



RIBBLE VALLEY
BOROUGH COUNCIL

12 APR 2012

For office use only

Application No. 320120373P

Date received

Fee paid £

Receipt No:

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

Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.

Town and Country Planning Act 1990

Planning (Listed Buildings and Conservation Areas) Act 1990

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

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:		
Company name	Stonyhurst					
Street address:				Country Code	National Number	Extension Number
				Telephone number:		
				Mobile number:		
Town/City	Clitheroe			Fax number:		
County:	Lancashire			Email address:		
Country:	England					
Postcode:	BB7 9PZ					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No						

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Michael	Surname:	Hartley	
Company name:	Cassidy + Ashton Group Ltd.					
Street address:	7 East Cliff			Country Code	National Number	Extension Number
				Telephone number:	01772 258356	
				Mobile number:		
Town/City	Preston			Fax number:	01772 825000	
County:	Lancashire			Email address:		
Country:	United Kingdom					
Postcode:	PR1 3JE					
				michaelhartley@cassidyashton.co.uk		

3. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

to demolish the existing Bridge structure between Shireburn and Dorm 2.
to provide a new structure similar to the existing
to repair the existing render to the gable end of shireburn.

Has the development or work(s) already started? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House:		Suffix:	
House name:	STONYHURST COLLEGE		
Street address:			
	STONYHURST		
Town/City:	CLITHEROE		
County:			
Postcode:	BB7 9PZ		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	369037		
Northing:	439067		

Description:

Replacement of the external Bridge Link between Shireburn and Dorm 2 together with render repairs to gable end of Shireburn

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Demolition

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

☒ Yes ☐ No

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

Please describe the building or part of the building you are proposing to demolish:

The Bridge Link structure may have been built in the early 1900's.
It links the Grade 1 South fronts with the Grade 2 Shireburn at 2nd floor level.
The structure is within the curtilage of the listed buildings.

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

The link bridge is poorly constructed and in need of repair.
There are structural problems, together with water ingress, which means that repairs would be most uneconomical
Whilst the structure is not yet liable to collapse, there are considerable concerns over its structural stability, and maintenance issues.

10. Listed building alterations

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- Do the proposed works include alterations to a listed building? ☒ Yes ☐ No
- If Yes, will there be works to the interior of the building? ☒ Yes ☐ No
- Will there be works to the exterior of the building? ☒ Yes ☐ No
- Will there be works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally? ☒ Yes ☐ No
- Will there be 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 and 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).

State references for these plan(s)/drawing(s):

Please see Drawings: 7993/LO3 and LO4.

11. Listed Building Grading

If known, what is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know ☐ Grade I ☐ Grade II* ☒ Grade II

Is it an ecclesiastical building? ☐ Don't know ☐ Yes ☒ No

12. Immunity from Listing

Has a Certificate of Immunity from listing been sought in respect of this building? ☐ Yes ☒ No

13. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

14. Materials

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

External walls - add description

Description of *existing* materials and finishes:

Red brick cavity walls with smooth render

Description of *proposed* materials and finishes:

Timber frame with 18mm exterior quality ply board covered with Polyroof 185 single ply membrane

Roof covering- add description

Description of *existing* materials and finishes:

Concrete deck overlaid with mineral felt

Description of *proposed* materials and finishes:

Timber frame with Polyroof 185 single ply membrane.

Windows - add description

Description of *existing* materials and finishes:

Softwood, painted.

Description of *proposed* materials and finishes:

Softwood, painted.

Ceilings - add description

Description of *existing* materials and finishes:

Exposed Concrete.

Description of *proposed* materials and finishes:

Plasterboard

14. Materials (continued)

Internal walls - add description

Description of *existing* materials and finishes:

plaster

Description of *proposed* materials and finishes:

plasterboard and skim.

Floors - add description

Description of *existing* materials and finishes:

Solid concrete on Steel beams.

Description of *proposed* materials and finishes:

timber covered in vinyl.

Internal doors - add description

Description of *existing* materials and finishes:

timber

Description of *proposed* materials and finishes:

doors retained.

Are you supplying additional information on submitted drawings or plans?

☐

Yes

☒

No

15. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☐

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

not applicable

Are you proposing to connect to the existing drainage system?

☐

Yes

☒

No

☐

Unknown

16. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐

Yes

☒

No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐

Yes

☒

No

Will the proposal increase the flood risk elsewhere?

☐

Yes

☒

No

How will surface water be disposed of?

☐

Sustainable drainage system

☐

Main sewer

☐

Pond/lake

☐

Soakaway

☒

Existing watercourse

17. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

b) Designated sites, important habitats or other biodiversity features

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

c) Features of geological conservation importance

☐

Yes, on the development site

☐

Yes, on land adjacent to or near the proposed development

☒

No

18. Existing Use

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Please describe the current use of the site:

Co-educational Boarding School

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ NoLand where contamination is suspected for all or part of the site? ☐ Yes ☒ NoA proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No**19. Trees and Hedges**Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

20. Trade EffluentDoes the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No**21. Residential Units**Does your proposal include the gain or loss of residential units? ☐ Yes ☒ No**22. All Types of Development: Non-residential Floorspace**Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☐ Yes ☒ No**23. Employment**

If known please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

24. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

25. Site Area

What is the site area?

00.00

sq.metres

26. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant ventilation or air conditioning. Please include the type of machinery which may be installed on site:

none

Is the proposal for a waste management development? ☐ Yes ☒ No**27. Hazardous Substances**Is any hazardous waste involved in the proposal? ☐ Yes ☒ No**28. 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)

☒ The agent ☐ The applicant ☐ Other person

29. Certificates (Certificate A)

Certificate Of Ownership - Certificate A Certificate under Article 12 – Town and Country Planning (Development Management Procedure) (England) Order 2010 & Regulation 6 – Planning (Listed Buildings and Conservation Areas) Regulations 1990

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.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

29. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

30. Declaration

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

Date



**CLITHEROE: STONYHURST COLLEGE -
LINK BRIDGE BETWEEN SHIREBURN AND DORM 2
IN THE SOUTH FRONTS**

7993

SUPPORTING INFORMATION INCLUDING THE DESIGN AND ACCESS STATEMENT

PROJECT EXPLANATION

Stonyhurst College comprises both Grade I and Grade II Listed Buildings.

