

Heritage Statement for Proposed Development at Stanley House, Mellor



Plate 1. Front (S) elevation of Stanley House

Hinchliffe Heritage for Monte Hospitality
30th November 2020

Contents

- 1. Introduction**
- 2. Brief Description of the Site and its Setting**
- 3. Brief History of the Site and its Setting**
- 4. Heritage Designations**
- 5. Statement of Significance of the Site and its Setting**
- 6. Heritage Policies and Guidance**
- 7. The Proposal**
- 8. Assessment of the Impact of the Proposal**
- 9. Conclusion**

Select Bibliography

Appendices

1. Introduction

1.1 The purpose of this Heritage Statement is to provide:

- i) an overview of the history and evolution of Stanley House and its setting
- ii) an assessment of the significance of Stanley House and its setting
- iii) an assessment of the impact of the proposed extensions at Stanley House on its heritage significance .

1.2 This Heritage Statement has been prepared to support proposals for a development at Stanley House following pre-application consultations on the proposal with Ribble Valley Borough Council (RVBC) and Historic England.

1.3 This Heritage Statement has been informed by an inspection of the site and its setting on 19th June 2020, further desk-based research and the feedback from RVBC Historic England on the pre-application consultation.

1.4 In preparing this Heritage Statement, regard has been paid to the advice in Para.s 189 and 190 of the National Planning Policy Framework (NPPF) 2019:

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....

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

1.5 Stanley House is a Grade II* listed building and so any new buildings in its curtilage or alterations to existing buildings in its curtilage have the potential to affect its setting and thus its heritage significance. Para 193 of the NPPF states:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be).

Accordingly, great weight has been given in the design of the proposal to the conservation (and enhancement) of the setting of Stanley House and its heritage significance.

1.6 Stanley House changed hands in 2019 and the new owners wish to make changes and build extensions within the ensemble to make the hotel operation viable but do not propose any direct intervention in Stanley House.

1.7 This Heritage Statement has been prepared by John Hinchliffe of Hinchliffe Heritage .



Plate 1a. Aerial Photo of the site (NTS)



Plan 1. Existing Site Plan

2. Description

2.1 Introduction

Stanley House is now a prestigious historic country house hotel standing in its own extensive landscaped grounds on the broadly S-facing valley of the Arley Brook in Ribble Valley, Lancashire. It is accessed off Further Lane and is approx 200 m S of the A677 Preston to Blackburn Road, although due to the undulating topography and bands of trees, it can barely be seen from those two roads. It is within an essentially rural area, approximately 4 km NW of Blackburn, 7 km E of Preston and 1km S of the village of Mellor.

The hall dates back to the mid-17th C. It stands in the centre of irregular shaped fields which are defined by hedges and occasional trees.

The original dwelling at Stanley House was comprehensively restored in 2004 as bedrooms and the focal point for a new country house hotel, after decades of neglect and decay. Subsequently in 2010/12: its barns to the W were much altered and extended to create a reception and dining facilities; a new bedroom block and spa facilities were constructed to the E and; car parks were created around the site. Stanley House and the barns are now in good structural and decorative condition.

Stanley House is described in Pevsner's *Buildings of England: North Lancashire* (1969):

3/4 m. SW (of Mellor). Formerly dated 1640. Flat front with symmetrical square porch. Windows of three to six lights. The top window of the porch is of three lights, stepped. The porch leads straight on to the big central chimney opening to hall and kitchen.

Although there are now several buildings within the Stanley House Hotel ensemble, Stanley House itself currently stands in "splendid isolation" and the focal point of the ensemble, especially when viewed from the S. It is a detached historic building without any recent extensions.



Plate 2. Aerial photograph of Stanley House and its wider setting

2.2 Exterior of Stanley House (Plates 3-9)

Stanley House is sited on an approximate W-E axis, with the main roof ridge following that axis and the principal front elevation (Plate 1) facing S, directly in view over a formal garden which was created in 2008/9 and framed by the altered barns to the SW and the new bedroom/spa block to the SE.

It is constructed in irregular courses of roughly squared local sandstone blocks but has large quoins and ashlar dressings, notably around windows and doors. It has a roof covering of stone slates in diminishing courses and coping stones at the gables, terminating at a moulded stone parapet cornice with three gutter outlets into conical cast iron hopper heads.

It is 3 storeys high. On the principal S-facing elevation, there are two bays to the L of 3-storey porch and one bay to the R.

All windows are mullioned, with outer chamfers on the ground and first floors, all with hood moulds. The first and second bays have 6-light ground-floor windows and ones of five lights on the 1st floor. The right-hand bay has 6 lights to both the ground and first floors. The 2nd floor windows are all of 3 lights. The porch has three-light windows on first and second floors, the upper one stepped. Below the first floor window is a panel with moulded border and inscribed: "Built 1640 FW Restored 2004". The porch doorway has a cambered head and moulded jambs. The first floor of the porch is jettied out on the moulded string course. All windows have metal frames from the early 21st C restoration with single panes.

There are chimneys on both gables with projecting stacks and one in line with the porch.

On the RH (E) gable is a massive projecting chimney breast and behind that are some mullioned windows on first and second floors.

On the rear, N-facing elevation, single storey extensions with lean-to roofs project at the LH (E) side and three storey extends project at the RH (W) side with two coped gables and mullioned windows.

The LH (W) gable has a smaller projecting chimney breast and mullioned windows on the upper floors. The quoins all have deeply pitted recesses, possibly made when this part of the building was rendered.

In summary, Stanley House is an excellent example of a mid-17th C vernacular Lancashire yeoman's house.



Plate 3. Off-centre porch

Heritage Statement: Stanley House, Mellor



Plate 4. Side view of 3 storey porch



Plate 5. Doorway and plaque



Plate 6. Massive chimney breast on RH (E) gable



Plate 7. Part-gabled rear (N) elevation



Plate 8. W side elevation of original building



Plate 9. Pitted quoins on SW corner

2.3 Interior of Stanley House Plates (10-14)

Inside, the building was comprehensively restored in the early 21st C, when many original features had already been lost but those which survived were retained as far as possible. It is now used as prestige bedrooms with en-suite facilities for the Stanley House Hotel. Although some lightweight partition walls have been erected to accommodate the current use, the original floor plan is still largely legible, albeit with some minor changes.

The new boarded and studded oak front door opens into a lobby adjacent to the central hall fireplace, which has a moulded segmental stone arch with moulded jambs. The doorway from the lobby into the RH room leads into the former kitchen on the RH side, which also has a wide segmental stone fireplace with moulded jambs. At the rear of the hall is an oak staircase which has traditional oak newels, spindles and handrails but was inserted during the early 21st C restoration. The LH wall of the hall, dividing it from the central parlour is partly a later replacement in brick. The right-hand room has heavy roll-moulded beams.

Little or no original decorative fabric survives on the first floor and second floors.

The tripartite plan form, which was initially one bay deep, is characteristic of the houses of yeomen and lower gentry in the area in the late sixteenth to eighteenth centuries. The plan form of the building, which represents a progression from the hall and cross-wing plan typical of earlier medieval higher status buildings, is also historically significant, as it is a good example of the transition from the more open, colder and less segregated floorplan of medieval houses, to the more consolidated, subdivided and private layout of later residential buildings.



Plate 10. Fireplace with segmental stone arch in (former) middle parlour

Plate 11. Fireplace with segmental stone arch in (former) kitchen

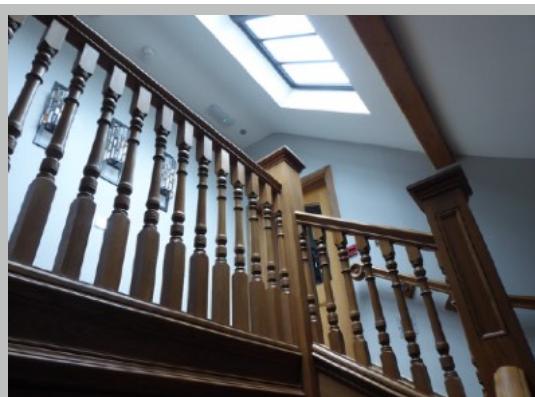


Plate 12. Oak replica staircase

Plate 13. Oak replica staircase



Plate 14. A first floor bathroom



Plate 14. A first floor bedroom

2.4 The Former Barns/The Reception, Kitchen, Events and Dining Facilities (Plates 15-25)

To the SW of the Stanley House and separated from it by a gap of approx 5m are two former barns which were much rebuilt, altered and extended in the early 21st C to accommodate the new uses, as the reception, dining, kitchen and events facilities for the hotel. Despite the extent of intervention and extensions, the basic form of the buildings as two barns is legible from the outside.

The two attached barns are constructed in roughly coursed and random stone and have blue slate and imitation slate roofs with generally dry-pointed verges. They have ridges on an E-W axis with gables at the E and W elevations.

On the E elevation, which faces into the front garden of Stanley House, some ventilation slits indicate the original function of the building, although they may not be original. The LH (S) former barn has a high segmental arched opening which is indicative of a threshing barn but it is within the gable which is atypical for traditional barns and so may not be original. Single storey extensions with large areas of glazing, and which are clearly 21st C additions, project E into the main courtyard garden. At the LH (S) end is a tall forward-projecting extension with a mono-pitch roof.

The main entrance to the hotel is in the S elevation which is dominated by early 21st C extensions, including the projecting porch canopy which has an open asymmetrical porch

On the W elevation, the S former barn has another high segmental arched opening, a ventilation slit and two fully glazed doorways with flat stone cills and single-piece stone jambs. The N former barn has some randomly located windows with stone surrounds at first floor level and an impractically high blocked mock pitching hole in the gable.

On the W end of the N elevation, the cat-slide roof extends down to a single storey, which is rendered and faces into an unsightly arrangement of unsightly and temporary “back of house” structures and A/C units. At the E end of the N elevation is an informal arrangement of doors and windows, all with stone cills, heads and surrounds, some of which appear to be original and some of which appear to be relatively recent. This part of the elevation faces out on to a small external landscapes seating area with a well, which has a later encircling brick wall.

Inside the barns, some evidence of the original function of the buildings and their functions survive only in the form of: some large rooms with exposed machined-pine roof trusses within the first floor and ground floor public spaces; block ventilation slits and; blocked window openings. However, most of the buildings have been sub-divided for kitchens and smaller rooms and have modern surfaces and facilities, as required by a hotel, and almost all of the internal barn-like character has been lost.

Heritage Statement: Stanley House, Mellor



Plate 15. E elevation of former barns



Plate 16. S elevation of former barns



Plate 17. W elevation of former barns



Plate 18. N elevation of former barns



Plate 19. Back of house facilities to N of former barns



Plate 20. Back of house facilities to N of former barns



Plate 21. Large first floor room with exposed trusses



Plate 22. Large first floor room with exposed trusses



Plate 23. Blocked window openings



Plate 24. Exposed pine roof truss

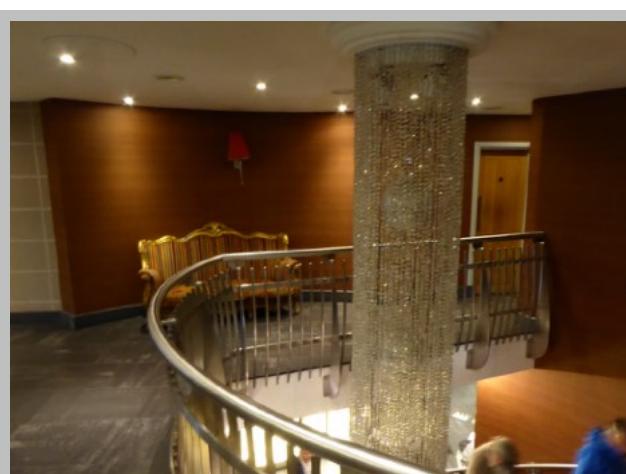


Plate 24. Main stairwell at reception



Plate 25. Kitchens

2.5 The Bedroom/Spa Block (Plates 26-31)

The Bedroom/Spa Block was wholly built in 2008/9 and is located to the SE of Stanley House, separated from it by a gap of approx 5m. It forms the E side of the substantially enclosed formal garden in front of Stanley House.

It is constructed on an L-plan with the bedrooms along the long N-S axis and the spa facilities in the shorter W-E axis at the N end, projecting towards the E. It is almost all two storeys but has some single storey projections and the spa responds to the falling ground to have a pool and some facilities at lower ground-level, looking out on to a new but well-established nature pond and long-range views to the N and E beyond.

The bedroom/spa blocks mostly constructed in mellow red/brown bricks but also has some stone dressings, a band of composite boards at first floor on the W elevation and a band of stone on the first floor on the E elevation. It has a roof covering slate-like tiles.

The block incorporates many traditional elements such as the conventional dual-pitch roof and a hipped roof on the spa but is clearly an early 21st C structure with contemporary features such as the projecting bay windows at first floor level, brick pilasters and flat-roofed dormers. Inside it also has a wholly contemporary character of clean lines and modern surfaces.



Plate 26. W elevation of bedroom block



Plate 27. S gable of bedroom block with Spa beyond



Plate 28. E elevation of Bedroom/spa block



Plate 29. N elevation of Spa with Stanley House beyond



Plate 30. Lower ground floor pool and pond



Plate 31. passage in Bedroom Block

2.4 Landscape and Setting (Plates 32-46)

Stanley House was originally a farm house with associated agricultural buildings and presumably had an immediate farmland setting but it is now a hotel within a mixed immediate setting of landscaped gardens, seating areas, car parks, mown grass and “back of house” features. However, its secondary setting still mostly comprises of irregularly-shaped agricultural fields with boundaries of hedges and trees on ground which slopes down from NE to SW.

To the S of Stanley House, in the foreground of the principal view of the principal elevation is a formal garden which is enclosed on the W by the former barns and on the E by the bedroom block. The garden was laid out in 2008/9 and relates strongly to the house, with its stone-flagged path asymmetrically laid out, leading from the house to a circular planting bed which is enclosed by a box hedge. On the S side, the garden is partially enclosed by a hedge and birch trees, which create a sense of enclosure within the garden but restrict some views of the house from further S. Beyond the garden to the S, is a large wide car park, which is subdivided by areas of mown grass and rows of mature trees and is given some further visual interest by an arrangement of historic stone gate piers, albeit mostly with directional signs.

Immediately to the N of the former barns is an unsightly area of back-of house structures and an informal over-spill car-park. An architectural evergreen hedge around the W edge of the immediate setting forms a strong visual barrier for these low-level structures, when viewed on the approach along the driveway. Further E, behind (N of) Stanley House is a row of mature deciduous trees which substantially screen the house from view from the N. Immediately E of the bedroom block, a large area of mown grass-land falls away towards a group of trees. A nature pond to the E of the spa is now well-established and creates an exceptionally attractive water-based “natural-looking” area.

A public footpath crosses the site from the A677, effectively the continuation SW of Mire Ash Brow which leads from Mellor towards Woodfold Hall to the S. The path then follows the driveway before going into a field where it then follows a band of trees which mark the N edge of Woodfold Park.

At the entrance to the site from Further Lane are a pair of ornamental stone piers, a low stepped wall with railing and a curved wall with the name of the hotel but the buildings within the site are all hidden from view by the topography of the site. The driveway then winds up to the buildings, with the upper parts of the former barns first coming into view. On departure from the site, as a receptor passes the former barns on the R, the village of Mellor comes into view on the horizon, where the spire of St Mary’s Church is a focal point. However, when a receptor is leaving Mellor and looking S towards Stanley House, the view of the historic buildings at Stanley House are almost wholly screened from view from Mire Ash Brow by the mature trees around the buildings,

especially when the trees are in leaf, although the bedroom/spa block can be seen to the L of the trees.

Woodfold Park is a large landscaped private country house park around Woodfold Hall, which was created from farmland in the late 18th C. Although some of it is farmland, it also includes large areas of woodland, especially along its N edge with Stanley House, a walled garden and “pleasure grounds”. It also makes its mark on the landscape with some lodges at entrances to the park, a partially enclosing stone boundary wall and its own formal entrance gates on Further Lane.

