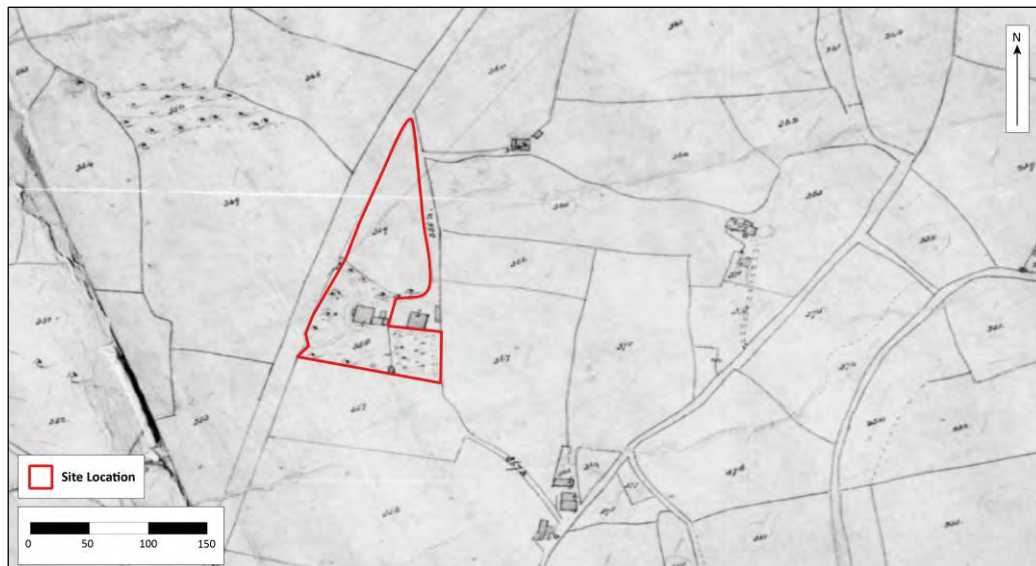


Fig. 7: Extract from the 1842 Tithe Map for Tottington High-End Township in Bury Parish
(Reproduced by courtesy of the National Archives)



Fig. 8: Extract from the 1851 OS 1st Edition 6-inch map.
(Reproduced by courtesy of the National Archives)



Fig. 9: Extract from the OS 2nd Edition 6-inch map of 1895
 (Reproduced by courtesy of the National Archives)

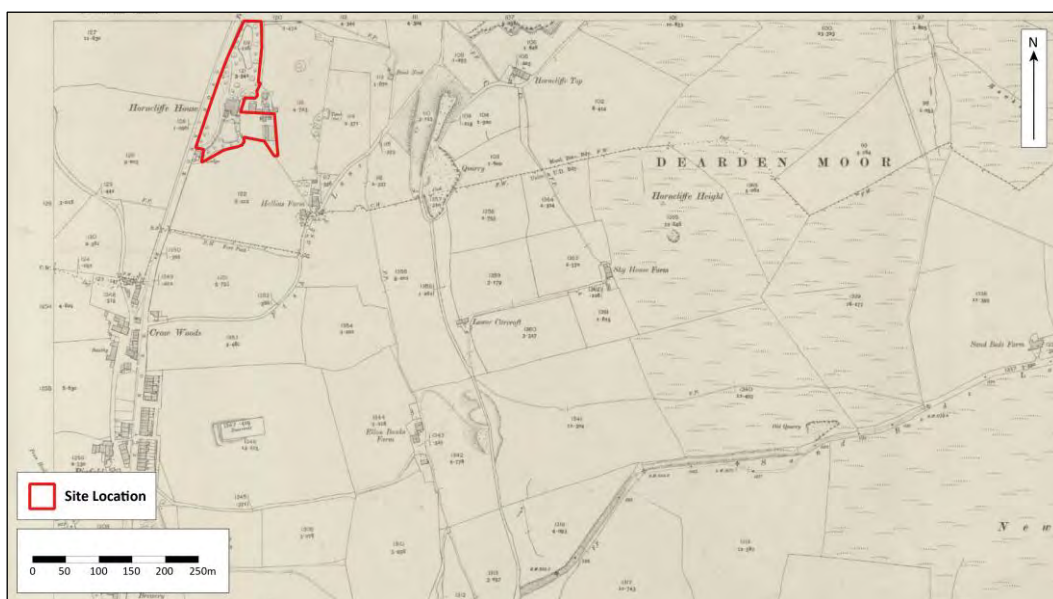


Fig. 10: Extract from the OS 3rd Edition 25-inch map of 1911
 (Reproduced by courtesy of the National Archives)