The Link Bridge, located at second floor level, links the Grade I Listed Building known as Shireburn with the Grade I Listed Building known as the South Fronts. The Link Bridge connects Shireburn with Dorm 2 at second floor level.

This Application arises from the need to replace the existing Link Bridge with a new structure due to the existing link bridge being structurally inadequate and beyond economical repair.

The Application includes:

- The removal of the existing Bridge structure;
- The replacement, with a new Bridge Link;
- Repairs and making good to existing render and stonework;
- Necessary repairs to eradicate water ingress to the Shireburn gable wall.

These works are necessary in order to retain the Link Bridge as a means of escape from Dorm 2 and maintain existing internal access through the roof space to Shireburn.

PROJECT JUSTIFICATION

There do not appear to be any historical records referring specifically to this particular Link Bridge. We have reviewed the Stonyhurst Magazine from 1881 to 2010 and it appears that there has never been any reference in the Magazine to this structure, and the Stonyhurst Archives similarly make no reference to its construction. Hearsay suggests that it is early 1900's, but there is no record to justify this. One can safely assume that it was an addition to link the two structures together, and its crude construction suggests a temporary structure rather than a permanent structure. The Link Bridge is also not referred to in the draft Conservation Plan.

The existing structure is constructed of red brick Cavity Walls which have been smooth rendered on the outer face and plastered internally. The Roof is a concrete deck overlaid with mineral felt. The Floor construction is solid concrete which is in turn supported by steel 'I' section beams. The Windows are single obscure glazed with softwood frames. Due to the mould growth internally we suggest that there is currently no insulation to any elements of the external fabric. The Link is set at an angle between the two buildings, and the external fabric has deteriorated considerably. The junction with the rendered wall of Shireburn has caused water ingress which has manifested itself in the second and first floor classrooms.

We have carried out a visual inspection of the Link which has concluded the need to replace the structure.

We propose a visually "like for like" Link Bridge, constructed with a steel frame which will be clad with a timber frame; the walls will be faced in 12mm ply boarding with a 12mm internal plasterboard and skim finish. 18mm external grade ply board will be fixed to the outer face of the timber cladding and then faced in polyroof 185 single ply membranes. The cavity will be filled with insulation. The roof will be formed in a similar construction. The change in level between the two existing floors will also be accommodated within the structure. New soft wood painted window frames will be introduced to match the existing elevations.

Repair works will be carried out to the existing rendering and also to eradicate damp ingress within the gable wall to Shireburn.

The proposals are illustrated on drawing 7993/L03.

IMPLEMENTATION

It is proposed to erect scaffolding over the Armoury Store in order to create a working platform accessible from Shireburn Quad.

This will facilitate the safe demolition of the existing bridge structure and provide a working platform from which the new works can be constructed.

The project will be carried out by the In-house Maintenance Department.

STATEMENT OF SIGNIFICANCE

Although the Link Bridge structure provides an important link between the two buildings, there does not appear to be any historical significance to or record of its original construction.

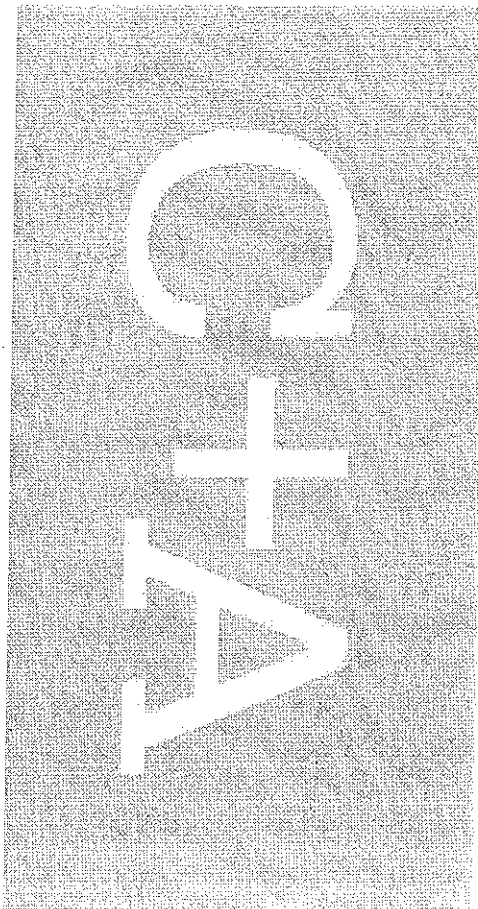
The new structure is very much a "like for like" replacement with environmental improvements, and as such should retain the original appearance of this location.

A Heritage Statement has been provided.

SUPPORTING DOCUMENTATION

- Drawing 7993/LP1 Location Plan
- Drawing 7993/L04 College Location Plan
- Drawing 7993/L03 Existing and Proposed Plans including the photographs of the existing structure.
- Additional Photographs
- Heritage Statement

MJH/chm/7993/3rd April 2012



**PLANNING APPLICATION AND
APPLICATION FOR LISTED BUILDING
CONSENT FOR REPLACEMENT LINK
BRIDGE AT STONYHURST COLLEGE**

HERITAGE STATEMENT

Ref. 7993

April 2012

**Cassidy+
Ashton** www.cassidyashton.co.uk

Architecture + Building Surveying + Town Planning

Preston Office:
7 East Cliff, Preston
Lancashire, PR1 2JE
T: 01772 268356
F: 01772 825000

Chester Office:
Cassidy House, Station Road
Chester, CH1 3DW
T: 01244 402900
F: 01244 403211

1.0 INTRODUCTION

Background

- 1.1 This Heritage Statement relates to Stonyhurst College and is made in support of applications for planning permission and listed building consent for the replacement of a link bridge between Shireburn and Dormitory 2 in the South Front.