The Lancashire Historic Landscape Characterisation Project was undertaken by Lancashire County Council and English Heritage in 2002. The report identified 21 separate historic landscape character types in the study area.

The report includes descriptions of different landscape types in Lancashire including:

The Post-Medieval Enclosure type comprises a variety of field forms. Size tends to be medium (4 to 16 hectares) but with a significant percentage of small enclosures. Two thirds of the type has an irregular layout with one third showing a more regular, planned pattern. This is a reflection of the piecemeal private enclosure of land in Lancashire in the period between AD1600 and 1850, rather than the widespread planned enclosure more prevalent in other parts of England such as the Midlands. 19,388 hectares (16%) of Post-Medieval Enclosure is interpreted as definitely (9%) or possibly enclosed by Parliamentary Act or some other sort of formal agreement, resulting in a regular, straight-edged enclosure pattern. There is very little wavy-edged enclosure (3,506 hectares or 4%), most enclosures being bounded by straight edges. Water-filled ditches bound one fifth of enclosed land in the type. These mainly occur in south-west Lancashire and the Fylde (the areas of reclaimed moss) with outliers around the Bowland fringes and in the Silverdale and north Lancashire areas.

The Post-Medieval Enclosure type may include land which was previously enclosed but was later remodelled as well as that associated with the agricultural exploitation of new areas that marked the agricultural ‘revolution’ and Age of Improvement of the 17th to early 19th centuries. The variation in pattern between the irregularly laid out enclosures and those with a regular pattern relates to date of enclosure, to the type of terrain and to the organisational resources available. The irregular pattern (two-thirds of the type) may have occurred early in the period as individuals or small groups enclosed land for their own use. More regular layouts may date from some time later with some straight-edged regular patterns laid out with the use of surveyors’ levels once they were available.

The report identifies that Woodfold Park consists of approx equal proportions of: Ancient and Post Medieval Ornamental Landscape; Ancient and Post Medieval Woodland and; Modern enclosure. Based upon this and historic map analysis, it seems likely that the adjacent agricultural land around Stanley House is predominantly within the category of “Post Medieval Enclosure”.



Plate 32. Recent formal courtyard garden to S of Stanley House



Plate 33. View S over garden from Stanley House



Plate 34. Car Park and trees to S



Plate 35. Hedge and trees to N of Stanley House



Plate 36. Architectural hedge and mown grass to NE of former barns



Plate 37. Architectural hedge and mown grass to E of former barns



Plate 38. Mown grass and trees to N and NE of Stanley House and spa



Plate 39. Recent pond to E of spa



Plate 40. View towards Mellor on leaving the hotel site



Plate 41. Entranc gates to hotel



Plate 41. Public footpath and band of woodland at N edge of Woodfold Park



Plate 42. View of bedroom block at Stanley House from Mire Ash Lane



Plate 43. St Mary's Church, Mellor



Plate 44. Mellor Lodge



Plate 45. Entrance to Woodfold Park



Plate 46. Entrance to Woodfold Stud and stone boundary wall

2.5 17th C Rural Houses in Lancashire

2.5.1 The vernacular houses of yeoman farmers, freeholders and gentry in the 17th century followed some standard patterns in Lancashire, in terms of height, internal planning and elevational treatment, albeit with many individual variations. From the late 16th century and up until the end of the 17th century, medium-sized houses built for freeholder farming families were usually built in a linear format divided into three main bays or spaces, usually only one room deep, with accommodation for the owner and his family at one end and service uses at the other. This tripartite plan resulted in an asymmetric front elevation with offset entrance, as the front doorway usually led into either a passage between two rooms or into a lobby opposite a chimney (as at Stanley House).

In larger houses one of the end rooms could form part of a cross wing, which was more than one room deep, extending to the rear of the house. Either the parlour or the services could be part of a cross wing and was often unheated. The laundry or wash house was normally in a separate outhouse. The size and position of chimney stacks is a clue to the location of the kitchen which usually had the largest stack in the house - at the RH (E) side at Stanley House.

2.5.2 The RCHME undertook the study of *Rural Houses of the Lancashire Pennines 1560-1760* in 1985. Although Stanley House is just outside the study area, it is within the study period and the study provides some understanding of the evolution of houses such as Stanley House.

It makes a distinction between gentry houses and yeoman houses. It states that:

...17th C gentry were extremely conscious of their status and they appear to have expressed this publicly through the way in which they built their houses. The distinction was definitely one of status, occupation and the source of wealth, rather than the amount of wealth...

It goes on to suggest that the move away from a central hall with two cross wings :

...by the 17th C the functions of the house were changing and this brought with it a change of axis. ...The most obvious changes were in the use of the hall, the provision of extra, warmer and more secluded rooms for eating and sitting, the proliferation of bed-chambers and far more compact arrangements for service rooms.

2.5.3 On the development of plans in the houses of yeomen, 1610-1710, it confirms the early 17th C as a period of building of gentry houses and yeoman houses. It goes on to state that (in the study area) :

All surviving houses of this period in the area have two storeys in the main body of the building and the plans show evidence of a general development away from late medieval arrangements towards a more modern and centralised approach to house design....One common element to all dwellings was the main room or "house"...a large room...always heated by a fire beneath an axially placed firehood...

2.5.4 During the 17th century, staircases were usually contained within a partitioned enclosure to the back of the house, either within the rear part of the house (as at Stanley House) or within a projection from the back wall in the form of a small tower or outshut.

2.5.5 The size of windows (number of mullions) on a floor often reflected the status of the room - with bigger windows for more important rooms such as the parlour but at Stanley House the hierarchy is vertical, with all windows on each floor the same width.

2.5.6 Stanley House is an interesting example of an early 17th C tripartite house built by a free-holding gentleman, influenced by some vernacular characteristics of a yeoman house.

3. History

3.1 Brief History of Stanley House and Mellor

3.1.1 The Southworth family of Salisbury Hall (approx 3km to the W of Stanley House) had held around half of the land around Mellor for several generations prior to the 17th C but much of the other half of Mellor was held by the Stanley family. According to Neil Summergill,¹ Peter Stanley occurs in local records in 1532 and Thomas Stanley, is mentioned, as a gentleman and as a Mellor freeholder in records of 1600. Stanley House was reputedly built in 1640 for the Stanley family as the manor house for Mellor.

3.1.2 It seems highly likely that the Stanleys of Mellor were related to the highly influential Stanley family of Lathom House near Ormskirk, who have played a major role in British history and who owned huge tracts of land across the NW. A (different) Thomas Stanley, had married Margaret Beaufort, mother of (the future) Henry VII and he played a decisive role in the Battle of Bosworth in 1485, when Henry defeated Richard III, became Henry VII and began the Tudor dynasty. For his help in the battle, the new Henry VII made Thomas the 1st Earl of Derby. The Stanleys of Lathom were staunch Royalists and their home at Lathom became the subject of an unsuccessful siege by Cromwell's forces in 1644, when it was famously defended by Charlotte de la Tremouille, whilst her husband James Stanley (7th Earl of Derby) was protecting his land on the Isle of Man. The Parliamentarians returned the following year for a successful siege and took Lathom House. Notwithstanding that defeat, the subsequent Earls of Derby have gone on to become two Prime Ministers of England, established the Derby horse race and have relocated to their base at Knowsley Hall in Liverpool, where the Knowsley Safari Park can now be found. However, in authoritative family history in *The House of Stanley from the 12th Century*, Peter Stanley makes no mention of the Stanleys of Mellor.

3.1.3 In any event, it is believed that Stanley House was constructed, during a period of major building of manor houses across the country, due to an increase in national prosperity, despite the country being about to enter into a period of civil war. It is therefore not surprising that it is not shown on Speed's 1610 Map of Lancashire (Map 1), although the nearby Salmesbury Hall and its park are shown.

3.1.4 Although Stanley House was named after a Stanley family who built it in the mid-17th C, it soon came into the possession of William Yates of Blackburn, although he died in 1684. The Yates held the freehold and family resided there, at least until his death.

3.1.5 The manor of Mellor was still in the possession of Joseph Yates of Manchester in 1710, at the time of his death, but, although his will shows that he was a person of substantial means, it does not indicate whether he or any other member of his family then lived at Stanley House.

3.1.6 Stanley House is shown on the Yates (no relation) 1786 Map of Lancashire (Map 2), but at that time its main approach driveway was from the S and it appears to have been tree-lined. There appears to be no direct link to Mellor to the N, although it is likely that there was at least a footpath. Although a meandering road ran E-W to the N of Stanley House in 1786, the A677 had not been laid out along its current route and Woodfold Park to the S had not been created.

3.1.7 After the purchase of the Manor of Mellor by Henry Sudell circa 1788, the status of Stanley House sank to that of a rented farmhouse and, following Sudell's bankruptcy in 1827, the estate was sold again, eventually passing by marriage into the possession of a non-resident owner. By 1877 Stanley House was reported to be in a ruinous condition.

3.1.8 Greenwood's 1818 Map of Lancashire (Map 3) shows that by then, the W portion of Woodfold Park had been created and that Stanley House was still approached from the S and the A677 had still not been laid out. Hennet's Map of Lancashire (Map 4) of 1829 does not show the driveway of Stanley House but it does show that the A677 had been laid out to the N of it.

¹ *The History of Mellor*, Neil Summergill

² *The House of Stanley from the 12th Century*, Peter Edmund Stanley

3.1.9 The earliest detailed map of Stanley House is the 1848 6 inch OS Map (Map 5 and 6) which shows that the driveway to the S still existed and extended to Arley Fold but a new driveway to the N towards Mellor had also been created (before Further Lane had been laid out). It also shows Stanley House with two buildings to the SW, which are presumably the existing S barn and another detached building, which could have been another agricultural building or another house. It also shows: a pump in the location of the existing well, to the W of the house; a woodland to the E of the house and; a garden to the S of the house. By this time Mellor Lodge for Woodfold Hall had been built on the A677 but there is no indication that the landscaped parkland reached it.

3.1.10 The most detailed historic map is the 1892 25 inch OS Map (Map 7 and 8) which shows a single large building to the SW of Stanley House, which is presumably the pre-existing S barn and the N barn which had subsequently been built. It also shows that: the depth of the front garden had been reduced and; woodlands were in existence to the W, N and E of Stanley House and to the S of the barns. It also shows that the old driveway to the S was no longer in existence, probably as the Woodfold Park had by then been extended to the N to take in the land up to Mellor Lodge.

3.1.11 There are no obvious changes in physical layout at Stanley House shown on either the 1910 OS Map (Map 9) or the 1930 OS Map (Map 10) but it seems that the condition of the buildings continued to deteriorate. Stanley House is shown in a largely ruinous condition in photographs from the mid 20th C (Plates 47 and 48).

The listing description of 1952 states that the LH bay, which was rendered at that time, was occupied but the central and RH bays were unoccupied.

Farming activity continued up to 1999 on a limited basis using the original barns for dairy cattle and with the tenant farmer living in the small part of Stanley House itself which was still watertight.

3.1.12 The land and buildings were then purchased by Leehand Leisure Ltd with ambitious plans for conversion into a prestigious country house hotel with conference and wedding facilities and restaurant.

Planning approval for the conversion was granted in June 2003 and work commenced (Plates 49 and 50). The hotel opened for business in September 2004 and Stanley House has since become one of Lancashire's finest hotels.

Planning approval was then given in 2010 for expansion of the hotel with physical connections from Stanley House to a new bedroom block and spa to the E and to the much expanded facilities to the W (Plan 1a). The hotel with the new facilities and accommodation was opened in September 2012, although not all of the approved extensions were built. In particular the physical connections to Stanley House were omitted at that time, although, as the permission has been partially implemented, the connections and other unbuilt elements of the permission could now be lawfully completed.

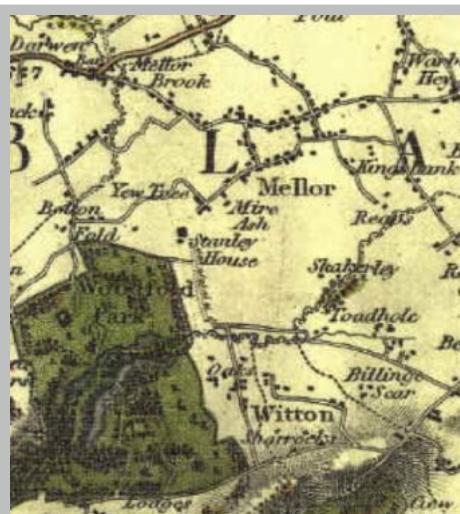
The hotel changed hands in 2019 and the new owners have developed new proposals for the future of the site.



