



Stonyhurst Fives Courts
Planning, Heritage, Design and Access Statement

November 2018

Cassidy+
Ashton

Document Production Record

Issued by: Cassidy + Ashton Group Ltd.
7 East Cliff
Preston
PR1 3JE
Tel: 01772 258356

www.cassidyashton.co.uk

Issue Number:	Name:	Signature:
Prepared by:	Jordan Balazs	
Checked by:	Claire Parker	
Approved by:	Alban Cassidy	

Client: The Trustees of Stonyhurst Christian Heritage

Centre Trust

Document Revision Record

Project: Stonyhurst Fives Courts

Issue Number:	Date:	Revision Details:
1	05.11.2018	First Draft
2	12.11.2018	Final Draft

Title: Planning, Heritage, Design and Access Statement

Status: Final

Date: November 2018

PRESTON

7 East Cliff
Preston
Lancashire
PR1 3JE

01772 258356

preston@cassidyashton.co.uk

CHESTER

10 Hunters Walk
Canal Street
Chester
CH1 4EB

01244 402900

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 in respect of the proposed conversion of the existing Fives Courts into a learning hub associated with the previously approved Christian Heritage Centre retreat facility, which has previously been approved under application ref's: 3/2017/0116, 3/2017/0143, 3/2017/0144 and 3/2017/0145.

Works to convert the adjoining portion of the Fives Courts into a bat house were approved under application ref: 3/2017/0116 and 3/2017/0143.

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 scale of this application and the heritage assets on the site, a design and access statement is required, in addition to the requirements for a planning and heritage statement. 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 and Use
- 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
- Heritage, Planning, Design and Access Statement
- Dwg no. 9311-L01 Location Plan
- Dwg no. 9311-E01 Existing Plan and Elevations
- Dwg no. 9311-L02 Proposed Plan and Elevations
- Ecological Advice Letter

This Planning, Heritage and Design and Access Statement is to be read in conjunction with the drawings, application forms and ecological advice letter 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, including matters of heritage, design and access, 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 permission should not be granted. The assessment also 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 application site is located within the Stonyhurst estate, near to the village of Hurst Green in the Ribble Valley Borough of Lancashire, England.

The location of the site in relation to the wider Stonyhurst estate is shown in Figure 1.

The site is set within the Forest of Bowland 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, alongside other, non-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.

As shown on Fig. 2 the site is located within the Forest of Bowland AONB and lies just outside of Stonyhurst's Historic Parks and Gardens designation (shown as Policy ENV21).

The Fives Courts have been vacant since the late 20th century. Part of the building has been granted full planning and listed building consent for its conversion to a bat house (application ref: 3/2017/0116 and 3/2017/0143).

The building directly to the north-east, The Old Mill, dates back to 1840 and is Grade II listed. Planning and listed building consent has been granted for its restoration and conversion to create a retreat facility alongside ancillary works under application ref's: 3/2017/0116, 3/2017/0143, 3/2017/0144 and 3/2017/0145.

The surrounding area is dominated by an expanse of woodland and there are two large formal lakes to the north.



Fig 1. Site Location (source: Google maps)

