

Rivington

Conservation Area Appraisal and Management Proposals



Conservation Area Appraisals and Management Proposals

Preface

Readers of are advised that this publication is a supporting document in the Chorley Council Local Development Framework (LDF) and therefore forms part of the evidence base. It is NOT a Supplementary Planning Document (SPD).

This document seeks to define the special interest of Rivington Conservation Area and identify the issues that threaten the special qualities of the conservation area. It then provides guidelines to prevent harm and achieve environmental improvements within the area. It will be used to guide future developments to ensure that all alterations respect its character.

Introduction

Conservation Areas are areas that are considered to have a special architectural or historic interest. It is important to preserve the special character of these areas for the future by imposing building restrictions to protect the appearance of these areas. Historical road layouts, grouping of buildings, street furniture and surfaces all add to the appearance and character of an area. Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 the Council is required to review areas of special character that it thinks are worthy of preservation and designate them as conservation areas.

Within conservation areas the Council has powers to control demolition, extensions and other alterations. In some areas Article 4 Directions are used to control minor alterations that affect the appearance of buildings within the conservation area, such as installation of plastic framed windows and doors, installation of porches, creating hardstandings for cars in front gardens or any other alterations to the external appearance of the building.

Planning Permission or Conservation Area Consent is required for work to be carried out in the conservation area. This includes:

- Demolition of buildings
- Alterations or additions to the roof
- Extensions to the side or rear
- Cladding of any part of the building
- Erection of sheds, summer houses and other external buildings etc.
- Installing satellite antennae facing the street.

The Council also has powers to protect trees in conservation areas. Anyone wishing to undertake any work to a tree in a conservation would need to notify the Council and give at least six weeks' notice before starting any work. This is to ensure that the Trees and Woodlands Officer can decide whether the work is necessary and, whether a tree Preservation Order should protect the tree further.

Any enquiries concerning this document should be addressed to:

The Conservation Officer
Chorley Council
Civic Offices
Union Street
Chorley
PR7 1AL

Or visit our web site at www.chorley.gov.uk

Foreword

Conservation area designations are an invaluable way of protecting and enhancing our historic environment. Research evidence has shown that people value their historic environment and that its enhancement greatly contributes to their quality of life and economic prosperity. In this document Chorley Council in consultation with other stakeholders and, most importantly, the local community sets out its vision for the conservation area for the next five years. It is aimed at residents, businesses, agents and planners with the intention being to identify what is good and which areas need attention, and to help everyone to work together to enhance our valuable historic environment. I hope you find the contents both informative and stimulating.



Councillor Peter Malpas
Executive Member for Business

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Part 1

Character Appraisal

1 Summary

1.1 Key characteristics

The appraisal of Rivington Conservation Area concludes that the special interest of the area derives from the following key characteristics:

- The village green at the centre is a focal point
- Dense, mature woodland
- Local sandstone is the predominant building material
- Most properties are elevated from the roadside
- Mixture of building styles – no single style dominates
- Narrow lanes
- Views, which are limited by the trees are to open countryside or across the reservoirs
- Upland, Pennine foothill landscape.

1.2 Key issues

The survey highlighted the following issues:

- Inappropriate building alterations using unsympathetic materials
- Unsympathetic highways interventions
- Dominance of parked vehicles.

2 Introduction

2.1 Rivington Conservation Area

Chorley Borough Council originally designated Rivington Conservation Area on 1 February 1990.



The Rivington Conservation Area is centred on the village of Rivington, and in particular the village green. The village itself is quite small with only a handful of buildings of varying ages and styles clustered around the green and the lanes that radiate from it to the east, west and south. Immediately to the west the conservation area abuts the Rivington reservoirs, whilst to the south can be found the lush green area that is Lever Park. To the east the land rises sharply to Rivington and Anglezarke moors, Winter Hill and Rivington Pike. The conservation area has a very rural feel to it as it is completely dominated by trees and verdant shrubs, particularly so during the summer months.

2.2 The purpose of a conservation area character appraisal

A conservation area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. National Policy Guidance.

Conservation areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.

In response to these statutory requirements, this Appraisal document defines and records the special architectural and historic interest of the conservation area and identifies opportunities for enhancement. The appraisal conforms to English Heritage advice as set out in Guidance on Conservation Area Appraisals (August 2005) and Guidance on the Management of Conservation Areas (August 2005). Additional government guidance regarding the management of historic buildings and conservation areas is set out within Planning Policy Guidance Note 15: Planning and the Historic Environment (PPG15). Government advice on archaeology, which is relevant to the St George's Conservation Area, is set out in Planning Policy Guidance Note 16: Archaeology (PPG16).

This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten the special qualities of the conservation area (in the form of Part 1: Character Appraisal)
- Provide guidelines to prevent harm and achieve enhancement (in the form of the Part 2: Management Proposals). These have an important role to play in guiding the form of developments, not just within the conservation area, but also conspicuous from it.

2.3 The local and regional planning policy context

This appraisal provides a firm basis on which applications for development within Chorley can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Chorley Council. That framework is set out in a number of documents, including:

- Chorley Local Plan Review 2003:
 - Policy DC1 (Green Belt)
 - Policy EP2 (Local Nature Reserves)
 - Policy HT7 (Conservation Areas)
 - Policy HT10 (Locally Important Buildings)
 - Policy HT13 (Historic Parks & Gardens)
- Chorley's emerging Local Development Framework Development Plan Documents:
 - Core Strategy
 - Development Control Policies
 - Central Action Area Plan
 - Allocations and Designations
- Householder design Guidance (Supplementary Planning Document)
- Sustainable development (Supplementary Planning Document)

Additionally at a regional level are a number of other documents that make reference to the importance of protecting conservation areas:

- Regional Planning Guidance Note 13
- Regional Spatial Strategy 2008

2.4 Other initiatives

The Village Green is a registered green, number 66, registered in 1970 and is owned by Rivington Parish Council.