2.0 HERITAGE STATUS

Stonyhurst College

- 2.1 Previous applications prepared by Cassidy + Ashton in relation to Stonyhurst College have identified the key features which make the College an important heritage asset.
- 2.2 The College itself is designated as a Grade I listed building and therefore constitutes one of the most important heritage assets in the country. There are also a number of Grade II listed buildings within the estate. These include the Shireburn building which is directly affected by the proposed development.
- 2.3 As set out in the main listing Stonyhurst College is a Public school, of the late 16th Century and later, built of an ashlar sandstone. It was taken over by the Jesuits to run as a Catholic School.
- 2.4 Also according to the listing description, the Main Front includes the gatehouse and southern half of the facade which were begun in 1592 by Sir Richard Shireburn. The gatehouse is of 4 storeys with mullioned and transomed windows and has an entrance with moulded semi-circular arch. Each storey is flanked by paired columns, each of which are of a different classical order. It is surmounted by an embattled parapet, with twin cupolas which were added in 1712.
- 2.5 To the south of the gatehouse the facade has mullioned windows, with mullioned and transomed windows on the 1st floor. At the southern end is the 'Blind Tower' which now has 2 mullioned windows on both the 1st and 2nd floors and with a window of cusped intersecting tracery, dating from c.1300, which was taken from Bailey Hall Chapel. The facade is balanced by a wing of 1843-56 with a north tower having a 1st floor oriel window.

- 2.6 The south wall of the Main Court has a canted bay window with angle shafts and a doorway of c.1700 with a large broken pediment on corbels. The hall range, on the east side, has a 3-storey bay window at its southern end and, opposite the gateway, a broad hood mould with angel stops, which are said to have come from Whalley Abbey. The east range was extended and the court enclosed in 1843-56.
- 2.7 The Kitchen Court has a 4-bay range on the north side which has gables with copings and ball finials, and mullioned windows with cyma-moulded hoods. In the west bay is a wide carriage entrance with segmental head. The door, in the 3rd bay, has '1699' incised on the lintel. At the north end of the east side of the court is a range with C17th window details, which was reconstructed in the early C20th.
- 2.8 The South Front was begun in 1877 to designs by Dunn and Hansom in an English Renaissance style. The 15-bay centre has projecting wings which frame a courtyard, whilst the central 5 bays have an arcade on the ground floor, with corner turrets and cupolas. To the north of this are many ancillary buildings.
- 2.9 The Shirk building lies at the south end of the west front, was built c.1800 and is the only remaining one of the buildings erected by the Jesuits immediately after their arrival. The Shirk building is of 3 storeys. The north wall has a tripartite sash with glazing bars on each floor, the upper 2 being linked by a transom, forming a tall venetian window. This motif is repeated in bays 2 and 7 of the 8-bay south facade, whose central 2 bays project with a pediment.
- 2.10 In respect of the interiors of the buildings, the listing notes that the Old Refectory, on the 1st floor at the east side of the main court has a minstrels' gallery constructed in 1857 from timber taken from demolished parts of the house. It also has a Latin inscription and date 'MCCCCCXIII'. The Bayley Room, which was previously the Chapel, and is located at the south end of the west front, has 2 blocked windows with tracery of late C16th date. The Boys' chapel, on the west side of the courtyard of the south front, was completed in the 1890s and has elaborate carved woodwork and an open timber roof.
- 2.11 The Infirmary was built in 1844 and consists of 2 storeys with cellars entered at the west end and with an M-roof running east-west. The South front has 7 bays with a central doorway, Cross windows on the ground floor, and 2-light mullioned windows on the 1st floor. The door has a moulded surround with 4-centred head and castellated top.
- 2.12 The Church of St. Peter 1832-5, by Scoles, has the altar at the north end. The Church comprises an undivided nave and chancel with clearstorey, east and west aisle with the

north aisle bay projecting as a transept, and a low cloister at the north end linking the Church with the Shirk building. The 4 octagonal corner turrets have openwork tops and crocketed domed caps. The south wall has 3 moulded doorways with 4-centred heads. The interior has arcades with clustered piers, 4-centred arches and stencilled decoration, and a low-pitched painted timber roof. Some of the glass, of various saints, is dated 1844, some is later C19th. Set into the aisle walls are the stages of the Cross, cast in relief. More recently, the Church has been refurbished in 2011.

- 2.13 Since Stonyhurst College was listed, there have been a number of additions to the existing buildings. Some of these are referred to in the Statement prepared by Peter De Figueiredo in March 2011 and are referred to below.
- 2.14 Behind the Infirmary building can be seen part of the western elevation of the New Wing of 1959. To the north of the Infirmary is the recently completed Weld House. Built of sympathetic stone, and with a series of roof dormers, the building has a resonance with the Gallic beginnings of Stonyhurst as a Jesuit seminary, but as a modern building does not yet have the historical importance of the remainder of the site. Adjacent to Weld House is the new Refectory building which is also designed in a sympathetic style.
- 2.15 The element of Stonyhurst College that these applications relate to is a Link Bridge, located at second floor level, which links the Grade I Listed Buildings known as Shireburn with the Grade I Listed Building known as the South Fronts. The Link Bridge connects Shireburn with Dorm 2 at second floor level. It is not referred to in the listing of Stonyhurst College.
- 2.16 The Link Bridge is constructed of red brick Cavity Walls which are smooth rendered on the outer face with internal plastering. The roof is a concrete deck overlaid with mineral felt, whilst the Floor construction is of solid concrete supported by steel 'I' section beams. The windows to the bridge are single obscure glazed with softwood frames.
- 2.17 Research has indicated that there do not appear to be any historical records referring specifically to the Link Bridge. The Stonyhurst Magazine from 1881 to 2010 has been found not to contain any record of the Bridge, whilst the Stonyhurst Archives also contain no reference to its construction. It is understood from the School that it was constructed in the early part of the 20th Century but there are no records to prove this. It is therefore assumed that it was a later addition to link two existing structures together, whilst its crude construction suggests it was originally intended as a temporary rather than a permanent structure.