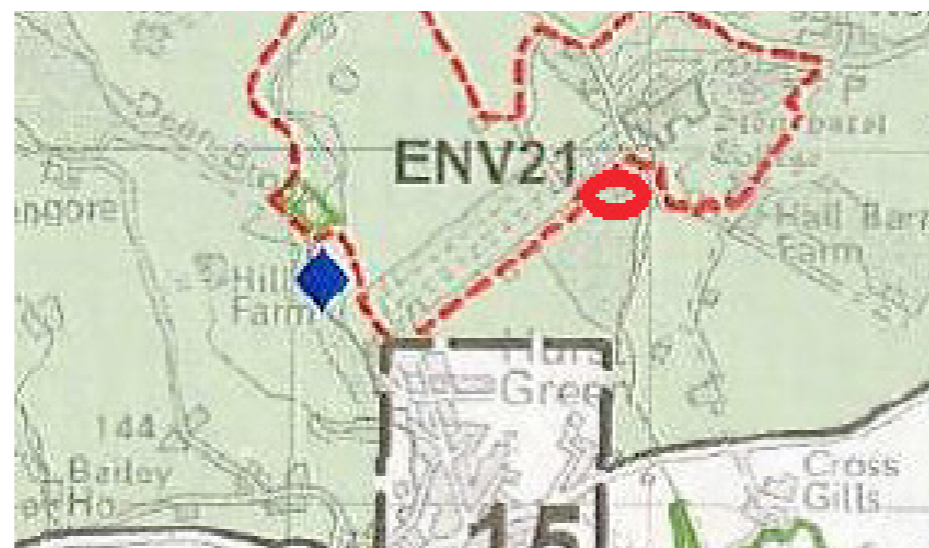


Fig 2. Extract from Ribble Valley's Local Plan Proposals Map with application site highlighted (source: Ribble Valley Borough Council)

2.3 Planning History

There have been a number of listed building consent and full planning approvals in respect of the project to create a Christian Heritage Centre at Stonyhurst College. Those determined so far are listed below for consideration:

3/2015/0969 - Listed Building Consent for the restoration and conversion of the Old Mill to create a retreat facility together with associated parking and access - Approved 13/09/2016

3/2015/0968 - Full planning application for the restoration and conversion of the Old Mill to create a retreat facility together with associated parking and access - Approved 09/09/2016

3/2017/0144 - Variation of condition 2 (to substitute revised plans) of Listed Building Consent 3/2015/0969 for the restoration and conversion of the Old Mill to create a retreat facility together with associated parking and access - Approved 27/07/2017

3/2017/0145 - Variation of condition 2 (to substitute revised plans) of planning permission 3/2015/0968 for the restoration and conversion of the Old Mill to create a retreat facility together with associated parking and access - Approved 27/07/2017

3/2017/0143 - Additional development in conjunction with works approved under listed building consent 3/2015/0969 including demolition and rebuilding of part of the western element of the Mill building and creation of new window opening; erection of a new external ramp into the retreat facility; erection of an external plant area to the front of the site; conversion of the fives court to a bat house; amendments to car park; tree works to front of site - Approved 20/07/2017

3/2017/0116 - Additional development in conjunction with works approved under planning application 3/2015/0968 including demolition and rebuilding of part of the western element of the Mill building and creation of new window opening; erection of a new external ramp into the retreat facility; erection of an external plant area to the front of the site; conversion of the fives court to a bat house; amendments to car park; tree works to front of site - Approved 20/07/2017

3/2017/0161 - Listed building consent for the construction of a new access road, off the main drive to Stonyhurst College and the creation of a coach parking area - Approved 18/07/2017

3/2017/0160 - Full planning consent for the construction of a new access

road, off the main drive to Stonyhurst College and the creation of a coach parking area - Approved 13/07/2017

3/2017/1145 - Listed building consent for landscaping works to rear and side of the Old Mill to create a garden / courtyard, to include both hard and soft landscaping works - Approved 01/02/2018

3/2017/1143 - Full planning consent for landscaping works to rear and side of the Old Mill to create a garden / courtyard, to include both hard and soft landscaping works - Approved 07/02/2018

2.4 Heritage Status

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

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*

2.5 The Old Mill

The development proposals will provide additional teaching space for the retreat centre, which is to be housed at the Old Mill.

The Old Mill was listed Grade II in 1967.

The Mill is considered to be of significance for its historic value as an example of an industrial building built to serve the Stonyhurst community which was largely self-sufficient. However, due to its 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 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-20th century. The area south of the Mill has been colonised by woodland which now densely covers the area. The yard area to the west of the Mill contains the remains of fives, squash and racquet courts [of which the application building is one]. These are not listed structures in their own right but are considered to be heritage assets by virtue of their association with the wider College complex.

