



Stonyhurst College Rugby Pavilion

Design and Access Statement | October 2020

Levitt Bernstein **People.Design**

Job name
Stonyhurst small works - Rugby Pavilion

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3477F

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For Planning - Revision P2

Author
EK

Checked by
JP

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j:\3477F Stonyhurst SW\Graphics\03 Layouts

This proposal for a Rugby Pavilion at Stonyhurst College is to mark the 100 year celebration of rugby at Stonyhurst and to provide much need new facilities for use; by both the school and local community. Most importantly, the new structure will ensure sustainable use of the pitch moving forward.

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Arboricultural survey (by Treecheck Ltd)	<i>(Separate document)</i>



Part A

Design and Access

Introduction

Summary

Statement of need

The proposal is for a single-storey, timber framed pavilion alongside Smith Field, the main 'first eleven' rugby pitch at Stonyhurst College. Celebrating the 100 years of rugby heritage at Stonyhurst, the proposed pavilion would provide valuable new facilities for use by both the college, and the wider community. This anniversary is a significant milestone in recent Stonyhurst estate history.

Stonyhurst recognise their need to provide appropriate provision for pupils, parents and members of the community to spectate close to the pitch - a provision which is currently lacking in what is a very wet local climate. The pavilion would mark the evolution of rugby at Stonyhurst into the modern day while providing for practical and subsansive needs; providing sheltered viewing, light catering facilities, storage and a medical room.

The pavilion is part of the College's regeneration strategy of maintaining their economic benefit to the local area by continuing to provide pupils and their families with the facilities they need and expect from a school of this pedigree. Rugby and outdoor sport in general are a strong selling point in attracting prospective pupils and in continuing sustainable pupil intake. Amongst other economic opportunities, the pavilion will enable the operation of a rugby camp for 40 attendees during the summer, that will provide valuable income. Current plans are restricted by the lack of localised first aid facilities, refreshment facilities and area to store kit to the first eleven pitch, which has undergone

substantial drainage investment. Rugby camps are currently untenable without the first aid facilities due to the associated health and safety risk.

Context

The proposed site is within the boundary of the Stonyhurst College estate and just outside of the Grade II* registered park and gardens, to the opposite side of the characteristic green woodland along the South East of the Avenue. This belt of trees defines the edge of the listed boundary, and provides a good level of visual screening between the two sides. Smith Field has been a rugby pitch since the early 20th C - the small shed alongside is more recent addition.

Design Process

The pavilion has been designed by Roundwood - specialists in timber frame buildings - in collaboration with the College. Levitt Bernstein has prepared this planning application, having completed the Stonyhurst Masterplan in 2018. Consultation during this process revealed the critical importance that the College place on outdoor sports provision and the need for improvements.

Alternative sites have been considered for the pitch, as outlined on page 14. The proposed siting has been determined to be the least impactful in the context of the adjacent Registered Park and Gardens and AONB context due to its proximity to the existing tree belt and the oak framed construction, that will be allowed to naturally weather.

Pre-application process

A pre-application submission was made to Ribbles Valley Borough Council on 17th April 2020, with feedback returned on 1st May 2020 from case officer Adrian Dowd, following a desktop analysis of the submission and extensive documentary sources. No site visit was possible due to Covid-19. The following was identified for particular further consideration, justification and/or evidence:

- Justification of need (see far left of this page)
- Siting within the context of the AONB character area
- Impact on adjacent trees (to be assessed by an arborist)
- Site access (construction and in use)

The feedback has been carefully considered in the preparation of this application. In brief summary, the following adjustments have made to the pre-application design:

- Refinement of siting to protect the existing oak trees (RPAs)
- Reduction in height / scale of building to reduce visual impact
- Strategy for improving year round visual screening from the avenue through enhanced management of tree belt, including selective pruning / new planting, to improve low level foliage and encourage canopy density



Context | Regional

Located in the north-central portion of Lancashire is the Forest of Bowland Area of Outstanding Natural Beauty (AONB). East of Blackpool and Morecambe Bay, North of Preston and Blackburn and with the Yorkshire Dales National Park nearby, this diverse region is home to many landscape character areas including Open Moorland Plateau, Upland Valleys, Upland Fringes and Ridges, Valley Meadowlands, Drumlin Farmlands and Industrial villages.

Higher areas are dominated by moor, heath and rough grassland, whilst the lowland fringes encompass a patchwork of improved pasture and meadows.

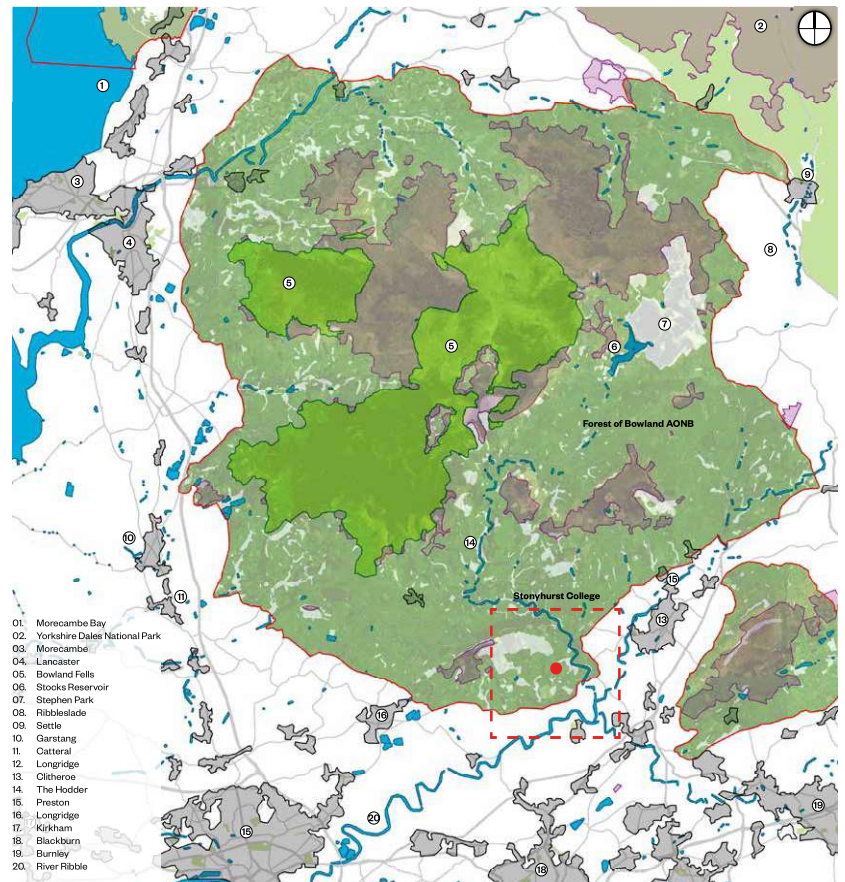
The AONB is dotted with a pattern of small hamlets and villages, which are connected by a network of narrow lanes. More extensive urban development within the Study Area is focused on the Ribble Valley outside the AONB around the town of Clitheroe.

Ancient hedgerows, line field boundaries, roads & lanes predominate in lowland areas, whilst drystone walls are characteristic of the moorland hills and fringes.

Stonyhurst College is located on the north side of Ribble Valley, close to Hurst Green village on the lower south slopes of Longridge Fell. It is approximately five miles west of Clitheroe in Lancashire.



- Forest of Bowland AONB
- Bowland Fells SSSI
- Moorland
- Yorkshire Dales National Park
- Built Up Areas - 2011 England and Wales



Regional context

Context | Local

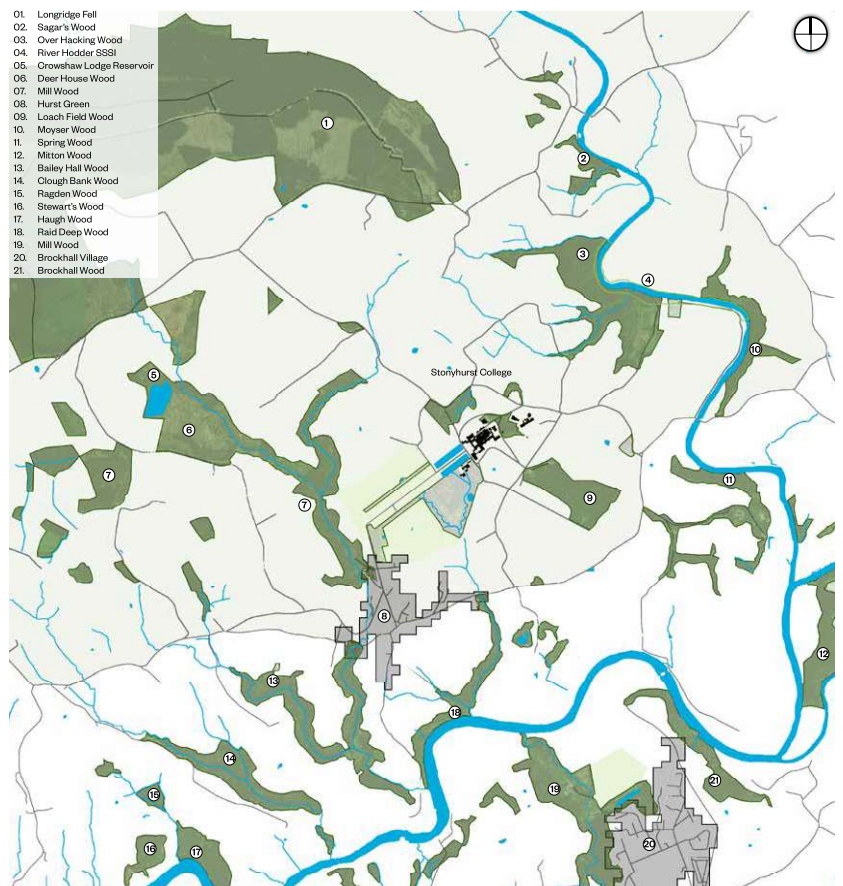
The Countryside Agency, English Nature, RDS, English Heritage, (updated 2006) place Stonyhurst College in Bowland Fringe and Pendle Hill national character area, whilst the Lancashire Landscape Classification places it within the Undulating Lowland Farm land character area, more specifically, the Undulating Lowland Farmland with Parkland classification area (Hurst Green).

Surrounded by a mixture of Open Moorland plateau to the north and valley farmlands. Stonyhurst College is located in the upland fringes and ridges area.

Located to the West, Hurst Green is a small village with a close historical relationship to the College. In order to travel down the main drive, visitors must first past through the heart of the village. The population of approximately five hundred has grown from a small Hamlet, and it's historical expansion is closely linked to the establishment of Shireburn House and subsequently, the College.



- SSSI
- Stonyhurst Buildings
- Woodland
- Built Up Areas - 2011 England and Wales



Local context

Context | The College Estate

Summary

Stonyhurst Estate

At the heart of the Stonyhurst estate are the impressive and historic main college buildings, which the school have occupied since 1794. A mixture of Grade 1, II* and II listed buildings, 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.

