

Harrock Hall, Wrightington

Heritage Impact Assessment: Replacement of Modern Orangery



February 2021

Harrock Hall, Wrightington, WN6 9QA

Heritage Impact Statement: Replacement of Modern Orangery

prepared for

Mr W. Ainscough

by

Marion Barter Associates Ltd

February 2021

CONTENTS

1.0 INTRODUCTION	2
1.1 Background to the Report.....	2
1.2 Purpose of the Report.....	2
1.3 Location.....	2
1.4 Copyright.....	2
1.5 Acknowledgements.....	2
2.0 HISTORY & DESCRIPTION	3
2.1 Summary History of the Site	3
2.2 Brief Description of Harrock Hall.....	8
2.3 Existing orangery	10
2.4 The Setting.....	13
3.0 SIGNIFICANCE	15
3.1 Introduction to significance	15
3.2 Significance of Harrock Hall.....	16
4.0 HERITAGE IMPACT	17
4.1 Introduction	17
4.1 Impact of the proposals.....	17
5. CONCLUSION	20
SOURCES	21
APPENDIX: List Entry Summary	22

Cover image: Lisa Mcfarlane, Seven Architecture, 2020

1.0 INTRODUCTION

1.1 Background to the Report

This report was commissioned from Marion Barter Associates Ltd, in 2020, by Lisa McFarlane of Seven Architecture on behalf of the building owner Bill Ainscough. Initial research and site assessment at Harrock Hall was undertaken in 2016, by Marion Barter and Emma Neil for a report for AHP, on which the first sections of this report is based. A scheme to replace the modern orangery (built in 2002) has been designed by Seven Architecture. Harrock Hall is a Grade II* listed building.

1.2 Purpose of the Report

The report is designed to provide:

- A summary description of Harrock Hall and its evolution;
- A statement of significance for the building;
- An impact assessment of the proposals.

1.3 Location

The address is Harrock Hall, High Moor Lane, Wrightington, Appley Bridge, Wigan, WN6 9QA. The National Grid Reference is SD 50772 12440.

The local planning authority is West Lancashire Borough Council.

1.4 Copyright

This report is the copyright of Marion Barter Associates Ltd and is for the sole use of the individual to whom it is addressed. It may not be used or referred to in whole or in part by anyone else without the express agreement of Marion Barter Associates Ltd. Marion Barter Associates Ltd does not accept liability for any loss or damage arising from any unauthorised use of this report.

© Marion Barter Associates Ltd (2020)

1.5 Acknowledgements

The author of this report is Marion Barter BA MA IHBC, Director of Marion Barter Associates Ltd. All photographs are by the author unless otherwise stated. Copies of archive photographs are reproduced with the permission of the client. An earlier assessment of Harrock Hall was undertaken by Nigel Morgan and Garry Miller for the owner in the early 1990s, which informs this report. An extract from the tithe map is reproduced with the permission of Lancashire Archives. Peter Iles at Lancashire County Archaeology Service previously advised on HER information. Lisa McFarlane of Seven Architecture kindly provided recent photographs.

2.0 HISTORY & DESCRIPTION

2.1 Summary History of the Site

Previous studies have examined the history of the site, in particular an unpublished report by Nigel Morgan and Garry Miller report dated 1991, and reports by AHP dated 2017.

Harrock Hall is a gentry house in Wrightington, associated with the Rigbye or Rigby family, a Lancashire Catholic family who owned the estate from the 16th century until the 1830s. A rental dated 1540 identifies Nicholas Rigby as the tenant of Harrock Hall, but at an unknown date the Rigbys became the owners of the estate. Like many Lancashire gentry families, the family remained Catholic and St John Rigby, a younger son of Nicholas Rigby was one of the English Martyrs, executed in 1600. The male head of the family was always named Nicholas. The oldest surviving parts of Harrock Hall were probably built by the Nicholas Rigby who inherited the estate in 1599 and died in 1629; the probate inventory compiled after his death provides evidence of how the house was used at that time.¹

Rigby rebuilt the medieval house at Harrock, providing a new symmetrical front elevation faced in stone, with some timber-framing to the parlour wing. The rebuilt house seems to have incorporated some elements of medieval domestic planning, such as the line of a screens passage at the east end of the hall, as was common in other Lancashire houses of this type.