References: Stonyhurst College, New Dining Hall, PPS5 Statement March 2011
Peter De Figueiredo, Historic Buildings Adviser

Listing Description English Heritage Building ID: 182903
English Heritage

3.0 PLANNING POLICY REQUIREMENTS

National Planning Policy Framework

3.1 PPS 5: Planning and the Historic Environment has now been superseded by the National Planning Policy Framework [NPPF]. As such the former now has no weight in the determination of these applications.

3.2 The NPPF states:

"128. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance [our emphasis]

129 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal.

131 In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- *the desirability of new development making a positive contribution to local character and distinctiveness "*

3.3 The key elements to take from the NPPF are that although the protection afforded to key heritage assets remains unchanged, the level of detail required for the determination of applications should reflect the particular element of the asset and the potential for the works to impact upon the asset as a whole..

4.0 IMPACT OF DEVELOPMENT

Direct Works to Building

4.1 The proposed works can be summarised as:

- The removal of the existing Bridge structure;
- The erection of a replacement Bridge Link;
- Repairs to the existing render and stonework; and
- Repairs to the Shireburn gable wall to eradicate water ingress.

4.2 In order to facilitate the proposed works, it is proposed to erect scaffolding over the Armoury Store in order to create a working platform accessible from Shireburn Quad. This will facilitate the safe demolition of the existing bridge structure and provide a working platform from which the new works can be constructed.

4.3 The replacement bridge is intended to visually replicate the existing structure but ensuring that the replacement bridge will not fall into the same poor condition as the existing one. Accordingly, the proposals are to construct a steel frame to be clad with a timber frame. The walls are intended to be faced in ply boarding with an internal plasterboard and skim finish. External grade ply board will be fixed to the outer face of the timber cladding and then faced in Polyroof 185 single ply membranes whilst the cavity will be filled with insulation. A similar approach will be used for the roof. The change in level between the two existing floors will be accommodated within the structure instead of the existing sloping beam arrangement. New soft wood painted window frames will be introduced to match the existing elevations.

- 4.4 As part of the works, repair works will also be carried out to the existing rendering and also to eradicate damp ingress within the gable wall to Shireburn.

Justification for the Proposed Works

- 4.5 The planning and listed building applications are being made as the existing Link Bridge is in a structurally poor condition, leading to water ingress to the listed Shireburn building. However, the existing bridge is beyond economical repair and it is necessary to replace it with a new structure.
- 4.6 It is necessary to retain a Link Bridge in this location as a means of escape from Dorm 2 whilst also maintaining existing internal access through the roof space to Shireburn. If the Link Bridge were to be permanently removed it would require substantial internal and external alterations elsewhere within the College to ensure that all fire escape and maintenance issues could continue to be addressed.

Impact upon Listed Buildings

- 4.7 The impact of the proposed development upon the heritage assets of Stonyhurst College will be negligible with a slight positive benefit in the cessation of water ingress to the Grade I listed Shireburn building.
- 4.8 Viewed externally, the Link Bridge is not visible except from a very restricted and private area of the College. It does not appear in any of the main public views either from the main approach or elsewhere and is a little known element of the College which appears to have been originally constructed as a temporary measure but now forms an essential elements of the safety and maintenance requirements of the College.
- 4.9 In replacing the Link Bridge with a visually similar replacement, the limited views that are available from within the private areas of the college will be materially unchanged. However, the repair works that will be able to be undertaken as part of the development will be of benefit to the listed Shireburn building.
- 4.10 It is therefore considered that the impact upon the heritage asset will be negligible.

5.0 CONCLUSION

- 5.1 This statement has addressed the legislative requirements of the NPPF. It has considered the features that make the various elements of Stonyhurst College a heritage asset of national importance and demonstrated that the replacement of the Link Bridge will have no adverse impact upon its character.
- 5.2 Accordingly, the proposals conform to the requirements of the NPPF and it is therefore considered that planning and listed building consent should be granted.

Appendix CAP1

Listing Description

**SD 63 NE AIGHTON, BAILEY & STONYHURST
CHAIGLEY**

8/16 Stonyhurst College
29.12.52
GV I

Public school, late C16th and later, sandstone ashlar.

Main (west) Front

The gatehouse and southern half of the facade were begun in 1592 by Sir Richard Shireburn. The gatehouse is of 4 storeys with mullioned and transomed windows and an entrance with moulded semi-circular arch. Each storey is flanked by paired columns, each with a different classical order. It is surmounted by an embattled parapet, and twin cupolas added in 1712. To the south of the gatehouse the facade has mullioned windows, with mullioned and transomed windows on the 1st floor. At the southern end is the 'Blind Tower' now with 2 mullioned windows on both 1st and 2nd floors and with a window of cusped intersecting tracery, c.1300, taken from Bailey Hall Chapel (q.v.). The facade is balanced by a wing of 1843-56 with a north tower having a 1st floor oriel window,

The Main Court

The south wall has a canted bay window with angle shafts and a doorway of c.1700 with large broken pediment on corbels. The hall range, on the east side, has a 3-storey bay window at its southern end and, opposite the gateway, a broad hood mould with angel stops, said to have come from Whalley Abbey. The east range was extended and the court enclosed in 1843-56.

The Kitchen Court

On the north side is a 4-bay range having gables with copings and ball finials, and mullioned windows with cyma-moulded hoods. In the west bay is a wide carriage entrance with segmental head. The door, in the 3rd bay, has '1699' incised on the lintel. At the north end of the east side of the court is a range with C17th window details, reconstructed in the early C20th.

South Front

Begun in 1877 to designs by Dunn and Hansom in an English Renaissance style. The 15-bay centre has projecting wings framing a courtyard. The central 5 bays have an arcade on the ground floor, with corner turrets and cupolas. To the north are many ancillary buildings not included in the item.

Shirk

At the south end of the west front, c.1800 and the only remaining one of

the buildings erected by the Jesuits immediately after their arrival. 3 storeys. The north wall has a tripartite sash with glazing bars on each floor, the upper 2 being linked by a transom, forming a tall venetian window. This motif is repeated in bays 2 and 7 of the 8-bay south facade, whose central 2 bays project with a pediment.