Map 1. Speed 1610



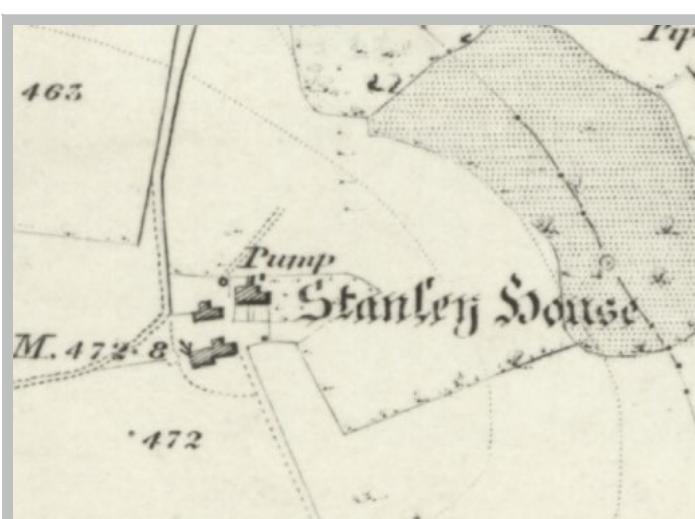
Map 2. Yates 1786



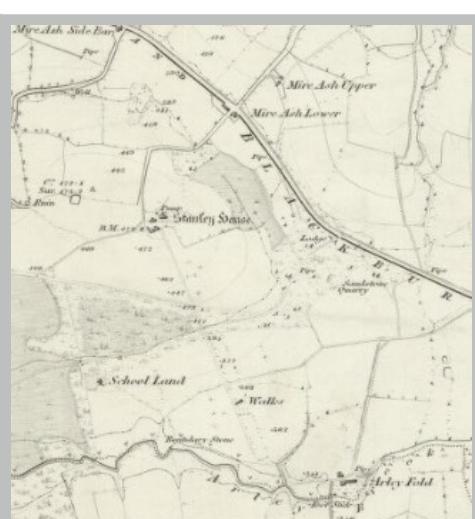
Map 3. Greenwood 1818



Map 4. Hennet 1829

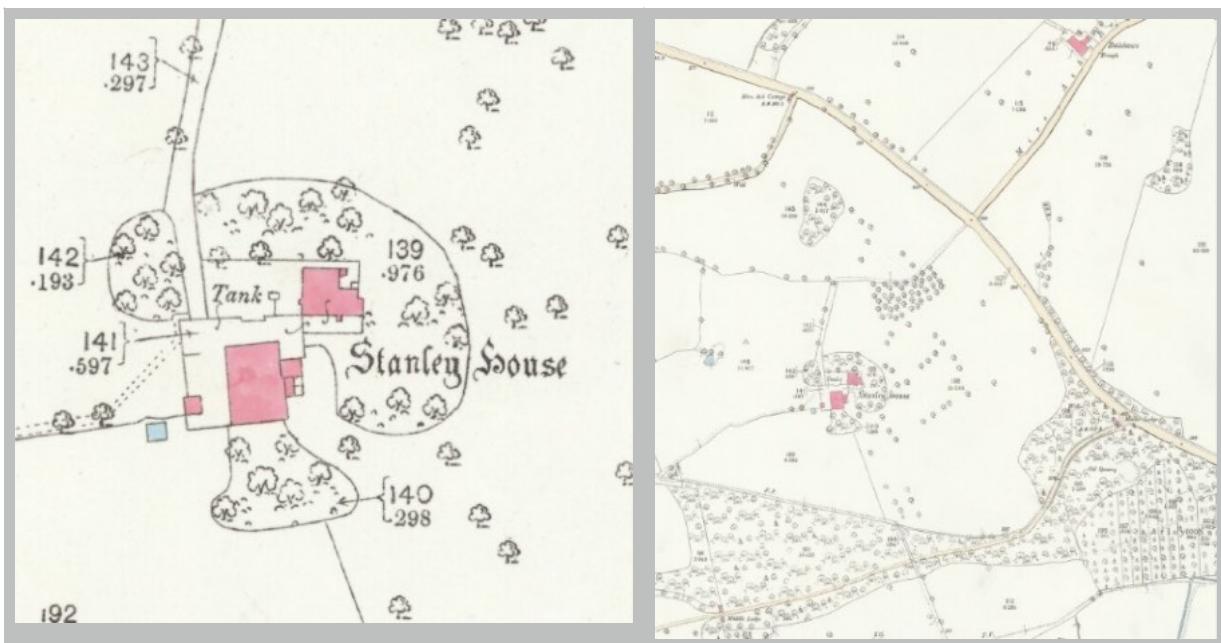


Map 5. 1848 OS Map Detail



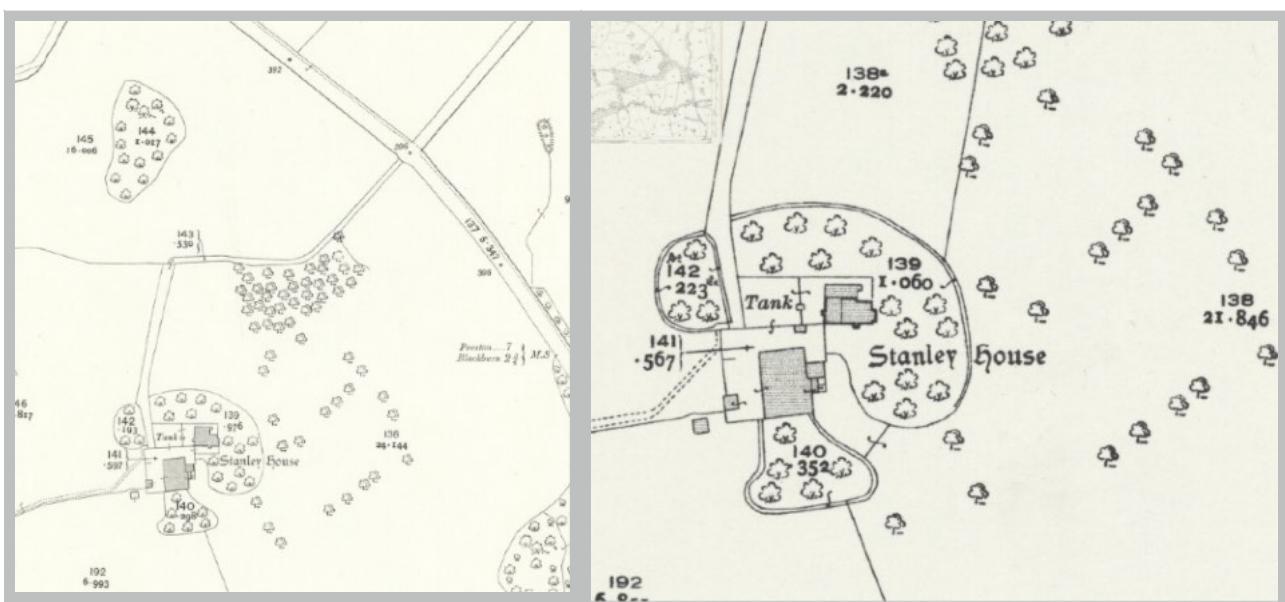
Map 6. 1848 OS Map

Heritage Statement: Stanley House, Mellor



Map 7. 1892 OS Map Detail

Map 8 1892 OS Map



Map 9. 1910 OS Map

Map 10. 1930 OS Map



Plate 47. Mid 20th C photo of Stanley House in ruinous condition



Plate 48. Mid 20th C photo of Stanley House in ruinous condition



Plate 49. Interior of Stanley House during restoration c.2004



Plate 50. Stanley House before restoration c.2004



Plate 51. Stanley House before extensions to barn and new build c.2008

Heritage Statement: Stanley House, Mellor



4. Heritage Designations

4.1 Listed Buildings

4.1.1 Stanley House is a Grade II* Listed Building. Its location is identified by Historic England on Plan 2 by a small blue triangle.

The listing description (for identification only) is:

MELLOR SD 62 NW 8/26 Stanley House 24-8-1952 - II House, said to have been dated 1640 (Pevsner). Sandstone rubble. Left-hand bay pebbledashed with slate roof. Other bays, now unoccupied, have stone slates now partly missing. 3 storeys, with 2 bays to left of 3-storey porch and one bay to right. Stone cornice. Windows mullioned, with outer chamfer on ground and 1st floors, and with hoods. 1st and 2nd bays have 6-light ground-floor windows and ones of 5 lights on the 1st floor. The right-hand bay has 6 lights to both the ground and 1st floors. The 2nd floor windows are of 3 lights. The porch has 3-light windows, the upper one stepped. Below the 1st floor window is a blank panel with moulded border. The porch doorway has a cambered head and moulded jambs. Chimneys on gables (with projecting stacks) and in line with porch. Inside, the door opens against the side of the hall fireplace, which has a moulded bressumer and jambs. The doorway from the lobby into the right-hand room has been bricked up and a new doorway cut through at the rear of the stack. At the rear of the hall is a stair projection, now without its original stair. The left-hand wall of the hall, dividing it from the occupied part of the house, is a later replacement in brick. The right-hand room has heavy roll-moulded beams and a large blocked fireplace with moulded jambs. On the 1st floor there are said to be 2 fireplaces with cambered bressumers and moulded surrounds. RCHM report December 1977.*

4.1.2 Grade II* listed buildings are defined as buildings of “more than special interest” and, nationally, they are within the top 8% of the most important listed buildings.

4.1.3 Section 1 (5) of the Planning Listed Buildings and Conservation Areas) Act 1990 states that:

...for the purposes of this Act—

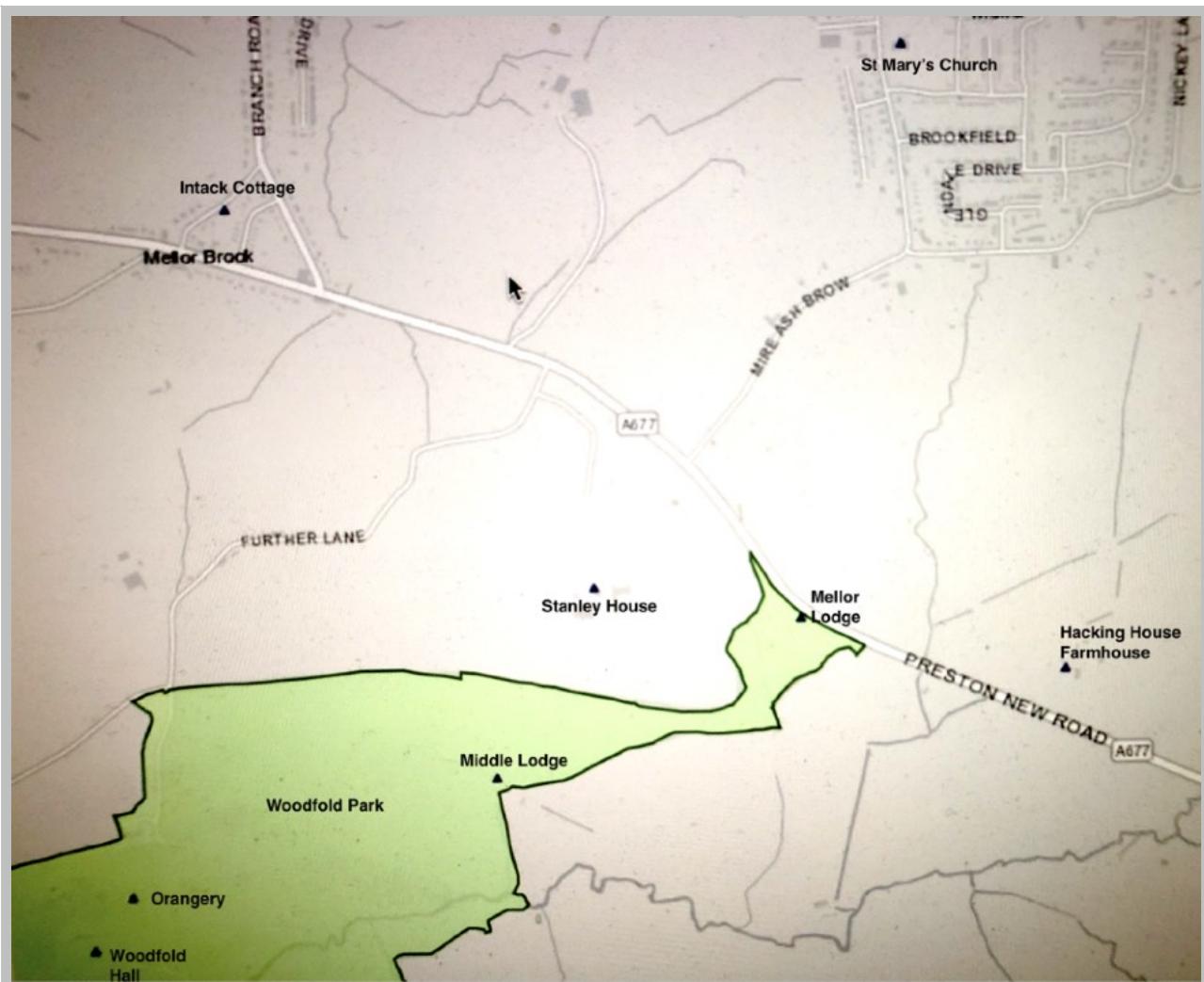
*(a) any object or structure fixed to the building;
(b) any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948,*

shall be treated as part of the building.

Thus the listing protects the whole of the listed building and any object or structure which has been within its curtilage or which has formed its curtilage since 1948. Although the barns have been much rebuilt, altered and extended, they should be treated as part of the listed building.

4.1.4 There are no other listed buildings within or immediately adjacent to the application site. Other listed buildings within the wider vicinity are shown with small blue triangles and named on Plan 2.

4.1.5 Ribble Valley BC does not maintain a list of buildings of local architectural or historic interest but there are no other buildings within the application site which could reasonably be considered to be non-designated heritage assets.



Plan 2. Listed Buildings (with small blue triangles), as identified by Historic England

4.2 Conservation Areas

The application site is not within a conservation area and there are no conservation areas within the vicinity of it.

4.3 Woodfold Park Historic Parks and Garden

4.3.1 Woodfold Park, to the S of Stanley House is on Historic England's Register of Historic Parks and Gardens at Grade II. The relationship of Stanley House to Woodfold Park is shown on Plan 2 and the park is shown in full on Plan 3 and Plate 52.

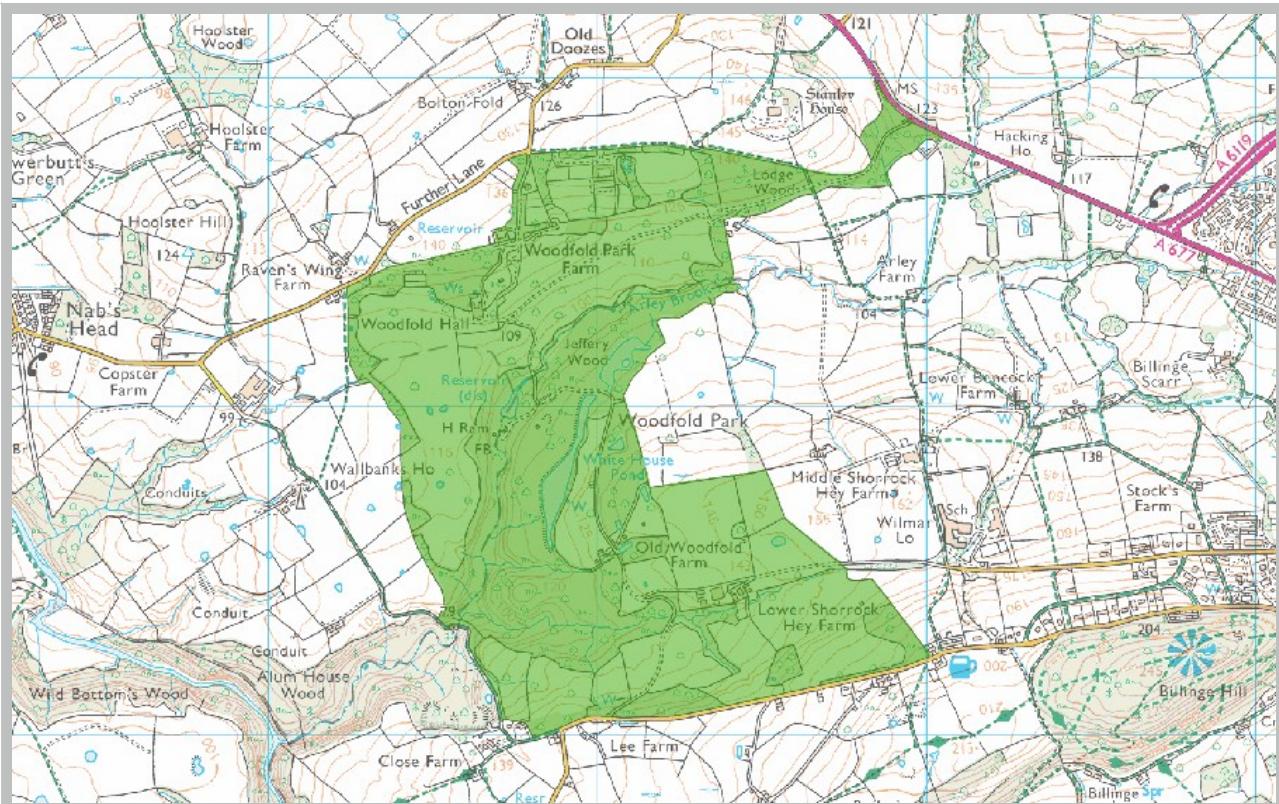
4.3.2 The full listing description is provided at Appendix 2. The summary description is:

A park laid out in the 1790s to accompany a country house.

The description also states:

North of the Hall wooded pleasure grounds lead to the track which forms the walled northern boundary of the site.

Heritage Statement: Stanley House, Mellor



Plan 3. Woodfold Park



Plate 52. Woodfold Park

5. Statement of Significance of the Site and its Setting

5.1 Introduction - Understanding Heritage Significance

5.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 refers to listed buildings as buildings “of architectural or historic interest”.

5.1.2 The National Planning Policy Framework (2019) requires that:

*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....*

190. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

5.1.3 The Glossary of the National Planning Policy Framework (NPPF) (2019) defines “Significance” (for heritage policy):

*The value of a heritage asset to this and future generations because of its heritage interest. That interest may be **archaeological, architectural, artistic or historic**. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

5.1.4 In assessing the heritage significance of Stanley House and its setting, regard has been had to the potential heritage interest of the building as identified in the NPPF and the heritage values, as defined in Historic England's *Conservation Principles* (2008). This latter document asserts that a tangible heritage asset can have the following four values:

Evidential value - the potential of a place to yield evidence about past human activity.

Historical value - the ways in which past people, events and aspects of life can be connected through a place to the present.

Aesthetic value - the ways in which people draw sensory and intellectual stimulation from a place.