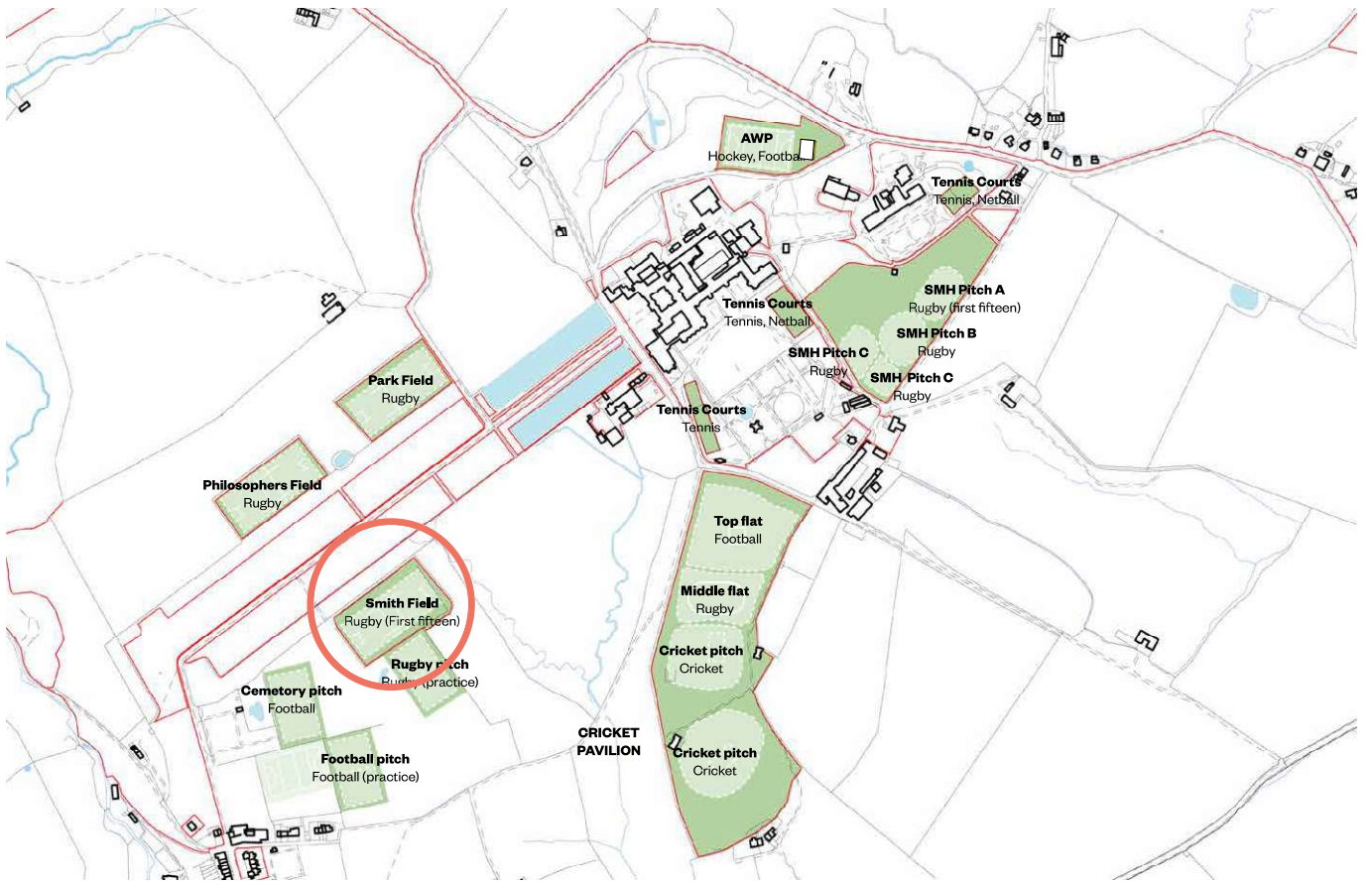
Whilst they form a distinctive and important focal point, the Stonyhurst Estate itself extends well beyond these buildings. The immediate gardens and grounds include expansive sports facilities, farmland and playing fields. Some of this land is used directly by the college and some is leased. The Smith Field sports pitch is in full college use.

Outdoor Sports

Sport is areally important part of Stonyhurst life for boarders and day pupils alike and a key attraction to prospective pupils. There is particular emphasis on outdoor sports such as rugby and hockey. The senior school also has a water-based astroturf hockey pitch with floodlights, five rugby match pitches and five rugby practice pitches. Smith Field, where the proposed pavilion would be located alongside, is the college's main rugby pitch.

- 01. Smith Field
- 02. Playing Fields
- 03. Stonyhurst main college buildings viewed on approach
- 04. Historic ponds
- 05. Cricket pavilion





Outdoor Sports Overview

Context | Smith Field






Summary

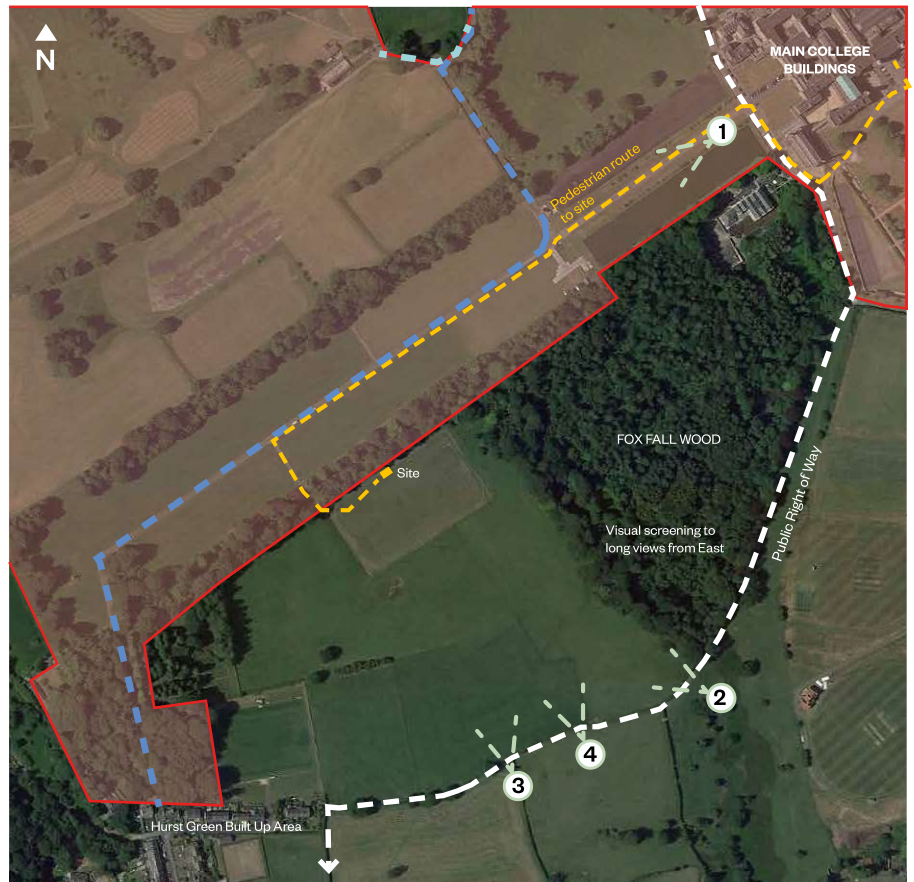
In the context of the Forest of Bowland AONB the immediate surroundings are characterised by open fields, with the proposed siting on the periphery, close to the tree belt to the north west to minimise the visual presence of the pavilion within the character area. The listed cricket pavilion to the South of Fox Fall Wood is the dominant standalone structure within the sports fields area.

The proposed structure is to be sited at the halfway line along the north west side of the pitch. This area is close to but outside of the boundary of the Grade II* Registered Park and Gardens. Dense woodland will help obscure views from the main entrance approach, particularly outside the winter months. An area of woodland to the NE (Fox Fall Wood) provides screening to short and long views from the east.

A public right of way runs to the far south of the site on a broadly East/West axis until it reaches Fox Fall Wood. Views from this path back to the proposed site are generally obscured by a continuous hedgerow well above eye level, although metal gates punctuate this at a limited number of intervals, providing long views of the site at this point. The perpendicular relationship of the site to the path and associated view (in that users of the right of way will not, generally speaking, be looking towards the site), combined with its proximity to the tree line, will help reduce the visual impact of the new structure. The closest visible buildings are those of Hurst Green, as described in photo 1 on page 14.

The site and pitch is accessed via a light vehicular track running perpendicular to the highway (view 1), through the dense woodland belt and terminating at the West corner of the pitch. The access is shared with the adjacent agricultural field to the South West (see also view 3 on page 14) and will be retained as it is.

-  Viewpoints (see photos opposite)
-  Pedestrian Movement
-  Vehicular Movement
-  Public Right of Way
-  Park and Gardens Boundary





01 View of site entrance from the Avenue along the



02 The Avenue, looking South West - the proposed site (behind the treeline, distant left) is not be visible from the main College Buildings



03 A n openview towards the pavilion site from the public right of way



04 Hedgerows screen view of the site from much of the public right of way to the South

Context | Site location

Summary

The location, recognised in the College CMP as Smith Fields Rugby pitch, sits outside of any of the significant views towards the main college building, and is discretely sited adjacent to the treeline.

Smith Fields is the college's main rugby pitch. Presently the pitch is bounded by a low, open fence and there is a small storage shed. The pitch benefits from expansive views across the Ribble Valley to the south and west and is lined by the dense woodland belt to the north and Fox Falls woods to the east.

Alternative sites considered and dismissed

- Site A (west end)
 - Less visually favourable due to open space / lack of backdrop
 - Significantly reduced functionality in terms of spectating in particular
 - Overlap of site with adjacent leased field likely required, limiting viability
- Site B (South East length)
 - Significantly less visually favourable as in full open space
 - Affects fence line to South East, potentially requiring alterations to defined land parcels
 - Greater distance from point of access than proposed site
- Site C (west end)
 - Less visually favourable due to open space / lack of backdrop
 - Significantly reduced functionality in terms of spectating in particular
 - Greater distance from point of access than proposed site

In conclusion, the proposed site offers best functionality and the most visually discreet position for the pavilion, to help limit the impact on the surroundings. It therefore should be sited as per the proposals in the preferred location.