Little is known of Harrock Hall during the 18th century, but at the end of the century or early in the 19th century the hall was extended by descendants of the Rigbys; the west wing with sash windows and parapets in a Georgian-Gothick style was added. The Harrock estate was sold in 1839 to Richard Boulton; the 1841 tithe map (Fig.1) shows the hall as it was soon after he bought it, with a large eastern range, a service yard and outbuildings to the east and the cruck barn to the north-west. The house had pleasure gardens to the south, north and west and kitchen gardens to the east.

¹ Information on the early history of Harrock Hall is derived from an unpublished 1991 report by Nigel Morgan and Garry Miller (client collection)

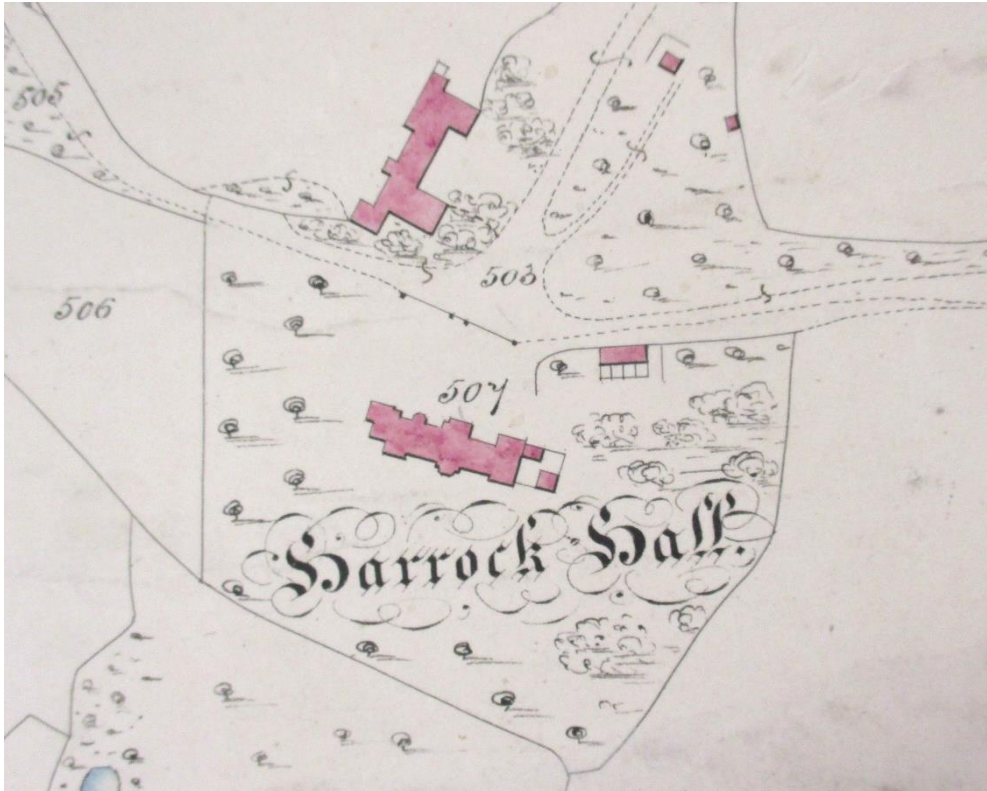


Figure 1: Detail from Tithe Map, 1841 (Lancashire Archives)

In the 1860s the house was the seat of Elizabeth Boulton, who is said to have built a 'large addition' designed to 'harmonise in some measure with the original building' (Scottish Gardener 1866, p. 343-344). This was probably the gabled east wing shown on the tithe map and illustrated in a post card (see Fig.2). This is shown on the 1893-4 OS map (Fig.3) and was demolished in the late 20th century.



