



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

10 OCT 2011

FOR THE
ATTENTION OF

For office use only

Application No: 920110845 P

Date received

Fee paid £

Receipt No:

Application for listed building consent for alterations, extension or demolition of a listed building
Planning (Listed Buildings and Conservation Areas) Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional): Leachend Leisure
Unit: House number: House suffix:
House name: Stanley House
Address 1: Preston New Road
Address 2: Mellor
Address 3:
Town: Nr. Blackburn
County: Lancs
Country:
Postcode: BB2 7NP

2. Agent Name and Address

Title: Mr First name: John
Last name: Willcock
Company (optional): JWPC
Unit: House number: House suffix:
House name:
Address 1: 1B, Waterview
Address 2: White Cross
Address 3:
Town: Lancaster
County: Lancs
Country:
Postcode: LA1 4XS

3. Description of Proposed Work

Please describe the proposals to alter, extend or demolish the listed building(s):

Material amendment to approved hotel extension project (3/2008/0548P) to form additional kitchen and administrative office accommodation (contained within planned footprint of already approved scheme).

3. Description of Proposed Work (continued)

Has the work already started without consent?

☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work been completed without consent?

☐ Yes ☒ No

If Yes, please state the date when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix:

House name: Stenley House

Address 1: Preston New Road

Address 2: Mallor

Address 3:

Town: Nr. Blackburn

County: Lancs

Postcode (optional): BB2 7NP

Description of location or a grid reference (must be completed if postcode is not known):

Easting: Northing:

Description:

5. Related Proposals

Are there any current applications, previous proposals or demolitions for the site? ☐ Yes ☐ No

If Yes please describe and include the planning application reference number(s), if known:

Description	Reference number
APPROVAL OF PREVIOUS SCHEME	3/2008/ 0548P

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: John Macholc

Reference: Pre-app site meeting and advice

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?
To submit application for material amendment.

7. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

With respect to the Authority, I am: Do any of these statements apply to you?

(a) a member of staff ☐ Yes ☒ No

(b) an elected member ☐ Yes ☒ No

(c) related to a member of staff ☐ Yes ☒ No

(d) related to an elected member ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

9. Materials

Please provide a description of existing and proposed materials and finishes to be used in the building (demolition excluded):

	Existing (where applicable)	Proposed	Not applicable	Don't Know
External walls	See attached drawings and DAS		☐	☐
Roof covering	Materials to match already approved / utilized materials for main scheme		☐	☐
Chimney	"	"	☐	☐
Windows	"	"	☐	☐
External doors	"	"	☐	☐
Ceilings			☐	☐
Internal walls			☐	☐
Floors			☐	☐
Internal doors			☐	☐
Rainwater goods			☐	☐
Boundary treatments (e.g. fences, walls)	N/A	N/A	☐	☐
Vehicle access and hard standing	N/A	N/A	☐	☐
Lighting	N/A	N/A	☐	☐
Others (add description)			☐	☐

Are you supplying additional information on submitted drawings or plans?

☒ Yes

☐ No

If Yes, please state plan(s)/drawing(s) references:

Design & Access Statement
PPS 5 Heritage Statement

10. Demolition

Does the proposal include the partial or total demolition of a listed building?

☐ Yes

☒ No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building: ☐ Yes ☐ No

b) Demolition of a building within the curtilage of the listed building: ☐ Yes ☐ No

c) Demolition of a part of the listed building: ☐ Yes ☐ No

If the answer to c) is Yes:

i) What is the total volume of the listed building?(cubic metres)

ii) What is the volume of the part to be demolished?(cubic metres)

iii) What was the (approximate) date of the erection of the part to be removed? (MM/YYYY) (date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish:

--

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

--

12. Listed Building Grading

Please state the grading (if known) of the building in the list of Buildings of Special Architectural or Historic interest? (Note: only one box must be ticked)

Grade I ☐

Ecclesiastical Grade I ☐

Grade II* ☒

Ecclesiastical Grade II* ☐

Grade II ☐

Ecclesiastical Grade II ☐

Don't know ☐

11. Listed Building Alterations

Do the proposed works include alterations to a listed building?