- 01. View from site towards rooftops of Hurst Green buildings
- 02. Tree belt backdrop to the site including significant mature Oak trees
- 03. Arrival to the Smith Field pitch from the access track
- 04. View towards site upon arrival at the Smith Field pitch



Site immediate context



- ▬ **Pedestrian Movement**
The route to the pavilion is the existing pedestrian route to the Smith Field pitch which currently leads to the shed.
- ▬ **Vehicle Movement**
Existing public route along the driveway leading to Stonyhurst College.
- 1 **Viewpoints**
- A **Alternative sites considered**

Site Context - Smith Field Rugby Pitch

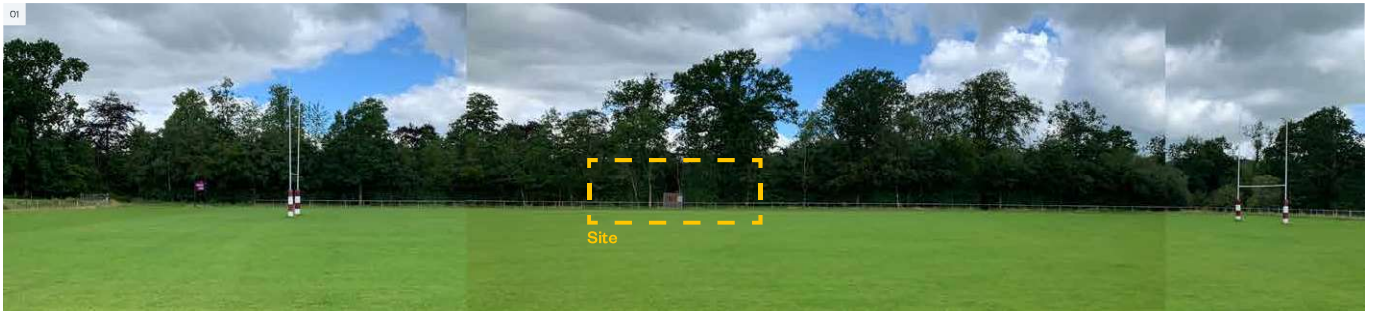
Context | Proposed site

Site Condition

The proposed building location is currently occupied by a small storage shed, which would be demolished as part of these proposals. The site, and its surroundings, are grassed areas, backed by the dense woodland belt. Per the undated historic photo below, a larger shed previously resided on the site.



Existing Site

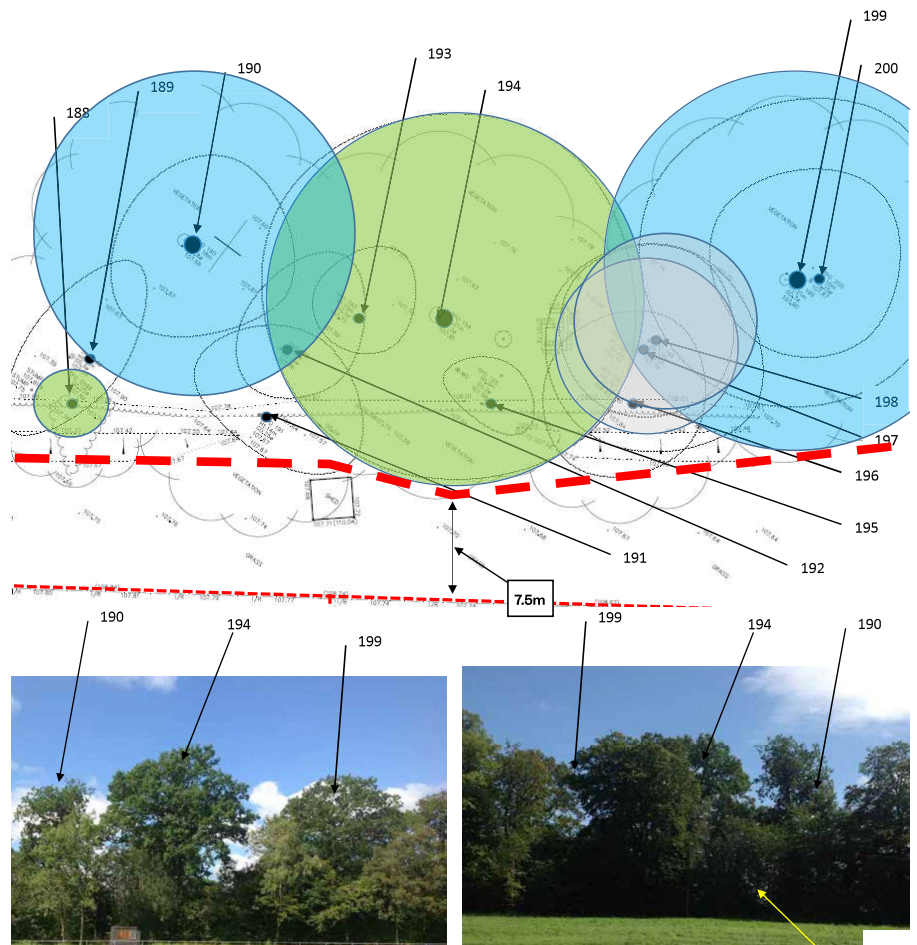


Context | Trees

Overview

As part of this application, an arboricultural report has been prepared by TreeCheck Ltd. Key association considerations include:

- Significant mature oaks 190 / 194 / 199 are the dominant and most important trees in the plantation.
- Selective pruning is determined to be appropriate and non harmful and can prevent physical contact with the proposed pavilion roof
- The siting of the pavilion should consider the root protection area (thick red dashed line opposite). Strip footings in this zone, even if hand dug, are not advisable. Pad footings on mini-piles would provide a viable alternative
- Whilst the tree line provides visual screening, ash dieback will result in a further thinning of the woodland and should be materially considered
- To help mitigate this issue, holly and hazel could be planted in open glade areas and pruned to create more low level screening.
- Any vehicular access that may or may not be required to the pavilion for construction access should be a 'no dig' solution e.g. Celweb



Tree constraints plan from TreeCheck Ltd report

Design | Building

Single Storey Pavilion

Designed by Roundwood

The proposed single storey Rugby Pavilion, designed by Roundwood, provides an enclosed area for reception activities and medical treatment, and external covered spectators areas. The building does not require service connections, but concrete foundations will be required.

The proposed building is of unstained oak framed construction and cladding to reflect the materiality of the woodland behind - the oak will be allowed to naturally weather due to its durability. It comprises a central insulated area with open shelters either side. The enclosed central space is accessed through a centrally aligned pair of double doors, and follows a symmetrical layout in plan and elevation. The pavilion is aligned to the half way line of the rugby pitch.

A simple hipped slate roof, referencing the local vernacular, sits above the insulated pavilion with two symmetrical and subservient hipped roofs which cover the area of open shelter to either side.

The pavilion fronts a wooded area to the north west - its scale, siting, form and materiality have been designed to be respectful of the sensitive AONB setting and a vernacular form has been considered most appropriate in this location.

A decorative tower is proposed centrally to the main roof, and takes design references from the iconic Eagle Tower on the main Stonyhurst buildings. The symbolism of the Eagle is important to the history of the College and its alumni:

- The Stonyhurst Magazine was formerly called the Eagle - all Alumni view the Eagle Towers as an essential part of the College
- Eagle Aid is the name of the combined Jesuit Schools Charitable Giving Foundation.
- All the important buildings on the Stonyhurst campus have references to the Eagle Towers of the original Stonyhurst Hall, the South Front of the Charles Hanson, the Boys Chapel and the twentieth century link corridor to the sciences block. The corridor link and the science block were built at the same time. In addition the College seal and the logo contain an illustration of the Eagle Towers

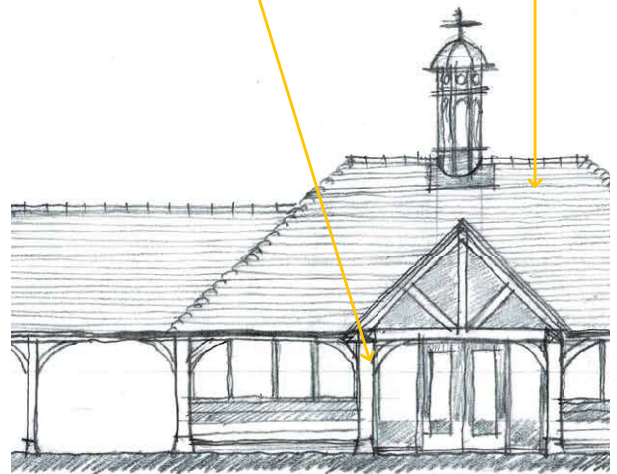
It is important that the pavilion respects the character of the landscape. The landscape quality of Smith Field and the OAQB has therefore directly informed the architecture and materiality of the pavilion. In line with the Stonyhurst College Conservation Management Plan (CMP) the pavilion is of high quality design, using materials in line with the CMP principles (slated pitched roof), and long lasting materials (oak timber frame) that will be valued both now and in the future whilst ensuring the long term sustainable use of the rugby pitch.



Oak Frame Construction



Slate Roof



Proposal - design and drawings by Roundwood

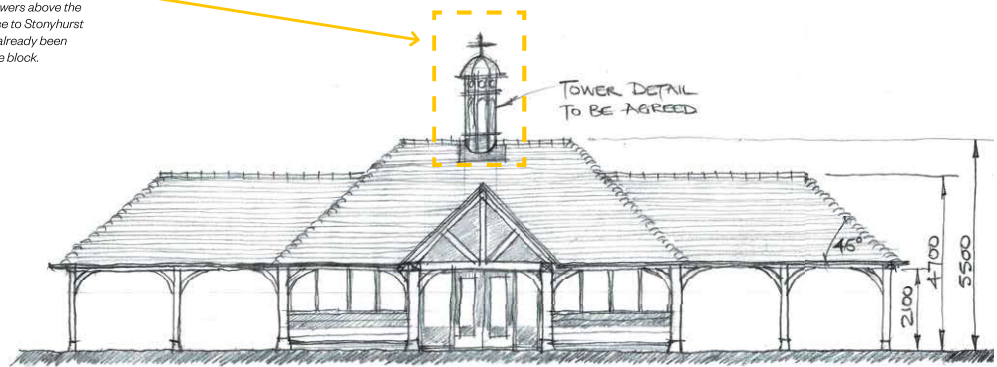


Eagle Tower above the Historic Building Entrance

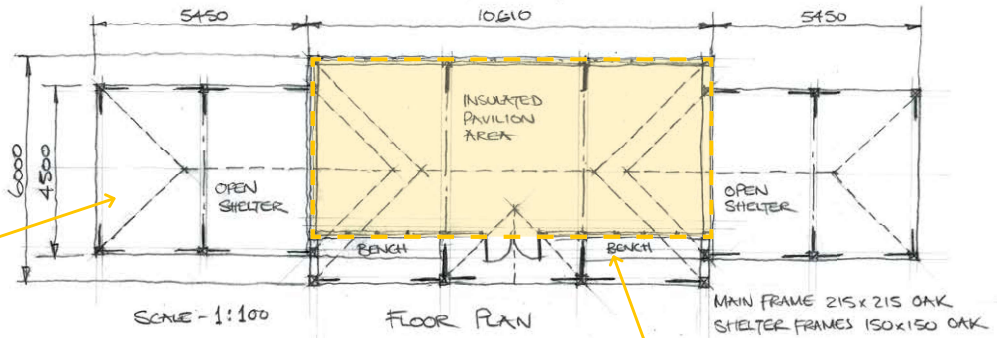


Replica tower on the science block

Tower
 Inspiration for the tower design has been taken from the Eagle Towers above the historic building entrance to Stonyhurst college. This tower has already been replicated at the science block.



FRONT ELEVATION.



SCALE - 1:100

FLOOR PLAN

MAIN FRAME 215 x 215 OAK
 SHELTER FRAMES 150 x 150 OAK

Spectators area
 The shelters either side of the changing area provide covered, external viewing areas

Internal Pavilion
 Internal space with no services. A management strategy with a temporary ramp is required to manage the stepped access.

Design | Landscape

Summary

Existing Landscape Quality

The location of the site within the AONB requires a sensitive approach to landscaping which is in keeping with existing landscape character. The site has a rural character, with the dense woodland belt to the north and soft woodland edge. The rugby pitch to the immediate south of the site is a managed landscape with no defined hardscape.