Communal value - the meaning of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

5.1.5 *Conservation Principles* also clarifies that:

The significance of a place embraces all the diverse cultural and natural heritage values that people associate with it, or which prompt them to respond to it. These values tend to grow in strength and complexity over time, as understanding deepens and people's perceptions of a place evolve.

In order to identify the significance of a place, it is necessary first to understand its fabric, and how and why it has changed over time; and then to consider:

- who values the place, and why they do so
- how those values relate to its fabric
- their relative importance
- whether associated objects contribute to them
- the contribution made by the setting and context of the place
- how the place compares with others sharing similar values.

Understanding and articulating the values and significance of a place is necessary to inform decisions about its future. The degree of significance determines what, if any, protection, including statutory designation, is appropriate under law and policy.

5.1.5 *Conservation Principles* goes on to state that:

4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

4.3 Conservation is achieved by all concerned with a significant place sharing an understanding of its significance, and using that understanding to:

- judge how its heritage values are vulnerable to change
- take the actions and impose the constraints necessary to sustain, reveal and reinforce those values
- mediate between conservation options, if action to sustain one heritage value could conflict with action to sustain another
- ensure that the place retains its authenticity – those attributes and elements which most truthfully reflect and embody the heritage values attached to it.

4.4 Action taken to counter harmful effects of natural change, or to minimise the risk of disaster, should be timely, proportionate to the severity and likelihood of identified consequences, and sustainable.

4.5 Intervention may be justified if it increases understanding of the past, reveals or reinforces particular heritage values of a place, or is necessary to sustain those values for present and future generations, so long as any resulting harm is decisively outweighed by the benefits.

4.6 New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.

5.1.6 In Historic England's *Informed Conservation*, Kate Clark advises that:

Significance lies at the heart of every conservation action, which for the historic environment means the recognition of a public value in what may well be private property. Historic buildings and their landscapes are significant for many different cultural reasons: for their architecture, for their archaeological significance, for their aesthetic qualities, for their association with people and memories, beliefs and events or simply because they are old. They can tell us about technology, innovation, conflicts and triumphs. Their interest may lie in the materials used or in the decorative finishes, in the grouping of landscape, building and place. That significance may be personal, local, regional, national or international; it may be academic, economic or social...

5.1.7 Important considerations when assessing levels of significance are the authenticity and integrity of the heritage assets. These are defined as:

Authenticity is a measure of truthfulness. Understanding of the concept of authenticity is guided by ICOMOS's *Nara Document on Authenticity* (1994)

Integrity is a measure of the wholeness and intactness of cultural heritage and its attributes

5.2 Levels of Significance

5.2.1 There is no definitive grading system or methodology for assessing the levels of significance or values but the most reliable methodologies have clearly defined criteria for grading, based upon the designations and other values of the heritage assets.

5.2.2 The assessment of heritage significance of the heritage asset which might be affected by the current proposal has been undertaken using the general methodology recommended in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges* 22016 (DMRB). The DMRB recommends that heritage assets should be assessed into one of five categories, based upon specified criteria. The categories are:

- Very High;
- High;
- Medium;
- Low;
- Negligible.

Although the DMRB itself has been withdrawn by the government, the methodology for assessing impact on heritage assets and the definitions for levels of significance remain valid. The levels of heritage significance are in the DMRB are also recommended in BS 7913:2013 *Guide to the Conservation of Historic Buildings* for use in Heritage Impact Assessments.

The criteria for assessing the level of significance of historic buildings and historic areas is provided in the annex to the DMRB and is provided in Appendix 1 to this report.

5.2.3 Australia ICOMOS's *The Burra Charter* (The Charter for Places of Cultural Significance, Updated 2013) provides guidance for the conservation and management of places of cultural significance and is widely regarded as an exemplar in understanding and conserving heritage significance. In Article 1, it states:

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Places may have a range of values for different individuals or groups.

5.2.4 It is important to recognise that levels of significance are not permanently fixed and a current low designation of significance does not necessarily imply that a feature is expendable. Future research and improved understanding of heritage assets could result in raising or lowering the ascribed level of significance, especially where there is a lack of information or understanding at the moment.

5.3 Historic England has issued *Statements of Heritage Significance* (October 2019) which explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal.

The Advice Note recommends:

For each heritage asset, describe the various interests:

Archaeological interest

There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest

These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest

An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Having described the various interests, assess the level of the general significance of the heritage asset and the particular contribution to that significance of any features which would be affected by the proposal, or of its setting if it, too, is affected by the proposal.

Again in the development of proposals and during works, more information may become available which increases the understanding of the heritage asset, and of its significance. The opportunity may usefully be taken to re-appraise significance in such cases.

The applicant can assist the LPA's decision-making by setting out a clear and succinct explanation of the impact of the proposal on significance and how negative impact on significance has been avoided, by continuing to follow the staged approach, as shown below.

5.3 Statement of Heritage Significance of Stanley House

Stanley House is a Grade II* Listed Building, first listed in 1952. This high listing grade means that it is among the top 8% of all listed buildings in England, and reflects its outstanding importance nationally.

The hall is of high significance for its architectural and historic value as a fine example of a vernacular manor house, built in the Lancashire stone tradition for the Stanley family, a Lancashire yeoman family after whom it was named. The architectural significance of the house has been diminished by some loss of historic fabric, especially internally during a long period of under-use during the 20th C, but overall, it retains a high degree of authenticity and integrity and the building has **high significance**.

All the original historic fabric is of **high significance**. This includes the exterior masonry, the internal stone walls, some floor beams and roof and notably the two segmental stone fireplaces on the ground floor. Much of the early 21st century internal fabric and fittings are of high quality craftsmanship but **low heritage significance**. Similarly, the front door and window frames are of appropriate traditional materials but are modern and thus of limited heritage significance.

The house is of high significance for its evidential value as the fabric and floor plan retain evidence of the initial phase of construction as a tripartite house. Historical significance is also high, as it provides evidence of the local vernacular tradition and development of historic domestic plan form with a front kitchen and two front parlours and a rear service wing.

Stanley House has **high architectural and aesthetic value** in the architectural character of the frontage and the general appearance of the building, especially from the S. The three storey height of the building is rare (albeit not unique) in Lancashire and signifies the high status and wealth of its original owner. The asymmetrical frontage, the off-set three storey porch is an indicator of the plan form but the moulded cornice on the parapet and the vertical hierarchical arrangement of mullioned windows display a conscious effort at architectural expression which lifts the building above the more common vernacular style for the region.

The character and aesthetic value of the rear of the building was probably always relatively low, reflecting the lower status of the rear of the house.

Stanley House has a much altered setting: the alterations and additions to the barns and the construction of the bedroom block have altered the original relationship of the hall with its landscape setting but have created a pleasing framed view of the principal S frontage and have created a substantially enclosed forecourt garden and; the existing drive from the N was only created in the 19th C (and has been altered subsequently) and has no heritage value.

Stanley House has no known archaeological interest.

The adjacent barns are of two different dates (both later than the house) and have been substantially rebuilt, altered and extended and so have lost much of their authenticity and integrity. However, their general form as former agricultural buildings which had a functional relationship with Stanley House is just about legible. Overall, they have **low significance**.

6. Relevant Heritage Policies and Legislation

6.1 National Legislation

6.1.1 Planning (Listed Buildings and Conservation Area) Act 1990

This is the primary legislation for heritage assets. S.66 of the Act places a statutory duty on Local Planning Authorities to:

...have special regard to the desirability of preserving the (listed) building or its setting or any features of special architectural or historic interest which it possesses.

6.2 National Policy

6.2.1 National Planning Policy is provided by the National Planning Policy Framework 2019 (NPPF). Three over-arching objectives of the planning system for achieving sustainable development set out at Para 8, are:

- a) **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) **an environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

In Section 16 “Conserving and enhancing the historic environment” it states, *inter alia*:

193. When considering the impact of a proposed development on the significance of a designated heritage asset, **great weight should be given to the asset's conservation** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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 the asset (or which better reveal its significance) should be treated favourably.

6.2.2 The NPPF effectively identifies three levels of harm to heritage assets: Total Loss; Substantial Harm and; Less Than Substantial Harm. It states:

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.

6.3 National Guidance

6.3.1 Historic England issues national guidance to assist LPAs in making decisions about their own cultural heritage at a local level. The key Historic England guidance which is relevant to this proposal are listed below:

a) Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment

This is an over-arching document which seeks to establish good policies and practice.

b) Making Changes to Heritage Assets Historic England Advice Note 2

This document provides principles and guidance on good practice in repairs, restoration, additions and alterations to heritage assets. It is intended to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment legislation, the policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG).

c) The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3. (December 2017)

i) This document reinforces the importance of the setting of heritage assets and provides guidance on managing development that may affect the setting of heritage assets. It begins by stressing the importance of setting and its careful management:

The significance of a heritage asset derives not only from its physical presence and historic fabric but also from its setting – the surroundings in which it is experienced. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.

ii) It defines setting:

...as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'.

iii) It sets out key principles for the understanding of setting:

- *Setting is the surroundings in which an asset is experienced...*
- *The extent and importance of setting is often expressed by reference to visual considerations...*
- *Setting will, therefore, generally be more extensive than curtilage...*
- *The setting of a heritage asset can enhance its significance whether or not it was designed to do so. The formal parkland around a country house... may...contribute to the significance.*
- *The contribution that setting makes to the significance does not depend on there being public rights or an ability to access or experience that setting.*

iv) It provides guidance on assessing proposed and past changes:

11. Protection of the setting of heritage assets need not prevent change; indeed change

may be positive, for instance where the setting has been compromised by poor development. Many places are within the setting of a heritage asset and are subject to some degree of change over time. NPPF policies, together with the guidance on their implementation in the Planning Policy Guidance (PPG), provide the framework for the consideration of change affecting the setting of undesignated and designated heritage assets as part of the decision-taking process (NPPF, Paragraphs 131-135 and 137).

v) In providing guidance on the management of development affecting the setting of heritage assets, it recommends the following broad approach:

*Step 1: identify which heritage assets and their settings are affected;
 Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
 Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
 Step 4: explore ways of maximising enhancement and avoiding or minimising harm;
 Step 5: make and document the decision and monitor outcomes.*

vi) Importantly, the advice note confirms that:

Additional advice on views is available in “Guidelines for Landscape and Visual Impact Assessment”, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment (in partnership with Historic England).

The LI's guidelines provides criteria for assessing magnitude of change (Table 1 below) on views and setting caused by development proposals. One scenario which has a Neutral Impact is where “There will be a change to the composition of the view, but the change will be in keeping with the existing elements of the view”.

Category	Criteria
Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some affect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Slight adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.
Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will cause no change to the view.
Neutral	There will be a change to the composition of the view, but the change will be in keeping with the existing elements of the view.

Table 1. Scale and Criteria for Magnitude of Effect from Landscape Institute guidance

6.4 Local Heritage Policy

The *Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version* was adopted by Ribble Valley Borough Council in December 2014 and is the principal component of the Development Plan for the borough. It includes:

1. KEY STATEMENT EN5: HERITAGE ASSETS

There will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. The Historic Environment and its Heritage 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.

This will be achieved 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.*
- *Keeping Conservation Area Appraisals under review to ensure that any development proposals respect and safeguard the character, appearance and significance of the area.*
- *Considering any development proposals which may impact on a heritage asset or their setting through seeking benefits that conserve and enhance their significance and avoids any substantial harm to the heritage asset.*
- *Requiring all development proposals to make a positive contribution to local distinctiveness/sense of place.*
- *The consideration of Article 4 Directions to restrict permitted development rights where the exercise of such rights would harm the historic environment.*

and

2. POLICY DME4: PROTECTING HERITAGE ASSETS

10.15 IN CONSIDERING DEVELOPMENT PROPOSALS THE COUNCIL WILL MAKE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF HERITAGE ASSETS AND THEIR SETTINGS.

1. CONSERVATION AREAS

PROPOSALS WITHIN, OR AFFECTING VIEWS INTO AND OUT OF, OR AFFECTING THE SETTING OF A CONSERVATION AREA WILL BE REQUIRED TO CONSERVE AND WHERE APPROPRIATE ENHANCE ITS CHARACTER AND APPEARANCE AND THOSE ELEMENTS WHICH CONTRIBUTE TOWARDS ITS SIGNIFICANCE. THIS SHOULD INCLUDE CONSIDERATIONS AS TO WHETHER IT CONSERVES AND ENHANCES THE SPECIAL ARCHITECTURAL AND HISTORIC CHARACTER OF THE AREA AS SET OUT IN THE RELEVANT CONSERVATION AREA APPRAISAL. DEVELOPMENT WHICH MAKES A POSITIVE CONTRIBUTION AND CONSERVES AND ENHANCES THE CHARACTER, APPEARANCE AND SIGNIFICANCE OF THE AREA IN TERMS OF ITS LOCATION, SCALE, SIZE, DESIGN AND MATERIALS AND EXISTING BUILDINGS, STRUCTURES, TREES AND OPEN SPACES WILL BE SUPPORTED.

IN THE CONSERVATION AREAS THERE WILL BE A PRESUMPTION IN FAVOUR OF THE CONSERVATION AND ENHANCEMENT OF ELEMENTS THAT MAKE A POSITIVE CONTRIBUTION TO THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.

2. LISTED BUILDINGS AND OTHER BUILDINGS OF SIGNIFICANT HERITAGE INTEREST

ALTERATIONS OR EXTENSIONS TO LISTED BUILDINGS OR BUILDINGS OF LOCAL HERITAGE INTEREST, OR DEVELOPMENT PROPOSALS ON SITES WITHIN THEIR SETTING 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.

3. REGISTERED HISTORIC PARKS AND GARDENS OF SPECIAL HISTORIC INTEREST AND OTHER GARDENS OF SIGNIFICANT HERITAGE INTEREST

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.

4. SCHEDULED MONUMENTS AND OTHER ARCHAEOLOGICAL REMAINS

APPLICATIONS FOR DEVELOPMENT THAT WOULD RESULT IN HARM TO THE SIGNIFICANCE OF A SCHEDULED MONUMENT OR NATIONALLY IMPORTANT ARCHAEOLOGICAL SITES WILL NOT BE SUPPORTED.

DEVELOPERS WILL BE EXPECTED TO INVESTIGATE THE SIGNIFICANCE OF NON DESIGNATED ARCHAEOLOGY PRIOR TO DETERMINATION OF AN APPLICATION. WHERE THIS DEMONSTRATES THAT THE SIGNIFICANCE IS EQUIVALENT TO THAT OF DESIGNATED ASSETS, PROPOSALS WHICH CAUSE HARM TO THE SIGNIFICANCE OF NON DESIGNATED ASSETS WILL NOT BE SUPPORTED.

WHERE IT CAN BE DEMONSTRATED THAT THE SUBSTANTIAL PUBLIC BENEFITS OF ANY PROPOSALS OUTWEIGH THE HARM TO OR LOSS OF THE ABOVE, THE COUNCIL WILL SEEK TO ENSURE MITIGATION OF DAMAGE THROUGH PRESERVATION OF REMAINS IN SITU AS THE PREFERRED SOLUTION. WHERE THIS IS NOT JUSTIFIED DEVELOPERS WILL BE REQUIRED TO MAKE ADEQUATE PROVISION FOR EXCAVATION AND RECORDING OF THE ASSET BEFORE OR DURING EXCAVATION.

PROPOSALS SHOULD ALSO GIVE ADEQUATE CONSIDERATION OF HOW THE PUBLIC UNDERSTANDING AND APPRECIATION OF SUCH SITES COULD BE IMPROVED.

IN LINE WITH NPPF, RIBBLE VALLEY AIMS TO SEEK POSITIVE IMPROVEMENTS IN THE QUALITY OF THE HISTORIC ENVIRONMENT THROUGH THE FOLLOWING:

A) MONITORING HERITAGE ASSETS AT RISK AND;

I) SUPPORTING DEVELOPMENT/RE-USE PROPOSALS CONSISTENT WITH THEIR CONSERVATION;

II) CONSIDERING USE OF LEGAL POWERS (BUILDING PRESERVATION NOTICES, URGENT WORKS NOTICES) TO ENSURE THE PROPER PRESERVATION OF LISTED BUILDINGS AND BUILDINGS WITHIN THE CONSERVATION AREAS.