☐ Yes

☒ No

If Yes, do the proposed works include: (you must answer each of the questions)

a) Works to the interior of the building? ☐ Yes ☐ No

b) Works to the exterior of the building? ☐ Yes ☐ No

c) Works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☐ Yes ☐ No

d) Stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)? ☐ Yes ☐ No

If the answer to any of these questions is Yes, please provide plans, drawings, photographs sufficient to identify the location, extent and character of the items to be removed, and the proposal for their replacement, including any new means of structural support and state references for the plan(s)/drawing(s):

--

13. Immunity From Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

☐ Yes

☒ No

☐ Don't know

If Yes, please provide the result of the application:

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~~320110845 P~~

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Or signed - Agent:

Date DD/MM/YYYY):

--

M. W. Smith

07/10/2011

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):



Designated Agent:

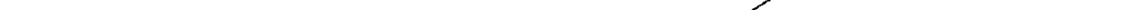
Date DD/MM/YYYY):

Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:



Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):



Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY):

--

Date DD/MM/YY: _____

14. Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date DD/MM/YYYY:

15. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form:



The original and 3 copies of a plan which identifies the land to which the application relates and drawn to an identified scale and showing the direction of North:

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☒The original and 3 copies of the completed dated Ownership Certificate (A, B, C, or D - as applicable): ☒The original and 3 copies of a design and access statement, if required (see help text and guidance notes for details): ☒**16. Declaration**

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

07/10/2011

(date cannot be pre-application)

17. Applicant Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

18. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

jwillcock@jwpc.co.uk

19. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☐ Yes☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

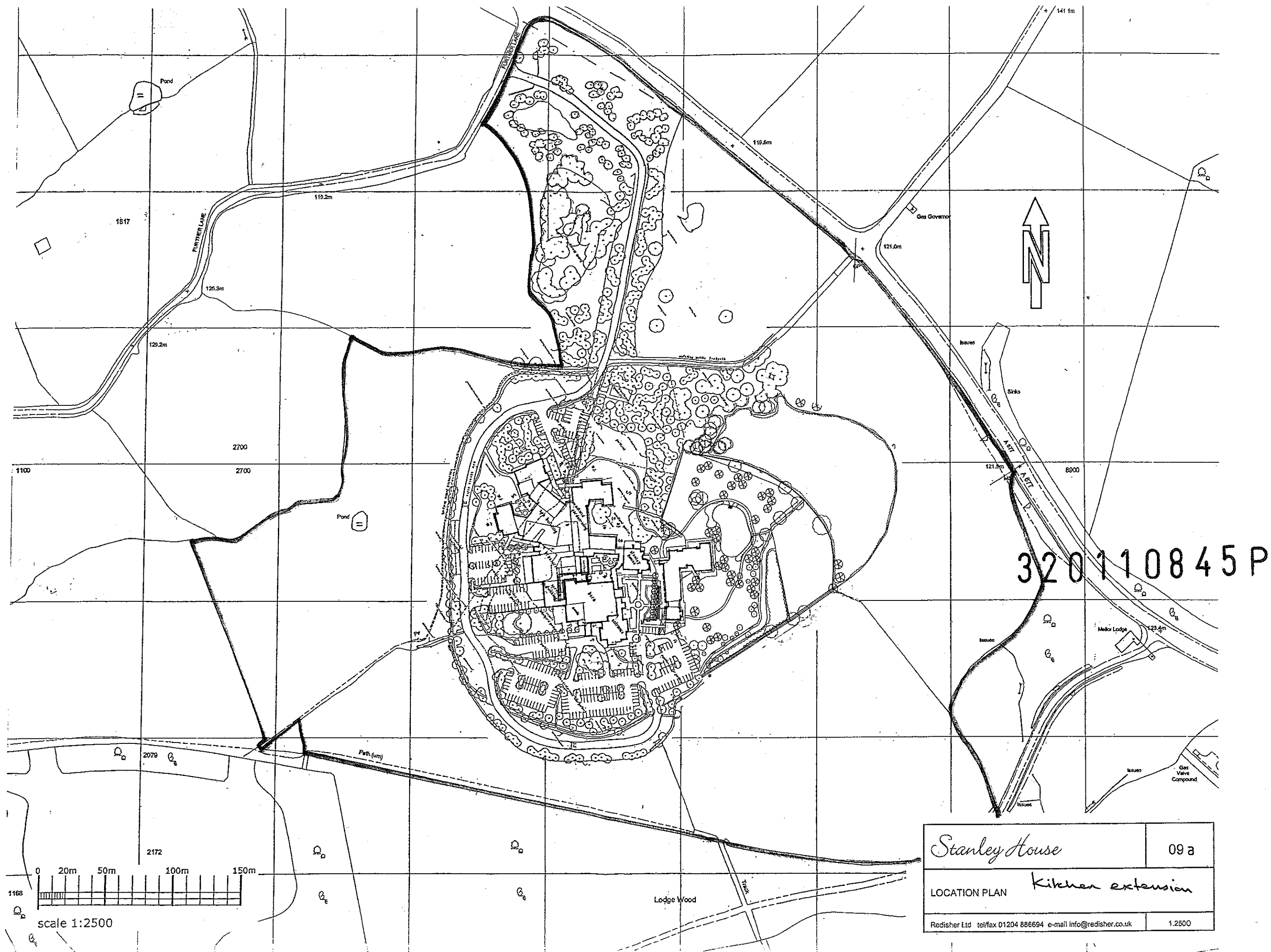
☒ Agent☐ Applicant☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:



**STANLEY HOUSE
MELLOR
LANCASHIRE**

320110845P

PPS5 STATEMENT



October 2011

**PETER DE FIGUEIREDO
HISTORIC BUILDINGS ADVISER**

**1 Ingestre Road, Oxton, Wirral CH43 5TZ
T: 0151 652 1027 M: 0771 7291947
E: peter@defigueiredo.co.uk W: www.defigueiredo.co.uk**

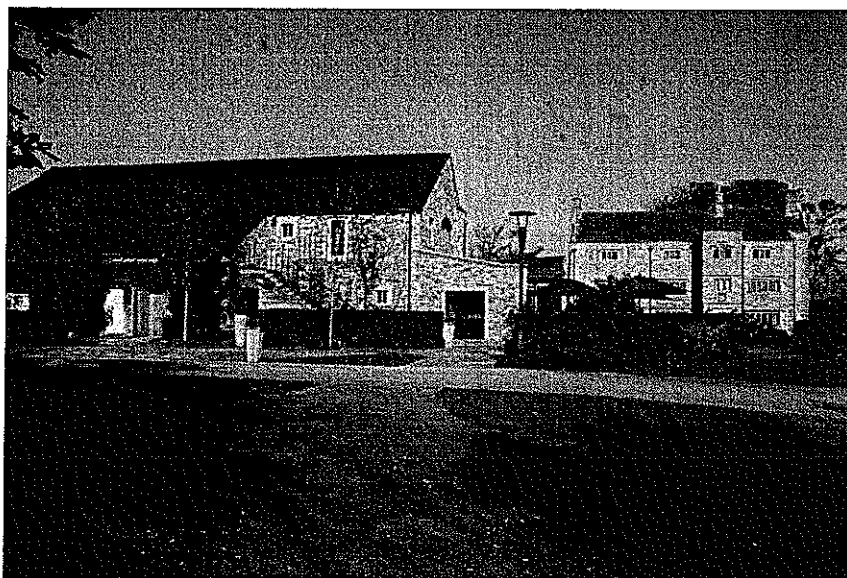
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1 INTRODUCTION

- 1.1 This report represents the views of Peter de Figueiredo, heritage consultant, with over 30 years experience in the field of historic building conservation in the NW of England. The author was Head of Conservation and Design for the City of Chester 1989-99, and Historic Buildings Inspector for English Heritage 1999-2007.
- 1.2 Stanley House is an early 17th century stone-built manor house, situated on a hill to the south of Mellor. It later became a farmhouse, and barns were built around its sides. By the late 19th century it had fallen into dereliction, and in recent years it has been restored as the centrepiece of a new hotel complex. Stanley House is a Grade II* listed building.
- 1.3 The first phase of hotel development, which received consent in 2003, involved the conversion of the listed building and the barn complex. In 2009 planning permission was granted for a major expansion of the hotel to create additional bedrooms, health spa/leisure facilities, a new brasserie, car parking and ancillary landscaping. Construction of the bedroom wing is currently underway.



Stanley House and converted farm buildings

- 1.4 In the present economic climate it has been decided to delay a start on other elements of the approved scheme. In the meanwhile it is proposed to carry out three small extensions in areas that form part of, or adjoin, development that has previously been granted consent.
- 1.5 Since the works involve alterations to a Grade II* listed building, the owners, Leehand Leisure have commissioned a PPS5 Statement to consider the significance of the historic building and to assess the impact of the proposals on significance in accordance with PPS5 and local planning policy.