Minimising Intervention

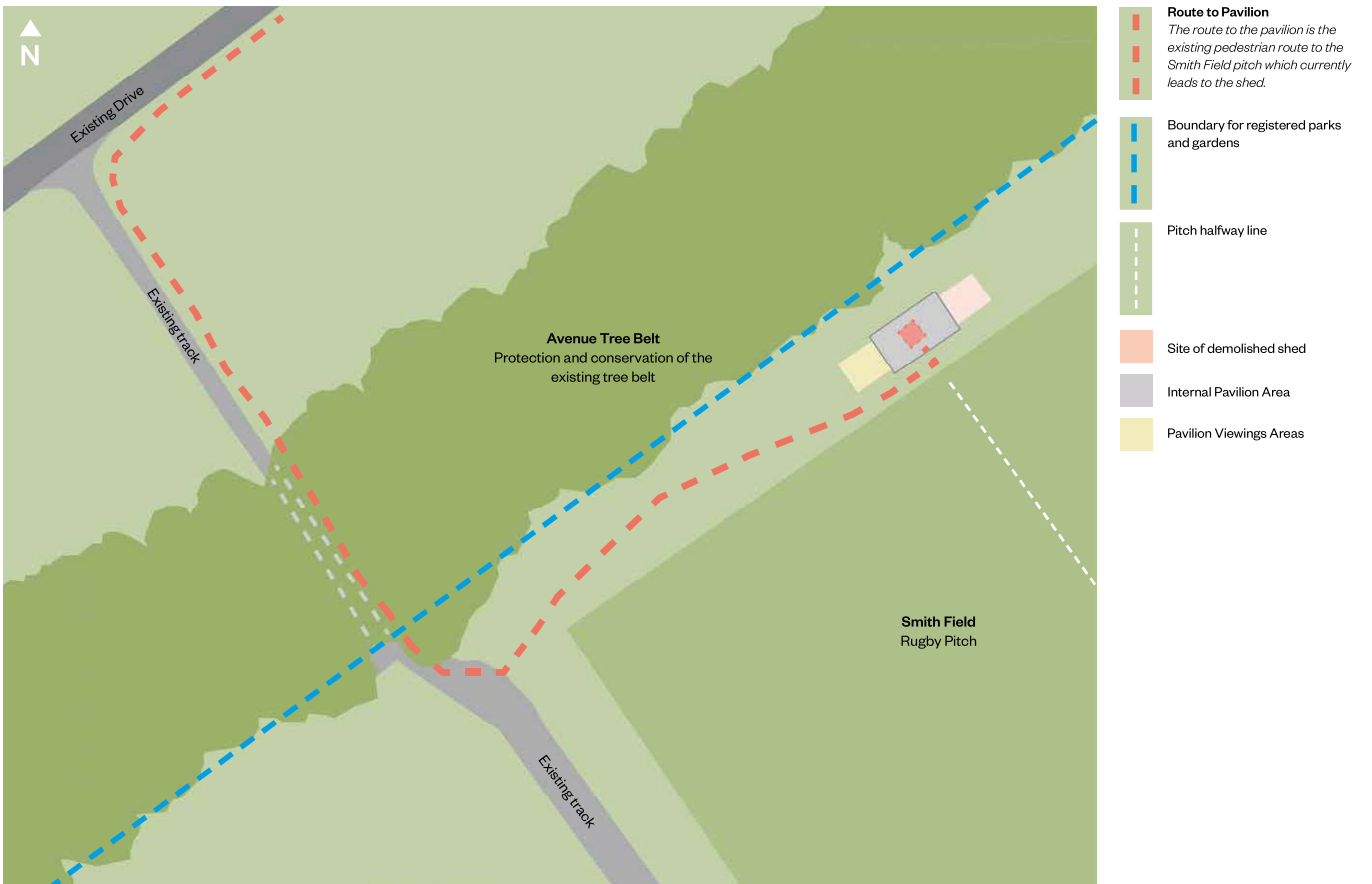
- The landscape surface around the building will be kept as grass, to protect the landscape character area. Existing light footpaths will be used.
- The College is mindful of the value of the silvicultural setting of the pitch and the need to retain the tree cover for amenity and sustainability purposes and appropriate steps will be taken to safeguard this.
- The building has been sited so that the footprint almost completely avoids to the Root Protection Area of the mature oak trees to the North, which is a metre further away from the treebelt as shown in the pre-application proposal and at the recommendation of the arborist.
- The recommendations of the arboricultural survey will be followed in relation to construction methodology where there is minor encroachment to minimise the impact on these valuable landscape features.

Managing the tree belt (arborist recommendations)

- The arboricultural survey has identified ash suffering from dieback disease within the belt and suggested infill planting of hazel, holly, yew and laurel to mitigate this and increase future density. This strategy is also proposed to any existing area of open coppice to improve visual screening. The recommendations of the arborist will be followed.
- Branches of trees near the pavilion roof will be pruned as required to avoid contact with the roof of the new structure and remove deadwood which will encourage greater canopy density.



Existing Tree Belt & Route to Rugby Shed



Proposal 1500 - Landscape Plan

Access

In use

Pavilion building

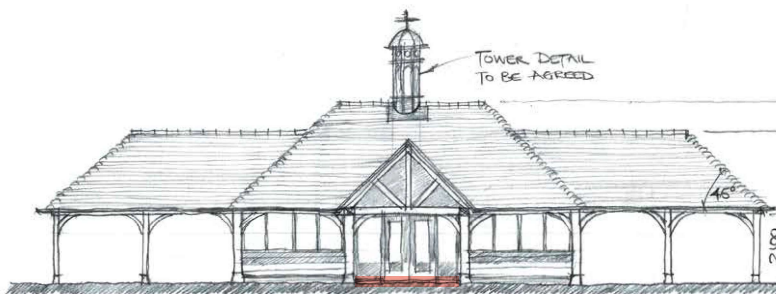
Stepped access into pavilion - management plan needed for the use of a temporary ramp when required

Internal doors: all internal doors are wide enough to accommodate wheelchair users.

Stair design: the staircase is designed in accordance with standards for use by those with ambulant disabilities.

Landscape / Site Access

All routes and points of access in the proposal are existing and will not be altered (excluding temporary alterations required during construction as required). The pavilion will be accessed by pedestrians only, therefore there is no requirement for any parking, new routes or points of access. Users of the building will include pupils, staff, visiting teams and the wider community.



Stepped entry to the pavilion changing area, management plan required with a temporary ramp to ensure this entrance will be accessible whenever needed

Construction Access

Access to site

The principal entrance to the site is from the main driveway.

Health and safety of all pupils, staff and visitors, and of contractor personnel, is of paramount importance and will be very carefully managed during the construction period. The details of all access and secure site boundary arrangements will be discussed and agreed in detail with the preferred contractor to enable practical and safe operation of the building works.

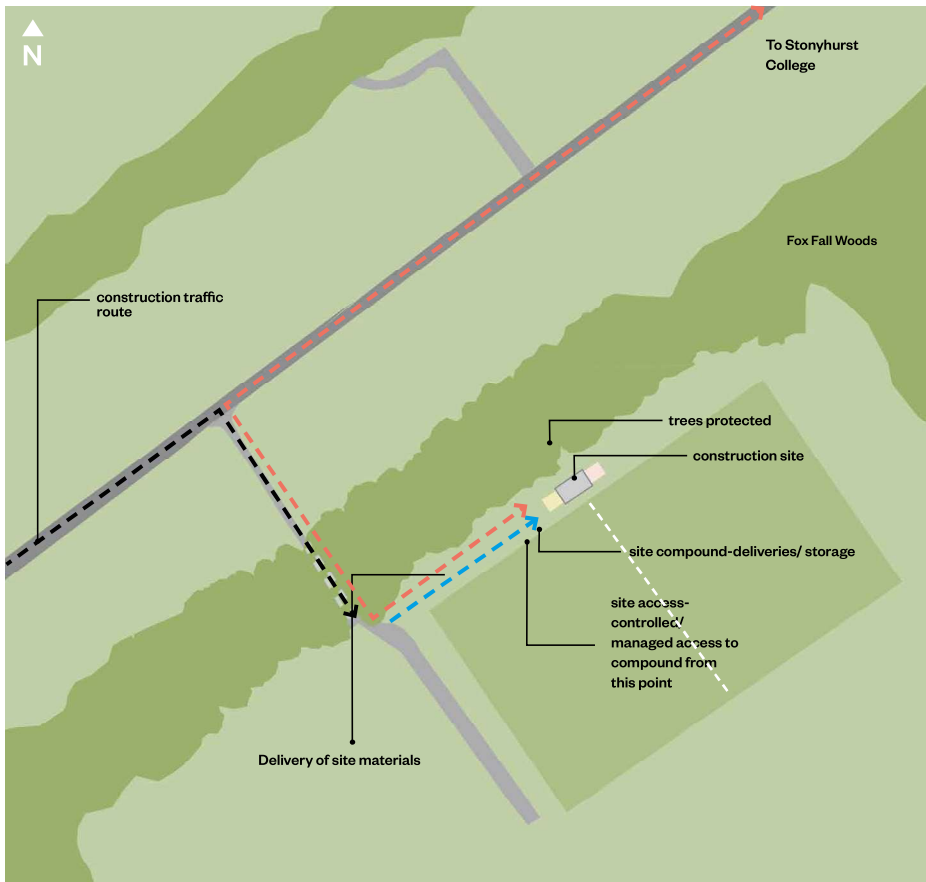
During term time it is the intention that the existing visitor, staff and student access around the site area is largely unaffected by the proposed site management plan. It is expected that the vehicular and pedestrian access points will need to be retained for school access to their facilities on the north side of the road.

Indicative site management plan

An indicative site management plan, opposite, has been prepared to illustrate the general parameters of the construction. Detailed engagement with the supplier is required to address this in greater detail for individual components of the new structure in due course.

Tree Protection

In consultation with a qualified arborist, all tree protection measures will be employed to ensure all trees within and adjacent to the site compound are maintained and protected during construction. Please refer to the Tree Statement and arboricultural survey later in this report.



- Route to Pavilion**
 The route to the pavilion is the existing pedestrian route to Smith Field pitch which currently leads to the shed.