Fig.2: undated postcard, c.1900, with Boulton's gabled east wing to the left

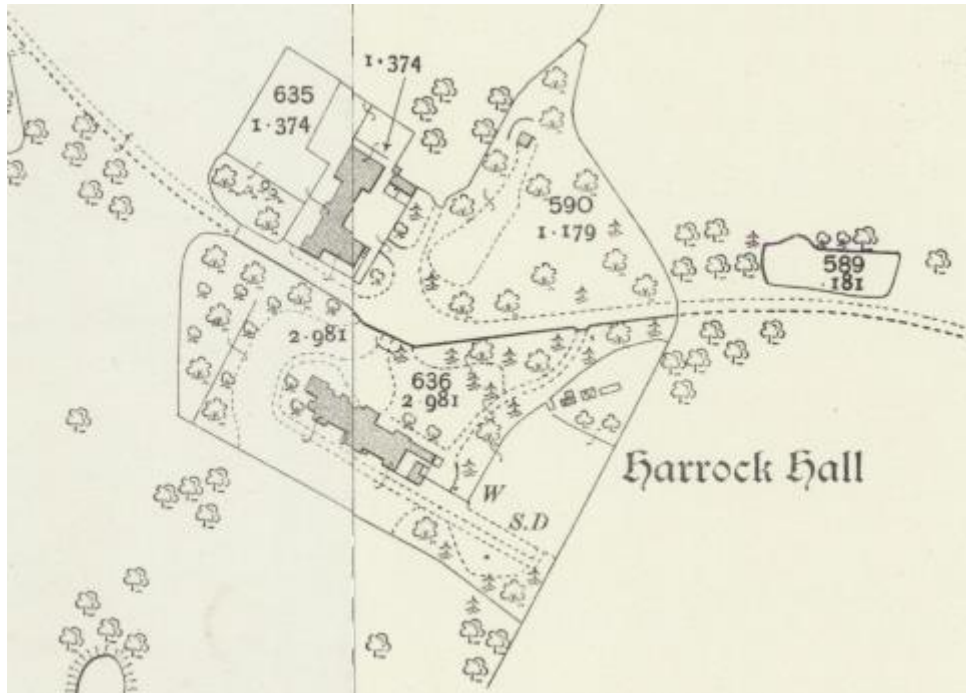


Figure 3: 1893-4 25 inch OS map (National Library Scotland)

This 1890s OS map records the heyday of the hall and the gardens, as soon after this it went into decline.

By 1911 Harrock Hall was described in the Victoria County History as being neglected. During the early 20th century the hall was tenanted as a farm house. An undated image (Fig.4) shows the gabled south elevation in a dilapidated state and small animal or poultry sheds on what had been the south gardens.



Figure 4: dilapidated south elevation, mid 20th century (client collection)

In 1978, most of the mid 19th century east wing was demolished, leaving the core of the house in a fragile condition. The building was recorded by the RCHME at this time (photographs in Historic England Archive). In the early 1980s the hall was bought by Peter Moores, who demolished the remaining part of the east wing (Fig.5) and invested in repairs to the hall. He built a modern two storey flat-roofed addition immediately east of the hall range, partly hidden behind the rebuilt north frontage of the east wing (Fig.6). As part of this process a 19th century gabled wing to the north side of the hall was taken down, exposing the hall chimney stack (Figs.5 and 6). The exposed north elevation of the hall was renovated, and the ground floor mullioned and transomed window and north door to the hall were uncovered (Fig7).



Figure 5: south elevation after clearance of Victorian east buildings, early 1980s (client collection)



Figure 6: north elevation with early 1980s wing (client collection)

In 1987, Harrock Hall was purchased by the present owner, Bill Ainscough, who undertook major renovations to the hall. The early 1980s two storey south-east flat-roofed addition was replaced with a gabled wing of more sympathetic design (Fig.8). The south doorway into the hall was blocked.



Figure 7: south elevation in c1990, before demolition of 1980s east wing (client collection)



Figure 8: south elevation and new south-east wing in the 1990s (private collection)

In 2002, a single-storey orangery was built to the rear of the hall, between the rebuilt south-east wing and the gabled stair tower.

2.2 Brief Description of Harrock Hall

This section provides a summary of the present-day Harrock Hall, with a focus on the affected area of the building. The interior is not described in detail as it is not affected by the proposal. Harrock Hall reflects a gradual process of re-building since the early 17th century, with major changes made in two phases in the late 20th century to the east end of the house. The south elevation is the most altered part of the building, particularly towards the east end.

The oldest surviving portion of Harrock Hall is the hall range, most of the north elevation, parts of the south elevation including the west parlour wing and staircase tower. The hall and cross wing plan represents the house rebuilt by Nicholas Rigby after 1599 is still legible, although the service wing to the east is missing (on the site of the present east wing). This house retains some archaic features in the plan form that reflect the medieval house, such as the central position of the hall, the front doorway offset to the east end of the hall aligned with a corresponding rear doorway and the blocked doors to the former service wing on the east wall of the hall.



Figure 9: Principal north elevation of Harrock Hall, 2017

The symmetrical front elevation faces north onto a forecourt, the south elevation faces south over gardens. The central feature on the north front is the full-height canted bay window that lights the 'high end' of the hall. All windows are ovolo-

moulded and run in continuous bands, with the ground floor windows taller than those at first floor. Two projecting porches are at each end of the hall range, in the re-entrant angles of the projecting east and west wings. The roof is hidden behind a parapet, with shaped crenellations to the bay window. The mullioned and transomed window to the right of the bay window lights a lobby, previously a parlour.