B) SUPPORTING REDEVELOPMENT PROPOSALS WHICH BETTER REVEAL THE SIGNIFICANCE OF HERITAGE ASSETS OR THEIR SETTINGS.

C) PRODUCTION OF DESIGN GUIDANCE.

D) KEEPING CONSERVATION AREA MANAGEMENT GUIDANCE UNDER REVIEW.

E) USE OF LEGAL ENFORCEMENT POWERS TO ADDRESS UNAUTHORISED WORKS WHERE IT IS EXPEDIENT TO DO SO.

F) ASSESS THE SIGNIFICANCE AND OPPORTUNITIES FOR ENHANCEMENT OF NON DESIGNATED HERITAGE ASSETS THROUGH THE DEVELOPMENT MANAGEMENT PROCESS.

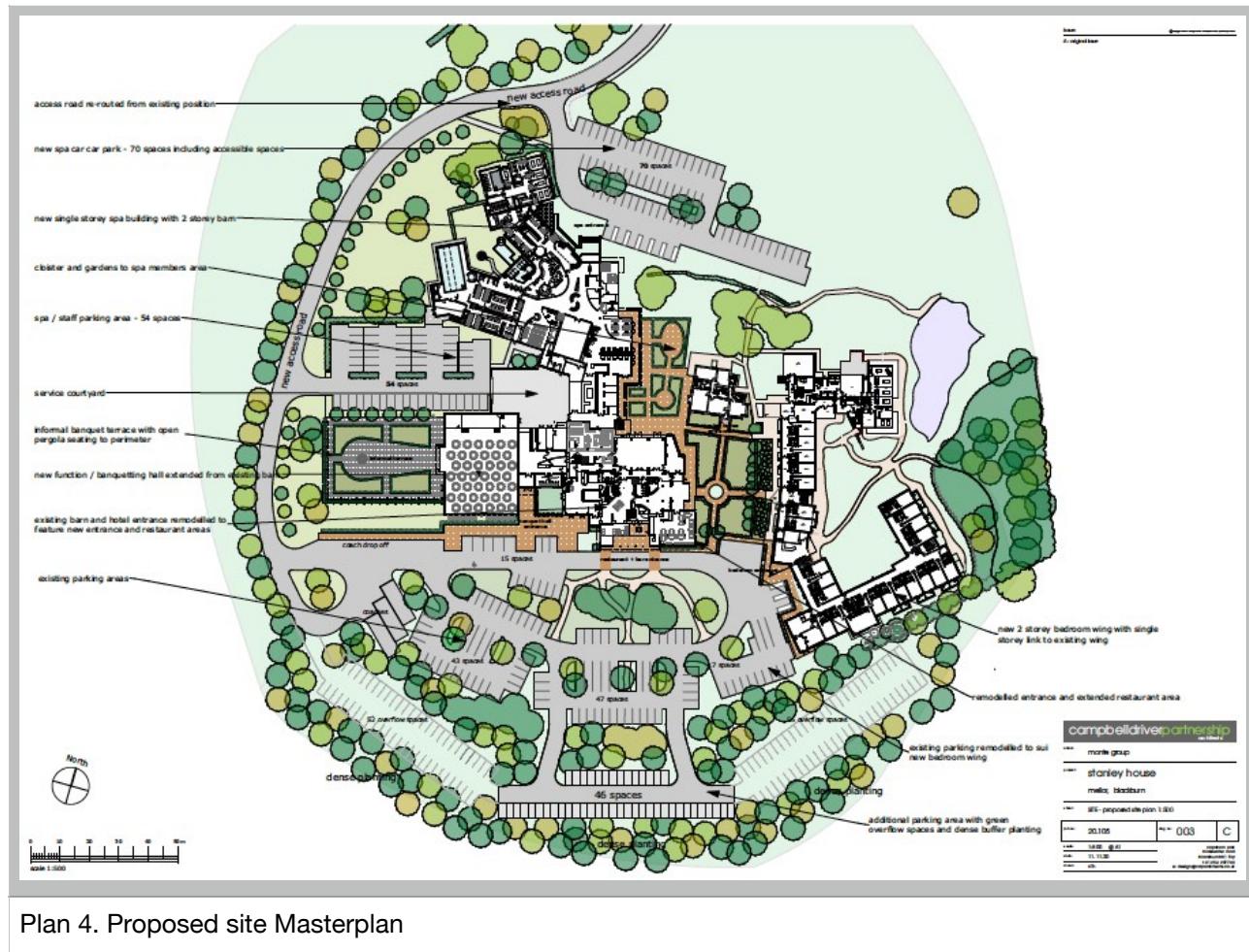
7. The Proposals

7.1 The current proposals do not involve any direct intervention in the historic fabric of Stanley House or the implementation of the existing permissions for extensions to Stanley House.

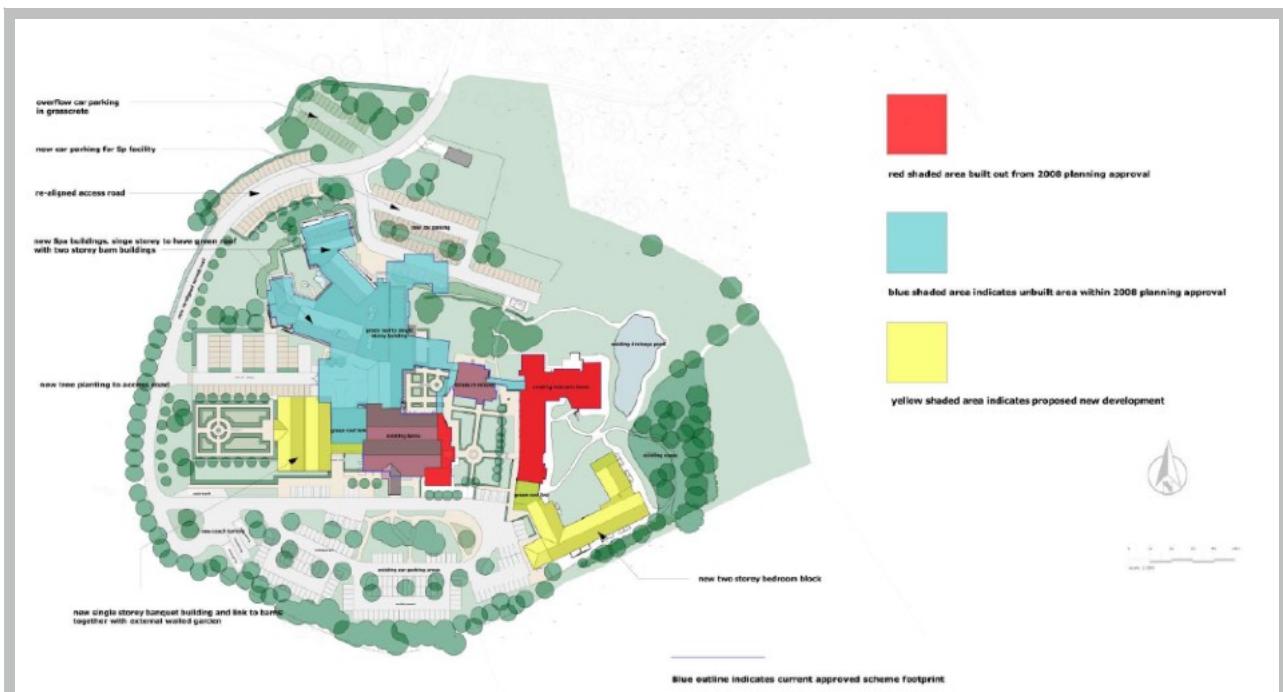
7.2 The current proposals involve:

- Demolition of temporary back of house service buildings and construction of new Spa Buildings to the W and NW of Stanley House, linked to the N barn (but not to Stanley House), in lieu of the approved and partly implemented proposals
- Erection of a new Banqueting Building linked to the W end of the former barns
- Construction of a new two storey Bedroom Block the S and SE of the existing Bedroom Block and linked to it
- Internal alterations and extensions to the former barns
- Landscape works around the site, including a new car park to the N of the new Spa Building, adjustment in the route of the drive and creation of a formal garden to the W of the new Banqueting Building

The proposals are shown in detail, to scale and in accurate visualisations in drawings submitted with the application but some are provided below at low resolution and not-to-scale for reference.



Heritage Statement: Stanley House, Mellor



Plan 5. Approved and current proposals



Plan 6. Visualisation of proposed development from S



Plan 7. Aerial visualisation of proposed development from S



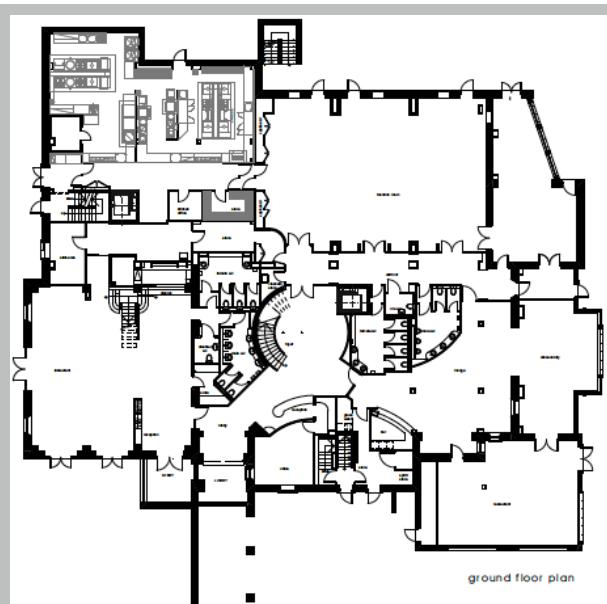
Plan 8. Visualisation of proposed development



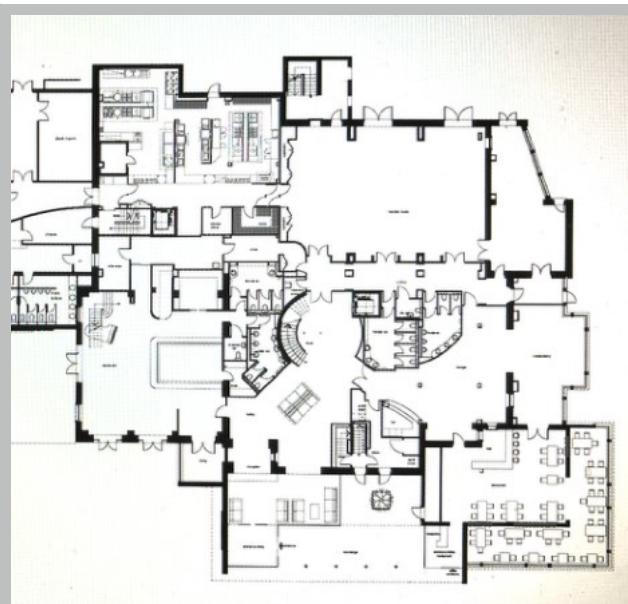
Plan 9. Visualisation of proposed development



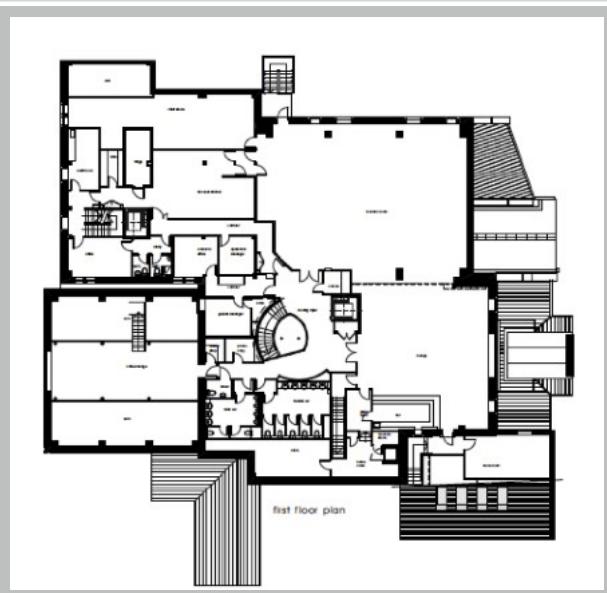
Plan 10. Visualisation of proposed development from driveway



Plan 11. Existing GF Plan of former barns



Plan 12. Proposed GF plan



Plan 13. Existing FF Plan of former barns



Plan 14. Proposed FF Plan

Heritage Statement: Stanley House, Mellor



Plan 15. Proposed elevations of former barns

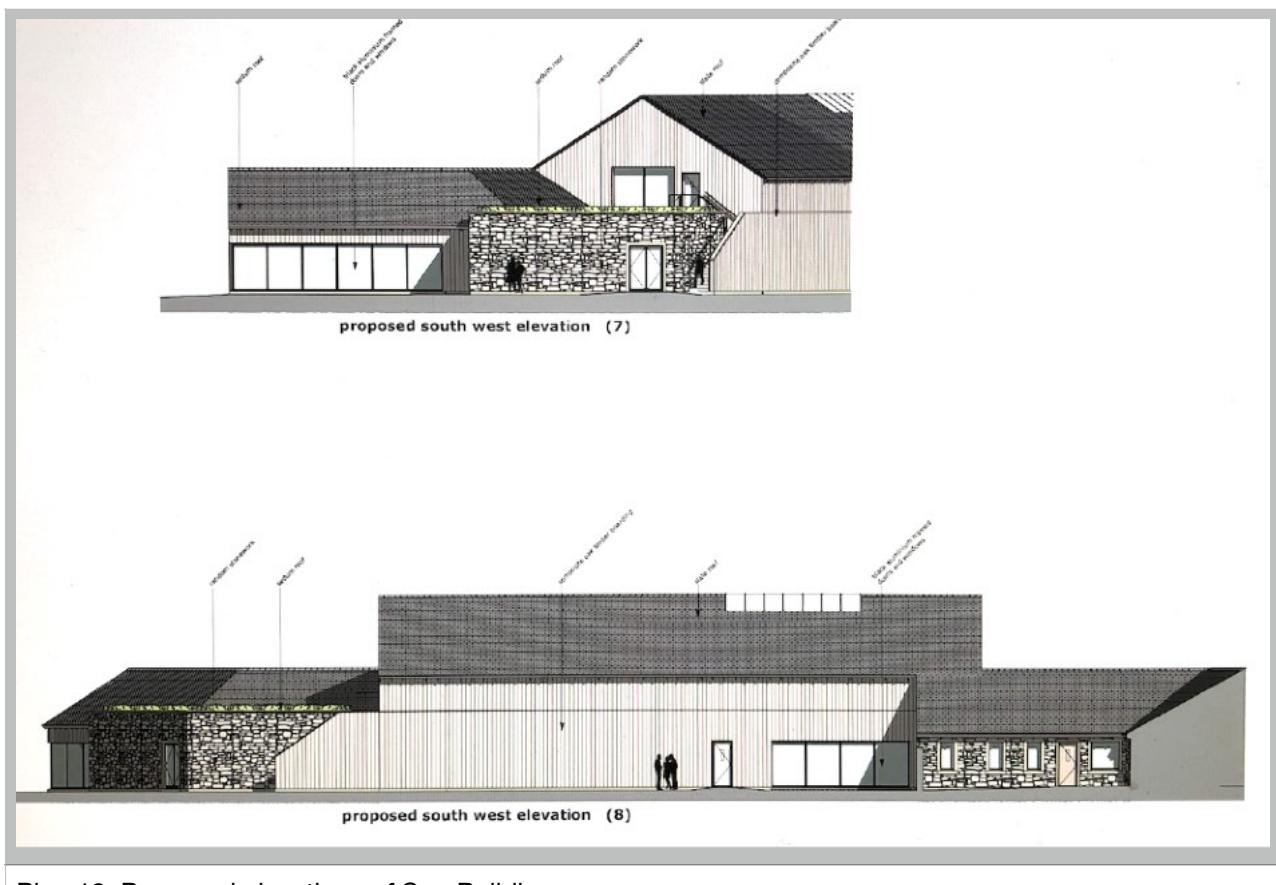


Plan 16. Proposed elevations of Spa Buildings

Heritage Statement: Stanley House, Mellor



Plan 17. Proposed elevations 2 of Spa Buildings



Plan 18. Proposed elevations of Spa Buildings

8. Assessment of the Impact of the Proposal

8.1 The Heritage Impact Assessment (HIA) Methodology

8.1.1 Introduction

This heritage impact assessment has been undertaken to comprehensively, systematically and transparently assess the impact of the proposed development on the appearance and heritage significance of the heritage assets at Stanley House and their setting, using a simplified version of the general methodology recommended in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges* 2016 (DMRB). Although the guidance was withdrawn in 2017, it still represents a comprehensive, systematic and transparent methodology. It is similar to the methodology recommended by ICOMOS (International Council on Monuments and Sites) in its *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011). Stanley House and its setting are not a "cultural world heritage property" but, again in this case, the ICOMOS methodology has validity in guiding a systematic, comprehensive and transparent methodology for assessing the impact of change on the significance of heritage assets.