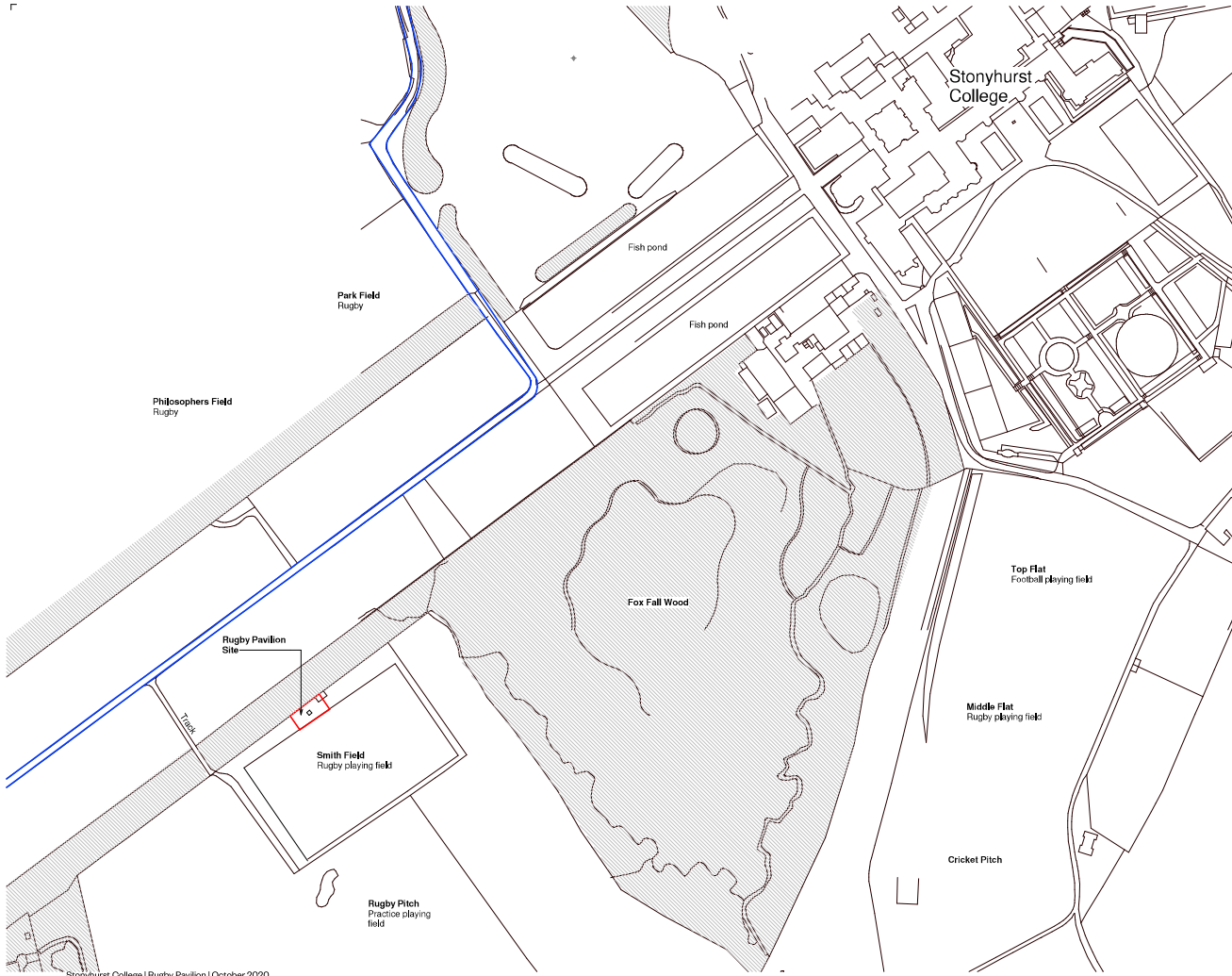
- Construction Traffic Route to Pavilion**
 The route to the pavilion during construction will be along the existing driveway and track through the tree belt. A review of the suitability of this track for construction traffic is required.

- Temporary Route to Pavilion**
 A route to the pavilion during construction for the delivery of materials. Upon completion this route will return to current condition.

Indicative site management strategy diagram circa 1:250



Part B
Architectural Information



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies notified with the architect.
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Legend

- Area of woodland (taken from OS map outline)
- Stonyhurst ownership boundary
- Site boundary (0.032 hectares)

Revisions

Rev	Date	Description	By	Check
03	18/10/20	North orientation label added	JP	
02	01/10/20	PLANNING ISSUE	JP	
01	14/09/20	Draft W&P Review	JP	

Project #10

Stonyhurst Masterplan
Sports Pavilion

Quantity Surveyor: **34775-0-0001** PS

Contractor: **Location Plan**

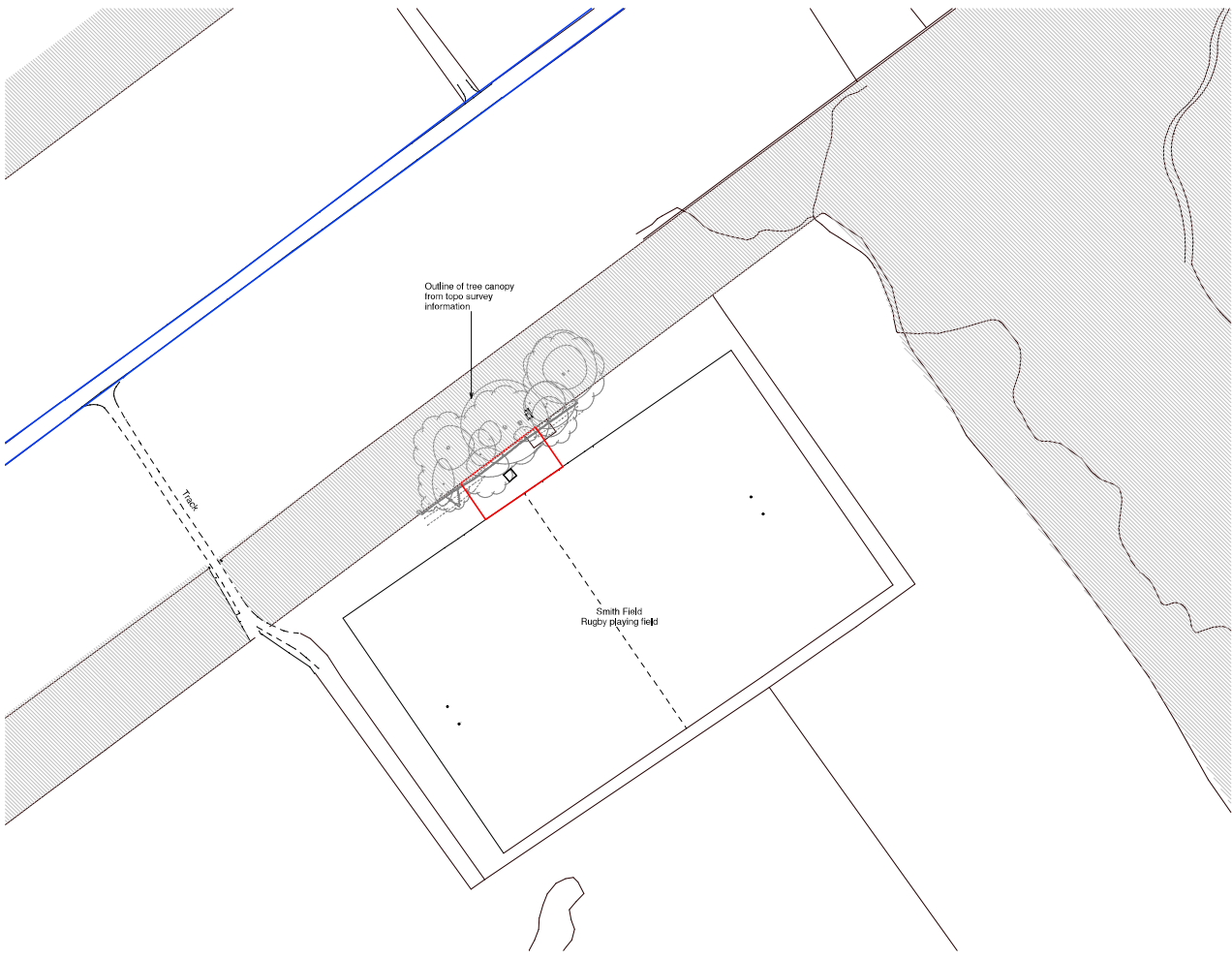
Issue Control:

Issue Control	Date
Issued	08/10/20
Authorised @ A1	JP
Checked	JP
Stonyhurst College	JP

27

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Stonyhurst College | Rugby Pavilion | October 2020
1 Location Plan - Rugby Pavilion
 T: 1250



1 Existing Site Plan
 2/500

Notes

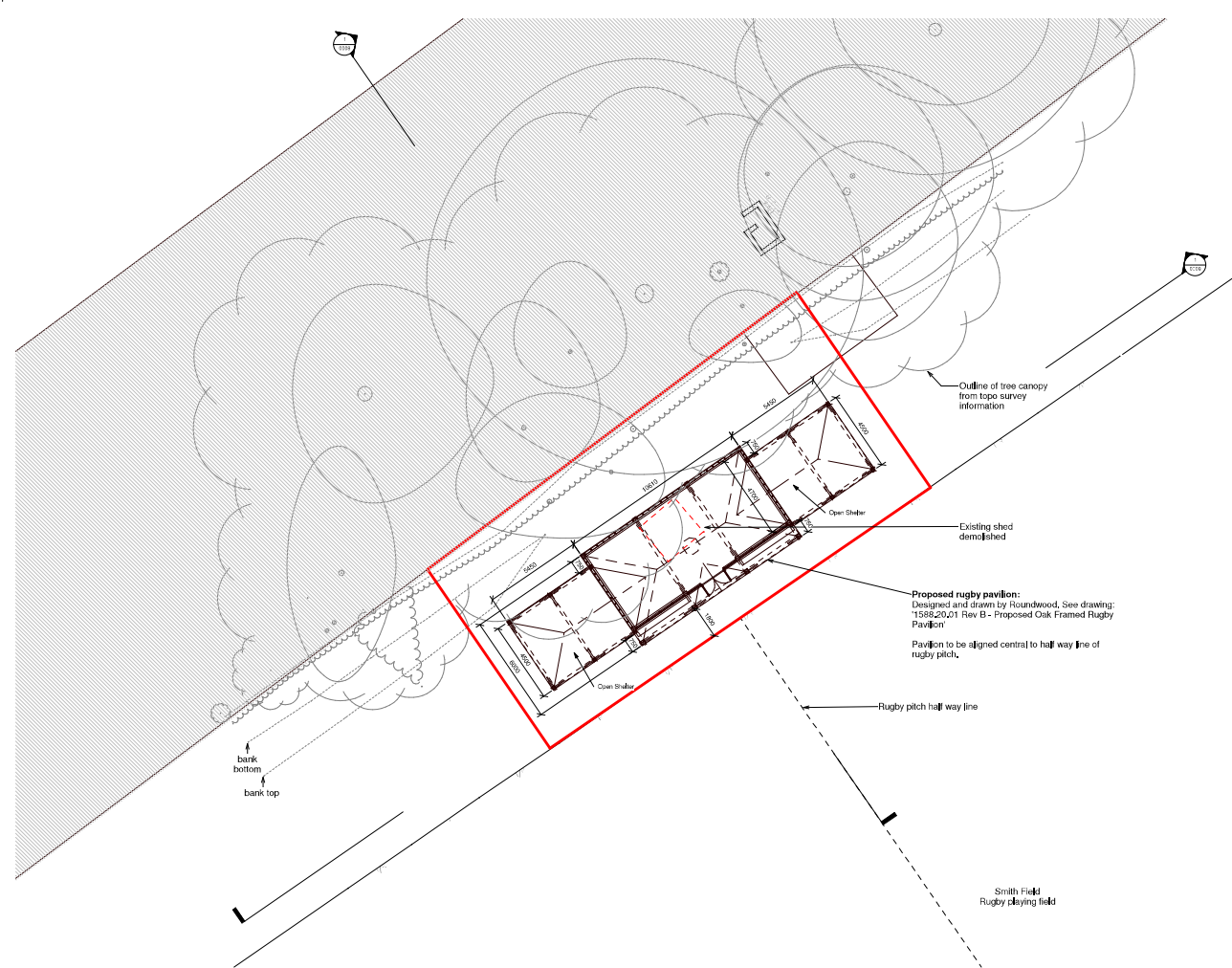
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NORTH

