

**Stonhurst Heritage Centre - Access Road  
Planning, Heritage, Design and Access Statement**

February 2017

**Cassidy+  
Ashton**

Document Production Record

**Issued by:** Cassidy + Ashton Group Ltd.  
7 East Cliff  
Preston  
PR1 3JE  
Tel: 01772 258356  
  
www.cassidyashton.co.uk

<b>Issue Number:</b>	<b>Name:</b>	<b>Signature:</b>
<b>Prepared by:</b>	Claire Parker	
<b>Checked by:</b>	Lawrence McBurney	
<b>Approved by:</b>		

**Client:** Trustees of Stonyhurst Christian Heritage Centre  
  
Trust

Document Revision Record

**Project:** Stonyhurst Heritage Centre - Access Road  
  
**Title:** Planning, Heritage, Design and Access Statement  
  
**Status:** Final  
  
**Date:** February 2017

Issue Number:	Date:	Revision Details:

**PRESTON**

**CHESTER**

7 East Cliff  
Preston  
Lancashire  
PR1 3JE

10 Hunters Walk  
Canal Street  
Chester  
CH1 4EB

01772 258356

01244 402900

preston@cassidyashton.co.uk

chester@cassidyashton.co.uk



# 1.0 Introduction

## 1.1 Introduction to Proposals

This Planning, Heritage and Design and Access Statement accompanies an application for full planning and listed building consent to allow for the construction of an access road in conjunction with a previous full planning and listed building consent approval for the restoration and conversion of the Old Mill to create a retreat facility together with associated parking and access (application ref: 3/2015/0968 and 3/2015/0969).

The Trustees of Stonyhurst Christian Heritage Centre Trust are in the process of creating a Christian Heritage Centre at Stonyhurst College which is being constructed in four separate phases.

The first phase involved the restoration and refurbishment of the Grade I listed St Peters Church which was completed in 2011.

Phase 2 involved the refurbishment and restoration of the Historic Libraries and the creation of the Chapel Museum, which are now almost complete.

Phase 3 involves the conversion and restoration of the Old Mill to create retreat facilities, the detail of which has previously been approved under application ref: 3/2015/0968 and 3/2015/0969. Phase 4 will seek to provide a new build Christian Heritage Centre adjacent to the Old Mill buildings.

This application follows the approval of the conversion and restoration of the Old Mill to a retreat centre (Phase 3). The application proposes the creation of an access road, off the main access drive to the College. This would provide a separate vehicular access for visitors to the retreat connecting to the retreat's associated car park and providing a separate coach parking area.

Phase 4 will form part of a separate future planning and listed building consent application.

This statement demonstrates that the application has been prepared with full consideration of the planning and heritage issues, including those pertaining to design and access as part of the comprehensive preparation of the application.

## 1.2 Design and Access Statement

Given the heritage assets on the site, a formal design and access statement is required. Accordingly, in assessing the design element of the application, this Statement draws upon the requirements of the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 and National Planning Practice Guidance.

In particular, the statement explains the design principles and concepts that have been applied to the development, in particular with regard to:

- Amount of floorspace
- Layout
- Scale
- Landscaping
- Appearance
- Access

## 1.3 This Application

In order to allow a proper assessment of the proposals and to satisfy the requirements of planning policy, the application is accompanied by the following supporting information:

- Application forms and certificates
- Planning, Heritage and Design and Access Statement
- Landscape and Visual Impact Assessment
- Dwg no. 7744-E01 D Location Plan
- Dwg no. 8642-P102 Proposed Site Plan
- Dwg no. T2299-H-01 Rev C Proposed Access
- Dwg no. T2299-H-03 Existing and Proposed Overland Flows
- Arboricultural Development Report
- Ecological Advice Letter
- Fox Fall Wood Management Plan Report

This Planning, Heritage and Design and Access Statement is to be read in conjunction with the drawings, application forms and documents submitted alongside the application.