8.1.2 The ICOMOS *Guidance* accepts that:

In any proposal for change there will be many factors to be considered. Balanced and justifiable decisions about change depend upon who values a place and why they do so. This leads to clear statement of a place's significance and with it the ability to understand the impact of the proposed change on that significance.

8.1.3 The assessment process is in essence in three very simple stages:

1. *What is the heritage at risk and why is it important?*

This stage of the assessment has been undertaken through Sections 2, 3, 4 and 5 of this Heritage Statement. In summary, the heritage assets which are potentially affected by the proposal are Stanley House, the former barns and Woodfold Park.

2. *How will change or a development proposal impact on the significance of the heritage asset?*

This stage of the initial assessment is provided in section 8.2 below.

3. *How can these effects be avoided, reduced, rehabilitated (mitigated) or compensated?*

This stage is undertaken in Section 8.3.5

8.1.4 The methodology incorporates an assessment of the impact of the development, where relevant, on the setting of the heritage assets, using the staged-approach recommended by Historic England in its *The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3*. (2017).

8.2.1 Levels of Significance

The assessment of heritage significance of the heritage assets which might be affected has been undertaken using the general methodology recommended in Volume 11 Section 3 Part 2 (Cultural Heritage) of Highways England's *Design Manual for Roads and Bridges* 2016 (DMRB). It recommends that heritage assets should be assessed into one of five levels of significance, based upon specified criteria. The categories are:

- Very High;

- High;
- Medium;
- Low;
- Negligible.

Based on the criteria for levels of significance in the DMRB (see Appendix 1) and the above assessment of the site and its setting:

- Stanley House is of **High Heritage Significance**
- The former barns at Stanley House are of **Low Heritage Significance**
- Woodfold Park is of **Medium Heritage Significance**

8.2.2 Levels of Impact

The assessments of the magnitude of impact and significance of effects used in this HIAs have also followed the methodology recommended in the *DMRB*, which recommends:

5.34 The magnitude of the impact (degree of change) can be negative or positive, and should be ranked without regard to the value of the asset. The total destruction of a Low Value asset will have the same magnitude of impact on the asset as the total destruction of a High Value asset; the value of the asset is factored in when the significance of the effect is assessed. The magnitude of impact should be ranked according to the following scale:

- *major*;
- *moderate*;
- *minor*;
- *negligible*;
- *no change*.

and

5.36 Assessing the significance of the effects of the scheme brings together the value of the resource and the magnitude of the impact (incorporating the agreed mitigation) for each cultural heritage asset, using the matrix illustrated in Table 5.1 (Table 1. below). The adverse or beneficial significance of effect should be expressed on the following scale:

- *very large*;
- *large*;
- *moderate*;
- *slight*;
- *neutral*.

The assessments have been undertaken in the context of: national policy on the conservation of heritage assets as set out in the NPPF; national guidance on the management of heritage assets from Historic England, which is the national advisory body on the conservation of England's cultural heritage, and; the policies of Ribble Valley Borough Council, which is the Local Planning Authority for the site.

Table 2 – Significance of Effects Matrix (Table 5.1 in DMRB)

VALUE	Very High	Neutral	Slight	Moderate/ Large	Large or Very Large	Very Large
	High	Neutral	Slight	Moderate/ Slight	Moderate/ Large	Large/Very Large
	Medium	Neutral	Neutral/ Slight	Slight	Moderate	Moderate/ Large
	Low	Neutral	Neutral/ Slight	Neutral/ Slight	Slight	Slight/ Moderate
	Negligible	Neutral	Neutral	Neutral/ Slight	Neutral/ Slight	Slight
	No change	Negligible	Minor	Moderate	Moderate	Major
MAGNITUDE OF IMPACT						

Comprehensive and objective assessments of the impact of each principal component of the development proposal on the significance the heritage assets have undertaken and summarised in Table 4 below. A brief commentary on the impacts is also provided in S.8.3 below.

8.2.3 Change in the Historic Environment

The HIA has been undertaken on the principle that change in the historic environment is not necessarily harmful to the significance of heritage assets.

The NPPF (2019) acknowledges the potential for new development to enhance a heritage asset or its setting. It states:

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: ...

c) the desirability of new development making a positive contribution to local character and distinctiveness; and ...

Similarly, Historic England adopts this approach to change in the historic environment, as set out in its over-arching document, *Conservation Principles*.

It states at 4.1:

Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

and asserts at 4.2 that:

Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

Conservation Principles states at Para 138 that:

New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Historic England adds further guidance on “Additions and Alterations” to heritage assets in its *Making Changes to Heritage Assets* *Historic England Advice Note 2*. It states at Para 41:

The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, aside from NPPF requirements such as social and economic activity and sustainability, are proportion, height, massing, bulk, use of materials, durability and adaptability, use, enclosure, relationship with adjacent assets and definition of spaces and streets, alignment, active frontages, permeability and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be good practice for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset's significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.

There is thus no objection in principle by Historic England to change in the historic environment, provided that the criteria in Para 138 of *Conservation Principles* are met and the advice in Para 41 of *Making Changes to Heritage Assets* is followed.

8.3 The Heritage Impact Assessment

NB. Whilst the main assessment must be the assessment of the impact of the current proposals on the heritage assets and their settings, in this case, another important consideration must be the relative impact of the current proposal compared to the impact of the approved proposals which have not yet been implemented but which could be implemented without further planning permission or Listed Building Consent (see Plan 5).

Brief assessments of the Magnitude of Effects of the proposals are provided below and summary of the impacts is provided at Table 4, in which the Significance of Effects is factored by the level of heritage significance of the heritage assets.

8.3.1 Assessment of Direct Impact of Proposals on Historic Fabric of Stanley House (High Heritage Significance)

The proposals do not involve any intervention or changes to Stanley House. The proposals thus will have a **No Change** Magnitude of Impact on the historic fabric and architectural character of Stanley House.

8.3.2 Assessment of Direct Impact of Proposals on Historic Fabric of Barns (Low Heritage Significance) at Stanley House

The historic barns at Stanley House are within the curtilage of Stanley House and, under the terms of S 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, should be treated as though they are listed. Although they have some heritage significance as historic former agricultural buildings associated with Stanley House: they were built later than Stanley House and

have been much altered and extended and have lost much of their authenticity, historic integrity and heritage significance.

The proposed development involves: some further intervention in the internal arrangements of the hotel to update and re-arrange the facilities; alterations to the previous extensions and; some additional extensions. However, the proposed intervention inside the building is restricted to: removal of non-original lightweight walls which were built when the buildings were converted to a hotel; the erection of new lightweight walls; the fitting of new services and; redecoration. The proposed works will not have any direct impact on the few remaining features of (low) heritage interest and will not further erode their heritage significance. The proposed internal alterations will have a **No Change** magnitude of effect.

It is proposed that the existing entrance canopy (Plate 16) on the S elevation of the S former barn will be remodelled and extended to the E to create a bigger entrance which is partially covered and is a more impressive entry-point to the hotel (Plan 19). It is proposed that the existing asymmetrical roof will be replaced with a slightly flatter asymmetrical roof and green roof with a copper-clad fascia, supported on oak piloti with copper inserts at the RH side and have a fully glazed entrance lobby below on the LH side. The existing stone and brick return wall on the LH side will be complemented by a similar wall on the RH side. The overall effect will create a more imposing entrance with a clearly contemporary design. The proposal will replace one early 20th C entrance with another early 20th C entrance. Both are clearly contemporary additions which retain clear legibility of the roof slope and external wall of the earlier former barn. The proposed entrance will improve the appearance of the entrance and legibility of the hotel but will have a **No Change** impact on the special interest of the former barns.

It is also proposed that the existing extension to the barn in the SE corner will be extended further to the S and E in an L plan to create a larger dining room. This will be a continuation E of the proposed enlarged entrance, on the E side of its return wall and will relate strongly to it with the similar full-height glazing broken up with similar oak pilots with copper inserts, copper fascias and green roof. The proposed dining room extension will therefore have a strong contemporary visual synergy with the new entrance and contrast with the stone former barn and have a **No Change** impact on the significance of the former barns.

(The proposed extensions to the barns on the N and W elevations by the construction of link buildings to the Banqueting Building and Spa Buildings are assessed separately with the assessments of this proposed new buildings.)



Plan 19. Proposed new entrance to former barns



Plan 20. Proposed Dining Room Extension

8.3.3 Assessment of Direct Impact of Proposals on Historic Fabric of Woodfold Park

The proposals do not involve any intervention or changes to Woodfold Park. The proposals thus will have a **No Change** Magnitude of Impact on the historic fabric and character of Woodfold Park.

8.3.4 Assessment of Impact of proposals on Setting of: Stanley House; the former Barns and Woodfold Park

8.3.4.1 Historic England's *The Setting of Heritage Assets: Historic Environment Good Practice Advice Planning Note 3*. (December 2017) advises that the impact of proposals on the setting of heritage assets should be assessed in a staged methodology:

Step 1: identify which heritage assets and their settings which might be affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore ways of maximising enhancement and avoiding or minimising harm;

Step 5: make and document the decision and monitor outcomes.

8.3.4.2 Step 1: Identify which heritage assets and their settings which might be affected;

The heritage assets and their settings which might be affected are:

- Stanley House
- The Former Barns and
- Woodfold Park.

Having considered the proposals and their relationship with other heritage assets, this Heritage Statement has assessed that the proposed development will have no impact on any other listed buildings (identified in Section 4) or their setting, due to: the great distance between the proposals site and other heritage assets; the topography and intervening trees and buildings. These factors significantly prevent or restrict any inter-visibility between the proposals site and the other heritage assets and any other attributes of their setting.

The heritage assets which might be affected and the key attributes/components of their settings are listed in Table 3.

8.3.4.3 A. Impact of Development on Setting of Stanley House

Step 2. The Contribution of the existing setting of Stanley House to its significance

The fundamental historic setting of Stanley House is created by its location within a rural setting of agricultural fields and its historic associative working relationship with the former barns, albeit that one of those barns was added in the 19th C and both barns have now been much rebuilt, altered and extended. The former barns have a close visual relationship with the house, off-set to the front (SW) of the house. However, this forward positioning helps to create the framed view of the principal (S) elevation of Stanley House (together with the recent Bedroom Block).

Stanley House formerly had an open (undeveloped) aspect to the E and SE but the Bedroom and Spa Building now obstruct views of it from the E and SE, although it also makes a positive contribution to the setting by creating a framed viewed and a dramatic revealed view as a receptor moves from E to W.

The immediate setting of Stanley House and the barns has been partially compromised by the creation of car parks and the introduction of areas of mown grass but these are at some distance from the building and mostly separated from it by intervening buildings and so their harmful impact is very limited.

Historically, Stanley House had a significant setting of trees around it and, although the extent of tree cover has been reduced, some mature trees still remain around it and make a positive contribution by creating a mature landscape; softening the general scene and; filtering views of it.

The existing driveway was only created in the 19th C but it provides an approach to Stanley House which keeps the historic building largely out of sight and then dramatically revealed when a receptor passes the S side of the former barns.

The undulating topography, woodlands, parkland and open agricultural land which form the wider setting retain many characteristics of Stanley House's historic setting and make a positive contribution to its significance as a country house.

Although historically Stanley House was important in the social life of the village of Mellor, it is approx 800m S of the village itself, at a lower level than it and has intervening topography. The spire of St Mary's Church can be seen from parts of the Stanley House grounds but Stanley House cannot be seen from Mellor. Even when a receptor is travelling down Mire Ash Brow, Stanley House cannot be seen as it is hidden behind a band of trees to its N. Similarly, Stanley House is not a visual landmark structure in any mid-distance or long-distance views. The wider views of Stanley House are therefore not an important element of its setting.

Step 3. i) Impact of Demolition of temporary back of house service buildings and construction of Spa Buildings

The existing temporary back of house buildings currently detract from the setting of Stanley House and their demolition will constitute a **Moderate Beneficial** change.

The proposed Spa Buildings will obstruct some combined views of Stanley House and the barns from the W and NW but the quality of the existing views to be lost is limited by the topography, fence and architectural hedge (Plates 53 and 54) along the W boundary (and the existing unsightly back of house service buildings). Some views of the N and W elevations of Stanley House will still be possible looking SE from the car park (Plan 21).

The views of Stanley House which are of limited significance but which will be lost through the development will be replaced by a group of linked buildings of high quality design and materials. The design and materials of the principal components of the proposed new Spa Buildings have been strongly influenced by the existing form of the former barns and agricultural buildings in the area. The two storey elements will have simple orthogonal “barn-like” forms with dual-pitched roofs. They will be constructed principally of local stone to integrate with the stone of Stanley House but also some composite oak cladding, which is a common material for agricultural buildings and which should harmonise with the tones of the stone, and will have slate roofs. They will be contextual in respect of Stanley House in the same way as the former barns are seen as being contextual in respect of Stanley House.

However, the Spa Buildings will be clearly legible as a contemporary additions to the evolved ensemble at Stanley House, as it is proposed that the lower link buildings will be substantially glazed, supported on oak piloti with copper inserts and have green roofs and their over-hanging eaves will provide a strong visual junction between the walls and the roofs. It is also proposed that they will introduce some complementary contemporary materials in the form of copper panels, copper fascias and green walls. Although these link structures will of course be seen, they will be relatively low and recessive and so will have minimal impact on the setting of Stanley House and its significance.

The approved scheme involved the construction of an extension of a link building between the Spa Building and Stanley House but in the current proposals, the Spa Buildings will be separated from Stanley House by the proposed Cloister Garden which will retain a “breathing space” around the W side of Stanley House and provide a contemporary showpiece setting in which Stanley House can be appreciated.

The Spa Buildings will be part of the much enlarged footprint of early 21st C buildings on the site and will reduce the percentage of Stanley House within the overall complex but they will have no impact whatsoever on the principal positive aspects of the setting of Stanley House which are: the framed view of the S elevation; its visual relationship with the barns and; its wider setting within agricultural fields.

The Spa Buildings will be prominent on the approach to the ensemble from the drive but, importantly, it will be no more prominent than the building which already has consent and, crucially, they will not extend up to Stanley House, as the approved building would have done and so will be an improvement, as Stanley House will remain as a free-standing structure.

Stanley House will remain the nucleus around which all other buildings on the site are centred when seen at close range from within the site.

It is likely that some parts of the proposed development will be visible in the view S from Mire Ash Brow, beyond the group of trees between Stanley House and the A677, in the same way that parts of the existing Bedroom Block can be seen (Plate 42) to the L of that group of trees. However, as Stanley House itself is not in that view, the proposed development will not detract from its setting in that view.