18/10/20	North elevation label added	JP		
01/10/20	PLANNING ISSUE	JP		
14/05/20	Start WIP phase	JP		
	Rev	Date	Description	Initials
Project info				
Stonyhurst Masterplan				
Sports Pavilion				
Client's Ref No:	34775-D-0002			
Client:	Stonyhurst College			
Existing site plan				
Version/Issue:	1/01			
Drawn:	Hanning			
Scale:	As indicated @ A1			
Drawn:	Stonyhurst College			
Checked:	JP			
Location:	Stonyhurst College, St. Mary's Road, St. Mary's, Lancashire, PO19 8LW			
Project Ref:	44-13775-D-0002			
Client Ref:	Mansfield			
Author:	Lewis Bamford			
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Phone:	01524 883333			
Email:	info@lewisbamford.co.uk			
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 architects



1 Proposed Block Plan
1:100

Notes

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Legend:

- Area of wooded (from topographic map outline)
- Tree canopy & vegetation outline from survey information (located to proposed pavilion)
- Stonhurst ownership boundary
- Site boundary (0.032 hectares)

Project History:

P4 1915/20 North extension level added	JP
P4 0110/20 PLANNING ISSUE	JP
P4 0110/20 Planning Issues - For Client Approval	JP
P4 1406/20 Draft APP Issue	JP
Rev. Date	Author

Stonhurst Masterplan Sports Pavilion

Client location: P4
 3477FD-0005 P4
 Location:

Proposed Block Plan

Prepared by:	Date:
Planning:	08/10/20
Scale:	As indicated @ A1
Drawn:	Checked:
Stonhurst College	JP

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┌



1 Existing site section 01
1:100

└

Notes

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P2	01/10/20	PLANNING ISSUE	JD
P1	14/02/20	Draft WIP Issue	JD
Rev.	Date	Description	Initials

Project name

Stonyhurst Masterplan

Sports Pavilion

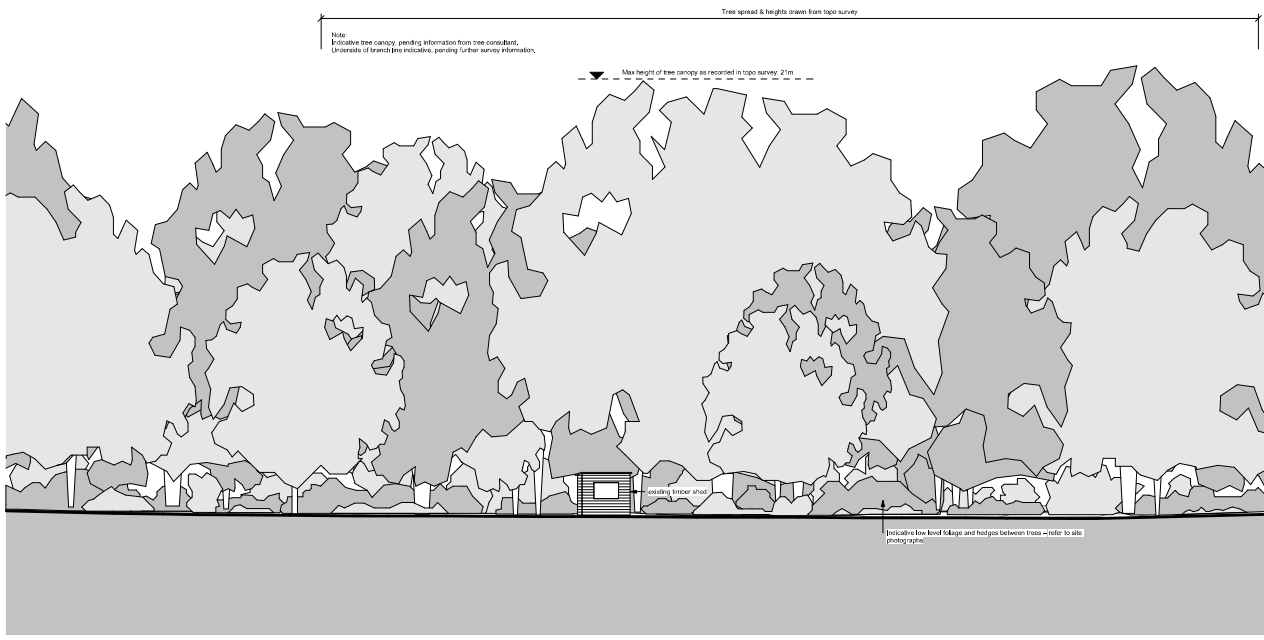
Drawing number	Rev.
3477F-D - 0006	P2
Discipline	

Existing Site Section 01

Project phase	Date
Planning	08/10/20
Scale	Discipline
1:100 @ A1	JD
Client	Contractor
Stonyhurst College	JD

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1 Existing site section 02
1:100

Stonyhurst College | Rugby Pavilion | October 2020

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P2 01/10/20 PLANNING ISSUE JP
 P1 14/09/20 Draft NPP Review JP
 R1 04/09/20 Draft JP
 R2 04/09/20 Draft JP

Project name: **Stonyhurst Masterplan Sports Pavilion**

Drawing number: 3177F-D-007 P2

Drawing: Existing Site Section 02

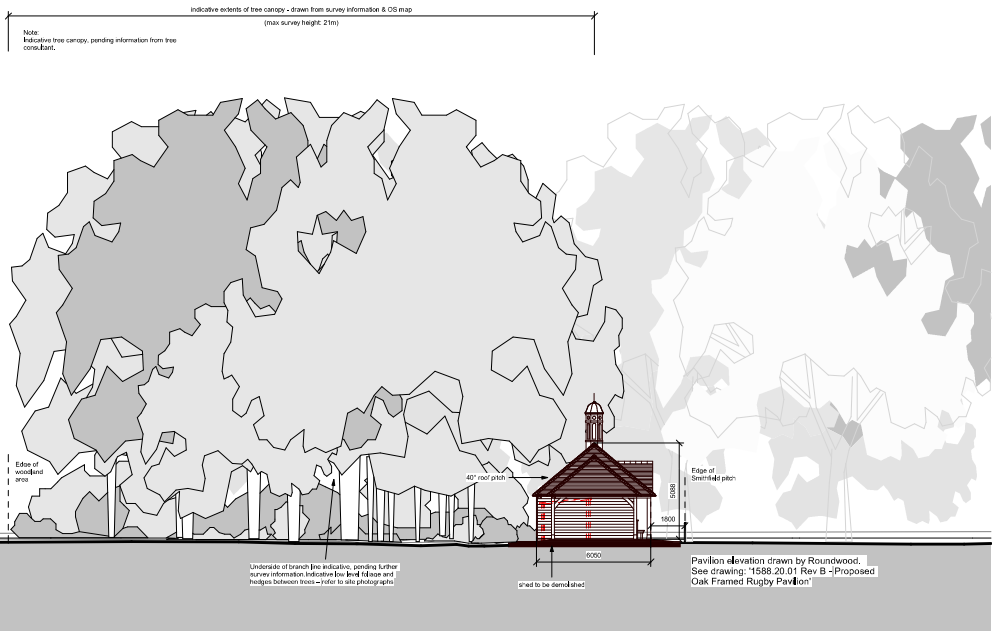
Project phase: Design
 Planning: 08/1/20
 Scale: 1:100 @ A1
 Date: 08/01/20
 Client: Stonyhurst College JP

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1 Proposed site section 01
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PS 01/19/20	PLANNING ISSUE	JP
PS 01/09/20	Planning Issue - For Client Approval	JP
PI 14/08/20	Client Approval	JP
Rev.	Date	Description

Project Name

Stonyhurst Masterplan
Sports Pavilion

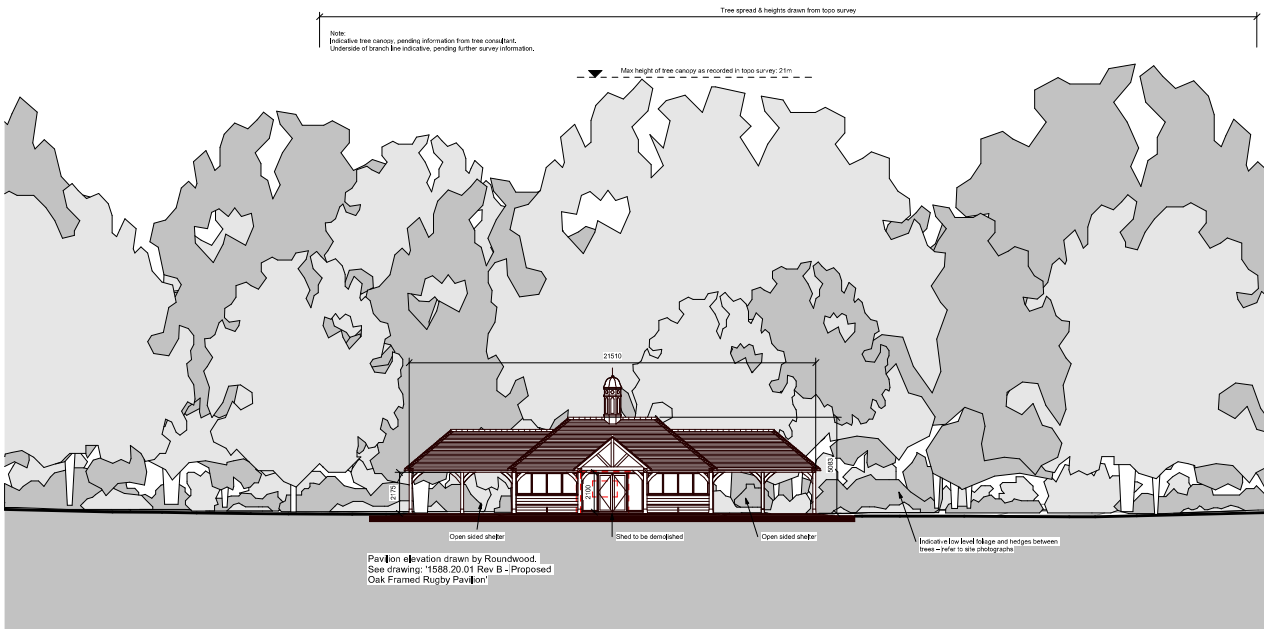
Drawing Number	Rev.
347742-0008	PS

Drawing

Proposed Site Section 01

Project Ref No.	08/11/20
Scale	1:100 @ A1
Client	Stonyhurst College

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1 Proposed long section
1 : 100

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PO 011920 PLANNING ISSUE JP
 PO 011920 Planning Issues - For Client JP
 PO 142620 Drawings Issues JP
 By: Date: Submitted: PA

Project name
Stonyhurst Masterplan
 Sports Pavilion

County code: BR
 3477F-D-009 PS
 Drawing

Proposed Site Section 02

Project title: Date:
Planning 08/11/20
 Scale: Drawn:
 1 : 100 @ A1 Drawn: JR
 Date: Checked:
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Part C

Supporting statements

Supporting statements | Heritage

Heritage Statement

Sports Pavilion, Stonyhurst College

Introduction

This Heritage Statement accompanies an application for a new rugby pavilion at Stonyhurst College.