Interiors

The Old Refectory, on the 1st floor at the east side of the main court has a minstrels' gallery constructed in 1857 from timber taken from demolished parts of the house, with latin inscription and date 'MCCCCCXIII'. The Bayley Room, previously the Chapel, at the south end of the west front, has 2 blocked windows with tracery of late C16th date. The boys' chapel, on the west side of the courtyard of the south front, was completed in the 1890s and has elaborate carved woodwork and an open timber roof.

Infirmery

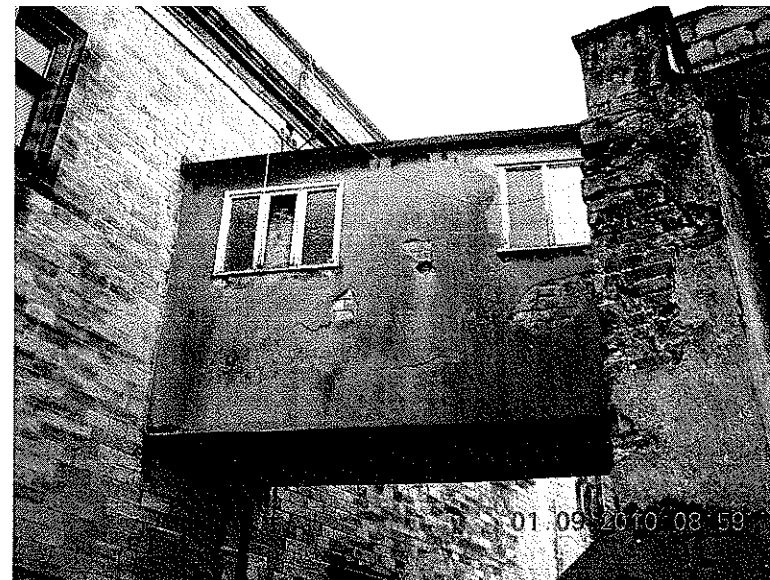
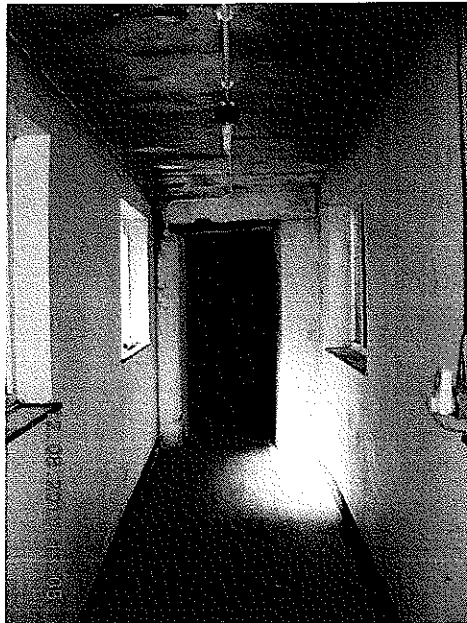
Built in 1844. 2 storeys with cellars entered at the west end and with an M-roof running east-west. South front of 7 bays with central doorway, Cross windows on the ground floor, and 2-light mullioned windows on the 1st floor. The door has a moulded surround with 4-centred head and castellated top.

Church of St. Peter

1832-5, by Scoles, with the altar at the north. Comprises an undivided nave and chancel with clearstorey, east and west aisle with the north aisle bay projecting as a transept, and a low cloister at the north end linking the Church with Shirk. The 4 octagonal corner turrets have openwork tops and crocketed domed caps. The south wall has 3 moulded doorways with 4-centred heads. The interior has arcades with clustered piers, 4-centred arches and stencilled decoration, and a low-pitched painted timber roof. Some of the glass, of various saints, is dated 1844, some is later C19th. Set into the aisle walls are the stages of the Cross, cast in relief.

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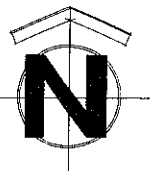
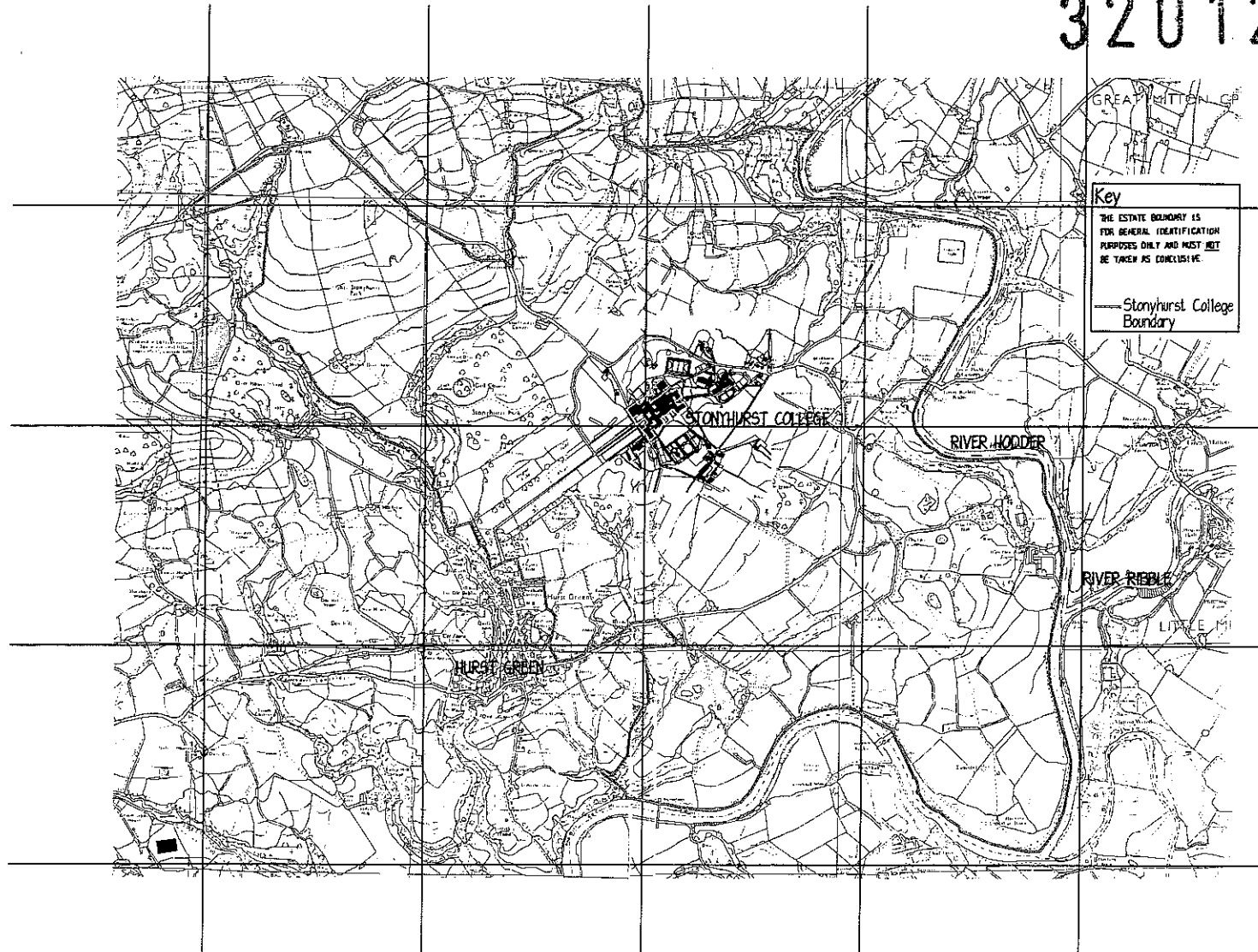