The Rivington Reservoirs are owned and managed by United Utilities and are a designated Local Nature Reserve.

Lever Park, also owned and managed by United Utilities, is a Grade II Registered Park and Garden. Rivington is part of the larger expanse of moorland known as the West Pennine Moors, which cover an area of 230 square kilometres.

2.5 The effects of designation

The designation of conservation areas brings, contrary to popular belief, with it a limited number of additional planning controls over and above those that are found elsewhere. These cover:

- Total or substantial DEMOLITION
- Work to TREES (providing trunk diameter is greater than 7.5cm at 1.5m from the ground)
- Extensions to dwellinghouses where they extend the side elevation wall of the dwellinghouse.

- Extensions that are more than one storey in height and that extend beyond the rear wall of the original dwellinghouse
- Cladding the exterior of a dwellinghouse with stone, artificial stone, timber, plastic or tiles.
- Any alterations to the roof of a dwellinghouse resulting in a material alteration to the slope, notably dormer windows.
- Erection of a structure where any part of that structure would be between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.
- Installation, alteration or replacement of a chimney or flue or soil and vent pipe on a dwellinghouse where the chimney, flue, soil and bent pipe faces a highway or is on the principal or side elevation of the dwellinghouse.
- Installation of satellite antennae on a wall, roof or chimney that faces onto or is visible from a highway or where the building to which it is to be attached is more than 15 metres in height.
- PLANNING APPLICATIONS should demonstrate that the proposals preserve or enhance the special interest of the area.

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3 Location and Landscape Setting

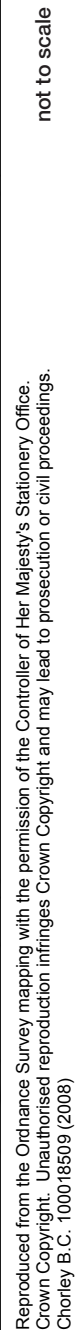
3.1 Location and activities

Rivington is located within the West Pennine Moors to the south and east of Chorley and consists of a small village to the east of the Rivington Reservoirs and to the north of Lever Park. This is a residential and recreational area, the small number of local inhabitants being greatly swelled by day-trip visitors, especially during the summer months, at weekends and holiday times.

3.2 Topography and geology

The surrounding landscape is varied with the rise to the Pennine Moors to the east and the Lancashire Plain to the west. The underlying geology is Triassic Bunter Sandstone, overlaid with Westphalian coal measures. Soils are a mixture of fine textured calcareous with poor drainage qualities, millstone grit, carboniferous sandstones and shales, which without the addition of lime quickly become infertile.

Rivington Conservation Area





3.3 Relationship of the conservation area to its surroundings

Rivington is situated on the lower slopes of the Pennine foothills on the south eastern fringe of Chorley Council's administrative area. It lies to the east of Rivington Reservoirs, north of Lever Park, Horwich and Bolton and west of the summit of Winter Hill. It is to the east edge of Rivington Moor and south of Anglezarke Moor. The roads and lanes running through the area cross the Rivington Reservoirs in an east-west alignment before meeting at the Village Green then heading off to the summit of Rivington Moor to the east and to Lever Park, Horwich and Bolton to the south.

4 Historic Development and Archaeology

4.1 Historic development

Settlements have existed in the Rivington area since the Bronze Age, as evidenced by archaeological excavations of burial sites in the area.

Rivington was, and still is, a dispersed rural settlement with farms located along the valley on the lower slopes of the West Pennine Moors that was later to be formed into the reservoirs we see today. The only appreciable concentration of buildings was at the meeting of lanes at a 'T' junction, where today Horrobin Lane, Sheep House Lane and Rivington Lane meet.

An area of common land existed at this junction that was later to become the Village Green of the present day. In the period from the beginning of the 18th Century small mines and quarries were located east of the settlement and provided a modest level of employment, however the area was never particularly prosperous.

Handloom weaving occupied a small number of inhabitants during the 18th Century, until overtaken by the introduction of power looms in the 19th Century.

The biggest single event that changed the form of development in Rivington was the construction by Liverpool Corporation of the reservoirs at upper and lower Rivington to provide the citizens of that city with a safe, clean water supply. During the process of construction between 1852 and 1857, nine premises were demolished with several more suffering the same fate after construction was completed.

This resulted in the still smaller settlement that has remained largely unchanged to this day.

No description of Rivington and the surrounding area would be complete without mention of William Hesketh Lever, first Viscount Leverhulme more usually referred to as Lord Lever. In the early part of the 20th Century the building of his private residence, the gifting of a substantial part of his estate and the creation of Lever Park meant that Lord Lever would forever be synonymous with the Rivington area.

Further information on the history of Rivington and the influence of Lord Lever is provided in the appendix.

4.2 Archaeology

Planning Policy Guidance Note 16 (PPG16) emphasises the importance of archaeology when considering development proposals. In many instances this translates into a requirement for an archaeological watching brief to be undertaken to document any 'finds' during the development process. Scheduled Monuments are the archaeological equivalent of listed buildings in that they are protected by legislation.

There are no Scheduled Monuments within the Rivington conservation area.

5 Spatial analysis

5.1 Plan form and layout

The conservation area follows the form of the roads that lead into and out of the area and follow an east-west axis along Horrobin Lane and Sheep House Lane and in a south-easterly direction following Rivington Lane. All the buildings are situated along these arterial routes, the majority being centred on the Village Green that is situated at a 'T' junction where the east-west routes meet that to the south east.