Content of Heritage Statement

In order to satisfy the requirements of planning policy, the application consists of the following:

- Application form and certificates
- Location plan;
- Existing plans and elevations
- Proposed plans and elevations
- Heritage Statement

Requirement

This heritage statement is required due to the rugby pavilion location within the Stonyhurst College estate. While not physically within the Grade II* listed registered park and gardens the site is adjacent to it and also within the Forest of Bowland AONB. The wider Stonyhurst site also contains a number of Grade I, II and II* listed buildings.

Paragraph 128 of the NPPF (which is currently under review) 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 to evaluate the significance of the Registered Park and Garden and the potential impact of the proposal upon this significance.

Process

The following approach was undertaken to produce the heritage assessment:

- Desktop study of existing literature, drawings, historic photos and detailed listing prepared by Historic England and associated documents;
- Site visit and walkaround with the Estate Manager 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
- Assess the impact of the proposed development upon the identified assets



Application Site

Stonyhurst Estate

The application site lies within the Stonyhurst Estate near to the village of Hurst Green in the Ribbles Valley area of Lancashire, England.

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

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.

The school 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 of 200AD as stated in a document held in the archives.

Planning history

Whilst numerous planning and listed building consent applications have been submitted and approved in respect of the school, no specific history was found for the Smith Field site.

Registered park and garden

The gardens and parkland have late 17th century origins, including a well preserved formal garden which dates from circa 1700 and an avenue and water features of a similar date.

The circa 75ha site is situated on land which slopes gently southwards.

The area in which the application area is sited is primarily made up of woodland which separates Stonyhurst College from St Mary's Hall.

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. Shirik – 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 Pavilions – 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*

Overview of Works

Rugby Pavilion

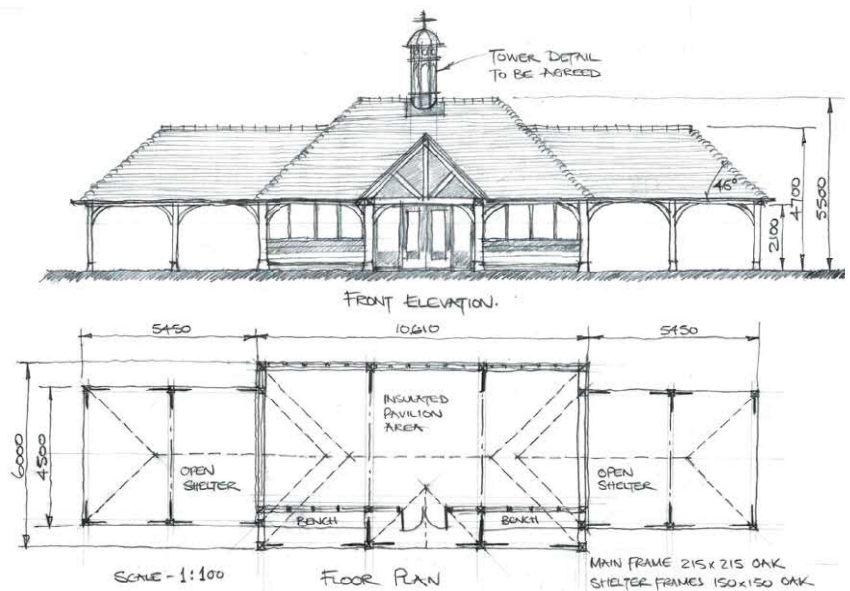
The proposals are for a new single storey structure along the north west boundary of the main Stonyhurst rugby pitch outside the boundary but adjacent to the Registered Park and Gardens and within the Forest of Bowland AONB.

The siting fronts a tree belt containing tall and significant mature oaks, and is determined to be the least visual impactful and practical location around the pitch.

The durable, unstained oak framed structure is to be of vernacular style and topped with a pitched slate roof.

The proposals do not include the creation of new hard landscape.

The proposals include management measures to improve the density of the tree belt to the north west.



Brief History of Stonyhurst

The grounds

"The landscape of the College has great cultural significance for a number of diverse reasons, most of which stem from its Catholic and Jesuit history. This has regional, national and international importance.

The site as a whole embodies the survival of Catholicism in a time of religious persecution; this is heightened by the isolated location and dramatic landscape. The continued public opening, the numbers of visitors and visits by parish groups demonstrate the ongoing interest in this heritage. The Gardens and landscape are an integral part of the College offering at public opening times. The grounds are also used as part of the ritual of religious ceremonies, for feast day processions and the annual march of St Peter's Guild. Both the public opening and use for worship maintain long traditions of each activity and demonstrate continued significance.

The Gardens and in particular the Playground embody a tradition of Jesuit educational philosophy, the use of the Playroom rather than the House

system; the rare survival of the probably unique Handballs adds to this significance."

The Architectural History Practice Ltd, Chris Burnett Associates, Oxford Archaeology North (2015), Conservation Management Plan

Historic development

The buildings at Stonyhurst College have been formed over the past four centuries, starting with the creation of the Gatehouse by the Shireburn family in 1606. The origins of the estate itself date back to the 13th Century. The College moved to Stonyhurst in 1794. This timeline highlights some of the key pieces of historic development with focus on the period since 1794. Extensive detail and explanation can be found within the 2015 Conservation Management Plan.

A key event in recent times was the move to become fully co-educational in 1999. This has proved a significant challenge to adapt the buildings from an all boys set-up.



Heritage Assessment

Overview

This section describes the purpose and need for the Rugby Pavilion, and justifies the reasons why this option has been adopted over possible alternatives.

3.1 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 was later updated in July 2018.

The NPPF introduced a 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:

Para. 184: Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved 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.

Para. 185: Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring

Para. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Para. 192: In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

Para. 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, where appropriate, securing its optimum viable use.

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.

3.2 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 relevant and impacted 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, photos and drawings (including the three parts of the Conservation Management Plan);
- Site visit to review the context in respect of the Registered Park and Gardens and AONB
- 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.

The application sits within this local and national policy context. The proposal

secures the long term sustainable use of the Stonyhurst First Eleven Rugby Pitch and marks the 100 year anniversary of rugby at the college. This assessment determines that the proposals minimise harm to the character of the Stonyhurst Estate and the immediate context of the Registered Park and Gardens due to the use of high quality local materials (in keeping with the principles of the Conservation Management Plan) and the adoption of local vernacular style. As the profile of the pavilion structure will only be faintly visible from the entrance avenue during the winter months, and because steps are proposed to improve canopy/tree belt density, the proposed structure is determined to have minimal detrimental impact upon the significance of the Registered Park and Gardens.

3.3 Overview of the works

The application seeks consent to erect a new rugby pavilion structure as described in this design and access statement and in brief on page 41. New facilities include medical treatment area, light refreshment space, meeting space and storage

3.4 Alternatives considered

A number of alternative sites were considered during the design process and as described on pages 14-16. The proposed site is considered to be the least impactful for the reasons described in this section.

3.5 Stakeholder consultation

A pre-application submission was made to Ribble Valley Borough Council on 17th April 2020, with feedback returned on 1st May 2020 from case officer Adrian Dowd, following a desktop analysis of the submission and extensive documentary sources. No site visit was possible due to Covid-19. The following was identified for particular further consideration, justification and/or evidence:

- Justification of need
- Siting within the context of the AONB character area
- Impact on adjacent trees (to be assessed by an arboriculturalist)
- Site access (construction and in use)

The following changes were made in response to feedback

- Refinement of siting to protect the existing oak trees (RPAs)
- Reduction in height / scale of building to reduce visual impact from the surrounding views into the site
- Strategy for improving year round visual screening from the avenue

3.7 Significance assessment

Para. 189 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)

Taking such factors into account, the relative significance of the elements of the site can be assessed, using the following scale:

- **High significance** – buildings/features which make an important contribution to the architectural and historic interest and character of the site, through age, rarity, architectural merit or historical association or group value, and whose preservation and enhancement is considered essential.
- **Medium significance** – those making a lesser contribution, but which nevertheless are also considered worthy of preservation or enhancement.
- **Low significance** – those making only a limited contribution to the site overall, although not necessarily detracting from it.

The application site is within the immediate setting of the Grade II* Registered Historic Park & Gardens and separated from 'The Avenue' by a woodland tree belt. The Stonyhurst CMP identifies the Avenue and its visual impact to be intrinsic to the special interest of the historic park and garden:

"From Hurst Green the drive (a public road) ... turns through almost 90 degrees into the Avenue, a moment of surprise and great drama, as the Avenue focused on the Gatehouse stretches North East to the West Front of the

College buildings. The late 17th century landscape remains intact; grass on either side is flanked by narrow belts of woodland which focus the view entirely on the building" (page 51)

"The Structure of the late 17th Century landscape of avenue and canals is a rare survival and intact as a dramatic landscape feature" (page 52)

The Stonyhurst CMP also asserts the historic nature of the tree belts:

"The two narrow woodland belts flanking the Canals are in their historic locations (present in 1733)" (page 53)

The Stonyhurst CMP assesses the Avenue and the Canals (Gazetteer No. CA3) as having:

"Exceptional significance for historic, aesthetic, evidential and communal values. Original layout intact with little superficial subsequent change. Creates the 'iconic' view of Stonyhurst. Historic location of the sports pitches significant for communal values to the College and alumni, especially with current rugby success of Stonyhurst old boys." (page 184 of Gazetteer)

The following relevant conservation issue was identified with regards to the maintenance of the tree belt:

"3. When renewed ensure fabric and finishes are appropriate in terms of materials, styles, native tree/shrub species and grass mixes."

The application site itself does not fall into a specific historic character area as described in the Stonyhurst CMP. Rather, it contributes to the cultural and communal significance of the Stonyhurst landscape as a whole.

The breadth and scope of the Conservation Management Plan, that was published following extensive consultation with Ribbles Valley Borough Council and Historic England, the College Curator and Heritage experts, is determined by Levitt Bernstein to be of sufficient basis to accept and on which to base this application.

3.8 Impact assessment

The avenue and ponds character area is of exceptional significance, and most relevant in the context of this application. Primary views direct people coming down the drive towards the spectacular West Front of the College. These views are flanked by the woodland belts either side, and ponds closer to the college.

The application site is not visible outside of the winter months due to the deciduous tree belt and low level native planting. During winter months, the outline of the pavilion will be partially visible through the branches and tree runks from secondary views perpendicular to the main driveway. This would generally be by passengers in cars or staff and pupils attending the sports pitches either side of the avenue. The profile of the pavilion will be partially visible when the trees have shed their leaves but it will not interrupt any long views nor will it have any kind of significant presence onto the avenue itself.

Overall, the impact of the proposals on the significance of the asset is therefore determined to be low. A pavilion structure will greatly increase functionality and address existing health and safety challenges by providing localised medical facilities. It is therefore deemed to be both appropriate and sustainable. It has high communal value and enshrines the significance of rugby heritage at Stonyhurst at this highly symbolic and important 100 year anniversary. Furthermore, the proposed mitigation with the woodland belt, as recommended by the arborist, will encourage better low level planting density and greater canopy density whilst better maintaining the tree belt.