3.0 Development Proposals

3.1 Development Proposals in Context

The Trustees of Stonyhurst Christian Heritage Centre Trust propose to convert the existing Fives Courts building to a learning hub, ancillary to the adjacent retreat centre.

The Fives Courts form part of the Old Corn Mill site at Stonyhurst College. Whilst the Corn Mill structure is Grade II listed, the Fives Courts are not listed, although they are considered to be a heritage asset by association.

The Fives Court fell into disuse during the late 20th Century and has most recently been used for storage purposes by the College. The current proposal seeks to provide a long-term use for the building in association with other improvement works in this part of the Estate to create the Christian Heritage Centre.

The application building sits adjacent to The Old Mill, which has been granted planning and listed building consent for its conversion to a retreat, and will be utilised for additional teaching provision in association with this facility.

Part of the building has previously been granted consent for conversion to a bat house. This feature was approved under application ref's: 3/2017/0116 and 3/2017/0143. However, an Ecological Survey was undertaken to support this application in early October 2018 to establish the current status of the building for bats and to consider whether it should be utilised as a bat house. Following this, it was concluded that there was no evidence to suggest that bats are present within the application building but due to some features having potential for bats, mitigation during construction works is recommended. In respect of nesting birds, it was advised that they could utilise the building during nesting season and as such works should be undertaken outside of this time otherwise a pre-commencement check prior to works starting will be required. All suggested mitigation will be followed during any development works.

The Fives Courts building in its current condition is comprised of three open-fronted sections. The building is in a poor condition and due to the roof structure being in danger of collapse, the existing slates have been removed and stored for reuse at a later date. The completed Ecological Survey also ensured the roof works were safely and appropriately removed under ecologist supervision. The frail rafters remain but are in danger of possible collapse. The existing walls appear to be sound.

This application seeks to restore the existing Fives Courts to create



Fig 3. Illustration of the development proposals

a learning hub for Holocaust and Genocide Studies, associated with the adjacent Christian Heritage Retreat Centre. The building will also rehouse the Georg Mayer-Marton mosaic, which is a gift from the Bishop of Salford, and is currently housed in the redundant Church of the Holy Rosary, Fitton Hill, Oldham. Conservation Reports have been produced to ensure that the Mosaic can be safely dismantled and transported to its new location for appropriate installation. The Bishop wishes to relocate this important Mosaic so that it will not suffer any possible vandalism in its current location. The Fives Courts represent a large enough space in which to contain the Mosaic, continuing its display in a secure Christian environment within the Salford Diocese.

The real significance of this Mosaic is that it is the work of Georg Mayer-Marton, a Hungarian Jew who became a leading Jewish figure in Vienna's artistic world between the wars. He fled the Nazi's and settled in Britain. Tragically, his parents died in the Holocaust and most of his life's work was destroyed by a bomb during the London blitz but he later became the foremost post-war creator of Byzantine Mozaics in Britain. In the 1950's he was commissioned to create a seven metre high Mosaic made of natural stone and glass tesserae. This Mosaic has now been offered as a gift to the Christian Heritage Centre at Stonyhurst by the Rt. Revd. John Arnold, the Bishop of Salford. In securing a safe location for the Mosaic, the Christian Heritage Centre would utilise this dramatic backdrop as a



Fig 4. Photograph of the mosaic

teaching area focusing on the Holocaust and religious persecution.

The refurbishment of the existing building will involve:

- the provision of new timber rafters and purlins
- the reuse of the existing slates to the frontage of the building
- the provision of matching second hand slates to the rear of the building
- the upgrading of the existing walls by dry lining the interiors
- the infilling of the openings with new aluminium window frames and double glazing to make the building wind and weather tight
- the provision of a new concrete floor
- the installation of the mosaic on the rear wall
- the fitting out of the building as a learning hub

Visitors will access the Hub via the road by Mill Cottages which leads past the Christian Heritage Retreat Centre to the car parking area. This proposal seeks to maintain the three separate internal sections of the building whilst providing access between them. The main entrance is located in the central space with double doors leading through the lobby to the foyer. A door leads to the right into the learning hub in which the Mosaic will be displayed and to the left will be a hub area. The glazed frontage will allow the Mosaic to be viewed from the car park.