5.2 Landmarks, focal points and views

The Appraisal map identifies a number of 'focal buildings' and 'important views' both within and from just outside the conservation area boundary. Whilst the Parish Church is an important building it is largely screened from view by the considerable number of trees, shrubs and bushes that form an essential part of the character of Rivington.

The principal focal points are to be found situated around the Village Green, in particular School House and The Vicarage.



Important views are principally along the routes into and out of the village and across the Village Green. In all areas the dense vegetation, particularly during summer months, restricts longer distance views. That said, there are longer distance views from Sheep House Lane across open fields to the north. Views into Lever Park are entirely restricted by dense vegetation.



5.3 Open spaces, trees and landscape

The only real open space within the conservation area is the Village Green, although a limited amount of space is found at the Bowling Green, but again this is screened from view by trees and the pavilion building.

The dominance of trees and vegetation cannot be overstated. They are the most abundant feature of the conservation area.



5.4 Public realm

The Village Green is the principal public space and is lovingly maintained by the Parish Council. This contrasts with the highways and footpaths, which are showing signs of needing attention. What maintenance has been undertaken has not been entirely sympathetic nor appropriate. For example one feature of the roads in the area is the granite setts laid at the edge of the highway next to the pavement. However in many areas these have now been covered by tarmac.



Highways signage is an area for concern. Where replacement signs have been erected, on Sheep House Lane for example, the previous signs have been left in situ causing unnecessary highways clutter.



6 The Buildings of the Conservation Area

6.1 Building types

There is no one dominant type of building in the Rivington Conservation Area. What can be said is that the vast majority, including the many boundary walls, are constructed from locally sourced sandstone. There are residential buildings that include three groups of terraced houses and detached houses, namely Fisher House, The Vicarage and Chapel House. Then there are the institutional and religious buildings, again being built of the local sandstone, such as the two churches, the school and the Parish Room. To the north of the area is the only farm building, New Hall Farm, which is now ruinous and also constructed of local sandstone.





Typical features of the buildings within the conservation area are:

- Local sandstone masonry, laid in courses and bedded in lime mortar, sometimes with larger stone quoins but not ubiquitous
- Pitched natural grey (probably Welsh) slate roofs
- Chimneystacks often with quite elaborate chimneypots
- Timber framed windows, mostly double-hung sashes
- Stone voussoirs (heads/intels) and sills to window openings
- Panelled or planked (depending on the status of the building) timber entrance doors
- Cast iron gutters, hoppers, downspouts, and soil pipes
- Stone boundary walls.

6.2 Listed buildings

There are eight listed buildings within the Rivington Conservation Area, which represents nearly 50% of all the buildings. A copy of the listing descriptions is included in appendix 2. These vary widely in size and style from simple former hand-loom weavers terraced cottages to the quite substantial and grand Fisher House to the simplicity of the Unitarian Chapel and finally the magnificence of the Parish Church and its associated Bell House.



Such is the variety of these buildings, apart perhaps from the building material, that it is impossible to classify them into any form of homogenous group. It is indeed this variety that creates part of the essential character of the conservation area. Of these Fisher House stands out as it

has rendered rather than stone elevations. It is nonetheless a fine building.

6.3 Key unlisted buildings

In addition to the listed buildings there are unlisted buildings that make a positive contribution to the character of the conservation area. These are identified on the Townscape Appraisal Map as 'positive buildings'. This follows advice provided in English Heritage guidance on conservation area character appraisals, and within Planning Policy Guidance Note 15 (PPG15), both of which stress the importance of identifying and protecting such buildings. The criteria used for selection of positive buildings are those set out in Appendix 2 of English Heritage's Guidance on Conservation Area Appraisals (2005).

Further analysis and consultation will determine whether or not these buildings are added to the 'List of Locally Important Buildings' published by Chorley Council.

Where a building has been adversely affected by modern changes and restoration is either impractical or not possible, it is excluded.

The following buildings in the conservation area are judged to make a positive contribution (*means the building is a landmark building occupying a prominent site). Rivington School is currently the only building within the conservation area currently on the Council's list of 'Locally Important Buildings'. This is a quite substantial building whose prominence is perhaps diminished slightly because of its slightly hidden location and the density of surrounding vegetation. It can be all too easy to miss this hidden gem.



One of the principal unlisted buildings is The Vicarage, which also forms one of the focal points within the area such is its size and prominence. This late Victorian/Edwardian villa with its half hipped gable roof of grey welsh slate together with coursed sandstone masonry including quoins is quite magnificent. It displays more than a passing nod towards the

Arts and Crafts style with the neat hipped-gable dormer to the side and the similarly styled gabled outrigger at the back, fine stained glass windows and towering chimneystacks. The equally substantial coach house completes this impressive ensemble. Its boundary is formed by an equally impressive stone wall with substantial gate piers that encloses a garden area full of mature trees and shrubs.



A further example is School House and the adjoining terraced houses. These Victorian houses are substantially built, having a character of strength and permanence, and in the former case happily retain most of its original exterior features, including the timber sash windows. Sadly the same cannot be said for the remainder of the terrace, which have had uPVC windows recently installed.



The Parish Room is another notable building, albeit mostly hidden from view by vegetation, which is again constructed of stone and completed in 1886.



Finally Chapel House at the eastern side of the conservation area is a key, positive buildings, again constructed of stone.

6.4 Building materials and local details

Apart from Fisher House, which has rendered walls, all the buildings in the conservation area are constructed with local sandstone walls and welsh grey slate roofs. Whilst short rows of terraced houses, typically of three, are to be seen, so are detached houses. No single style dominates and consequently there is no local detail in evidence. The only example that may be quoted are the loom room windows in the earliest, listed, terraced cottages designed to allow as much natural light into the work room as possible.

