

## Heritage Statement for Proposed Extension to Roefield Leisure

### 1.0 Preamble

- 1.1 The Roefield Leisure Centre is applying to extend the existing Leisure Centre facility, located on Edisford Road, Clitheroe BB7 3LA. We have gone through pre planning and a Heritage Statement is required.
- 1.2 The ex coach house of former stables is locally listed as Grade 2 reference base Edisford Road, and the SD 74 SW7/51A. Marked C18; Coursed stone with rusticated quoins and modillion cornice; Stone slate roof; Centre rusticated carriage entry; Round Windows, 2 of 2 lights and 1 single light and door to the right; This also mirrored on the left hand front of the building facing Edisford Road.



Right hand front Elevation of Barn

### 2.0 The Site Details

- 2.1 The site whilst not all of it is under the occupancy of Roefield Leisure is hemmed in on all four sides by the Roefield Reach Care Home to the West and the North. To the south is Edisford Road and the car park, to the east is the open space leading to the Swimming Pool and Covered Tennis facility. There is also a wrap around building on the Edisford Road open space that is used as changing room for the football fields.
- 2.2 You can see that the Ex Coach house/Stable is not visible from the Eastern Elevation of Roefield Leisure.



Eastern Elevation showing changing rooms and sports barn gable end

## 2.2 Cont

The Coach house/stable are completely obscured from the Northern side by the Sports Barn, the Climbing Hall and the last extension built 2017. The view from the entrance to Roefield Reach of Edisford Road



Roefield Reach Entrance

You can see that the Coach House/Stables is heavily obscured by a mature tree, ivy over 50% of the western elevation and then a combination of smaller trees and large shrubs. Views from inside Roefield Reach just as obscured



New Extension and obscuring Mature Walnut and Conifers

- 2.3 A site plan is also integrated into the report to show how enclosed the site is; As appendix A
- 2.4 In relation to materials used around; The Grade two listed Coach House/Stables we have a major variation; from red engineering brick, white painted render, fair faced concrete block, render with quoins, Light grey painted sheet steel, Red decorative end panels, Blue grey slate roofs, grey metallic roofs and a large curtain window. Roof pitches vary; eaves vary from rounded roofing sheets to holding a gutter on the slate roof of the Coach House.
- 2.5 This as been a conscious decision by the Council whilst forming the Leisure centre, building fit for purpose units to house the requirements inside. The centre is now run by a Trust, yet still owned by the council and whilst the current planning officers may not like what as been done, this is the way buildings are now built for this type of application. The barn was obviously redundant when the development was started and could have been demolished; it was not and that is excellent, it does however carry a certain appeal of days gone by. Its present use as given it a second life as a gym and that is both prudence and good sense.
- 2.6 The council have the historic details of the site and have made their own conclusion on the building.
- 3.0 The Development**
- 3.1 The proposal needs to be read in conjunction with design and access statement which is constructed in light of comments from a Pre Application report based on an application by the Roefield Leisure Centre.
- 3.2 We now have a conflict of interest, it that the previous schemes that formed the Sports leisure complex are totally out of context in relation to the Grade 2 locally listed building. This was intentional to show the original Coach House/Stables had not been plagiarised and was distinctive in its own right. Whilst what is there is not to every bodies taste it functions well and is beneficial to the Ribble Valley.

3.2 cont. The supporting documents of the progress and usage of the Leisure Centre support this well, Proving the decision to create a leisure centre was well founded also.

3.3 In a lot of cases the Coach House/Stable could have been demolished, brave of the council to retain it, so how do we progress a design that give the people of the Ribble Valley a facility they require. Plus satisfying the conservation/heritage criteria?

3.4 We believe that forming the visible walls in matching stone would give an impression of a large stone Coach House/Barn. We have been told to keep down the height of the ridge; this prevents the use of slate and yet on the previous development the planners required us to increase the angles of the roof. However using polycoated grey sheeting will give an agricultural feel and be in keeping.

#### **4.0 The Site Plan**

4.1 This is found in the planning package and is marked up accordingly.

#### **5.0 Justification**

5.1 A report by the Manager and Staff of the Roefield Leisure Centre is included giving the reasons to increase the capacity of the site.

5.2 The changing life styles and our understanding of need to be healthy, fit and live a longer and active life requires facilities like leisure centres to be available. The site is well established and the Coach House/Stables is integrated into the Modern structure and unless you are relatively close to the structure it is not highly visible.

5.3 It was a Coach House/Stables; that lifestyle as gone, lost because it was no longer needed in the form it was built for. Technology made it became a redundant building, of which many of this type went into ruin. A use far away from the original use kept it relevant and saved it from demolition, to pretend that it is being further abused when you are adding at the rear a structure in keeping with modern agricultural style seem laughable.

5.4 Society needs the new use and the original building is not compromised by the additions.

#### **Appendix.**

1a Location Plan from OS via Streetwise

2a Reference to List Grade from Ribble Valleys list of 'Listed Buildings', giving status and architectural features

3a The Justification statement is formed by statistical information collected by the Manager and Staff of the Roefield Leisure Centre and subject to audit, which has been confirmed.

4a Guidance from pre planning application report from Ribble Valley Planning Dept