The Landscape Institute’s guidelines provide criteria for assessing magnitude of change (see Table 1 above). One scenario which has a Neutral Impact is where “There will be a change to the composition of the view, but the change will be in keeping with the existing elements of the view”. Such is the case with this proposal. Cumulatively, the demolition of the existing back of house

buildings and the construction of the Spa Buildings will constitute a big change to the secondary setting of Stanley House but the change will be in keeping with the existing elements in the views and the setting and will have a net **Neutral** impact on the contribution of the setting of Stanley House to its significance.



Plate 53. Limited view of Stanley House from W



Plate 54. Limited view of Stanley House from SW



Plan 21. Proposed view of N and W elevations of Stanley House

ii) Impact of Banqueting Building on contribution of the setting of Stanley House to its setting

The proposed Banqueting Building will be separated from Stanley House by the former barns and so will have no direct impact on its immediate setting or views of it.

As with the proposed Spa Buildings, the proposed Banqueting Building will be a substantial structure but its design and materials have been strongly influenced by the existing form and materials of the former barns. It will have simple orthogonal “barn-like” form with dual-pitched roofs

and will have some slit windows in the gables in reference to ventilation slits which are traditionally found in barns. It will be constructed principally of local stone to integrate with the stone of Stanley House and have a slate roof.

However, the Banqueting Building will be clearly legible as a contemporary addition to the evolved ensemble at Stanley House, particularly with its large glazed panels at ground floor and its projecting asymmetrical copper roof over the large glazed entrance in the W elevation. It will be contextual in respect of Stanley House in the same way as the former barns are seen as contextual in respect of Stanley House.

It is proposed that the lower link building to the existing barn will be substantially glazed and have a green roof and its over-hanging eaves will provide a strong visual junction between the walls and the roofs. Although this link structure will of course be seen, it will be relatively low, set back from the main elevations and recessive and so will have minimal impact on the setting of Stanley House and its significance.

The Banqueting Building will be part of the much enlarged footprint of early 21st C buildings on the site and so will reduce the percentage of Stanley House within the overall complex but it will have no impact whatsoever on the principal positive aspects of the setting of Stanley House which are: the framed view of the S elevation; its visual relationship with the barns and; its wider setting within agricultural fields.

Stanley House will remain the nucleus around which all other buildings on the site are centred.

Cumulatively, the construction of the Banqueting Building will constitute a big change to the secondary setting of Stanley House but the change will be in keeping with the existing elements of the setting and will have a net **Neutral** magnitude of impact on the contribution of the setting of Stanley House to its significance.

iii) Impact of Bedroom Block

Although the proposed Bedroom Block will be substantially separated from Stanley House by the existing Bedroom Building, it will project further S than it and thus approx 5m into the view cone of Stanley House from the SE (Plate 55 and 56). However: this projection into the view cone will be very limited; the buildings which project into it will be single storey only, with a flat green roof; existing trees already filter the view of Stanley House from the SE and; there is no formal route or path along the SE boundary of the site from which to appreciate the view. Indeed substantial trees and hedges on both sides of the boundary already prevent mid-range views from the SE towards Stanley House. The proposed Bedroom Block will therefore have only a negligible adverse direct impact on its immediate setting or views of Stanley House. The design and materials of the proposed bedroom block have been strongly influenced by the contemporary contextual design and materials of the existing bedroom block, which integrates successfully with Stanley House. There is therefore no reason why the design and materials of the Bedroom Block should not similarly integrate successfully into the setting of Stanley House.

The proposed Bedroom Building will be part of the much enlarged footprint of early 21st C buildings on the site and so will reduce the percentage of Stanley House within the overall complex but it will have no impact whatsoever on the principal positive aspects of the setting of Stanley House which are: the framed view of the S elevation from further W; its visual relationship with the barns and; its wider setting within agricultural fields.

The approved extensions included the construction of a link building from the E side of Stanley House into the Spa Building, which would have slightly compromised the setting of Stanley House, but this has not been built. The current proposals do not involve the construct the construction of this link and so are an improvement, as Stanley House will remain as a free-standing structure.

Stanley House will remain the nucleus around which all other buildings on the site are centred.

Cumulatively, the construction of the Bedroom Block will have only a **negligible adverse** magnitude of impact on the setting of Stanley House.



Plate 55. View towards Stanley House from SE, past the Bedroom Building



Plate 56. More distant view towards Stanley House from SE, past the Bedroom Building

iii) Impact of Proposals for the Former Barns on Setting of Stanley House

The proposed works inside the former barns will have no impact (**No Change**) on the setting of Stanley House.

The proposed dining room extension will project approx 3m further S and E and thus partially into the view cone of the principal S elevation of Stanley House from the S and will thus slightly reduce the views of it from the S. However, the extension will be single storey only and largely glazed, enabling some views over it and some filtered views through it. Furthermore, the front courtyard of Stanley House will still be approx 28m wide, enabling full sight of Stanley House from most viewpoints to the S. The proposed dining room extension will thus have a **Minor** adverse magnitude of impact on the setting of Stanley House

iv) Impact of Car Parks and Landscape Works

The proposed new or enlarged car parks to the W, NW and N of the ensemble will introduce hardstanding areas for cars which will replace some areas of mown grass and they will marginally harm the secondary setting of Stanley House. However, their impact on the setting of Stanley House will be minimal as: the car parks will all be sited at a considerably distance from Stanley House itself; they will be at a lower level than Stanley House; they will be enclosed and softened by hedges and trees of indigenous species; they will be in small groups rather than a single mass and; the overflow car parks will have grasscrete surfaces.

The access drive to Stanley House from the N was created in the mid-19th C and has been altered when Further Lane was laid out and again in the early 21st C. It therefore has minimal heritage significance per se and makes minimal contribution to the setting of Stanley House, other than it brings visitors around the W side of the ensemble and to the S, where the key view of Stanley House is obtained. The proposed re-alignment of the access road further to the W will have no meaningful impact (**No Change**) on the setting of Stanley House, although additional landscaping and tree-planting around it will improve the appearance and enhance the sense of arrival at Stanley House.

Furthermore enhanced landscaping and tree-planting around the site will go some way towards re-establishing the historic extent of trees around Stanley House and so will make a positive contribution to the setting of Stanley House.

Cumulatively, the combined effects of the negligible harm and the negligible enhancement of the car parks and landscape works will have a net **Neutral** magnitude of impact on the setting of Stanley House.

8.3.4.4 B. Impact of Development on Setting of Former Barns at Stanley House

Step 2. The Contribution of the existing setting of Former Barns at Stanley House to their significance

The fundamental historic setting of the former barns was created by their location within a rural setting of agricultural fields and their associative working relationship with Stanley House.

The former barns formerly had an open (undeveloped) aspect in all directions, other than toward the house to the NE, but: the original immediate agricultural setting has been replaced with a more “hospitality” setting; the Bedroom and Spa Building now obstruct views of them from the E; the unsightly back of house facilities detract from the setting to the N and; car parks and mown grass surround it to the W and S. Furthermore, the approved permission included a large new spa building being erected to the N. However, the barns retain a wider open setting of agricultural fields, woodland and parkland and this enables some understanding of their original purpose and contributes positively to their setting.

Historically, the barns also had a partial setting of trees around them and, although the extent of tree cover has been reduced, some mature trees still remain around them and make a positive contribution by creating a mature landscape; softening the general scene and; filtering views of them.

The back of house buildings to the N of the former barns are a ramshackle accumulation of structures of poor design quality and poor materials and bins etc which creates a cluttered appearance and detracts from the setting of the former barns.

Step 3. i) Impact of Demolition of temporary back of house service buildings and construction of Spa Building

The proposed demolition and clearance of the back of house facilities will positive enhance the visual setting of the former barns and constitute a **Moderate Beneficial** change.

The proposed Spa Buildings will obstruct some combined views of Stanley House and the barns from the W and NW but the quality of those existing views is limited by the topography, fence and architectural hedge (Plates 53 and 54) along the W boundary (and the existing unsightly back of house service buildings). These views of limited significance will be replaced by a building of high quality design and materials.

The lost views of limited significance will be replaced by a range buildings of high quality design and materials. The design and materials of the principal components of the proposed new Spa Buildings have been strongly influenced by the existing form of the former barns and agricultural buildings in the area. The two storey elements will have simple orthogonal “barn-like” forms with dual-pitched roofs. They will be constructed principally of local stone to integrate with the stone of Stanley House but also some composite oak cladding, which is a common material for agricultural buildings and which should harmonise with the tones of the stone, and will have slate roofs. They will be attached to the existing former barns but at a point where the barns have already been much altered and rendered and will integrate harmoniously with them.

However, the Spa Buildings will be clearly legible as a contemporary additions to the evolved ensemble at Stanley House, as it is proposed that the lower link buildings will be substantially glazed, supported on oak piloti with copper inserts and have green roofs and their over-hanging eaves will provide a strong visual junction between the walls and the roofs. It is also proposed that they will introduce some complementary materials in the form of copper panels, copper fascias and green walls. Although these link structures will of course be seen, they will be relatively low and recessive and so will have minimal impact on the setting of the former barns and their significance.

The Spa Buildings will be part of the much enlarged footprint of early 21st C buildings on the site and will slightly reduce the dominance of the former barns within the overall complex but they will have no impact whatsoever on the principal positive aspects of the setting of the former barns which are: their visual relationship with Stanley House and; their wider setting of agricultural fields.

The Spa Building will be prominent on the approach to the ensemble from the drive but, importantly, it will be no more prominent than the building which already has consent.

Cumulatively, the demolition of the existing back of house buildings and the construction of the Spa Buildings will constitute a big change to the immediate setting of the former barns but the change will be in keeping with the existing and/or approved elements in the views and the setting and will have a net **Neutral** impact on the contribution of the setting of the former barns to their setting and to their significance.

ii) Impact of Banqueting Building on contribution of the setting of Former Barns to their setting

The proposed Banqueting Building will be two storeys high, wider (N-S) than the former barns and will be sited to the W of them. They will also be attached to the W elevation of the former barns by a single storey link building. The proposed Banqueting Building will therefore substantially obstruct sight of the former barns from the W and this will inevitably have a minor adverse impact on them and their setting as it will harm the ability to see them and appreciate them.

However, the harmful impact has been reduced by the design and materials which have been strongly influenced by the existing form and materials of the former barns. Although the Banqueting Building will be clearly legible as a contemporary addition to the former barns, particularly with its large glazed panels at ground floor and projecting asymmetrical copper roof over the large glazed entrance in the W elevation, it will be contextual in respect of the former barns as it will have simple orthogonal “barn-like” form with dual-pitched roofs and will have some slit windows in the gables in reference to ventilation slits which are traditionally found in barns. It will be constructed principally of local stone to integrate with the stone of Stanley House and the former barns and have a similar slate roof. Furthermore, the proposed link building will be relatively low, set back from the main (S) elevations and set back behind (N) the segmental arched cart entrance opening. It will be recessive, substantially glazed and have a green roof and its over-hanging eaves will provide a strong visual junction between the walls and the roofs. It will therefore provide a clear contrast with and between the former barns and the Banqueting Building. Although the Banqueting will become a prominent element in front of the former barns, they will retain much of their current character and prominence when seen from the S and E.

The proposed Banqueting Building will also separate the former barns from the fields to the W and thus cause further minor harm to their secondary setting, although the fields themselves will remain affected by the proposal and so will still make some contribution to their setting.

The Banqueting Building will be part of the much enlarged footprint of early 21st C buildings on the site and so will reduce the percentage of historic buildings within the overall complex but it will have only a limited adverse impact on the principal positive aspects of the setting of the former

barns which are: their visual relationship with Stanley House and; their wider setting within agricultural fields.

Cumulatively, the construction of the Banqueting Building will constitute a big change to the setting of the former barns but some of the change will be in keeping with the existing elements of the setting. Even so, the construction of the Banqueting Building will have a net **Minor adverse** magnitude of impact on the contribution of the setting of the former barns to their significance.



Proposed Banqueting Building

iii) Impact of Bedroom Block

The proposed Bedroom Block will be substantially separated from the former barns by the existing Bedroom Building and a distance of approx 50m, it will project slightly further S than the existing Bedroom Block and will obstruct some sight of the former barns from the SE. However: the extent of the loss of sight of the former barns will be very limited; existing trees already filter the view of the former barns from the SE and; there is no formal route or path along the SE boundary of the site from which to appreciate the view. Indeed substantial trees and hedges on both sides of the boundary already prevent mid-range views from the SE towards the former barns. The proposed Bedroom Block will therefore have only a negligible adverse direct impact on the immediate setting or views of the former barns.

The design and materials of the proposed bedroom block have been strongly influenced by the contemporary contextual design and materials of the existing bedroom block, which integrates successfully with the former barns. There is therefore no reason why the design and materials of the Bedroom Block should not similarly integrate successfully into the setting of the former barns.

The proposed Bedroom Building will be part of the much enlarged early 21st C buildings on the site and so will reduce the percentage of historic buildings within the overall complex but it will have no impact on the principal positive aspects of the setting of the former barns which are: their visual relationship with Stanley House and; their wider setting within agricultural fields.

The former barns will remain prominent historic structures within the ensemble even as proposed.

Cumulatively, the construction of the Bedroom Block will have no appreciable impact (**Neutral**) on the setting of the former barns.

iv) Impact of Car Parks and Landscape Works on setting of Former Barns

The proposed new or enlarged car parks to the W, NW and N of the ensemble will introduce hardstanding areas for cars which will replace some areas of mown grass and they will marginally harm the soft green setting of the former. However, their impact on the setting of the former barns will be minimal as: the car parks will all be sited at a considerable distance from the former barns and/or by intervening buildings; most will be at a lower level than the former barns; they will be enclosed and softened by hedges and trees of indigenous species; they will be in small groups rather than a single mass and; the overflow car parks will have grasscrete surfaces.

The access drive to Stanley House from the N was created in the mid-19th C and has been altered when Further Lane was laid out and again in the early 21st C. It therefore has minimal heritage significance per se and makes minimal contribution to the setting of the former barns, other than it brings visitors around the W side of the ensemble and to the S, from where they can be seen. The proposed re-alignment of the access road further to the W will have no meaningful impact (**No Change**) on the setting of the former barns, although additional landscaping and tree-planting around it will improve the appearance at the approach to them.

It is proposed that the existing garden courtyard to the N of the former barns will be extended further N and enhanced with a new layout, materials and planting to create a Cloister Garden. Whilst this will create an ornamental appearance, rather than the historic agricultural setting, it will provide a larger external relaxation area in which the N elevation of the former barns can be appreciated. Furthermore enhanced landscaping and tree-planting around the site will go some way towards re-establishing the historic extent of trees around the former barns and so will make a positive contribution to their setting.

Cumulatively, the combined effects of the car parks and landscape works will have a net **Neutral** magnitude of impact on the setting of the former barns.

8.3.4.5 C. Impact of Development on Setting of Woodfold Park

Step 2. The Contribution of the existing setting of Woodfold Park to its significance

Woodfold Park is a huge country parkland estate which comprises woodland, pleasure grounds, a kitchen garden and agricultural fields, as well as the hall, lodges and other structures. As a country estate, it was historically in a rural area and was surrounded by woodlands and agricultural fields and indeed, it largely remains so. The undulating rural landscape around the park contributes positively to its setting. The listing description for the park states:

Much of the park is bounded by a high stone wall, beyond which lies an agricultural landscape.

The grounds of Stanley House, with the historic house and former barns, form a small part of the boundary of Woodfold Park and thus make a small positive contribution to the setting of the park.