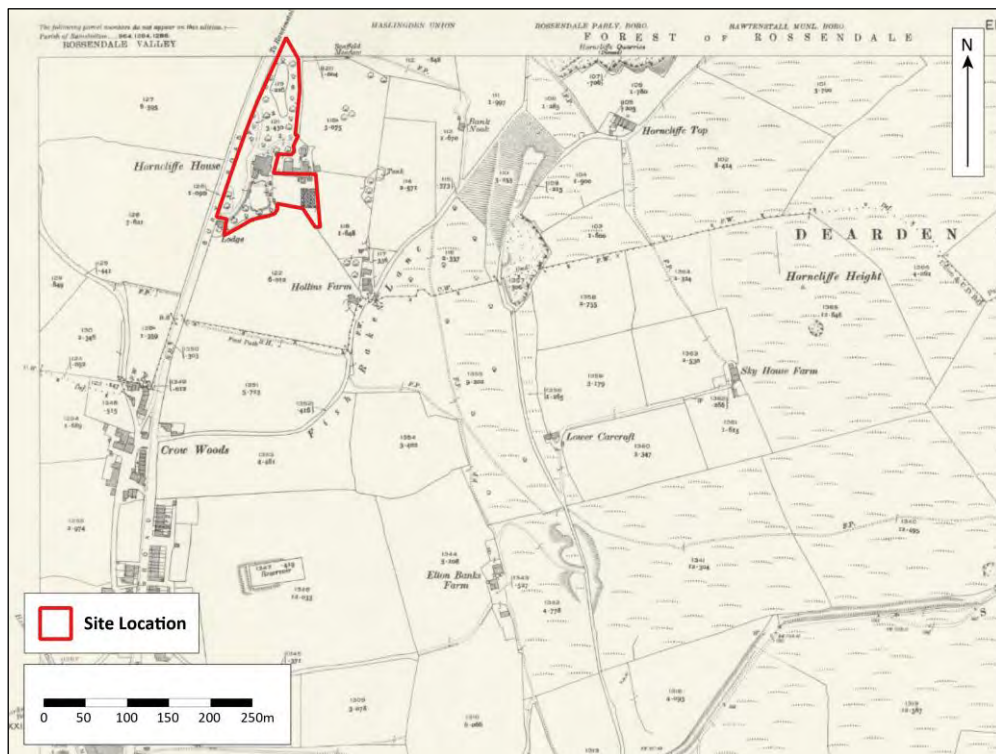


Fig. 11: Extract from the OS 4th Edition 25-inch map of 1929
(Reproduced by courtesy of the National Archives)