The south elevation is much altered; the current form of this elevation is the result of partial demolition and rebuilding in the late 20th century. The rear wall and mullioned and transomed window of the hall are partly hidden by the 2002 orangery, but are visible inside. The first floor mullioned window above dates from late 20th century remodelling.

To the left (west) of the orangery, a gabled 17th century projection contains the staircase, with offset mullioned windows. The gabled parlour wing projecting to the west of the staircase is faced in ashlar, but internally, remains of timber-framing (now hidden) are evidence that the stone cladding is a later alteration, probably 19th century; the external chimney stack is on the west wall (Fig.11). The ground floor mullioned window is a recent replacement for late 20th century French windows.



Fig.10: south elevation (Seven Architecture)

To the east of the hall range, facing south, the gabled east wing is part of rebuilding by the present owner in the 1990s (Fig.10).



Figure 11: Georgian drawing room range (left) and late 16th century parlour (right)

The drawing room range to the west of the parlour wing was added in the late 18th or early 19th century; the north side of the east wing was re-fronted in matching style, probably at the same time (this was rebuilt in the 1990s). These end wings' proportions, character and design are typical of the late Georgian period, with ashlar masonry, chamfered quoins and sash windows; the shaped crenellations to the front parapets copy those on the hall bay window.

To the east side of the house is an area of yards with recent stables (Seven Architecture) to the east.

2.3 Existing orangery

The orangery or garden room was added in 2002 by the present owner. It is faced in ashlar, with a moulded cornice to the flat roof. The south elevation has a canted bay with timber French doors and sash windows, with a sash to the west side. The room is top-lit by a large glazed lantern.



Fig.12: existing orangery from the south-east (Seven Architecture)

Inside, the fair-faced stone external walls, chimney stack and mullioned and transomed window of the hall are clearly visible (Fig.13). An internal doorway connects the east side of the room to the kitchen in the 1990s east wing, this is a re-set early 19th century gothic revival feature (Fig.14); there is no link into the hall to the north or west. The plan (Fig.15) shows how it relates to the adjoining parts of the house.

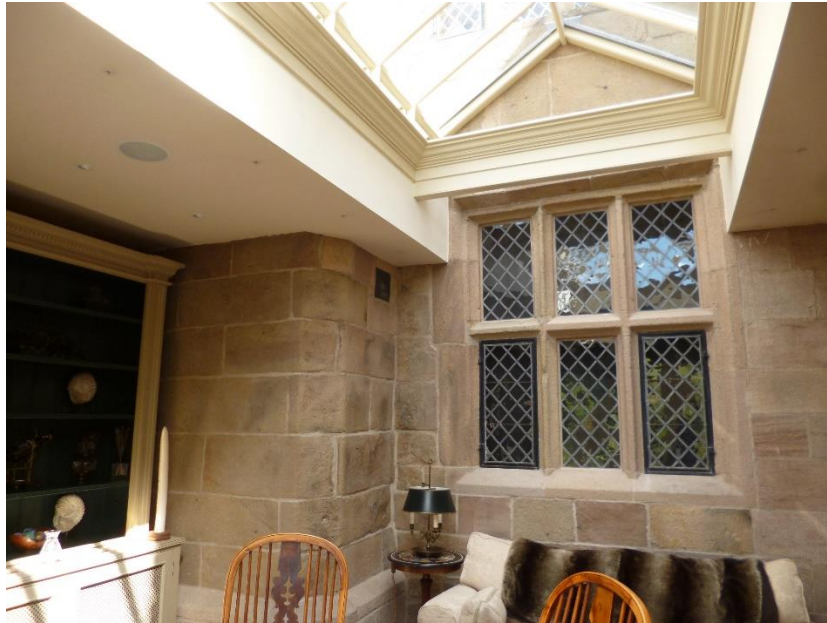


Fig. 13: orangery interior with exposed rear wall of hall, from the south, 2017



Fig.14: re-set 19th century doorway between the orangery and the 1990s east wing, from the west (Seven Architecture)