All the boundaries are also constructed of locally sourced sandstone and in some cases are quite substantial constructions in their own right.



7 The Character of the Conservation Area

7.1 The conservation area is so small as to be unnecessary inadvisable to subdivide into smaller character areas. It has a rural, sylvan character filled with trees, bushes and shrubs and the small number of buildings are in the majority of cases constructed from local sandstone. The building styles can best be described as eclectic.

7.2 Key Characteristics:

Key characteristics:

- The village green at the centre is a focal point;
- Dense, mature woodland;
- Local sandstone is the predominant building material;
- Most properties are elevated from the roadside;
- Mixture of building styles – no single style dominates;
- Narrow lanes;
- Views, which are limited by the trees are to open countryside or across the reservoirs;
- Upland, Pennine foothill landscape.

Negatives:

- Unsympathetic highways interventions;
- Inappropriate alterations using unsympathetic materials;
- Dominance of parked vehicles.

Part 2

Management Proposals

8 Introduction

8.1 Format of the management proposals

Part 1 of this document, the Character Appraisal, has identified the features of the Rivington Conservation Area that contribute to the conservation area's special character and distinctiveness, and that should be conserved and enhanced.

Part 2 of this document, the Management Proposals tackles the negative features and builds upon the positive features identified, to provide a series of Issues and Recommendations for improvement and change.

The structure and scope of this document is based upon the suggested framework published by English Heritage in Guidance on the Management of Conservation Areas (2005). Both the Conservation Area Character Appraisal and the Management Proposals will be subject to monitoring and reviews on a regular basis, as set out in section 10.

9 Issues and Recommendations

9.1 Unsympathetic highways interventions

Throughout the conservation area there are a number of instances where highway works are either unsympathetic, such as the covering of traditional stone setts at the fringe of the road surface with tarmac, or where new signs have been erected and the old ones left in situ causing unnecessary clutter.

Recommendations:

- CA2/1: The Council will seek to work with the highways department to undertake a highways audit with a view to removing any redundant signage and poles and improving the appearance of that to be retained where appropriate. The Council will seek to introduce a Streetscape Manual in conjunction with the highways department setting out their design principles, adhering to the English Heritage publication Streets for All. The Council will also work with the highways department to introduce a 20mph zone within Rivington village and to extend the current 30mph zone further along Sheep House Lane and Rivington Lane.

9.2 Inappropriate alterations using unsympathetic materials

There is ample evidence within the conservation area where inappropriate alterations using unsympathetic materials have been undertaken. The most notable example is the replacement of timber window frames with uPVC. In many cases these changes constitute a 'material change' in planning terms, and may therefore require Planning Permission.

Recommendations:

- CA2/2: The Council will consider the possibility of increasing its' planning powers with the introduction of an Article 4(2) Direction Notice to protect buildings that are not otherwise protected from inappropriate alteration.
- CA2/3: The Council will seek, subject to budgetary provision, to offer grant aid assistance to property owners to help with the reversal of inappropriate alterations to buildings within the Conservation Area.
- CA2/4: The Council will undertake an audit of the buildings with a view to securing the retention of traditional features and taking enforcement action against any unauthorised alterations.

9.3 Dominance of parked vehicles

Parked vehicles, particularly at weekends and during holiday periods, are not only unsightly but also create a hazard to motorists, cyclists and pedestrians. Occurrences of this are very common and the trend is worsening with an increasing number of vehicles parked on the road.



Recommendations:

- CA2/5: The Council will work with stakeholders to attempt to provide alternative parking solutions.

9.4 Negative Buildings or Sites

This issue only appears in this section as it is a very minor problem that only concerns one building/site. The area in question is that occupied by the Rivington Bowling Club, including the clubhouse and car park. The latter is the site of the former public house in Rivington, the Black-a-Moors Head, known locally as 'The Black Lad'.

Recommendations:

- CA2/6: The Council will facilitate the redevelopment



10 Monitoring review

As recommended by English Heritage this document will be reviewed every five years from the date of its formal adoption. It will be assessed in terms of the emerging Local Development Framework and government policy generally. The review will include the following:

- A survey of the conservation area including a full photographic survey to aid possible enforcement action
- An assessment of whether the various recommendations detailed in this document have been acted upon and how successful this has been
- The identification of any new issues which need to be addressed, requiring further actions or enhancements
- The production of a short report detailing the findings of the survey and any necessary action
- Publicity and advertising.

It is possible that this review could be carried out by the local community under the guidance of officers from the Council. This would enable the local community to become more involved with the process and would raise public awareness of the issues, including the problems associated with enforcement.

Appendices

Appendix 1

The Historical Development of Rivington

Although settlements existed in the area around Rivington from the Bronze Age, documented history dates back to the 13th Century at which time the Pilkington family were the owners of the manor. During the 15th Century Robert Pilkington built the original Rivington Hall. His son Richard rebuilt the Chapel and Richard's son James Pilkington, who was Bishop of Durham from 1560 – 1575 founded the Grammar School in Rivington.

Until the 19th Century Rivington was a rural village, whose inhabitants were employed on local farms, mines or quarries or otherwise were engaged in hand loom weaving. In the 1850s all this changed when the Liverpool Corporation seeking a source of clean drinking water for their inhabitants decided upon Rivington as their location for the construction of a series of reservoirs. The reservoirs were constructed between 1852 and 1857. During the process of construction several farms were cleared from the valley including a total of 9 properties. Rivington reservoir, at 275 acres being the largest reservoir, was cut in half by the building of an embankment and access road, Horrobin Lane, to allow entry to the centre of the village. In an attempt to eradicate contamination of the water by both surface run off and sewerage seepage further properties were removed, in the main, from areas that would now be outside the conservation area. One substantial building that was removed in 1903 that would today be inside today's conservation area was the public house, the Black-a-Moors Head, known locally as 'The Black Lad'.