2 HISTORY OF STANLEY HOUSE

- 2.1 In the 16th and early 17th centuries the manor of Mellor was owned by the Stanley family, who built the existing house. By the end of the 17th century it had come into the possession of the Yates family, who remained the owners until c.1780. Around 1788 it was acquired by Henry Suddell, a Blackburn industrialist, who assembled a substantial estate and built a new country house Woodfold Hall to the south-west of Stanley House, creating a landscaped park with a lake and woodland. Stanley House was relegated to a farmhouse.¹
- 2.2 Henry Suddell was bankrupted in 1827, and his estate was sold to John Hindle. By 1877, Stanley House was described as 'An old mansion now in ruin',² and in 1878 the Woodfold estate, including Stanley House, was bought by Daniel Thwaites, a Blackburn brewer. He carried out a programme of improvements to the estate and the village of Mellor, including the repair of Stanley House and the reconstruction of the farm buildings to accommodate a substantial dairy herd.
- 2.3 Woodfold Hall was abandoned in 1949 and until recent years was a ruined shell. The former parlour end of Stanley House remained occupied by a tenant farmer, but the main part of the house was empty, and became increasingly derelict. By the 1980s, both Woodfold Hall and Stanley House had become 'Buildings at Risk'. Following their acquisition by the current owners, both buildings have been restored and brought back into beneficial use. At Stanley House, the farm was relocated, and the listed house and historic farm buildings converted to hotel accommodation.



Woodfold Hall before restoration

¹ JWRC, *Stanley House, Mellor*, 2008

² Abram, *History of Blackburn Town and Parish*, 1877

3 ARCHITECTURAL ANALYSIS

- 3.1 The main part of Stanley House, including the whole of the frontage dates from the early 17th century. It has a 3-unit lobby-entry plan with a housepart in the middle, a parlour at the west end and service rooms to the east. This is a common plan type in Lancashire for yeomen's houses, but at Stanley House it has been carried out on an unusually grand scale.³ The rooms are generous in proportion – the house and the porch are three storeys in height – and the interior has impressive arched stone fireplaces rather than the timber firehoods that were more typical of vernacular farmhouses in the region. The staircase, which does not survive, would have been accommodated in the projecting bay at the rear. The stone cornice to the front elevation is probably an 18th century alteration.
- 3.2 In the 19th century the building was renovated and extended. The remains of the roof structure examined before the recent renovations dated entirely from the late 19th century. Although the 1848 OS map appears to show a wing at the rear of the house, the two storey lean to extension that existed at the rear in 2003 also showed no evidence of being earlier than the late 19th century. No internal features survive apart from the arched stone fireplaces in the former housepart and kitchen, but fittings and fixtures such as the staircase have been constructed in a 17th century style.

4 SETTING OF STANLEY HOUSE

- 4.1 The house is situated in an elevated location, facing south and screened by trees. As shown on Yates' map of 1786 it was originally approached from the south, the drive being flanked by an avenue of trees. The field boundaries shown on subsequent maps show that this route was preserved well into the 19th century.
- 4.2 When Woodfold Hall was built at the end of the 18th century, Stanley House was demoted to a tenant farm. The existing farm buildings incorporate early 19th century fabric.
- 4.3 In 1825 the Preston to Blackburn Turnpike road was constructed in the valley to the north of Stanley House, and a new access drive was created, with a separate driveway to Woodfold Park cut across the former southern approach to Stanley House. After the estate was purchased by Daniel Thwaite, the farm buildings to the south and west of the house were enlarged, where they dominated the setting of Stanley House. Some of the agricultural buildings have since been removed, and the surrounding area has been laid out as landscape and parking for the hotel. A formal garden has been created in front of Stanley House, and is flanked by the barn conversion and the new bedroom wing which is currently under construction.

³ RCHM report, *Stanley House, Mellor*, 1977

5 STATEMENT OF SIGNIFICANCE

- 5.1 Stanley House is a Grade II* listed building, built for the Stanley family in the early 17th century as the manor house of Mellor. After the estate was enlarged and a new mansion, Woodfold Park, was built in the late 18th century, the house became a tenant farm. In spite of its decline and ultimate decay in the late 20th century, the building remains as an important example of a high status vernacular house of the 17th century, and has been sympathetically restored to active and beneficial use.
- 5.2 The development of the house and its setting can be traced from historic maps. These show that the approach changed after the Turnpike Road was built, and that its change to a tenant farm led to the construction of a large complex of agricultural buildings on the south and west sides.
- 5.3 The house maintains its original plan form with three rooms contained within the main block, and an entry lobby with the doorway opening against the side of the main chimneybreast. At the rear is the staircase enclosure. The building is three storeys in height, with a three storey porch.
- 5.4 It is built of sandstone rubble with a stone slate roof laid in diminishing courses, and three chimneystacks. The windows are mullioned and have hood moulds. The significant elements of the interior are the stone arched fireplaces.
- 5.5 The large barn that has been converted for dining, lounges and conference facilities is unlisted, but stands as a curtilage building and contributes to the historic setting of Stanley House. It has been creatively adapted and extended in a sympathetic manner. The new bedroom block that is under construction will balance the former farm buildings and frame the courtyard so as to provide a framed view of Stanley House from the south.