This statement describes the site and its surroundings before setting out the planning policy context under which the application should be considered. The planning merits are then examined and the conclusion is reached that the development conforms to the principles of sustainable development and there are no material considerations which indicate that planning permission should not be granted. The assessment incorporates a thorough review of the heritage assets on the site and the impact of the proposed development upon them.

## 2.0 Development in Context

## 2.1 Site Location

The site lies within the Stonyhurst estate, near to the village of Hurst Green in the Ribble Valley area of Lancashire, England.

The site is set within an Area of Outstanding Natural Beauty.

## 2.2 Site Description

Stonyhurst College is a co-educational Roman Catholic Independent School, adhering to the Jesuit tradition.

The school occupies a number of Grade I, II\* and II listed buildings.

It was founded in 1593 by Father Robert Persons SJ at St Omer. In 1794 the school was relocated to Stonyhurst Hall. Today the school provides both boarding and day education to approximately 450 boys and girls between the ages of 13 and 18. On an adjacent site, its preparatory school, St Mary's Hall, provides education for boys and girls aged from 3 to 13.

The earliest record indicating a house on the site is the licence for an oratory obtained in 1372.

The Old Mill dates back to 1840 with some later nineteenth century additions and is Grade II listed. In 2010, the building was subject to collapse. In September 2016, planning and listed building consent was granted for the restoration and conversion of the Old Mill to create a retreat facility with associated parking and access (application ref: 3/2015/0968 and 3/2015/0969).

As shown on Fig. 2 the site is located within the Forest of Bowland AONB and Stonyhurst's Historic Parks and Gardens.



Fig 1. Site Location

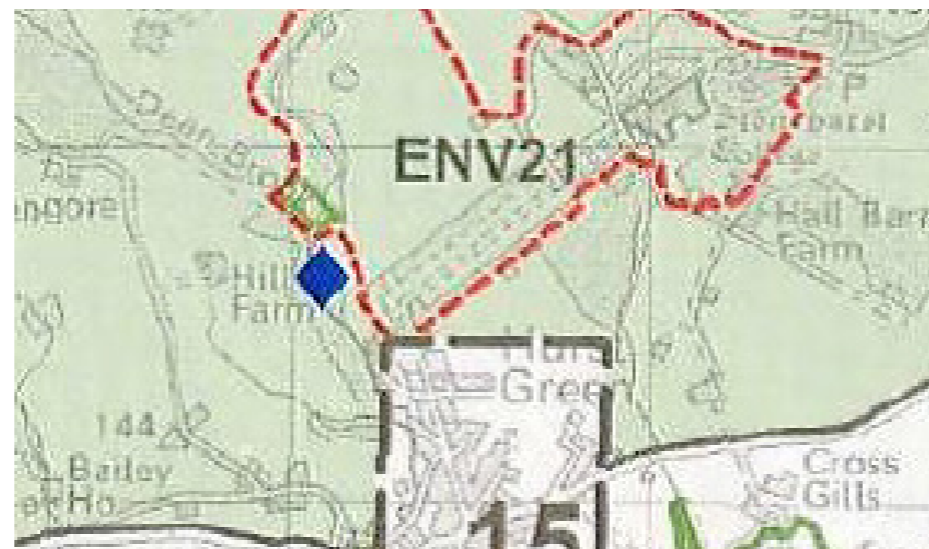


Fig 2. Extract from Ribble Valley's Local Plan Proposals Map

## 2.3 Heritage Status

The wider Stonyhurst site contains a number of Grade I, II\* and II listed buildings. The following buildings within the wider site are listed:

1. Front Quadrangle – the Shireburn house – Grade I
2. Front Quadrangle – North Side – Grade I
3. Shirk – Grade II\*
4. Shireburn Quad – Grade II
5. Old Infirmary and Jumps – Grade II
6. South Front inc. East and West wings – Grade II
7. Ambulacrum and Art Department – Grade II
8. St Peter’s Church – Grade I
9. Corn Mill – Grade II
10. St Mary’s Hall – Grade II
11. Old Observatory – Grade II
12. Garden Pavillions – Grade I
13. Handballs – Grade I
14. Van Nost Sculpture – Grade I
15. Miscellaneous garden features – Various Grades
16. Registered Park and Garden – Grade II\*

## 2.4 The Old Mill

The proposed access road will provide a vehicular link from the main access drive for Stonyhurst College to the Old Mill site.