There is evidence that a mill may have existed in the village on a site opposite Mill Hill Cottages, on Rivington Lane. The foundations of what could have been the mill are still extant and a possible mill pond is clearly visible adjacent to this building on the 1848 first edition Ordnance Survey map. Both Mill Hill Cottages and the adjacent Pall Mall Cottages were the homes of hand loom weavers.

The Rivington of today has changed little from that of the early twentieth century. The Post Office, situated overlooking the Village green is now a dwelling although the building is still known by its former function. The Vicarage, rebuilt in the 1890s is now a private house. A combination of a lack of employment opportunity and the relatively remote location has meant that Rivington remained largely unaltered from the early twentieth century until the present day. The local mines and quarries declined, handloom weaving died out with the invention of power looms and the industrialisation of the weaving industry. Farming became less and less economic and the reduction in size of the village with the construction of the reservoirs all meant that an already small population diminished still further.

Tourism is the greatest source of income in the area with many thousands of people visiting the area including Lever Park and Rivington Terraced Gardens every year.

Rivington Pike is located 2km to the south east of the conservation area. This was originally a hilltop beacon used as a system of early warning signals to announce invasions to the surrounding population and is thought to have been used for this purpose for many centuries. Records exist that show the neighbouring beacons at Winter Hill and Billinge Hill were used on 19th July 1588 to signal the movement of the Spanish Armada into the English Channel. Similarly the beacon was used during the Napoleonic wars at the beginning of the 19th Century. Conversely the beacon was also used at times of national celebration such as the end of The Great War on November 11th 1918 and for the coronation of King George V on 22 June 1911.

Lord Lever and Rivington

A brief history of the Rivington area would not be complete without mention of William Hesketh Lever, Lord Lever, Viscount Leverhulme who was ultimately knighted for his services to industry. His company, Lever Brothers, known today as Unilever, became famous for 'Sunlight Soap' in the 19th Century and is still best known for the manufacture of detergents.



Lord Lever purchased the Rivington manor in 1900 for the sum of £60,000 with the express intention of creating a country retreat upon the wilds of Rivington Moor. The Crompton family occupied Rivington Hall and under the terms of the sale were to remain tenants of Lord Lever for the annual rental of £100. Thus having no residence of his own on the newly acquired estate, Lord Lever, who had a keen interest in architecture, decided to have a new house built. 'Roynton Cottage' was the result, but at least initially was intended only as a temporary measure until a more substantial house could be built. This first building was constructed from a kit of parts supplied by the Portable Building Company of Market Street, Manchester.



Shortly after completion Lord Lever began a series of remodelling and enlarging exercises which allowed him to indulge his passion for architecture. The house included extensive grounds, observation points and the four gabled pigeon tower.

In 1901 Lord Lever gifted 400 acres out of the 2100 acre Rivington Hall estate to the people of Bolton as a public park – Lever Park, a legacy which remains to this day. In the spring of 1902 Liverpool Corporation, concerned at the prospects of the water supply from the Rivington Reservoirs being further contaminated sought an act to purchase a substantial part of the catchment area, leaving 45 acres for Lord Lever to retain as the curtilage to his domestic dwelling. After some legal wrangling the level of compensation to Lord Lever was agreed at his original purchase price for the entire estate, £60,000.

Lord Lever, as mentioned previously, gifted 400 acres of his estate as a public park to the people of Bolton. After the compulsory purchase of the majority of the estate by Liverpool Corporation, Lord Lever was allowed to continue with his plans for the park, which he did at his own expense. These plans included the refurbishment of the two barns – Great House and Rivington Hall, again for the enjoyment of the local people. Included with the park was a recreation of Liverpool Castle, which sadly was never completed. The park, which ultimately included a small zoo, opened on 10th October, 1911.

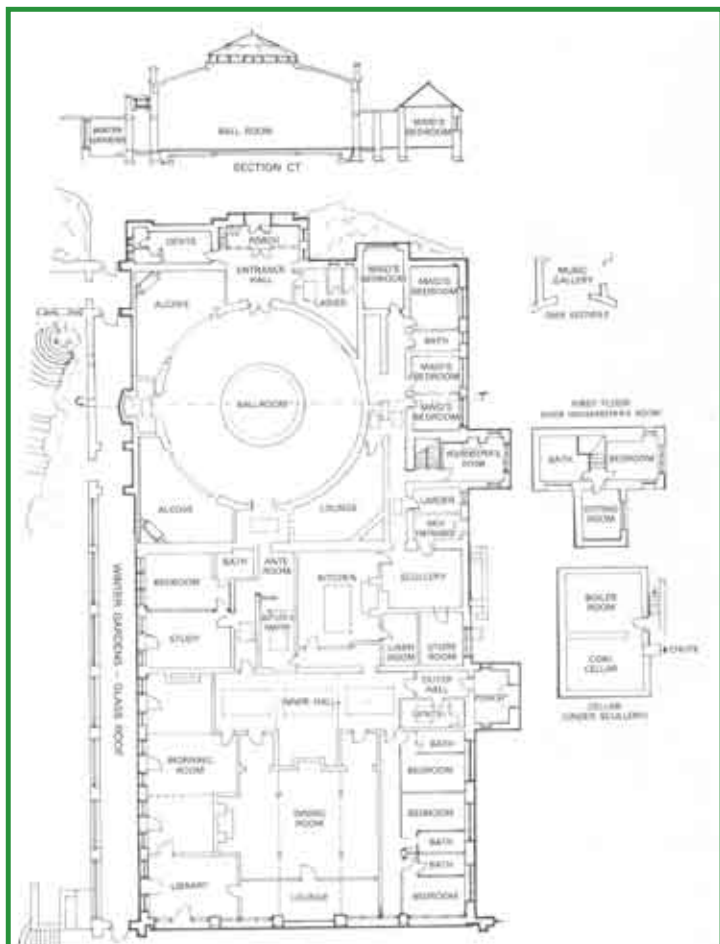


In 1912 the bungalow, which had become a permanent building, was enlarged further with the addition of a full second storey whereupon the familiar outline of two gables facing west became three. Insert image of Roynton Cottage 1912.