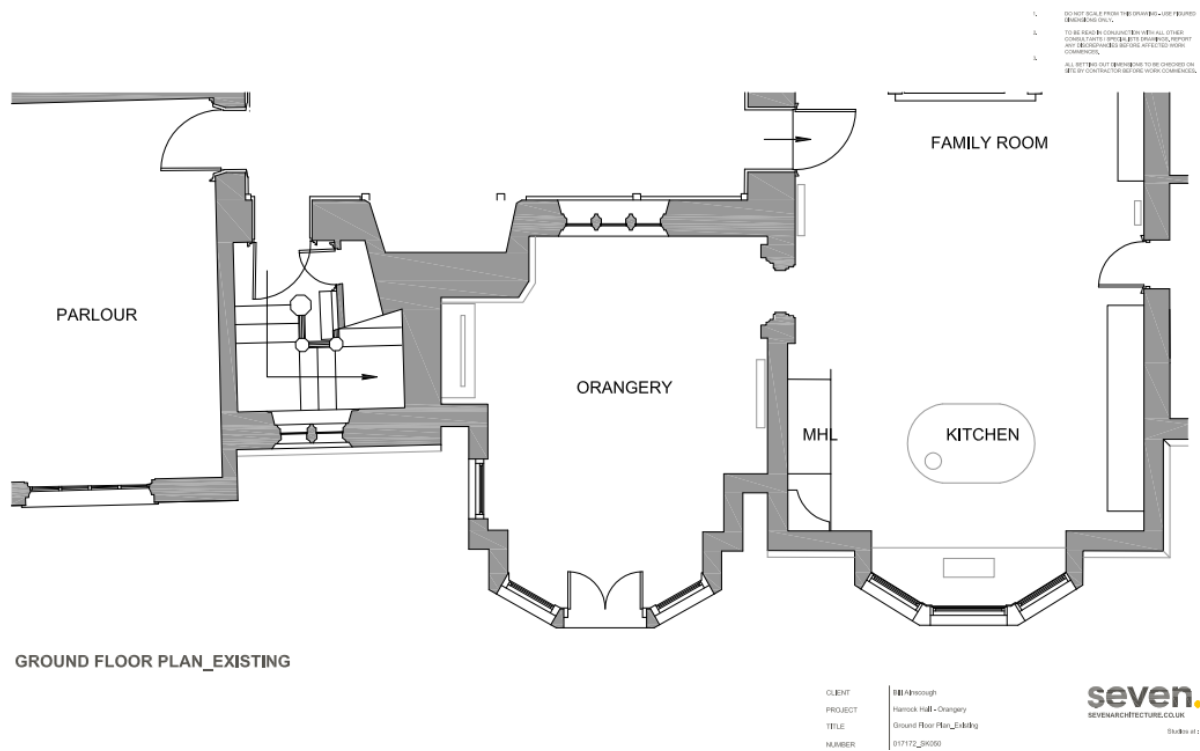


Fig.15: existing plan (Seven Architecture)

2.4 The Setting

Setting is defined in the NPPF glossary as the surroundings in which a heritage asset is experienced. Harrock Hall lies within an estate which provides a parkland setting, covering a large acreage of farmland mainly used for grazing and for shooting, with groups of mature trees and sweeping drives. There are two main drive entrances, from the south-east and from the west, with stone gate piers dating from the 19th century. The landscape is not nationally designated but is included in a local list of Lancashire's unregistered historic designed landscapes.

The immediate setting of the hall comprises a formal forecourt to the north with a fine pair of 18th century gate piers, dwarf walls and end piers, listed Grade II. The hall forecourt and south gardens have recently been remodelled to designs by Barnes Walker. The remains of a former farmstead, now the estate yard are to the north-west of the house and includes a fine Grade II listed cruck barn. This north area is not visible from the south side of the house.

The south elevation overlooks the newly landscaped gardens with views over the parkland (Fig.17).



Figure 16: new gardens to the south of the hall (Seven Architecture)

All traces of the 19th century service yard to the east of the hall were cleared during the late 20th century; the service yard and ancillary buildings were created the 1990s, concealed from the grounds to the north behind a screen wall, with remodelling in 2018. The stables to the west were also added in 2018.



Fig.17: view from existing orangery to the south over the park (Seven Architecture)

3.0 SIGNIFICANCE

3.1 Introduction to significance

Significance is a concept for measuring cultural value and is defined in the NPPF glossary as the value of a heritage asset to this and future generations because of its heritage interest. Assessing significance is a key principle for managing change to heritage assets, embedded within current government policy. The NPPF (revised 2019) requires applicants to describe the significance of heritage assets affected by proposals (NPPF 189), and advises that the more significant a heritage asset the greater the weight should be given to its conservation (NPPF 193). This principle of proportionality makes it important to understand how significance may vary within an asset. Not all parts of a heritage asset are of equal significance, and there may also be opportunities to enhance the significance of a heritage asset by removing elements that have a negative impact or by better revealing important aspects of the site or building.