4.0 Heritage Assessment

4.1 Heritage Policies

The amended National Planning Policy Framework [NPPF] was issued in July 2018.

The NPPF maintains the presumption in favour of sustainable development [para. 11] 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:

184: [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 of existing and future generations.

189: 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...

192: 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.*

193: 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.

195: 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.*

196: 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.

197: 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.

200: 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.

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 189 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 including the AHP Conservation Management Plan Part 2: Gazetteer;
- 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. 193 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 Fives & Racquets Courts are referred to in the Gazetteer as two sets of courts built south west of the corn mill at an unknown date but considered to be c. 1880. The ranges were built at right angles to each other with a narrower range for fives to the south west and a deeper plan raquets court block to the south. Whilst close examination of the buildings was not possible during the preparation of the Gazetteer due to safety issues it was considered that the courts had medium significance for historic and communal values as part of the sports facilities allied to the school's sporting practices and traditions, with aesthetic value considered low.

The Fives Courts are not listed in their own right, although they are considered to be a heritage asset. The Courts became disused in the latter part of the twentieth century and more recently has been used for storage. There is no potential for it to be reused for playing Fives or other sport due to this part of the wider Stonyhurst Estate being operated by the Christian Heritage Centre Trust. Therefore, it seems most appropriate to redevelop the building with a functional use that fits comfortably with the ethos of the wider Stonyhurst estate. The building is in a dilapidated condition and will benefit from this sensitive conversion. Its proximity to The Old Mill means that its conversion to a use which supports the retreat would be most appropriate.

The internal layout will be maintained and slates reclaimed where possible to carry out the roof repairs. The glazed frontage will provide a contemporary feel to the facility and also ensure the mosaic and other features are protected from the elements.

The building will be utilised in conjunction with the retreat centre at The Old Mill, and as such will have an appropriate ancillary use which would not detrimentally impact upon this heritage asset. The scale and footprint of the building will remain as existing.

The wider Stonyhurst estate is separated from the development by existing built and natural structures and so it would not negatively impact upon the estate or its listed structures.



Fig 5. Photographs of the building as existing



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 National Planning Policy Framework

The National Planning Policy Framework [NPPF] was issued in July 2018.

The golden thread running throughout the NPPF is the Government's presumption in favour of sustainable development [para. 11] 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. 92].

Paragraph 94 of the NPPF states that Local Planning Authorities should take a proactive and collaborative approach to widen the choice in education, by giving greater weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications.

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.

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.

5.4 Planning Policy Summary

The key aspects which can be drawn from national and local 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 carefully considered.

Only those works deemed essential to the conversion of the building to teaching accommodation have been applied for and all elements of the application proposals have been designed to be sympathetic to the existing heritage assets.

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
- 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 itself has already been accepted under the previous applications. The approval of application ref's:3/2017/0144 and 3/2017/0145 granted consent for the restoration and conversion of the Old Mill to create a retreat facility together with associated parking and access works. Additional development in association with this use, including the conversion of part of the fives courts to a bat house, was approved under application ref's 3/2017/0143 and 3/2017/0116.

This application simply seeks consent for an additional element of the retreat centre through the conversion of the remainder of the fives courts building to a learning hub, to be utilised in association with the retreat facility.

The building has been vacant since the late 20th Century and since then has predominantly been utilised for storage by the College. The current proposals to convert the building would provide a long term use for the building, in keeping with its location and of benefit to the wider community.

It is for these reasons that the principle of development is considered to be acceptable.

6.3 Impact Upon a Heritage Asset

The proposed development seeks consent for converting the Fives Courts to a learning hub. This follows previous applications associated with developing a retreat centre in this location of the Stonyhurst Estate.