On Monday 7th July 1913 Roynton Cottage was razed to the ground by fire, the result of an arson attack by the Suffragette, Edith Rigby of Preston. Lord Lever determined to build a new and more substantial residence to replace Roynton Cottage and 'The Bungalow' was the result. This grand residence was also planned at the same time that works to the grounds were in progress.

Thomas Mawson designed the gardens but these incorporated many ideas from Lord Lever himself. These included the Japanese lake including pagoda, waterfalls, boating lake and large lawns. Also included were a number of interesting structures including several loggia, summerhouses, the Romanesque Lord Lever Bridge and a larger Pigeon Tower set at the top of the terraced gardens. A series of lodges were built at the entrances to the estate, the most interesting being Stone House Lodge that straddled the main driveway.



On Thursday 7 May 1925 lord Lever died following an attack of Bronchitis. After his death the Bungalow was sold at auction for £15,000 to John Magee of Magee, Marshall and Co., Brewers of Bolton. He remained the owner until his death shortly before the outbreak of World War II. Before the outbreak of war no suitable purchaser could be found, even with the price dropped to a mere £7,000. Liverpool Corporation eventually secured the building and grounds for £3,000. With the outbreak of war the Bungalow was requisitioned as a billet for troops and nissen huts were erected in the grounds. With the cessation of hostilities Liverpool Corporation decided to demolish the building. The war years had seen a lot of damage incurred by unappreciative military residents and the cost of restoration would have been phenomenal. Demolition commenced in 1948.

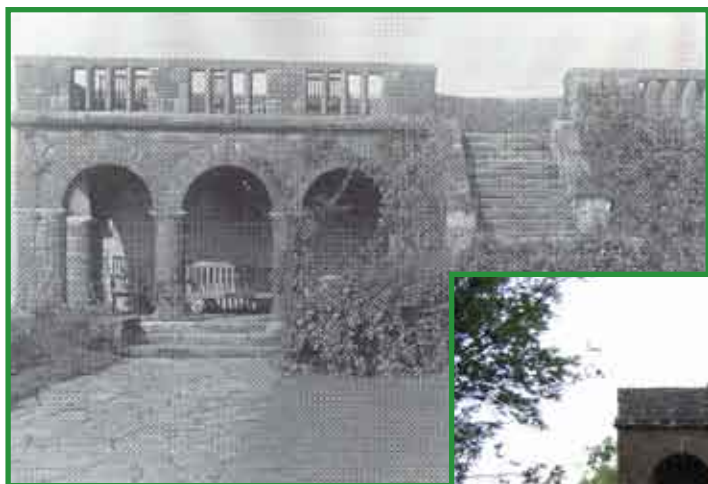
Today remnants of the buildings and gardens can still be seen, particularly since the recent removal of the highly invasive rhododendrons. Sadly virtually nothing remains of the Bungalow itself except for a few floor tiles from the entrance hall. Source: Smith, MD, Leverhulme's Rivington, Nelson Brothers Ltd, Chorley, 1984.

Historic photos and drawing - Smith, MD. Leverhulme's Rivington, Nelson Brothers, Chorley 1984.



The Bungalow as it was

(Picture Right) The only remains of the bungalow today are a few tiles remain from the entrance hall.



The Summer House as it was



The Summer House as it is now



Stone Lodge as it was



Stone Lodge as it is today



Romanesque Bridge as it was



The remains of the Romanesque Bridge today



The Orchestra Lawn as it was



The Orchestra Lawn as it is today

Appendix 2

Listed buildings

Church of the Holy Trinity, Horrobin Lane, Grade II

EH Ref. 184431 - SD 61 SW

Parish church. Probably 1666 rebuild of early C16 chapel, altered and restored in late C19. Irregularly coursed sandstone with large quoins, slate roof. Nave with south porch and north vestry, chancel. Small plain building with 3 square-headed 3-light windows on each side, the lights on the south side round-headed and those on the north side square-headed, C19 gabled porch between the centre and western windows on the south side, modern vestry in equivalent position on north side. West gable wall has a wide elliptical-headed doorway, and an octagonal bellturret with square base partly corbelled out and a conical roof with tall weathervane. Chancel has a window of 3 round-headed lights in each side and a segmental-headed east window of 5 lights with a transom. Interior: roof of 4 collar trusses with bracing to tie-beams and collars; oak screen with some parts late medieval; late C16 oak octagonal pulpit on a stem, with 2 linen-fold panels in each side; on north wall a genealogical painting copied in 1835 from a copy of 1821 of a C16 original relating to the Pilkington family (which was damaged by fire in 1834); C18 brass chandelier with fluted body and 2 tiers of arms. History: chapel of ease built in late C15 rebuilt or restored by Richard Pilkington c. 1540 (Pilkington family held Rivington as tenants-in-chief of Duchy of Lancaster, built Rivington Hall, q.v.) Reference VCH Lancs V, pp. 286-293.