The Old Mill was listed Grade II in 1967. The listing description states that the building originates from 1840 when it was used as a mill and store, with later nineteenth century additions. It is three storeys high and had a main block of three parallel pitched roofs running from north-west to south-east. Adjoining the south-west of the building is a later block with two pitched roofs in parallel, but not extending as far to the south-east. There are also lower additions to the south-west. The building presents five gables, with copings, to the north-west. Under the two left-hand ones there are wide tall doorways with segmental arches having projected keystones. Above each are three small window openings with plain stone surrounds, the second gable also having a loading door. The part of the building under the third gable appears at the rear to be original but is straight jointed on the front wall. It has a three-storey loading door, now partly blocked, and two windows with plain stone surrounds and glazing bars. The two later gabled sections at the right have windows with plain stone surrounds and glazing bars, and a door on the ground and first floor. The rear of the original portion has small openings with plain stone surrounds on each floor. The south-east wall has a central loading door

on each floor, the ground floor one not having a plain stone surround and having been roughly broken through.

The building is of significance for historic value as an example of an industrial building built to serve the Stonyhurst community which was largely self-sufficient. However, due to its current fragmentary condition, with a missing roof and floor structure, its heritage significance has reduced. Much of its value, including some of its aesthetic value was lost during the roof’s collapse and subsequent dismantling.

The immediate surrounding area has become more wooded since the building ceased to be a functional working space in the mid twentieth century. The area south of the mill has been colonised by woodland which now densely covers the area. The yard area west of the Old Mill contains the remains of fives, squash and racquet courts. These are not

listed in their own right but are heritage assets.

The primary stage for the building of the Mill was the late eighteenth and early nineteenth century. In the later nineteenth century the building was extended and a steam engine installed but by the twentieth century the building was disused and had fallen into disrepair. The roof was removed and wall tops consolidated after partial collapse in 2010. Following this, it was considered that the building was at risk as it was now a roofless shell and unsafe for access or inspection although some consolidation did take place. It was advised after this that alternative uses for the building should be sought and for this reason, the site was considered as the location of the new retreat centre and a full planning and listed building consent application for its conversion and restoration was approved in 2016.