6 PROPOSED SCHEME

- 6.1 The proposed works are required to make immediate improvements to the hotel accommodation pending the construction of the full scheme for which planning consent has already been granted.
- 6.2 The works break down into three elements:
- A small extension to the already approved gymnasium. The gymnasium is mostly located beneath the courtyard bedroom wing, which is currently under construction.
 - An extension to Mr Fred's Bar, located within part of the area that has already received approval for the new hotel reception.

- An extension to the kitchens at the north west corner of the converted barn, housing additional kitchen space and hotel administration offices.

7 HERITAGE PLANNING CONTEXT

7.1 National Planning Policy and Guidance

- 7.1.1 As set out in PPS5, the Government's overarching aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In delivering these objectives, the Government recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The Government seeks to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 7.1.2 PPS5 defines the significance of a heritage asset as its value *'to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic'*. The PPS provides a unified approach to the historic environment and removes the previous distinctions between historic buildings, archaeology and designed landscapes. It defines the historic environment in terms of *"heritage assets"*. This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether capable of designation or not.
- 7.1.3 PPS5 requires planning applicants and local planning authorities to assess and understand the particular nature of the individual significance of each heritage asset which will be affected by the proposed development. Such assessment of heritage asset significance is necessary to understand the potential impact (positive or negative) of the proposed development and devise appropriate mitigation strategies. Significance is determined not only by the physical fabric of a place but also by its appearance; by its associations with other places, events, people, or artistic representations; and by its relationship with its surroundings.
- 7.1.4 Policy HE6 of PPS5 sets out the information requirements for applications for consent affecting heritage assets. Policy HE6.1 states that planning applicants should provide, as part of the application process, appropriately detailed descriptions of heritage asset significance and the contribution of setting to that significance. The level of detail should be proportionate to the importance of the asset and no more than is sufficient to understand the potential impact of the proposal on that significance. It also states that where an application site includes, or is considered to have the potential to include, heritage sites with archaeological interest, local planning authorities should

require submission of a desk-based assessment and, where desk-based research is insufficient to properly address the interest, a field evaluation.

- 7.1.5 Policy HE7 sets out the policy principles guiding the determination of applications for consent relating to all heritage assets. In considering an application, the local planning authorities are required to take into account the particular nature of the significance of the heritage asset and the value that it holds for this and future generations. This understanding should be used by the local planning authority to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals and to take account of the desirability for new development to make a positive contribution to the character and local distinctiveness of the historic environment (HE7.2 to HE7.4). Policy HE7.5 of PPS5 states that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment and use.
- 7.1.6 Policy HE8 sets out the policy principle guiding the consideration of applications for consent relating to undesignated assets. It states that the effect of an application on non-designated heritage assets or their setting is a material consideration when determining planning applications. It further states that there is a general presumption that identification of any previously unidentified assets should take place during the pre-application stage (HE8.1).
- 7.1.7 Policy HE10 sets out policy principles guiding the consideration of applications for development affecting the setting of a designated asset. It states that local planning authorities should favour applications that preserve those elements of the setting that make a positive contribution to or better reveal the asset's significance. When considering applications that do not do this, local planning authorities should weigh any such harm against the wider benefits of the application. The greater the negative impact on the significance of the heritage asset, the greater the benefits that will be needed to justify approval (HE10.1). Local planning authorities should also identify opportunities for changes in the setting to enhance or better reveal the significance of the asset (HE10.2).
- 7.1.8 Policy HE12 sets out policy principles guiding the recording of information related to heritage assets. It states that, where permission is granted for a development which will occasion the loss of the whole or a material part of a heritage asset's significance, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost. Developers should publish this evidence and deposit copies of the reports with the relevant historic environment record (HE12.2 and HE12.3).