Stonyhurst College - Link Bridge

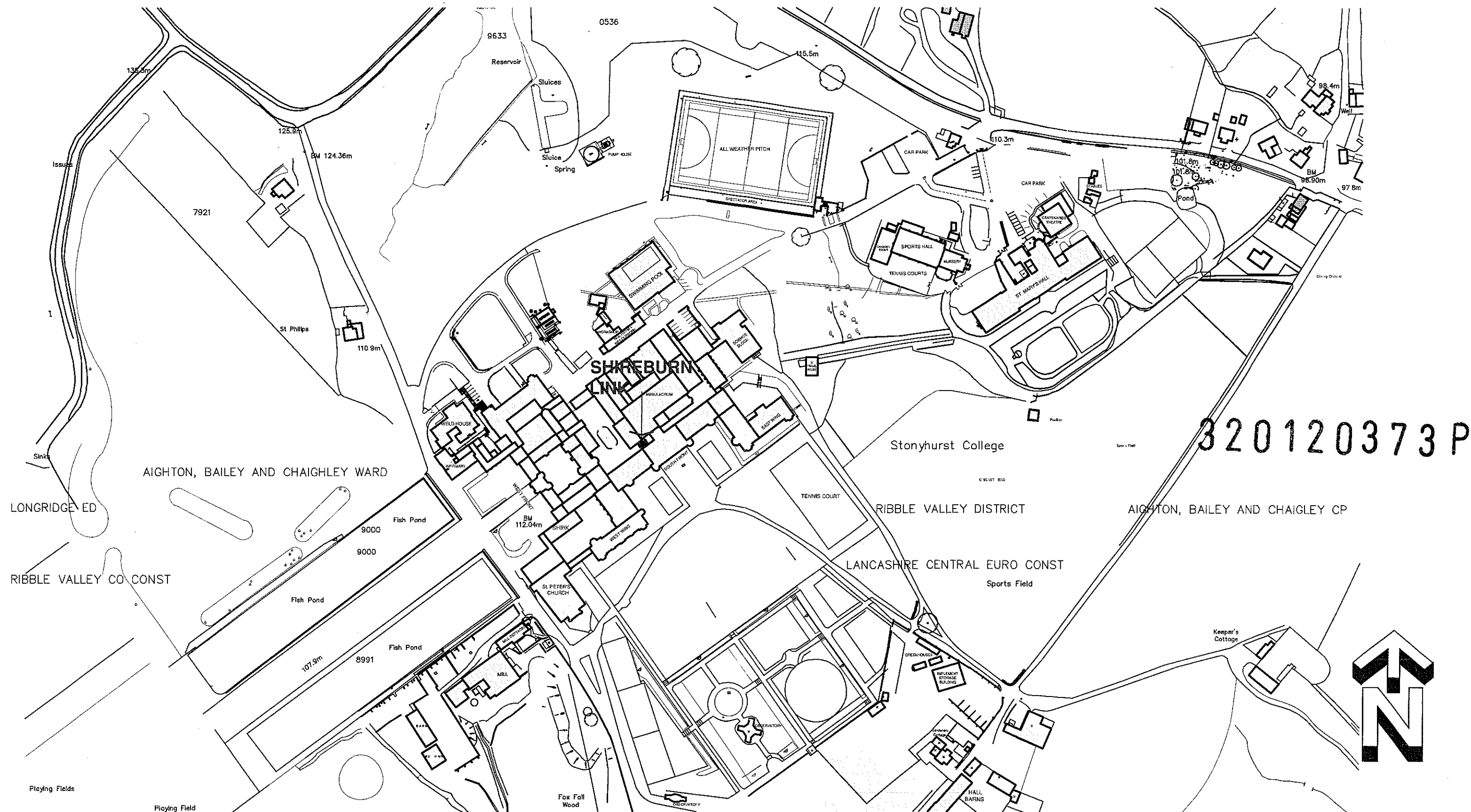
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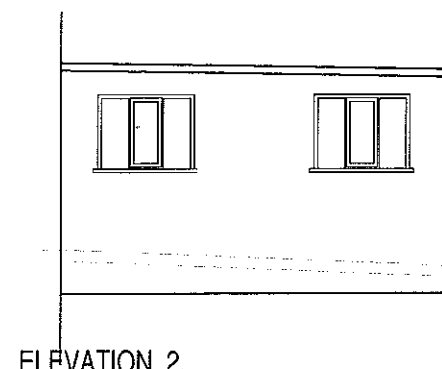
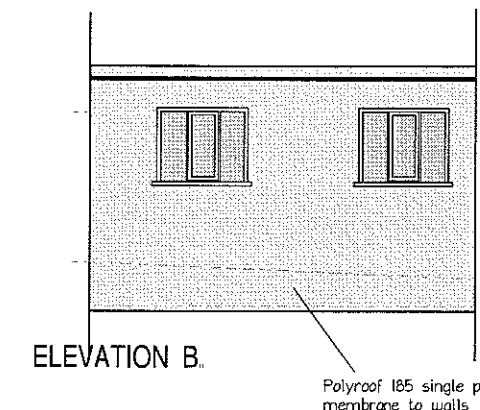
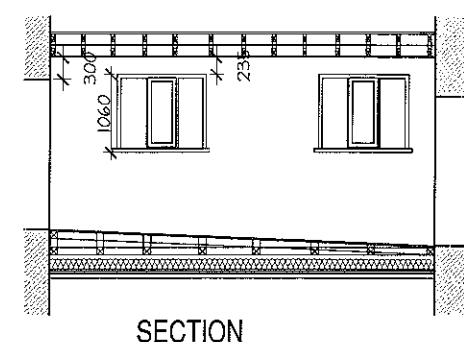