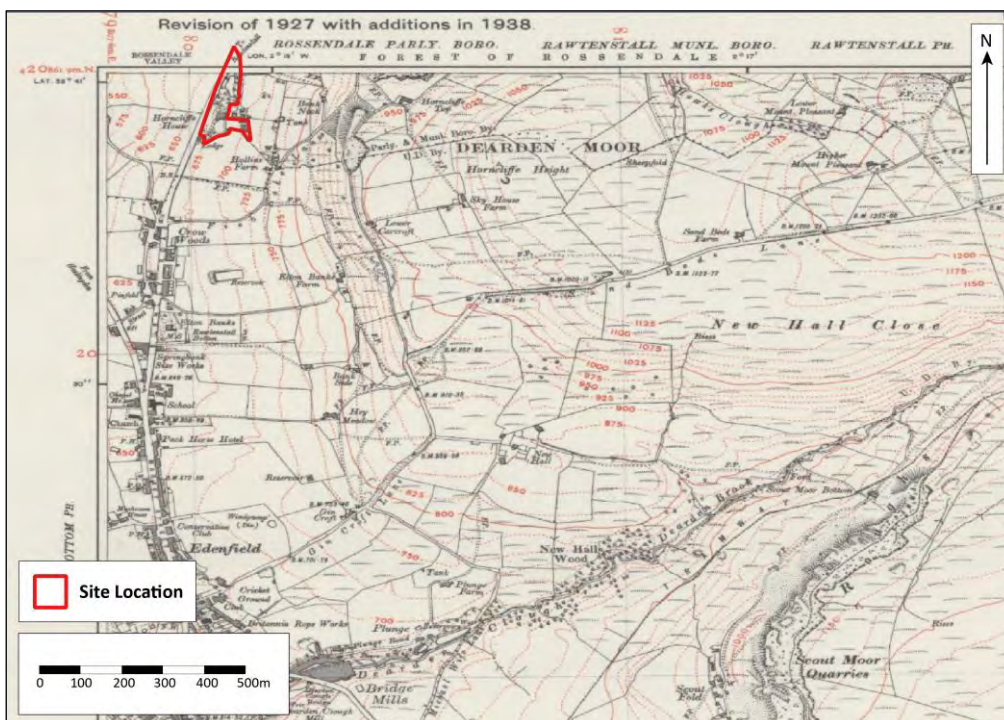


Fig. 12: Extract from the OS 5th Edition 6-inch map of 1947
(Reproduced by courtesy of the National Archives)



Fig. 13: Extract from the OS provisional edition 1:10,560 map of 1956
(Reproduced by courtesy of the National Archives)

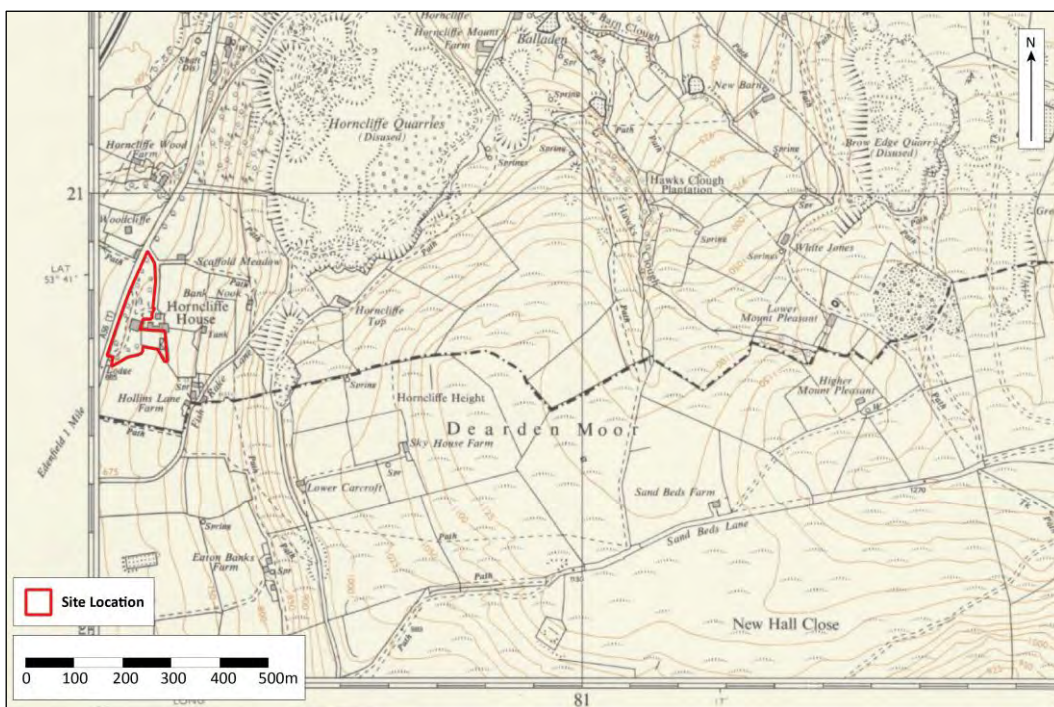


Fig. 14: Extract from the OS 1960 1:10000 map
(Reproduced by courtesy of the National Archives)

Document Title		Document Reference	
Archaeological Standing Building Recording: Horncliffe Mansion Bury Road Rawtenstall Rossendale Lancashire BB4 6JS		BA2420HOM/ASBR	
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Editing	Stephen Priestley MA MCIfA		
Artwork	James Brown MSc BSc		
Issue No.	Status	Date	Approved for issue
1	Final	April 2024	George Children MA MCIfA