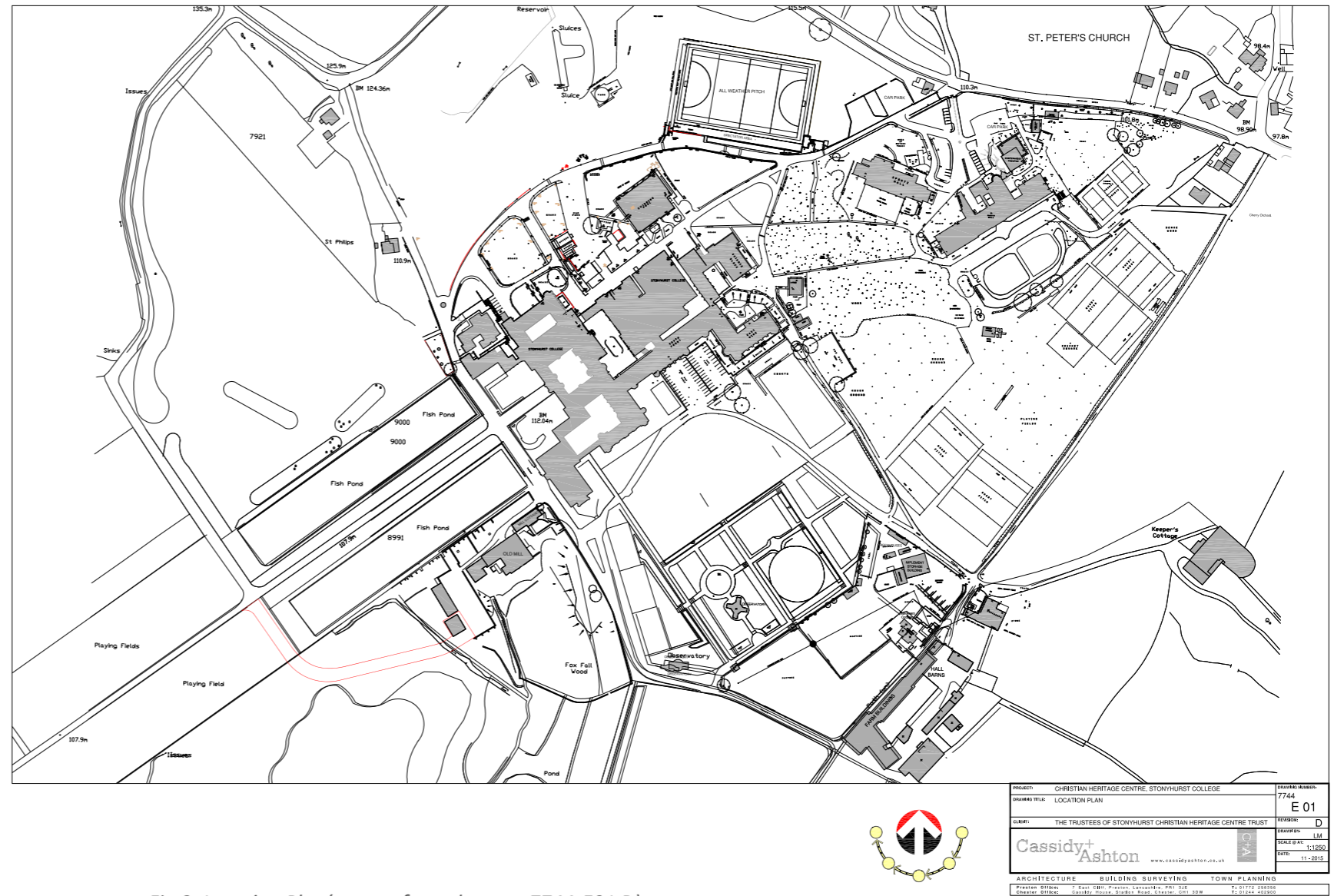


Fig 3. Location Plan(extract from dwg no. 7744-E01 D)

## 3.0 Development Proposals

### 3.1 Development Proposals in Context

The Trustees of Stonyhurst Christian Heritage Centre Trust are in the process of creating a Christian Heritage Centre at Stonyhurst College which is being constructed in four separate phases.

The Stonyhurst Collection is the oldest surviving Museum Collection in the English speaking world. Through clear and simple presentation, the new Centre will bring the Collection to life and raise fundamental questions about faith, tolerance and ideology.

The Old Mill has been identified as the most suitable site to convert into retreat accommodation linked to a new build Christian Heritage Centre. The first phase of the Christian Heritage Centre involved the restoration and refurbishment of the Grade I listed St Peters Church.

Phase two involved the refurbishment and restoration of the historic libraries and the creation of the Chapel Museum, both of which are now almost complete.

Phase three involves the conversion and restoration of the Old Mill to create retreat facilities, approved under application ref's: 3/2015/0968 and 3/2015/0969. Additional elements, such as the erection of a substation, ramp and creation of a bat house, have been applied for under a recent planning and listed building consent submission.