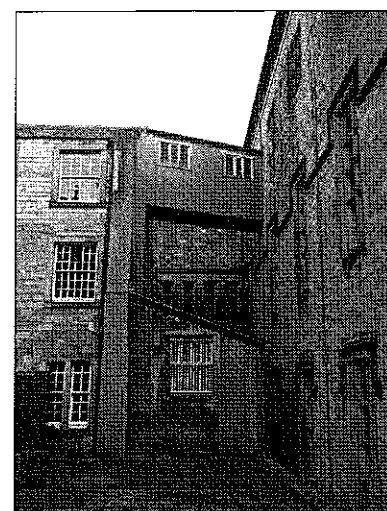
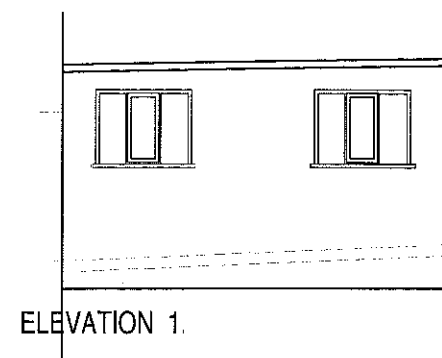
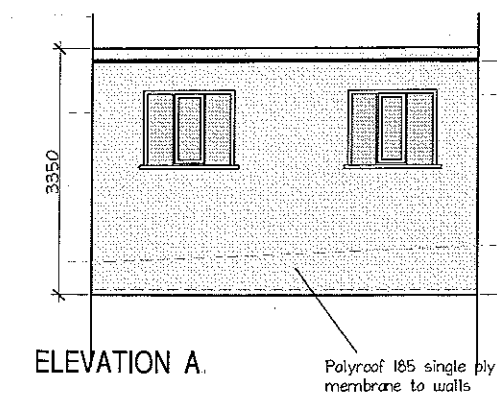
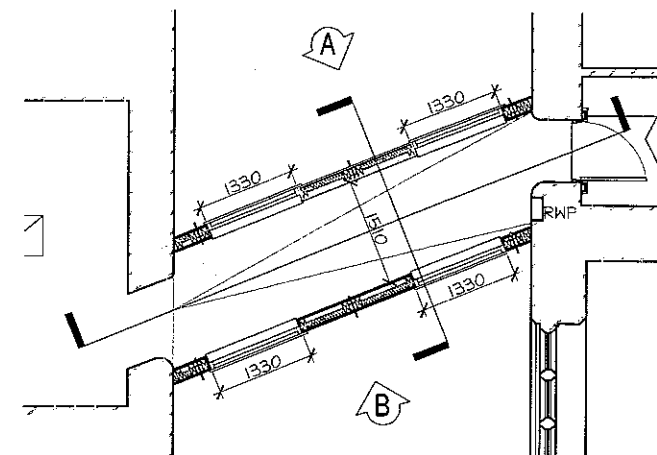
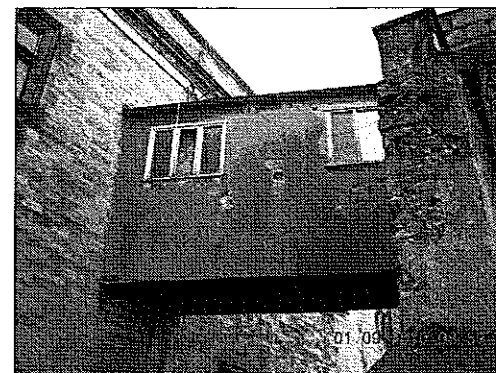
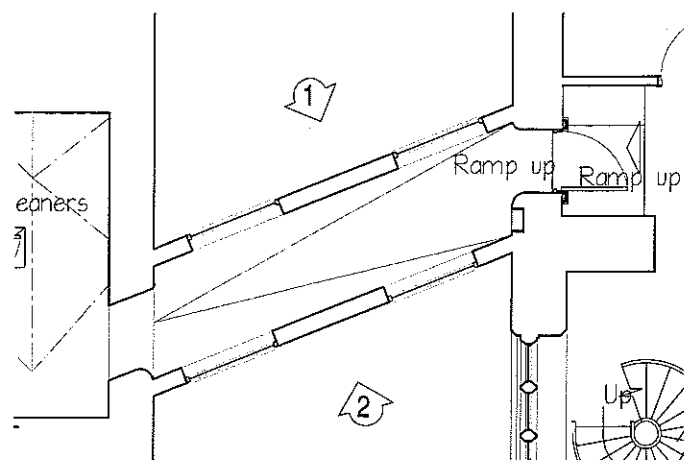