In considering the impact of the proposed works upon the existing 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 detrimental visual impact as the site is well screened by the existing built and natural environment. Once complete, the works will be seen as part of the wider retreat facilities in this part of the estate and are entirely in keeping with the development that has previously been approved in this location. The proposals would support this important educational asset through the provision of ancillary teaching accommodation.

In respect of the Mill building, it is considered that the approved restoration and conversion works will instil a new lease of life whilst retaining the external appearance of the building. The proposed works to the Mill itself have been approved under previous applications. The current application seeks to convert a building within close proximity to the Mill through minimal alterations. The roof would be relaid with reclaimed slates and glazing would be utilised on the front elevation, which is currently open, to maintain views into the building. The scale and footprint of the building would remain as existing. The works are considered entirely appropriate and in keeping with the works approved to the Mill. The proposals will not detract from the Mill but instead improve its setting by converting a currently vacant building to an ancillary use. The fives court will remain subservient to the Mill.

The building itself is not listed but is considered to be of heritage interest. It is estimated to have been erected c. 1880 and was part of a range of sport facilities including squash and racquet courts in this location. However, the building has lain predominantly vacant for a number of years and recently only been used for storage. The front elevation of the building is open and the original roof structure unsafe. The proposals would convert the building to an appropriate long-term use through minimal works, retaining the internal layout, scale and materials of the existing.

As such, the impact of the proposals upon the existing heritage assets are considered to be entirely appropriate.

6.4 Ecology

Adjoining the application site a bat house has been approved under application ref's 3/2017/0143 and 3/2017/0116.

Prior to the submission of this application an ecological survey was undertaken to consider the potential impact of the proposals upon bats and nesting birds.

It was concluded that whilst neither bats nor nesting birds were present in the building at the time of the survey there was potential for either species to utilise the building and as such appropriate mitigation was proposed which will be followed throughout the duration of the conversion works.

A copy of the ecologists survey results are submitted in support of this application.

7.0 Design and Access

7.1 Development Overview

This Planning, Heritage and Design and Access Statement supports a full planning and listed building consent application for the conversion of the existing fives courts to a learning hub.

7.2 Amount and Use

The aim of the development proposal is to convert the currently vacant building, to provide a teaching area and hub, as well as a foyer and storage facilities across a single storey.

Internally, openings will be created to provide access into each of the rooms.

The conversion will retain and utilise the existing floor area of the building.

7.2 Layout

The development has been set out to make the most efficient use of the space available within the building.

The proposals seek to maintain the internal layout of the building which is split into three sections, providing access internally between them. Some walls will be created in the central section to facilitate the provision of the lobby and storage areas.

The proposals will create a central lobby area and a teaching area and hub to either side.

7.3 Scale

The existing scale of the building will be retained through the proposals with the development set across the existing single storey.

The scale of development is considered entirely appropriate given the context of the wider site. The building will remain subservient to the adjacent Mill building.