Phase four will seek to provide a new build Christian Heritage Centre and will be the subject of a separate future planning and listed building consent application.

The access road was originally a part of the applications to convert and restore the Mill. However, it was considered that this element of the proposal needed further consideration and in this respect it was withdrawn from the determination process and is now submitted as a stand-alone application.

This application therefore seeks planning and listed building consent for the creation of a vehicular access from the main access drive for Stonyhurst College to the retreat centre. This application also proposes the creation of a coach parking area.

The works will involve the removal of spoil and the provision of a two-way tarmac access road. It is considered that this access road would be able to accommodate heavy construction plant, visitor vehicles and coach transport. The width of the road will be 5.5m and the retained grass verges are to be 2m. The overall length of the road will be 125m.

Consideration has been given to arboricultural and ecological issues and the conclusions of each are set out within the supporting documents.

If approved, this proposal will mean that vehicles will not be allowed to enter into the main college site to access the Old Mill and therefore eliminate any potential security concerns with visitors entering an educational site.

Fig 4. Proposed Site Plan - dwg no. 8642-P102



# 4.0 Heritage Assessment

## 4.1 Heritage Policies

The National Planning Policy Framework [NPPF] was issued in March 2012 and immediately replaced the old system of PPGs and PPSs.

The NPPF introduces a presumption in favour of sustainable development [para. 14] whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons why permission should not be granted.

With regards to heritage issues the following extracts are considered of particular relevance:

*17: [Core planning principles] conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life for future generations.*

*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...*

*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 use 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.*

*132: When considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.*

*133: Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- *The nature of the heritage asset prevents all reasonable uses of the site; and*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use.*

*134: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

*135: The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

*137: Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

*139: Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

Ribble Valley Core Strategy was adopted by the Council on 16 December 2014. Policy EN5 states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

## 4.2 Heritage Assessment Methodology

Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting.

This heritage assessment has been prepared in accordance with this guidance to evaluate the significance of the heritage assets at Stonyhurst and the potential impact of the proposal upon this significance.

Accordingly, the following approach was undertaken to produce the heritage assessment:

- Desktop study of existing literature including listing description and associated documents;
- Site visit to review the context in respect of the existing condition of the building;
- Assessment of the results of the first two stages to establish the significance of the site, its heritage assets; and
- Assessment of the impact of the proposed development upon the identified assets.

## 4.3 Significance Assessment

Para. 129 of the NPPF requires applicants to identify and assess the particular significance of heritage assets or their setting and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The significance of a heritage asset may comprise a number of factors which are similar to the criteria for listing and include, but are not restricted to:

- Age and rarity: most buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840
- Architectural interest: through architectural design, decoration and craftsmanship and also important examples of particular building types and techniques
- Historic interest: encompassing buildings which illustrate important aspects of the nation's social, economic, cultural or military history,

or close historical association with nationally-important people or events

- Group value: especially where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages)

## 4.4 Statement of Significance

The Old Mill is of medium significance for historic and evidential values as an example of an industrial building which was built to serve a school and religious community. Architectural, aesthetic and historic significance are reduced however due to the current condition of the building with its missing roof and floor structure.

The adjacent Fives and Racquets Courts are not listed in their own right although they are considered to be heritage assets. They became disused in the latter part of the twentieth century and more recently have been used for storage.

Between the Mill and the courts is a yard which is currently used for storing building materials and other items. In its current condition this has a negative impact upon the significance of the heritage assets.



Fig 5, 6, 7 and 8. Photographs of The Old Mill and its surrounds

# 5.0 Planning Policy Context

## 5.1 Relevant Plans and Policies

The statutory development plan for the application site consists of the Ribble Valley Core Strategy (adopted December 2014).

The National Planning Policy Framework [NPPF] sets out the Government's position in respect of general development principles.

## 5.2 Ribble Valley Core Strategy

The Ribble Valley Core Strategy was adopted in December 2014 and therefore can be regarded as containing relevant and up to date policies in the consideration of this planning application other than where it may conflict with the NPPF.