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Rev		Initials	Date	Dwg Title	Drawn	IR	Rev.		
A	UPDATED 03.07.2007	IR	03.07.07	BOUNDARY LOCATION PLAN	Date	03.07.2007	7993		
					Scale	A3	1:20,000	L05	
CASSIDY + ASHTON Architects Building Surveyors Planners Designers www.cassidyashton.co.uk caobs@cassidyashton.co.uk				7 East Cliff Preston Lancashire PR1 3JE Tel: 01772 258356 Fax: 01772 825000				1 Regency Chambers Jubilee Way Bury Greater Manchester BL9 0JW Tel: 0161 782 5800 Fax: 0161 782 5801	Cheshire House Gorsey Lane Widnes WAB 0RP Tel: 0151 4238914 Fax: 0151 4238915

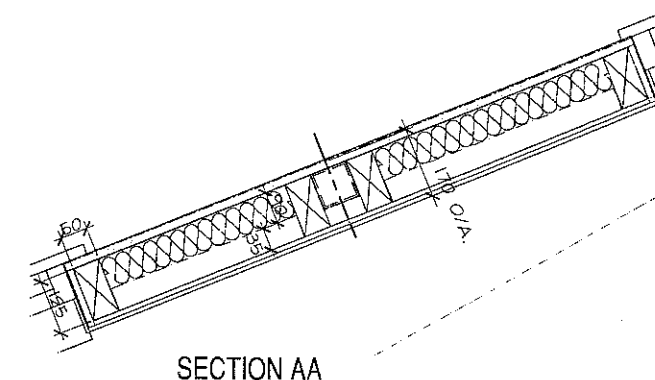
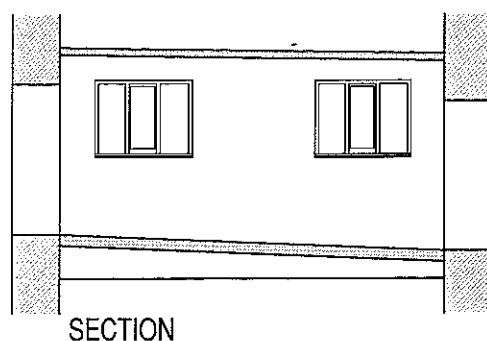
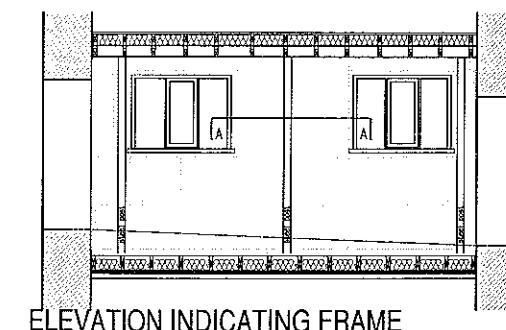
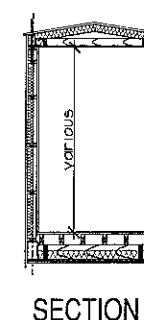


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Rev.		Initials	Date	Dwg Title		Drawn I.W.	Dwg No. 7993
				Location Plan		Date 27.03.12	Rev.
				CASSIDY + ASHTON		Scale@A3 1:2500	L04
				Architects Building Surveyors Planners Designers	7 East Cliff Preston Lancashire PR1 3JE Tel: 01772 258356 Fax: 01772 825000	1 Regency Chambers Jubilee way Bury Greater Manchester BL9 0JW Tel: 0161 762 5800 Fax: 0161 762 5801	Cheshire House Gorse Lane Widnes WA8 0RP Tel: 0151 4236914 Fax: 0151 4236915
				www.cassidyashton.co.uk caabs@cassidyashton.co.uk			C+A

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CONSTRUCTION NOTES:-
Steel frame and timber work to be constructed as indicated on detail sheets 210/44/04 and 05, including all necessary works to the existing walls for pad stones.
Allow for the steel frame to be clad with
Timber frame as indicated across formed and connected to steelwork as Structural Engineers Details
Walls to be formed with frame as above, allow for 12mm ply board to inside face with 12mm plaster board and skim finish. Provide vapour control layer to back of studding and 90mm Celotex GA4090 insulation. Fix 18mm external grade ply to outer face and allow for Polyroof 185 single ply membrane to be applied to outer face.
Roof to be formed with s/w frame as indicated, clad with 18mm external grade ply Polyroof 185 applied to outer face. Allow for 90mm Celotex GA4090 insulation following pitch of roof forming warm roof construction Allow for VCL at required location 9.5mm plaster board and skim finish to ceiling.
New flashings to be inserted over roof and along side walls at abutments.
Floor formed as indicated on S/E details, allow for soffit to be clad with Euroform Versapanel 12mm thick. Provide min 100mm insulation located between floor joists. Ramp formed with s/w firings with 25mm flooring grade ply decking.
Allow for new S/W painted timber window frames to match existing with central opening light. Opening light to be fitted with opening restrictor. Allow for double glazed units with internal glass to be obscure. Allow for trickle vents to each window head.
New electrical lighting fire detection and emergency lighting to be included within works



EXISTING DETAILS.

PROPOSED DETAILS.

Rev.	Initials	Date	Rev.	Initials	Date	Notes	Project	Client	Drawn	Dwg No.	Rev.
						1 This drawing is subject to copyright and is not to be reproduced in part or whole without approval.	Stonyhurst College, Shireburn Link	Stonyhurst College	I.W.	7993	
						2 Do not scale this drawing - Check all dimensions on site.	Existing And Proposed Details		Date	Feb 12	L03
						Checked by:	CASSIDY + ASHTON		Scale	1:50	
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							1 Regency Chambers Jubilee Way Bury Greater Manchester M8 3JF Tel: 0161 762 5800 Fax: 0161 762 5801				
							Cassidy + Ashton Ltd 115-117 The Quadrant Wigan Lancashire WA1 4JF Tel: 0151 4236914 Fax: 0151 4236915				