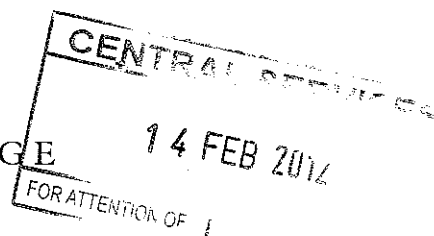




ENGLISH HERITAGE
NORTH WEST OFFICE



Mr Adrian Dowd
Ribble Valley Borough Council
Planning Department, Council Offices
Church Walk
CLITHEROE
Lancashire
BB7 2RA

Direct Dial: 07771 885 126
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Our ref: L00120632

13 February 2012

Dear Mr Dowd

Notifications under Circular 01/2001, Circular 08/2009 & GDPO 1995
STONYHURST COLLEGE, HURST GREEN, CLITHEROE, LANCASHIRE, BB7 9PZ
Application No 3/2011/1047

Thank you for your letter of 11 January 2012 notifying English Heritage of the above application.

Summary

Stonyhurst College is a Grade I listed building which places it in the top 2% of buildings in the country listed for their outstanding architectural and historic interest. The proposal is to carry out essential fire prevention works throughout the building to ensure compliance with the Fire Safety Order 2005. It has been agreed with the Fire and Rescue Service that this will be phased over a two year period.

English Heritage welcomes in general the proposal to upgrade the fire protection system at Stonyhurst College. We recognise the necessity of the works and the significant public benefit of the proposed new smoke / fire detection system, alarms and devices to protect staff, pupils and historic fabric.

We do not wish to comment on the electrical fittings such as smoke detection devices, the upgrading of the alarm system, additional hose reels and fire hydrants which we are content to leave to the local planning authority to assess in accordance with national and local policy guidance, and on the basis of your expert conservation advice.

Our area of concern is the impact of alterations to existing doors on both primary and secondary routes of escape, where these doors are of historic interest and contribute to the significance of the Grade I listed building and we offer the following general advice.



SUITES 3 3 AND 3 4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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English Heritage Advice

Following our email exchange with your authority requesting further information to enable a full understanding of the impact of the works on the significance of the heritage asset, our Fire Safety Advisor attended a site meeting at the College on the 1st February 2012 with Fire Officers, the Estate Manager and Architect. We then attended a follow up visit with the Conservation Officer to discuss the observations and recommendations that had been made. These visits were particularly useful in providing an insight into the complexity of the building and great variety of different types of doors that are to be upgraded.

The inspection of the doors concluded with the view, which we understand was agreeable to all parties, that none required the application of intumescent varnish as they have sufficient thickness to act as fire doors without additional measures.

However, it is understood that the doors on escape routes will need to have intumescent strips and cold smoke seals on the edges of the doors and self closing devices. It is recommended that the strips are routed into the door edges to give the robustness required for school use. When they are routed into the frame the door edge hits and damages it whenever it is opened or closed. The removal of historic fabric for a routed groove is less than the planing of the door edges to accommodate surface mounted intumescents, so seem to be the best option. To this end, we understand that the methodology set out in section 4.25 of the Heritage Statement is to be amended to reflect this.

On the basis the information provided and discussions on site, acknowledging the vast scope and extent of the works required, we satisfied that a phased approach to the works is an appropriate response to the upgrading requirements.

In order to ensure that the impact of the upgrading works on significance is the minimum necessary we advise that your authority should ensure that historically significant doors are identified in advance of the commencement of each phase of the works. To this end, we suggest that an appropriately worded condition should be attached to the consent which requires a Schedule of Works, including a door inventory supported by photographs and information about the significance each of the doors affected be submitted and approved by the local planning authority.

At a more strategic level, we note that the Conservation Management Plan for the site remains unadopted and therefore has not been used provide information about the significance of the doors. We wish to highlight the many benefits of developing the draft document into an effective management tool, for all parties involved in the process of advising on proposed works and decision making and we would welcome ongoing discussions regarding this matter.



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Recommendation

We are supportive of the application in principle and urge you to address the issues raised above.

It is not necessary to consult us again on this application. Please send us a copy of the decision notice in due course. This will help us to monitor actions related to changes to historic places.

Yours sincerely

Kerry Babington

Historic Buildings and Areas Advisor

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cc



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