The key policies can be summarised as:

### *DS2 PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT*

This policy sets out the general sustainable principles which all proposed development must abide by. The Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

### *EN2 LANDSCAPE*

The Council expects the landscape and character of the Forest of Bowland AONB will be protected, conserved and enhanced. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland AONB will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, features and building materials.

### *EN5 HERITAGE ASSETS*

The Core Strategy states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. This will be done in a manner appropriate to their significance for their heritage value, their important contribution to local character, distinctiveness and sense of place and to wider social, cultural and environmental benefits.

One way in which the Council notes that this can be achieved is through recognising that the best way of ensuring the long term protection of

heritage assets is to ensure a viable use that optimises opportunities for sustaining and enhancing its significance.

### *DME1 PROTECTING TREES AND WOODLAND*

The Council will seek to ensure that woodland management safeguards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the Borough.

### *DME4 PROTECTING HERITAGE ASSETS*

In considering development proposals, the council will make a presumption in favour of the conservation and enhancement of heritage assets and their settings.

Alterations or extensions to listed buildings which cause harm to the significance of the heritage asset will not be supported.

Any proposals involving the demolition or loss of important historic fabric from listed buildings will be refused unless it can be demonstrated that exceptional circumstances exist.

Proposals which cause harm to or loss of significance to registered parks, gardens or landscapes of special historic interest or other gardens of significant local heritage interest, including their setting will not be supported.

## 5.3 National Planning Policy Framework

The National Planning Policy Framework [NPPF] was issued in March 2012 and immediately replaced the old system of PPGs and PPSs. Planning policies in existing development plans that were adopted prior to 2004 are now to be given limited weight in the decision making process [para. 215].

The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development [para. 14] whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons that permission should not be granted. The NPPF also promotes the delivery of social, recreational and cultural facilities and services [para. 70].

The requirements of the NPPF in respect of the assessment of applications which may impact upon heritage assets have previously been set out under section 2.7.

## 5.4 Planning Policy Summary

The key aspects which can be drawn from planning policy pertaining to the proposed development are that there is a presumption in favour of sustainable development and applications which affect the significance of heritage assets must be considered very carefully.

Only those works deemed essential to the conversion of the building to a retreat facility and its future operations have been submitted. The principle of the use has already been approved under earlier planning applications. All elements of the application have been designed to be sympathetic to the existing heritage assets on site.

# 6.0 Planning Issues

## 6.1 Introduction to Planning Issues

Section 38[6] of the Planning and Compulsory Purchase Act 2004 requires that the starting point for planning applications is the development plan. Applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. In accordance with Section 38[6], the main issues of relevance to this application are as follows:

- Principle of development
- Impact upon a heritage asset
- Ecology and trees
- Design and appearance

Each of these issues will be considered in turn, with design and appearance considered as part of the design and access statement in section 7 of this document.

## 6.2 Principle of Development

The principle of development for the retreat centre has already been agreed under the previous applications. The approval of application ref's: 3/2015/0968 and 3/2015/0969 granted consent for the restoration and conversion of the Old Mill to create a retreat facility together with associated parking and access.

This application only concerns the creation of a vehicular access route and a coach parking area, which are considered necessary elements in enabling the aforementioned development to come forward and successfully operate. It will allow visitors to separately visit the retreat (and future heritage centre) without having to park within the existing college car parks.

The location and layout of the access road has been agreed in principle with LCC highways as a part of pre-application discussions. Their comments have been submitted in support of this application.

## 6.3 Impact Upon a Heritage Asset

The proposed development seeks consent for an access road following an earlier planning approval for the restoration and change of use of the former corn mill.

In considering the impact upon the heritage assets, the key matters

are; which features are of significance and what effect the proposed development will have upon them. Each of these features are now to be considered in turn.