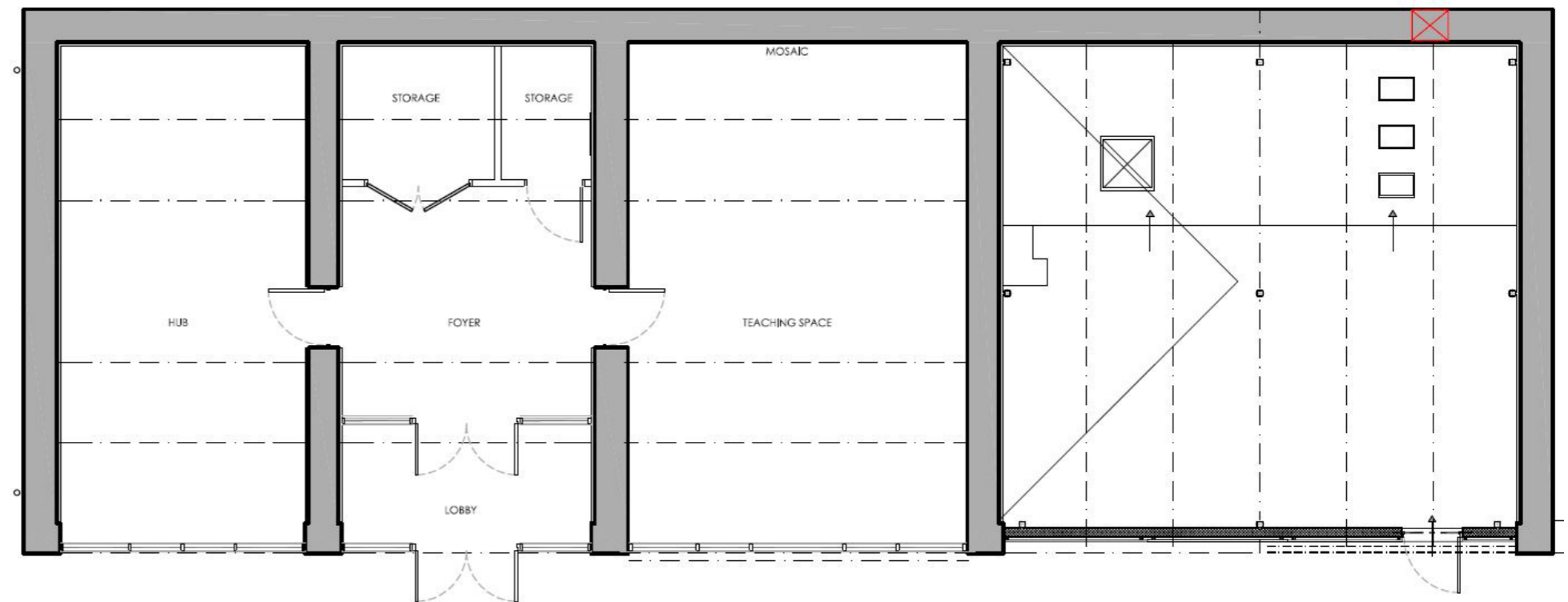


Fig 6. Proposed Floor Plan - dwg. no. 9311-L01

7.4 Appearance

The overall appearance of the Fives Courts will have a contemporary feel due to the use of glazing across the front elevation, allowing views into the building and of the feature mosaic which will be in the teaching room.

The roof of the building will be sympathetically relaid utilising reclaimed slates where possible.

The general condition and appearance of the existing building will be improved through the proposals. The development will sit comfortably alongside the works previously approved at The Old Mill.

7.5 Landscaping

The current application consists of works necessary to convert the existing building only. No landscaping works are proposed as part of this application.

7.6 Access

Vehicular access to the site will be as approved under application ref's 3/2017/0161 and 3/2017/0160.

Glazed double doors will provide access into the building, via the entrance lobby.