Historic England published advice on *Statements of Heritage Significance* in October 2019, to align with policies in the NPPF. The advice refers to four key types of heritage interest: historical, architectural, artistic and archaeological. These values or interests can be weighted in terms of their relative importance for a heritage asset. The significance of heritage assets or their elements can be measured on different levels:

- **Very high** – an asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites. The NPPF advises that substantial harm should be wholly exceptional.
- **High** – a designated asset important at a national or regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.
- **Medium** – an undesignated asset important at a local to regional level, including local (non-designated) historic buildings or those that make a positive contribution to the setting of a listed building. May include less significant parts of listed buildings. Buildings, landscapes and structures in this category should be retained where possible, although there is usually scope for adaptation.
- **Low** – structure or feature of very limited heritage interest and not usually defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.
- **Negative** – structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

3.2. Significance of Harrock Hall

Harrock Hall is considered to be of very high significance for historic, architectural and archaeology interests. This is reflected in its status as a grade II* listed building.

Historic interest: The early 17th century building has historic interest for its association with the Catholic Rigby family who were minor gentry, for the medieval origins of the site and as a good example of a Lancashire house that has evolved to reflect changes in domestic planning and the changing fortunes of the owners. Changes made since the late 20th century do not have historic interest.

Archaeological interest: The building's fabric has high significance for evidence of the different historic phases of the building. As the ground was disturbed during late 20th century clearance and 2002 orangery construction works, archaeology relating to earlier structures on the proposal site is likely to have been lost. The Lancashire Archaeological Advisory Service (LAAS) was consulted in 2017 by AHP, and information obtained from the Lancashire Historic Environment Record. Fifteen 'events' were recorded within 200m of Harrock Hall, including an entry for Harrock Hall (PRN13890), and the parkland and gardens associated with Harrock Hall (PRN37725).

Architectural interest: Harrock Hall has very high significance for architectural interest as a good example of an early 17th century gentry house that reflects the shift to symmetry in domestic architecture, typical of Lancashire houses of similar status such as Winstanley Hall or on a larger scale, Astley Hall, Chorley. The plan form, elevations and surviving internal features are all of very high significance. The late Georgian west wing has high significance as a good example of improvements made to earlier houses with features typical of the period. Mid 19th century architectural features with high significance include first floor internal gothic remodelling and the staircase.

Areas of low heritage significance include the late 20th century east wing, the 2002 orangery and all the buildings of the east service yard that date from the 1990s or more recent works.

Contribution of setting to significance: The setting contributes positively to significance; the park is part of a locally significant historic landscape with historic features such as tree planting, drives, gate piers and ancillary buildings. The most significant historic garden feature close to the house is the north forecourt bounded by Grade II listed walls and gate piers. The gardens to the south of the hall were landscaped in the early 21st century and complement the character of the hall; the historic gardens in this area had been lost by the mid 20th century. The site of the kitchen garden has also been lost; it was to the east of the house. The 16th century cruck barn (listed Grade II) north-west of the hall is an important part of a former historic farmstead. The other stone-built former farm buildings are later in date but also contribute to the setting of the Hall.

4.0 HERITAGE IMPACT

4.1 Introduction

In determining applications affecting listed buildings and their settings, local authorities have to take account of section 66 (1) in the 1990 Planning (Listed Buildings and Conservation Areas) Act: 'the desirability of preserving the building or its setting or any features of special architectural or historic interest...'. This duty relies on understanding why a building or site has special interest and significance and how proposals will affect this. Policies in the National Planning Policy Framework (NPPF) reinforce the 1990 Planning Act, referring to listed buildings as heritage assets, protected for their significance.

The NPPF emphasises

'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation' (NPPF 192)

The NPPF expects the local authority to 'identify and assess the particular significance of heritage assets', and 'take account of available evidence and necessary expertise'. This report provides a proportionate level of significance assessment for this case, to enable the local authority and Historic England to consider 'the impact of a proposal on a heritage asset, to avoid or minimise the conflict between the heritage asset's conservation and any aspect of the proposal' (paragraph 190).

Great weight should be given to the conservation of designated heritage assets of national importance such as listed buildings, when considering the impact of proposed development (NPPF 193). The more important the asset the greater the weight should be. Harrock Hall is Grade II*, and is therefore within the top 10% of all listed buildings in England. Decisions affecting Grade I and II* listed buildings are the subject of statutory consultation with Historic England.