Mounting block in school yard c.15metres west of Rivington School, Horrobin Lane, Grade II

EH Ref. 184432 - SD 61 SW

Mounting block. Date unknown, but perhaps C18: restored. Sandstone. Circular platform, with stone post mounted in centre, and approached by 2 steps on north side.

Fisher House, Rivington Lane, Grade II

EH Ref. 184434 - SD 61 SW

House. Late C18, altered. Scored stucco on brick, with stone plinth and dressings, roof of stone slate (front) and slate (rear). Double depth plan of 3 bays and 3 storeys, symmetrical, with gable chimneys and flanking 2 storey service wings (that on right mostly demolished); central round-headed doorway in moulded surround with impost, door of 6 hexagonal panels, fanlight with radiating glazing bars; two 12-pane sashes at ground floor (that on the left larger in both dimensions and breaking the plinth) and 3 at first floor level all with splayed stone heads, three 6-pane sashes at 2nd floor; wooden eaves gutter supported on brackets and lined with lead. Set back at each end a brick service wing, that on the left with one 12-pane sash window (altered as garage), that on the right reduced to a screen wall with blocked window. Interior: kitchen has back door of double layered horizontal and vertical planks; staircase: doglegged, with open-string, stick balusters, ramped handrail. History: said to have been built by Rev John Fisher, incumbent of the Church of the Holy Trinity 1763 – 1813.

Wilkinson's and cottage attached to the right, Rivington Lane, Grade II

EH Ref. 184435 - SD 61 SW

Pair of cottages, dated 1788 at 1st floor, altered. Coursed squared sandstone with quoins, slate roof with ridge chimney. Double depth, each single-fronted. Two storeys, built as reflected pair, with doorway at outer end, straight lintel run out over a horizontal 3-light window above (the latter sliding sashes); in centre of 1st floor a shouldered date stone inscribed J H 1788. Attached at right hand end is a single-bay C19 cottage, of similar materials, 2 higher storeys, with doorway in plain surround at right hand side and one 4-pane sash on each floor, chimney at the junction gable (and below this the outline of a formerly more steeply pitched roof of Wilkinson's).

Unitarian Chapel, Sheep House Lane, Grade II***EH Ref. 184441**

Unitarian chapel. Dated 1703. Squared sandstone with quoins, chamfered plinth, stone slate roof with gable bellcote. Both sides and both gables have 2 large cross windows with small panes, the panes diamond-latticed in the gable walls and rectangular in the side walls; flanking the windows on the south side are 2 doorways with chamfered surrounds, that on the right with a pointed head and lintel inscribed '1703'. On the west gable is a small hexagonal bellcote with a swept roof. Attached at the north west corner is a single bay 2-storey wing with roof hipped down to the junction but gabled at the other end, with a tall chimney stack; this part has a door and one window on each floor of the west side and two 2-light square mullioned windows on the west side, mostly with diamond lattice glazing. Interior: original box pews including choir stall at east end; between windows on north wall a raised 5-sided panelled pulpit with carved frieze and moulded cornice, and further east on the same wall a very large C18 wall monument to the Willoughby family of Parham, very fully lettered and with coats of arms and shields on the panel above the lettering; between windows on the south side, Willoughby family pew with panelled reredos and very prominent moulded and carved cornice in classical style. NB: in graveyard at east end of chapel is a gravestone of Samuel Oldknow 'of Nottingham, late of Anderton' of 1759, one of the earliest textile factory builders. (See also Roscoe Lowe Farmhouse, Anderton CP).

Bell House c.10 metres west of the Church of the Holy Trinity, Sheep House Lane, Grade II**EH Ref. 184442**

Bell house now store. Probably C16. Coursed squared sandstone with quoins, stone slate roof. Small square building of one storey raised on a basement, with a plain basement door on the south side, a raised door on the north side approached by steps, a louvered 2-light window with chamfered mullion on each side except north (mullion missing from south side), and a round-headed louvered window on the north side. Said to have been built to receive a large bell purchased from the church at Wigan in 1542. reference VCH Lancs V, p.293.