The continued and sustainable use for rugby in celebration of 100 years of the sports at the College is determined to be a positive contribution to the wider cultural and communal significance of the Stonyhurst landscape.

Statutory Listed Buildings

Stonyhurst College Gardens and other land

List entry summary

This garden or other land is registered under the Historic Buildings and Ancient Monuments Act 1953 within the Register of Historic Parks and Gardens by English Heritage for its special historic interest.

Name: STONYHURST COLLEGE
List entry Number: 1000953

Location

The garden or other land may lie within the boundary of more than one authority.

County: Lancashire
District: Ribbles Valley
District Type: District Authority
Parish: Aughton, Bailey and Chalgley
National Park: Not applicable to this List entry.
Grade: II*
Date first registered: 01-Apr-1986
Date of most recent amendment: Not applicable to this List entry.

Legacy system information

The contents of this record have been generated from a legacy data system.

Legacy System: Parks and Gardens
UID: 1951

Asset groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry description

Summary of garden
Legacy Record - This information may be included in the List Entry Details.

Reasons for designation
Legacy Record - This information may be included in the List Entry Details.

History
Legacy Record - This information may be included in the List Entry Details.

Details
Gardens and parkland with late C17 origins, including a well-preserved formal garden dating from c 1700 and an avenue and water features of similar date.

Historic development
The estate passed to the Shireburne family in 1377 and remained in the family until 1754 when it passed, through marriage, to the Weld family. After this it was abandoned until Thomas Weld handed it to Jesuit refugees from Liege in 1794, who established the college of St Omers there. This school had the sons of the English Catholic nobility, and members of the Shireburn and Weld families had been educated there. Stonyhurst was initially seen as a place of temporary asylum, but new stability followed the passing of the Roman Catholic Emancipation Act in 1829, and the establishment, which still occupies the building today (1997), had the dual function of being both a school and the headquarters of the English Province of the Society of Jesus.

Description

Location, area, boundaries, landform, setting
Stonyhurst is situated immediately north-east of the village of Hurst Green in an area which is predominantly rural and agricultural. The c 76ha site is situated on land which slopes down gently southwards. The boundary on the south-west side of the site is formed by fencing along the edge of woodland and the walls of a burial ground which is excluded from the registered area. The southern boundary is formed by the south side of The Avenue and the line of the garden walls around the formal garden and the kitchen garden. On the north-eastern side of the building the boundary is on the line of a track which swings eastwards and then joins a drive which runs to the eastern lodge. The boundary then follows the line of a by-road and returns along the line of the north-west drive. The eastern boundary of the park is formed by a stone wall, while the boundary along the northern and western sides of the parkland is formed by a stream and to the south of this a stone wall.

Entrances and approaches
The principal entrance to the site is from Hurst Green. At the northern end of the village a drive, which is a public road, leads north through a pair of low stone piers and continues through woodland for c 200m. At this point it turns through almost 90 degrees and leads eastwards down an avenue, called The Avenue, to a forecourt on the west front of the house.

There are three other entrances, all on the north side of the site off the by-road between Woodfields and Stock Bridge. At the north-east corner of the site there is a stone lodge and gate piers leading to a drive running south-west to the College. Some 500m to the west another stone lodge with gate piers is situated at the head of a drive which runs south to the College, continues across the west front, and then leads southwards, with the walled precinct of St Peter's church on its east side. It then divides, with one branch leading east to the garden (south) front of the building and the other continuing south around the edge of the walled formal gardens to the kitchen leads south-west, with a line of mature lime trees running along its inner (eastern) edge. Some 350m west of the College a path branches off the drive and leads west to the deer park; at this point the drive turns southwards and joins The Avenue drive at a point immediately west of the canals. This

arrangement is shown on Greenwood's county map of 1818. Other entrances to the site are via farm tracks and footpaths.

Principal building
Stonyhurst College (listed grade I) is on the site of a building of late C14 or C15 date. A gatehouse on the west front of the house leads to a courtyard with buildings on each side. This phase of building was started by Sir Richard Shireburn in 1592 and was continued by his grand-son, Nicholas Shireburn, in the late C17 and early C18. Additions were made in 1799 when the Society of Jesus took over the house, and three campaigns of building during the C19 greatly enlarged the house on the north and east sides. Other additions in connection with the building's use as a school were made in the C20. Attached to the south-west tip of the house is St Peter's church which was designed in 1832 by J J Scoles.

Gardens and pleasure grounds
Before the west front of the College, at the end of The Avenue, there is a walled forecourt, entered through stone gate piers with broken pediments and urns (c 1700, listed grade II). The piers were moved to this position, probably from the south side of the house, and are not shown on an engraving of 1801 (Whitaker 1801). The forecourt overlooks the main drive which is aligned with the front of the house and flanked by stone-lined canals. The view west along The Avenue is terminated by a C19 statue on a mound. Sir Nicholas Shireburn laid out The Avenue and canals in 1696 and the latter were enlarged to their present length, of c 200m, in 1710.

The gardens of the south front consist of a large rectangular area of lawns and playing fields bordered by a low stone wall punctuated by low piers (C19, listed grade II). Both the east wall and part of the south wall retain a range of evenly spaced cast-iron baluster-like piers with railings between. The piers are copied from C17 originals in the formal garden (see below). This area is used for sports activities and was levelled in the early C19, removing terraces, water features and a maze. The only features which seem to survive from the pre C19 garden are two sections of walling, aligned north/south, c 30m from the building and c 50m apart. They are c 6m in height.

To the south of the south lawns there is a formal garden which is enclosed by lawns, c 100m south of the College. It has gate piers capped with broken pediments and is aligned with the western of the two wall sections. This leads to a path running east/west which forms the northern edge of the formal gardens. These consist of two subdivided rectangular areas of equal size, flanked on the east and west sides by irregularly shaped areas. On the west side the area is triangular in shape and walled on the west and south sides. It was laid out as tennis courts in the late C20. The 1st edition OS map surveyed 1844 shows a perimeter path and tree- or shrub-lined axial paths. Set into the south wall is a domed observatory, and at the north-west corner there is a stone doorway, probably of early C18 date (walls and doorway listed grade II).

Steps lead up from the centre of the east side of this area to the western of the two rectangular gardens, which consists of a raised platform with ramped sides. On the east and west sides of the ramp allées lead directly south and terminate with pavilions (both listed grade I) of c 1700. These are of identical design, with ogee pyramidal roofs and paired windows giving views north over the gardens and long-distance views southwards over the Pennines. They are linked by a clairvoie which consists of a stone wall punctuated by balusters with alternating acorn and cone finials. Some of these are of stone and some are cast-iron replicas of the type used for the walls around the south lawns. Photographs show that they were linked by barley-twist railings, said to have been made of wood (CL 1910).

In the centre of the raised platform is a circular lily pond (c 1700, retaining wall listed grade II), with a stone basin and central plinth. Around the pond are a number of plinths which formerly supported statuary. Between the pond and the clairvoie is an octagonal stone observatory (1838, listed grade II), called the Old Weather Station and used as a cafe.

The pond has quartering paths leading from it, those to the east and west with flights of stone steps (both listed grade II, repositioned mid C19) leading down to the allées. That on the east side links with a path leading through to the neighbouring garden. This consists of an area divided into two compartments of unequal size by a path flanked by yew hedges which bow out at the mid-point to form a circular area. On the north side the smaller of the two

areas consists of a parterre with geometrical beds, probably of C20 date. On the south side there is a large sunken circular lawn, called the Bowling Green. This is surrounded by clipped hedges of yew on all but the east side, where the circle is completed by a number of yew trees. Immediately to the south of the Bowling Green, south of the yew hedge, a path leads eastwards through the garden from the clairvoie.

To the east of this garden there is a terrace with three sets of stone steps leading down from the three axial paths of the formal garden; these lead to an area of irregular rhombic shape with walls on the east and south sides splaying at an angle to the axis of the gardens. On the west side there is a yew walk, called the Dark Walk, which runs north/south along the edge of the terrace. On the east side there is a centrally positioned doorway in the wall, aligned with the path leading from the lily pond, and on the south side there is an offset opening leading to the kitchen garden.

Elements of these gardens were described by the poet Gerard Manley Hopkins, who taught at Stonyhurst during the 1870s, in a letter to Robert Bridges of c 1873: "There is a garden with a bowling green, walled in by massive yew hedges, a bowered yew walk with two real Queen Anne summerhouses, observatories..." (Martin 1991).

Park
Parkland is situated to the north and west of the College. To the north there is open land with a tree belt to the north and an area of woodland, called Crow Wood, to the north-west. West of this, on the east side of the north-west drive, there is open grassland scattered with mature trees. Immediately north of The Avenue there is open grassland with sports pitches. The remaining parkland, in the area north of The Avenue, is part of a former deer park which is now (1997) used as a golf course. This area is open grassland, walled on the south and east sides, with scattered mature trees and clumps, including a large circular walled clump, called Park Clump. A belt of trees called Park Wood planted on the steep sides of a stream, as shown on the 1818 county map, shelters the northern boundaries, and beyond this, to the north and outside the registered area, is Higher Stonyhurst Park, which is largely walled and represents the extent of the deer park shown on the 1818 map.

Kitchen garden

The kitchen garden is situated c 300m south of the house, south-east of the formal garden. It is walled on the east and south sides; the northern wall is shared with the formal gardens while the western wall, which is shown on the 1932 OS map, has been taken down. A gardener's house is situated at the west end of the south wall. A range of glasshouses running from east to west divides the garden into two areas. The garden is not shown on the 1844 OS map; it is probably the site of 'orchards, vineries, greenhouses...' described c 1873 by Gerard Manley Hopkins (Martin 1991), and is shown in approximately its present form on the 1932 OS map. (15 October 1910), pp 534-42; (22 October 1910), pp 574-82; 84 (16 July 1938), pp 60-5; (23 July 1938), pp 84-8 The Victoria History of the County of Lancashire 7, (1912), pp 7-14 N Pevsner, The Buildings of England: North Lancashire (1969), pp 239-42 R B Martin, Gerard Manley Hopkins (1991), pp 199-223

Maps C Greenwood, Map of the County Palatine of Lancaster, 1818

OS 6" to 1 mile: Lancashire sheet LIV, 1st edition surveyed 1844 Lancashire sheet LIV, 2nd edition published 1913 Lancashire sheet LIV, 1932 edition

Archival items W Turner, Stonyhurst, engraving, c 1801 (reproduced in Whitaker (1801) A Symonds (S.J), Stonyhurst College Lancashire, (typescript tour notes 1996 (EH file))

Description written: August 1997 Register Inspector: CEH Edited: March 1999 69.

Selected sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: SD 68637 38862

Heritage Category:	Park and Garden
List Entry No.:	1005953
Grade:	II*
County:	Lancashire
District:	Ribble Valley
Parish:	Alghton, Bakley and Chagley

This is an aerial map and should be printed full size at A4 with no page scaling.

List Entry NGR:	SD 68637 38862
Map Scale:	1:10000
Print Date:	23 February 2017

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