Proposals may enhance, have a neutral impact or cause harm to a heritage asset. Harm should be always avoided, and if a level of harm that is 'less than substantial' is likely to be caused, the local authority has to balance this against the public benefits of the proposal (NPPF 196). The key principle is that the benefits of a proposal should outweigh any harm caused.

4.1 Impact of the proposals

This report should be read in conjunction with the current plans and Design and Access Statement produced by Seven Architecture (2020). The proposal is for a new single-storey garden room, in place of the existing orangery which will be removed.

The new structure will occupy the same footprint, with a plain south gable wall instead of the existing canted bay window.

The proposed structure will be built using a green oak frame on a stone plinth. The roof comprises traditional collar trusses supporting an insulated pitched roof. The line of the roof has been designed to minimise impact on the hall mullioned and transomed ground floor window, with the ridge just below the sill of the first floor window. The roof will be laid with natural slates with rooflights to each bay; lead flashings will be used to protect the junction with the existing stone wall of the hall.

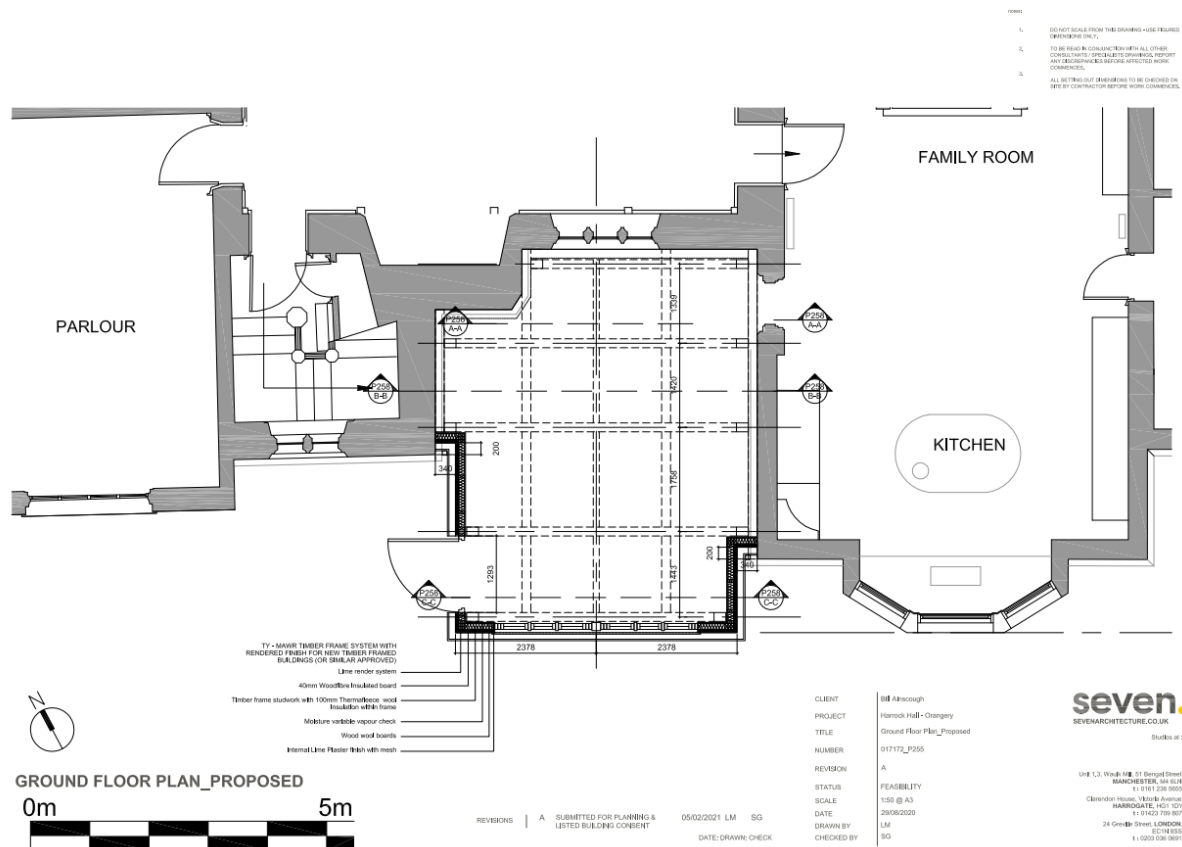


Fig.18: proposal plan (Seven Architecture)

The proposed south gable end will have an oak mullioned window, to complement the character of this part of the hall (Fig.19). The elevations will be faced with a lime-based buff-coloured render, above the plinth. On the west return a part-glazed door into the garden is proposed. Inside, all walls remain fair-faced as existing, with minor modification to the re-set doorway into the kitchen to the east.