- 7.1.9 Section 5 of the Historic Environment Planning Practice Guide provides generic guidance on decision making for changes that affect the historic environment. Paragraphs 55-57 state that understanding both the *nature of the significance* and the *level of importance* are fundamental to decision making, and set out the most common steps that a planning applicant may be expected to carry out assessing significance.
- 7.1.10 Paragraphs 76-78 give guidance to local authorities on weighing up proposals for development. These should take account of potential heritage benefits and any other material planning considerations that would arise as a result of development proceeding.
- 7.1.11 Paragraph 80 stresses the need to assess the extent to which the design of new development contributes positively to the character, distinctiveness and significance of the historic environment.
- 7.1.12 Paragraph 82 states that local authorities will often need to take into account the condition of heritage assets in their decisions, particularly when considering viability. A dilapidated asset is less viable than one in good repair because the cost of repair will be incurred before it can be used. There is no obligation on an owner to maintain a heritage asset, but the Government does not wish to encourage deliberate neglect or damage in the hope that it will assist an owner in obtaining consent for development.
- 7.1.13 Paragraph 85 draws attention to Policy HE9.1 of PPS5, which sets out the presumption in favour of the conservation of designated assets. Any harmful impact on the significance of a designated asset needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm). However, paragraph 86 states that not all designated assets are of equal significance or sensitivity to change; some Grade II listed buildings and conservation areas for example may be more capable of accommodating change than others.

7.2 Ribble Valley Districtwide Local Plan 1998

7.2.1 Policy ENV 19

Development proposals on sites within the setting of buildings listed as being of special architectural or historic interest which cause visual harm to the setting of the building will be resisted. In assessing the harm caused by any proposal the following factors will be taken into account:

- I. The desirability of preserving the setting of the building*
- II. The effect of the proposed development on the character of the listed building*
- III. Any effect on the economic viability of the listed building*

- IV. *The contribution which the listed building makes to the townscape or countryside*
- V. *The extent to which the proposed works would bring substantial benefits to the community including economic benefits and enhancement of the environment*

8 HERITAGE IMPACT ASSESSMENT

8.1 PPS5 Justification

8.1.1 PPS5 requires that applicants for listed building consent justify their proposals, and provide the local planning authority with full information to enable them to assess the likely impact of their proposals on the significance of the building and its setting.

8.1.2 The reason for the extensions and alterations is to improve the quality, practicality and convenience of accommodation, making the hotel better able to offer a high standard of service and to benefit the local economy, as follows:

Gymnasium Extension

8.1.3 Recently Ribble Valley Council approved changes (as a 'non-material amendment') to the approved courtyard bedroom wing in order to accommodate gymnasium and spa facilities in the form of an undercroft within a newly added basement level. The new proposal to slightly increase the gymnasium footprint arises from a rethink of accommodation requirements for hotel guests.

Extension to Mr Fred's Bar

8.1.4 The proposed extension to the bar is located within the footprint of what was intended to be a much larger addition to the hotel, providing new reception facilities to service the fully extended hotel. In the meantime it is intended to construct part of the approved building volume which will form a stand-alone project. The extension is required in order to offer alternative dining facilities to serve the additional bedroom accommodation until such time as the full scheme is completed and the originally planned new brasserie is built adjacent to the north bedroom wing. When the larger reception area is eventually constructed, the bar extension floorspace will be modified and incorporated into the new reception to reflect the approved plans.

Kitchen Extension

8.1.5 The kitchen extension arises from the need to provide further floorspace for food preparation and administrative requirements of the extended hotel. It is located within the footprint of the already approved and much larger extensions located to the north and west of the existing hotel.

- 8.1.6 The analysis set out in Sections 2, 3, 4 and 5 of this report provides an informed understanding of the buildings and their significance, against which the impact of the development is evaluated in the paragraphs below.

8.2 Impact on Historic Fabric

- 8.2.1 None of the three separate schemes has any direct impact on the listed Stanley House. Impacts on other elements of historic building fabric are as follows:

Gymnasium extension

- 8.2.2 The application forms a basement extension to the new bedroom wing, and therefore involves no alterations to historic fabric.

Extension to Mr Fred's Bar

- 8.2.3 The extension involves the removal of the existing external stone staircase at the south east corner of the converted barn. This was built in 2004/5 and is therefore not historic.

- 8.2.4 A new doorway will be created through the original external wall of the barn to provide a link between the existing bar and the extension, whilst the existing opening below the staircase will be blocked. This represents a very minor alteration to non-significant areas of plain random stonework.