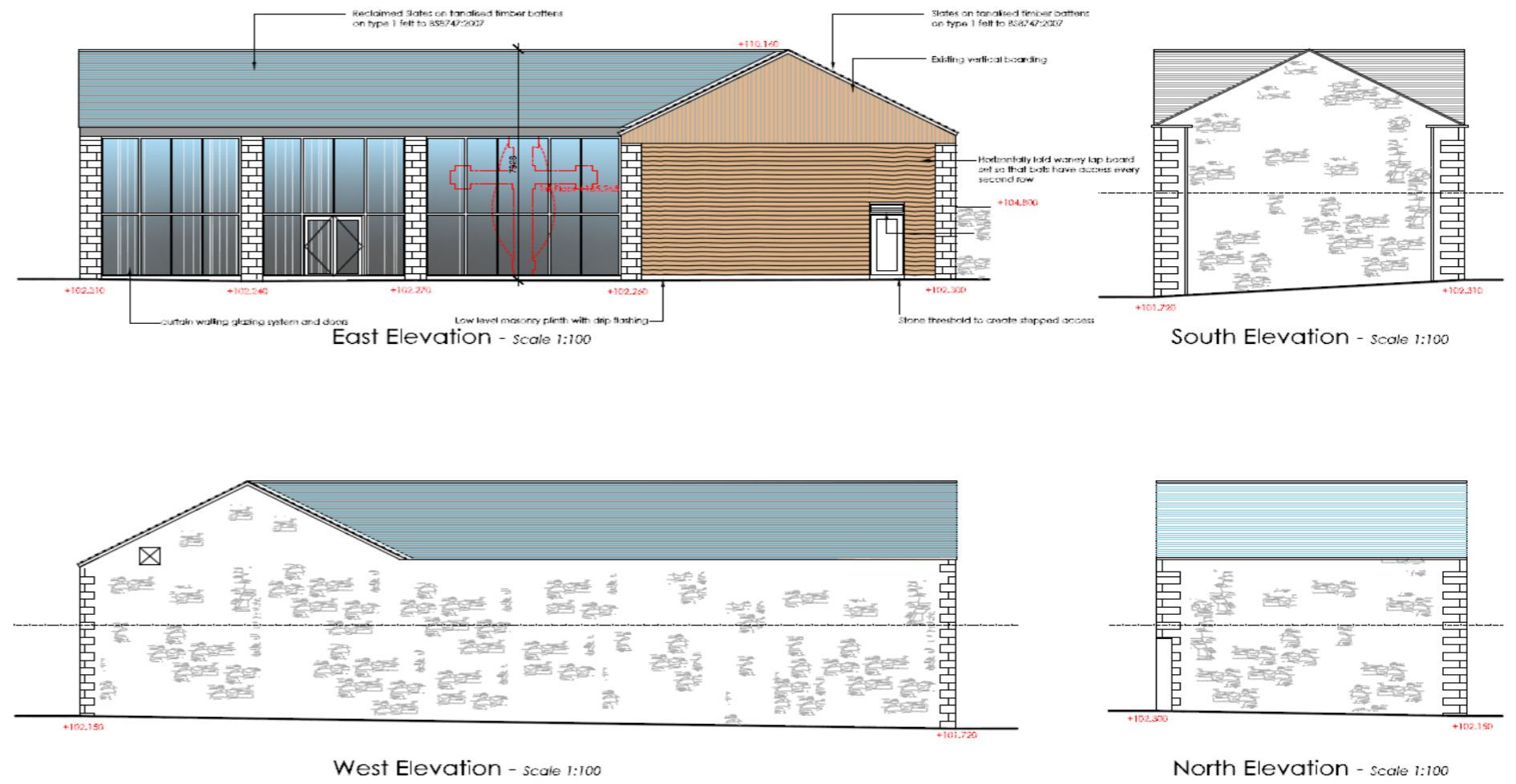


Fig 7. Proposed Elevations - dwg. no. 9311-L01

Fig 10. Proposed Elevations - dwg. no. 9311-L02

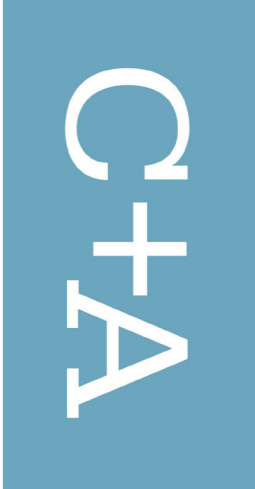
8.0 Conclusion

This Planning, Heritage and Design and Access Statement accompanies an application for full planning and listed building consent to allow the conversion of the existing Fives Courts into a learning hub.

This statement has sought to address all relevant planning, design and access and heritage considerations in respect of the proposed development and it is concluded that the proposal will not result in an unacceptable impact upon the existing heritage assets.

This proposal, alongside those previously approved, will result in the reuse of this part of the Stonyhurst estate to provide a 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⁺
Ashton