Impact: The proposal has a neutral impact on historical and archaeological significance, and a slight beneficial impact on architectural significance. The existing garden room's awkward relationship with the hall window (Fig.13) will be addressed by its removal; the proposal will have a reduced impact on this window, internally, due to its simpler roof form. The new building is designed in a simple architectural style with oak details that harmonises with the 17th century phase of the Grade II* listed hall. The rendered finish will make it clearly legible as a new addition, whilst harmonising with the rest of the hall.

The proposals cause no harm to the historic, architectural or archaeological interest and significance of Harrock Hall or its setting.

The replacement of the existing 2002 garden room has an overall beneficial impact on the significance of the heritage asset. The special interest of the building is preserved, and its significance enhanced.

Altering the re-set stone doorway on the 1990s east wing has a neutral impact and causes no harm.

5. CONCLUSION

The proposals affect Harrock Hall, a Grade II* listed building.

A single-storey orangery built in 2002 is proposed to be removed and replaced with a new garden room on the same footprint but of differing design, built of green oak with a pitched roof. The proposal has a neutral impact on historical and archaeological significance, and a beneficial impact on architectural significance.

The special interest of the building is preserved, and its significance will be enhanced.

SOURCES

MHCLG, *National Planning Policy Framework*, 2019

Baines, E., *The History of the County Palatine and Duchy of Lancaster*, 1870

Farrer, William and Brownbill, J, ed., *A History of the County of Lancaster: Volume 6*, 1911 (Victoria County History, London), pp. 169-178

Hartwell, C. and Pevsner. N., *The Buildings of England, Lancashire: North*, 2009

Historic England, *Conservation Principles, Policies and Practice*, 2008

Historic England, *Statements of Heritage Significance, GPA4*, 2019

Miller, G., *Historic Houses in Lancashire: The Douglas Valley 1300-1770*, 2002

Morgan, N. and Miller, G., *Historical Buildings of the Harrock Hall Estate*, 1990, (unpublished report, revised 1991).

The Scottish Gardener: A Magazine of Horticulture and Floriculture, V15, *Visits to some few Gardens in Lancashire*, 1866, p. 343-344.

Archives

Historic photographs and other documents in the private collection of the client

Historic England Archive (Swindon) – photographs and short report by the RCHME, 1977

Tithe Map and Apportionment, 1841 (Lancashire County Archives)

Lancashire County Archaeology Service

SMR No: PRN897-MLA897 – Harrock Hall

PRN2824-MLA2824 – Harrock Park

Maps

1893-4 OS map (NLS)

APPENDIX: List Entry Summary

Name: HARROCK HALL

List entry Number: 1231056

HARROCK HALL

The building may lie within the boundary of more than one authority.

County: Lancashire

District: West Lancashire

District Type: District Authority

Parish: Wrightington

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 19-Nov-1951

List entry Description

WRIGHTINGTON SD 5L SW 5/83 Harrock Hall 19-11-1951 GV II*

House. Early C17. Extended early and mid C19, probably replacing earlier work, and restored c1980. Sandstone ashlar with slate roof. A symmetrical composition of 2 storeys. Centre of house has rebated and ovolo-moulded mullioned windows with transoms, and 2 drip courses. In the centre is a 2-storey canted bay window which has cross windows on 3 sides and a single light on each return wall. To the left there is one bay with 5- light windows. To its left a 2-storey porch projects forwards. This has a 3-light window on the 1st floor and an outer doorway with round head and moulded imposts. The inner doorway has a Tudor arch. Projecting slightly at the left is an early C19 bay which has chamfered quoins, 2 drip courses, and tripartite sashed windows with Gothick glazing. To the right of the bay window the house exactly mirrors the left-hand half, but the tooling of the stonework suggests that it is a copy, possibly of the mid C19. Above a cornice is a parapet, with rounded battlements over the outer bays and over the central bay window. Interior: not accessible at time of survey (April 1987), but recorded by RCHM in 1977 before restoration. They noted plastered beams in the hall with quarter-round mouldings, and a C19 stair which had cusped cast-iron arches set into timber balusters.

Marion Barter Associates Ltd

5 Royle Avenue

Glossop

SK13 7RD

marion@marionbarter.co.uk