Kitchen Extension

- 8.2.5 The two storey kitchen extension involves modest alterations to recently constructed sections of walling, and therefore has no impact on historic fabric.

8.3 Impact on Setting of Stanley House

Gymnasium extension

- 8.3.1 The recently approved amendment had no impact on the setting of Stanley House since it was situated at basement level and involved no increase in footprint or height of development.
- 8.3.2 The new application seeks to slightly increase the gymnasium footprint at ground floor level by a single storey extension northwards by 7.5 metres. The design follows the typology of the bedroom wing with external stone walls and low pitched half-hipped slate roofs.
- 8.3.3 Whilst the proposed extension will be visible in relation to the rear elevation of Stanley House, its small scale and sympathetic character would have no impact on the setting of the listed building. The copse of mature trees immediately to the north of Stanley House would effectively screen the gymnasium extension from any distant views from the north or west. The impact of this extension will be neutral.



Stanley House from north



Stanley House from west

Extension to Mr Fred's Bar

- 8.3.4 The proposed extension occupies the recessed area at the north eastern corner of the former barn. It takes the form of a mono-pitched addition, which is subservient in scale and massing to the main barn, and reflects the way in which agricultural buildings were historically extended in response to changes in agricultural practice. The walls of the extension are a combination of ashlar and coursed natural stone which represents a more contemporary version of the original materials. The roof is slate.
- 8.3.5 The extension continues the line of the east wall of the barn, which encloses the courtyard and frames the view of Stanley House. It will not intrude on or obscure the view of the listed building, and will complement the informal character of the complex. The impact on the setting of Stanley House is neutral.



Stanley House and barn from south



Barn from south east



Stanley House from north east



Barn from west screened by hedges

Kitchen Extension

- 8.3.6 The narrow kitchen extension wraps around the north western corner of the barn complex. This currently forms the back of the hotel and is largely screened by buildings and hedges. The west facing range is two storey with a roof that is partly mono-pitched, and partly gabled. The walls are of coursed stone with ashlar window surrounds to match the existing building, and the roof is slate. The north facing range is single storey, and rendered to match the existing with a partly mono-pitched roof and partly flat roof. The architectural treatment and the finishes complement the original building but are contemporary in spirit.
- 8.3.7 The extension will be substantially screened when seen in conjunction with Stanley House, for the rear view of the barn is hidden either by hedging or by the existing single storage building that projects north-south from the north wall
- 8.3.8 In views from the driveway approach to the hotel, the limited views of Stanley House will be unaffected by the development, and impact on views of the barn will be neutral.
- 8.4 Cumulative Impact of Proposed Development on Stanley House**
- 8.4.1 Taking account of the three minor projects that are included in the planning application, the overall impact of development on Stanley House and its setting will be neutral. With the exception of the small gymnasium extension, the works are all located within the footprint of the much larger structures which are already approved, and for which the Council and English Heritage have accepted there will be no material impact on the setting of the listed building.
- 8.4.2 The proposed extensions are required to support the operation of the hotel, and ensure its continued viability and contribution to the local economy.
- 8.4.3 Hotel use of the site has provided a successful way of rescuing the listed building from ruin and returning it to beneficial use. At Stanley House, gradual change has occurred over generations, and if the significance of the place is to be retained and its historic value sympathetically managed, further adaptation will be needed. The proposed alterations will not devalue its significance, both its tangible values, such as the surviving historic fabric and archaeology, or its associational values, such as its place within the landscape. Continued adaptation and change is required to provide a sustainable future for the heritage assets.
- 8.4.4 The application therefore complies with Policies HE9 and HE10 of PPS5, and Policy ENV19 of the Ribble Valley Local Plan.