In respect to the Stonyhurst Estate as a whole, there will be no more than a negligible impact. As the LVIA statement, submitted in support of this application, concludes:

*18. There will be a negligible effect in the removal of the trees, caused by the localised lowering of the canopy. The effect will be short term, and will be mitigated by the existing stock of naturally regenerating trees (including lime, beech and birch) which can be managed to create replacement canopy trees.*

*19. The oblique nature of the prime views eastwards along the allee also conceals the nature of the entrance into Fox Fall Wood.*

*20. The photo-montages also show that the line of the access road across the grass has no impact : the route will be set slightly into the turf (in the manner of the existing roadway along the allee), and is slightly concealed by the gentle undulation of the landform noted in paragraph 7 above.*

*21. The exercise demonstrates there will be no adverse effect on the historic landscape setting.*

It is therefore considered that the impact of the development of the Estate as a whole and on the main views leading up the main driveway, will be negligible.

Turning to the Mill itself, in its current form, although of medium significance overall, it detracts from the site due to its dereliction. The approved restoration and change of use will instil a new lease of life whilst retaining the existing external appearance of the building. The impact is considered to be major but positive. The majority of the works to the Mill building itself have been previously approved under application ref's: 3/2015/0968 and 3/2015/0969.

The development will enable vehicular access into the site, allowing visitors to park in the retreat's car park, for which the principle was agreed under application ref's: 3/2015/0968 and 3/2015/0969. Although the specific layout is subject to determination under a separate, recently submitted application. Without it's own parking, visitors would have to utilise existing parking areas across the site.

It is considered therefore that the impact of the works will be negligible. However, they will have a positive impact on the approved retreat facility in that they will provide necessary accessibility to the site.

The yard area, west of the Mill, contains the remains of fives, squash and

racquet courts. Whilst these are not listed in their own right they are heritage assets. No works are proposed to this element of the site under this application.

The area between the Mill and the courts is currently a yard which is used for storing building materials and other items. In its current condition, it is considered that this has a negative impact upon the significance of the heritage assets on site. Under the previously approved planning and listed building consents, approval was given for this area to be laid out as a car park with 33 no. spaces. An application has recently been submitted to the LPA to increase this to 39 no. with amendments to the layout. The current application routes the proposed route from the main driveway to this yard area on the basis that it will link to the car park once works are underway on the development.

In general, the development proposals have been well thought out to be sympathetic to the existing heritage assets on site whilst also providing the necessary works to ensure the previously approved scheme can be carried out and operated. The restoration and reuse of the Mill, which has previously been approved, will have a major positive impact in the long term.

## 6.4 Ecology and Trees

Ecological and arboricultural surveys have been undertaken to the area of woodland which is to be influenced by this development.

It is considered that all necessary mitigatory and compensatory works will be taken as necessary to ensure that there is no disruption to bats or nesting birds within the site.

The arboricultural survey provides details of the removal / retention proposals and compensatory planting due to the works to trees required to lay the access road.

The supporting ecological and arboricultural reports provide detail of the impact of the works upon these elements and set out any necessary mitigation and compensatory works required.

# 7.0 Design and Access





## 8.0 Conclusion

This Planning, Heritage and Design and Access Statement accompanies an application for full planning and listed building consent for the creation of a vehicular access from the main access drive for Stonyhurst College to the retreat centre which was previously approved under application ref's: 3/2015/0968 and 3/2015/0969. This application also proposes the creation of a coach parking area.

The statement has set out the justification as to why the development is acceptable and will not result in an unacceptable impact upon heritage assets.

These proposals, alongside those previously approved last year and the additional works submitted for approval earlier this month, will result in the redevelopment of this part of the Stonyhurst Estate providing an innovative new facility of benefit to the wider community.

**For these reasons it is considered that full planning and listed building consent for the proposed development should be granted.**

Cassidy<sup>+</sup>  
Ashton