Appendix 3

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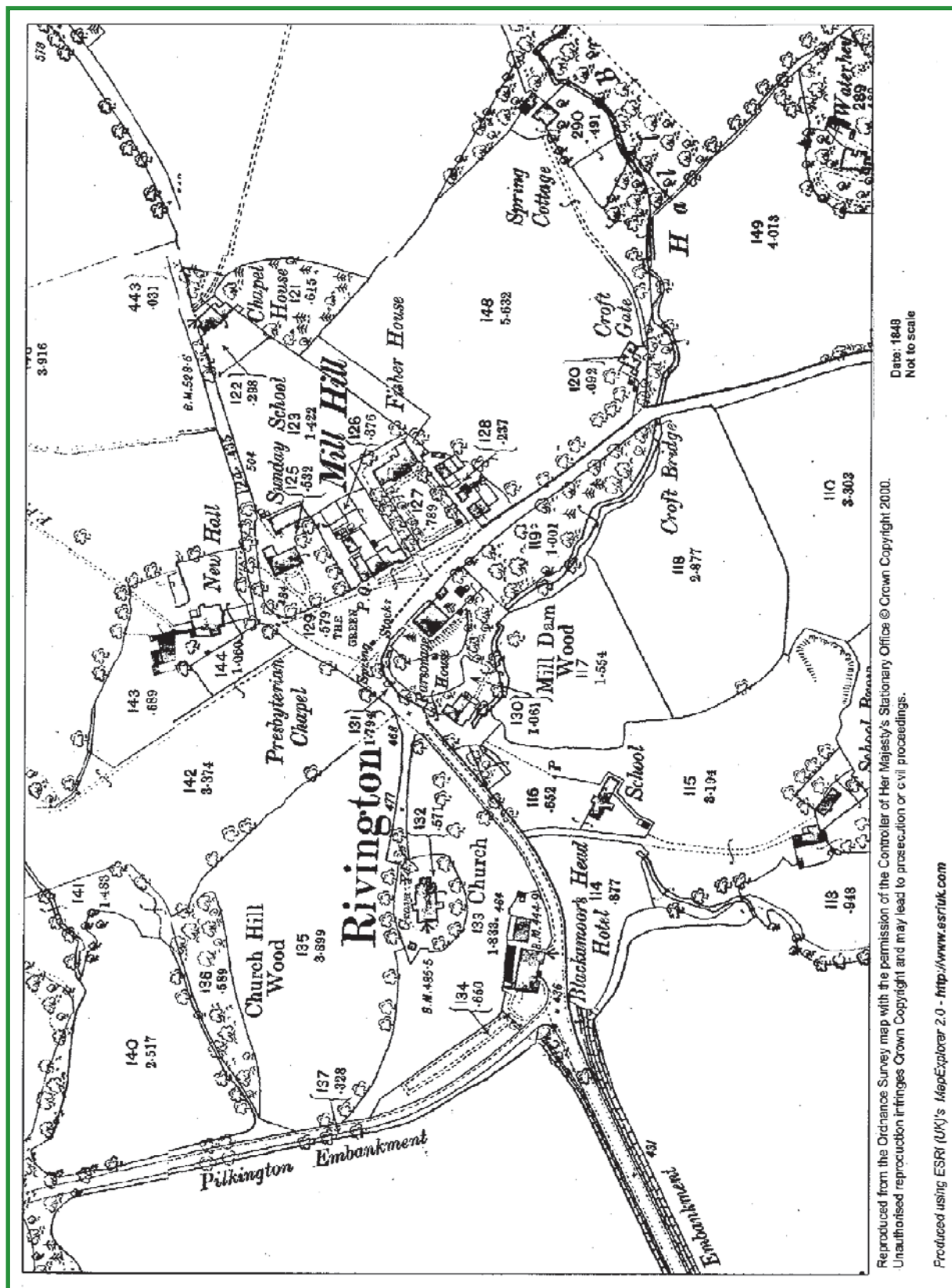
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Appendix 4

Historic Maps



Appendix 5

Public consultation response report

Reference No.	Respondent's Details	Comment	Response/Action
RIV/09/0001	Local Parish Councillor	Is 'The Street' in Anglezarke worthy of listing? A locally significant building surely worthy of protection.	Whilst this is outside the conservation area it will be investigated in due course to see if the building is worthy for listing or adding to the list of 'Locally important Buildings'.
RIV/09/0002	Local residents	There is a general problem with parking in the village, particularly at weekends and holiday periods.	The issue of parking is included in the Conservation Area Appraisal and Management Proposals document. The plan is to attempt to work with key stakeholders – Lancashire County Council highways officers and United Utilities and the local community to achieve a mutually acceptable solution.
RIV/09/0003	Local residents	Concerns for the redevelopment of the Bowling Club site, whilst accepted that the site needs improvement the problem could be with increased traffic and yet more congestion.	Recent planning application for this site has been refused. Any proposals for the site will be carefully considered and the potential for increased traffic generation included. So far (June 2009) no further application has been made.
RIV/09/0004	Local residents	Concerns with proposals from United Utilities for a revised traffic flow system for the access to the 'top barn', Rivington Hall Barn.	No firm proposals have been made as yet, but these are likely to be informed by input from traffic consultants and Lancashire County Council Highways Authority.
RIV/09/0005	Mrs L Harris - - - - -	Grave concerns about speeding motorists throughout the village. Consider extending the 30mph area along Sheep House Lane and Rivington Lane, or even creating a 20mph zone. If the proposed parking schemes go ahead will the village be filled with double yellow lines? Can the redundant speed limit signs on Sheep House Lane be removed?	Proposals for a number of highway issues, including signage, will be discussed directly with the Highway Authority, Lancashire County Council. Yellow line within conservation areas can be of a reduced size as befits the historic location.

Reference No.	Respondent's Details	Comment	Response/Action
RIV/09/0006	A & C Johnson - - - -	<p>Suggestions:</p> <ul style="list-style-type: none"> • Extend the conservation area to include the whole of Lever Park, the Terraced Gardens and possibly the Pike. • New Hall Barn is not shown as having any historical status. • There is a proliferation of signage for both businesses and highways – needs reviewing and streamlining. • Speed limit should be reduced to 20mph from the reservoir embankment to Croft Bridge and possibly up to Chapel House. Other roads should be changed from de-restricted to 50mph or less. • Better lighting would be preferable. 	<ul style="list-style-type: none"> • Lever Park is already protected as a Registered Park and Garden. Most of the structures within the Terraced Gardens are listed buildings. It is intended that all the remaining Lord Lever structures be recommended for listing as all are of equal status. Extension of the conservation area boundary would not offer any additional protection for these areas over and above the current level of protection that these designations afford. It is also proposed to develop a Conservation Management Plan for the whole of Lever Park. • New Hall Barn carries no historical status – it is not listed, nor is it a Locally Important Building. Any proposals for works to this building that fall within the scope of planning legislation will, however, be judged with the necessary care that the building demands. • Business signs have already been investigated for any breaches and necessary enforcement action has been taken. Highway signs are covered in the Conservation Area Appraisal and Management Proposals and will be discussed with Highways Engineers from Lancashire County Council in due course. • Speed limit reductions and extension of the reduced speed area are discussed above under reference RIV/09/0005. • Lighting issues will also be discussed with highway engineers. • Text corrections will be incorporated into the revised document.