9 CONCLUSION

- 9.1 Stanley House is a Grade II* listed building of major significance, and is a fine example of a high status vernacular house of the early 17th century.
- 9.2 The building was rescued from a ruinous condition by the current owners 10 years ago, and has been sympathetically restored as the centrepiece of a hotel complex.
- 9.3 Planning consent has been granted for a masterplan involving expansion of hotel accommodation, the first phase of which is currently under construction. In the present economic climate, implementation of the full scheme is unviable, and it is intended to phase the overall scheme.
- 9.4 Three areas of the hotel complex are affected by the current proposals: the new courtyard bedroom wing which is currently under construction; the south east corner of the former barn; and the north west corner of the former barn.
- 9.5 A historical and architectural analysis of the parts of the complex and their setting that will be affected by the proposed works is set out in the report. This confirms that none of the affected fabric predates the 19th century.
- 9.6 An assessment of significance has been made, taking account of related heritage values. The areas affected by the current proposals have all been subject to change during the recent conversion and alterations to create the hotel.
- 9.7 The works are required to improve the standard of accommodation, efficiency and sustainability of the hotel, and are part of an ongoing programme of enhancements pending the implementation of the much larger approved masterplan.
- 9.8 With the exception of the proposal to create a small extension to the gymnasium, the works are all contained within the footprint of the approved scheme.
- 9.9 In all three cases, the impact on the setting of Stanley House will be neutral.
- 9.10 This approach accords with national and local planning policy and guidance relating to management of the historic environment.

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DESIGN AND ACCESS STATEMENT

for

KITCHEN EXTENSION

at

STANLEY HOUSE HOTEL, MELLOR

**Campbell Driver Partnership Ltd
Capricorn Park
Blakewater Road
Blackburn
BB1 5QR**

1. **GENERAL**

This Statement is to support a Planning Application to Ribble Valley Borough Council for an extension to the existing kitchen facilities of Stanley House Hotel, Further Lane, Mellor, Blackburn BB2 7NP and should be read in conjunction with the following drawings:-

11.147.10 Rev A	Proposed Plans
11.147.11	Proposed Elevations
11.147.12	Existing Plans
11.147.13	Existing Elevations
11.147.14 Rev A	Site Plan
10.206.08	Context Plan

2. **USE**

2.1 Stanley House is a boutique country house hotel, set in 54 acres of open countryside. The hotel facilities are located within 3 separate buildings on the site:

1. Stanley House: A grade II listed building comprising 12 individual bedrooms and a ground floor lounge area
2. Stanley House Barn: The barn building houses the main reception area, Grill on the Hill restaurant, Mr Fred's bar and lounge, conference suites and kitchens, together with the hotel's back of house operations.
3. Bedroom Wing: Work is currently underway to complete a new bedroom wing adding a further 18 bedrooms and providing luxury spa facilities.

2.2 The proposed extension is located in the barn and will create additional floor area to allow the hotel to re-organise the present kitchen facilities and to upgrade the existing 'back of house' office and staff accommodation.

3. **AMOUNT**

3.1 There is an existing external cellar area at the western gable of the barn building, adjacent to the existing internal basement. The intention is to build over this area to form ground and first floor levels with a single storey linking at GF to the north elevation.

3.2 **Schedule of Floor Areas**

Existing gross internal floor areas to barn building:

Basement:	88m2
Ground Floor:	1158m2
First Floor:	832m2
Second Floor:	181m2

Total: **2259m2**

Proposed gross internal floor area of new extensions:

Basement:	0m2
Ground Floor:	119m2
First Floor:	51m2

Total: **170m2**

4. **LAYOUT**

- 4.1 Additional preparation areas and cold storage facilities will be located in the basement area.

The new floor area at ground floor level will allow the pastry kitchen to be isolated from the main kitchen and will provide additional storage areas. The existing equipment can then be re-organised within the main kitchen to increase the operational efficiency of the space.

The existing external openings will be retained and utilised as access points to the new floor areas.

At first floor level 2 separate offices will be formed for the existing account and sales staff.

5. **SCALE**

- 5.1 The proposed 2 storey element of the new building will extend less than 4m from the existing gable and its highest level will be kept significantly below the existing ridge height.
- 5.2 The flat roofed single storey extension will form an infill between the new 2 storey building and the existing single storey service intake building.
- 5.3 The proposed scale will therefore have minimal effect on the overall mass of the barn. The extensions are within the scale and footprint of the overall approved development scheme, Planning Reference 3/2008/0547/0548.

6. **APPEARANCE**

- 6.1 The proposed extensions will be built with appropriate materials matching the existing, random stone walling and natural slate pitched roofs.

The windows and doors will have dressed stone surrounds and will be stained timber to match existing.

7. **LANDSCAPE**

- 7.1 The existing landscaping will be retained as existing.

8. **ACCESS**

- 8.1 The existing access and parking facilities to the hotel will remain as existing.

Each of the proposed areas will be accessible via a lift to each floor and will be designed with reference to the legislation and requirements of the Disability Act 1995 and as amended by the Disability Act 2005 and the Building Regulations Approved Document M.