Step 3. i) Impact of the Overall Development at Stanley House on Setting of Woodfold Park

The proposed overall development at Stanley House involves the construction of new Spa Buildings, a new Banqueting Building, a new Bedroom Block and car park and landscape works, which together constitute a substantial development on a plot adjacent to the historic parkland of Woodfold Park. However, the proposed development will not necessarily have any meaningful impact on the setting or significance of the park. Compared to the overall size and length of the boundary of Woodfold Park, the development at Stanley House and the shared boundary are relatively small. The existing development at Stanley House is sizeable but in no way causes any

harm to the setting or significance of Woodfold Park and there is no reason why the proposed increase should do so either.

The boundary between Woodfold Park and Stanley House has substantial belts of mature trees both within Woodfold Park and within the grounds of Stanley House and these create a strong visual barrier between the heritage assets. It is proposed that further dense planting will be put in all around the site, including on this boundary and so even the combined impact of the different components of the proposed development will have no meaningful visual impact on the setting of Woodfold Park (as further demonstrated by the complementary Landscape Visual Impact study submitted with the application) or indeed on any other aspect of Woodfold Park.

Cumulatively, the combined effects of the proposed development will have a **Neutral** magnitude of impact on the setting of Woodfold Park.

8.3.4.6 Cumulative Impact of the Design of the proposed new Buildings on the Significance of the Heritage Assets

The proposed development will result in a substantial increase in the footprint of development at this important historic site and so the design and materials of the proposal will be crucial in determining the impact on the heritage assets and their setting. In accordance with the advice in Para 138 of Historic England's *Conservation Principles*, the proposals have been developed to "... aspire to a quality of design and execution which may be valued now and in the future".

In Para.143 of *Conservation Principles*, Historic England advises:

There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. This neither implies nor precludes working in traditional or new ways, but will normally involve respecting the values established through an assessment of the significance of the place.

Great care has been taken in the design of the proposed development to work in "a new way", following an assessment of the significance of the place, to ensure a coherent relationship with the surrounding buildings and to complement the character and appearance of the site and in a way which respects and complements the significance of the place. The aim is for the proposed development to be seen as an impressive contemporary addition, rather than being pastiche or a poor copy of the historic buildings. The proposed development aims to be respectful of its historic setting and to be "...valued now and in the future".

This approach is fully consistent with current international and national advice for new buildings in historic settings.

UNESCO issued its *Vienna Memorandum* (2005) on "World Heritage Sites and Contemporary Architecture" which strongly advocates contemporary designs in the most important heritage sites in the world. It states:

*Para 21: ...urban planning, contemporary architecture and preservation of the historic urban landscape should **avoid all forms of pseudo-historical design**, as they constitute a denial of both the historical and the contemporary alike. One historical view should not supplant others, as history must remain readable, while continuity of culture through quality interventions is the ultimate goal.*

Para 31: ...Historic and contemporary architecture constitute an asset to local communities, which should serve educational purposes, leisure, tourism, and secure market value of properties.

Similarly, Historic England and CABE issued “*Building in Context - New development in historic areas*” in 2001 to:

... stimulate a high standard of design when development takes place in historically sensitive contexts

The guidance includes many examples of contemporary architecture as positive case studies and importantly advises:

A successful project will:...

- relate well to the geography and history of the place and the lie of the land*
- respect important views...*

This Heritage Statement makes the case that the current proposal: avoids pseudo-historical design; will become an asset to the local community, as a symbol of positive change; constitutes high quality design; relates well to the geography and history of the place; respects important views and; complies with the relevant advice.

Furthermore, the NPPF (2019) places great emphasis on high quality design as a contributor to sustainable development. It states:

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

This Heritage Statement makes the case that the design of the proposed development is outstanding, will raise the standard of design in the area and fits in with the overall form and layout of its surroundings.

In summary, the strong generic advice from Historic England, CABE (now the Design Council) and UNESCO is that new buildings should generally express the “zeitgeist” or spirit of the day and avoid pastiche designs, even within historic settings, provided that they are of suitable quality and respect their historic setting. This Heritage Statement makes the case that the proposed development aspires to a high quality of design and execution, respects its historic setting and that there is no justifiable reason to resist it on design grounds.

Table 3. Heritage Assets, Key Attributes of and their Setting and Their Contribution of the Settings

Heritage Asset	Key Attributes/ components of the setting	Whether, how and to what degree these settings make a contribution to the significance of the heritage asset
1. Stanley House - High Heritage Significance	Associated Barns	Positive associative contribution but limited by the loss of agricultural character, authenticity and integrity of the barns Barns help to create framed and dramatic revealed views of Stanley House from S
	Formal Garden	Positive visual relationship and based loosely on historic site of garden but a very recent creation
	Bedroom Block	Obstructs views of Stanley House from E and SE but helps to create framed views of Stanley House from S. Overall Neutral
	Car parks and mown grass	Slight negative contribution
	Driveway	Neutral contribution
	Undulating topography and open agricultural land	Positive historic relationship with surrounding countryside
	Trees	Positive contribution - attractive and traditional features in the setting, albeit not as extensive as historically
2. Former Barns - Low Heritage Significance	Associated Stanley House	Positive associative relationship but limited by the loss of agricultural character, authenticity and integrity of the barns
	Formal Garden	Attractive but overtly domestic in contrast to farmyard setting usually found around traditional barns. Neutral Contribution
	Bedroom Block	Attractive but overtly hospitality character in contrast to farmyard setting usually found around traditional barns. Neutral Contribution
	Car parks and mown grass	Slight negative contribution
	Driveway	Neutral contribution
	Undulating topography and open agricultural land	Positive historic relationship with surrounding countryside
	Trees	Positive contribution - attractive and traditional features in the setting, albeit not as extensive as historically
3. Woodfold Park - Medium Heritage Significance	Stanley House, Former Barns and Bedroom Block	Minimal contribution
	Undulating topography and open agricultural land	Positive visual relationship and based loosely on historic site of garden but a very recent creation
	Trees	Positive contribution - attractive and traditional features in the setting, albeit not as extensive as historically

Table 4. Summary of Impacts of Proposed Development on Heritage Assets and their setting

Heritage Asset and Level of significance	Proposed Development	Magnitude of Impact	Significance of Impact
1. Fabric of Stanley House - High Heritage Significance	Overall development	No change	Neutral
2. Setting of Stanley House - High Heritage Significance	Demolition of temporary back of house service buildings and construction of Spa Building	Neutral	Neutral
	Construction of Banqueting Building	Neutral	Neutral
	Construction of Bedroom Block	Negligible Adverse	Slight Adverse
	Internal Works in the Former Barns	Neutral	Neutral
	Altered and enlarged entrance	Neutral	Neutral
	Dining Room Extension	Minor Adverse	Moderate/Slight Adverse
	Car Parks and Landscape Works	Neutral	Neutral
3. Fabric of former barns	Altered floor plans	Neutral	Neutral
	Altered and enlarged entrance	Neutral	Neutral
	Dining Room Extension	Neutral	Neutral
4. Setting of former barns - Low Heritage Significance	Demolition of temporary back of house service buildings and construction of Spa Building	Neutral	Neutral
	Construction of Banqueting Building	Minor Adverse	Neutral/Slight Adverse
	Construction of Bedroom Block	Neutral	Neutral
	Car Parks and Landscape Works	Neutral	Neutral
5. Woodfold Park - Medium Heritage Significance	Overall Development	No change	Neutral
6. Setting of Woodfold Park - Medium Heritage Significance	Overall Development	No change	Neutral

8.3.4.7 Summary of Impacts

The Heritage Impact Assessment has found that the proposed development at Stanley House will have almost wholly Neutral or No Change Magnitudes of Impact on the heritage assets and their settings and similarly that, when the level of heritage significance of the heritage assets is factored in, the proposed developments will have almost wholly Neutral Significances of Impact on the heritage assets. The only net adverse impacts will be: the reduced loss of sight of Stanley House from the S due to the dining room extension; the minimal loss of sight of Stanley House from the SE (albeit not from any public aspect or any private aspect of any importance) due to the proposed SW end of the proposed Bedroom Block and; the loss of sight of the W elevation of the former barns from the access road to the W, due to the construction of the proposed Banqueting Building.

The NPPF (2019) states at Para 196:

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.

The “Slight” and “Minor” harm to the setting of the heritage assets which will be caused by the proposed development is limited in scale and is in the lower end of the spectrum of “less than substantial harm”, in the terms set out in the NPPF. This Heritage Statement makes the case that the heritage benefits (set out below) far outweigh the harm to the heritage significance. However, the low level of harm to the heritage significance of the site should be weighed not only against the heritage benefits but also against wider environmental, social and economic benefits.

8.3.5 3. How can these effects be avoided, reduced, rehabilitated (mitigated) or compensated?

8.5.3.1 The HIA methodology requires an assessment of how any harmful effects be avoided, reduced, rehabilitated (mitigated) or compensated.

8.5.3.2 The impacts of the proposed development on the heritage assets have already been avoided and reduced through careful design and choice of materials and through the proposals for extensive landscaping. The only way to further reduce or avoid the identified slight harm to the setting of the heritage assets would be to omit, relocate or reduce the dining room, Bedroom Block and the Banqueting Building but the current proposal has been designed to create a viable hospitality business at this historic site. The layout has been designed to create an optimum functional facility and the size and locations of the facilities are integral components of the overall development. Any amendments to their size and location would reduce the viability and/or efficiency of the facilities and is not justified.

8.5.3.3 The proposal will in fact have a wide range of positive environmental and economic attributes, some of which will have beneficial impacts for the heritage assets:

1. The proposal involves no direct intervention in the historic fabric of Stanley House and thus retains its existing heritage significance and appearance.
2. The proposal retains the status of Stanley House as the primary focal point of the ensemble as a detached building and one which stands in “splendid isolation”, in contrast to the approved 2008 plans which have link extensions to the E and W.
3. The proposal does not involve the construction of any buildings within the principal view of Stanley House from the South.

4. The proposal will increase and improve the hotel facilities which will make the hotel operation a more viable business and thus generate income to pay for the on-going proper maintenance of the heritage assets.
5. The proposal does involve some intervention in the barns but will retain their existing basic form and will cause no meaningful harm to their heritage significance.
6. The proposed new buildings to the W (Banqueting Hall and Spa) will be preceded by the demolition of some unsightly “back of house” buildings and thereby enhance the setting of Stanley House and the barns.
7. The proposed new buildings to the W consist of a group of two storey buildings are designed with a barn-aesthetic, linked to each other and the existing barns by light-weight single storey buildings with green roofs.
8. The proposed new bedroom block is designed to be similar to the existing bedroom block and thus a quietly contextual contemporary structure.
9. The proposed landscape scheme and parking layout have been designed to: reinforce key views; integrate the development as a whole into its landscape setting; screen any unsightly elements and; avoid a single large car park.
10. The proposed minor re-alignment of the driveway will not affect any heritage asset (as the current driveway is relatively recent) and will be sensitively landscaped.
11. The proposal will involve the enhancement of the appearance and condition of the existing public footpath from Mire Ash Brow to the re-aligned driveway.
12. The proposal will have no impact on any other heritage assets or their setting, including Woodfold Park.

8.5.3.4 These heritage and environmental benefits far outweigh any harm and there is thus no necessity for the effects of the proposed development to be further avoided, reduced, rehabilitated (mitigated) or compensated. Furthermore, the current proposed development is far less harmful to the heritage assets and their settings than the approved scheme which could be implemented and so it should be positively encouraged.

8.6 Assessment of Proposals Against Generic Advice on Development in a Historic Context

8.6.1 Historic England's *The Setting of Heritage Assets* makes it clear that:

...the surroundings of a heritage asset will change over time...

This is consistent with the NPPF which acknowledges the potential for new development to enhance a heritage asset or its setting. It states:

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: ...

c) the desirability of new development making a positive contribution to local character and distinctiveness; and ...

The proposed development represents change in the surroundings of the heritage assets at Stanley House but this Heritage Statement finds that it will make a positive contribution to its character and distinctiveness.

8.6.2 Historic England's advice note on setting is also consistent with its approach to change in the historic environment which is set out in its over-arching document, *Conservation Principles*, which states:

4.1 Change in the historic environment is inevitable, caused by natural processes, the wear and tear of use, and people's responses to social, economic and technological change.

4.2 Conservation is the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

This Heritage Statement makes the case that the design and proposed materials of the proposal represent management of change which will sustain the heritage values of the heritage assets and indeed will do so to a greater extent than the approved scheme.

8.6.3 *Conservation Principles* goes on to state:

138. New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;*
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;*
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;*
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.*

This Heritage Statement makes the case that the proposals meet these criteria for acceptable new work and alterations in the historic environment:

- this Heritage Statement and the other supporting information provide sufficient information comprehensively to understand the impacts of the proposal on the significance of the place
- the proposal will not materially harm the values of the place
- the proposals do aspire to a quality of design and execution which will be valued now and in the future
- the long-term consequences of the proposals can, from experience, be demonstrated to be benign,

8.6.4 In Para.143 of *Conservation Principles*, Historic England advises:

*There are no simple rules for achieving quality of design in new work, although a clear and coherent relationship of all the parts to the whole, as well as to the setting into which the new work is introduced, is essential. **This neither implies nor precludes working in traditional or new ways**, but will normally involve respecting the values established through an assessment of the significance of the place.*

This approach is fully consistent with current international and national advice for new buildings in historic settings.

UNESCO issued its *Vienna Memorandum* (2005) on "World Heritage Sites and Contemporary Architecture" which strongly advocates contemporary designs in the most important heritage sites in the world. It states:

*Para 21: ...urban planning, contemporary architecture and preservation of the historic urban landscape should **avoid all forms of pseudo-historical design**, as they constitute a denial of both the historical and the contemporary alike. One historical view should not supplant others, as history must remain readable, while continuity of culture through quality interventions is the ultimate goal.*

Para 31: ...Historic and contemporary architecture constitute an asset to local communities, which should serve educational purposes, leisure, tourism, and secure market value of properties.

Similarly, Historic England and CABE issued “*Building in Context - New development in historic areas*” in 2001 to:

... stimulate a high standard of design when development takes place in historically sensitive contexts

The guidance includes many examples of contemporary architecture as positive case studies and importantly advises:

A successful project will:...

- relate well to the geography and history of the place and the lie of the land*
- respect important views...*

Furthermore, the NPPF (2019) places great emphasis on high quality design as a contributor to sustainable development. It states:

131. In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

This Heritage Statement concludes that the proposal complies with all of this advice. Indeed, a pre-application consultation on the proposal was submitted to Historic England on 10th September 2020. Historic England concluded in its response (full response at Appendix 3) from Stephen Broadhead on 25th September 2020:

Historic England would not raise any objections to the proposed revised scheme for the Stanley House Hotel, and would conclude the scheme would cumulatively result in a development that would better preserve the significance of the listed building.

Historic England therefore supported the proposal, subject to some comments which have been taken on board in the current submission.

8.7 Assessment against Relevant policies in the *Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version*

8.7.1 Policy DME4: Protecting Heritage Assets of the *Core Strategy 2008 – 2028 A Local Plan for Ribble Valley Adoption Version* sets out Ribble Valley BC’s policy on development proposals which may affect heritage assets. It established a presumption in favour of the conservation and enhancement of heritage assets and their settings, including listed buildings and registered historic parks and gardens.

This Heritage Statement concludes that the current development proposal will have some minor adverse impacts but on balance it will have overwhelming beneficial impacts on the heritage assets and their settings. Historic England has also advised in its pre-application consultation on the draft proposal that “...the scheme would cumulatively result in a development that would better preserve the significance of the listed building.” This Heritage Statement therefore makes the case that the proposal fully complies with Policy DME4.

9. Conclusion

9.1 This Heritage Statement makes the case that: the current proposals for development at Stanley House will cause no net harm to the significance of the heritage assets or their settings but will bring about a net enhancement in the heritage significance and appearance of the heritage assets which are part of Ribble Valley's and the nation's cultural heritage.

9.2 The Heritage Statement has found that the proposals will cause a low level of harm to the setting of the heritage assets in that: there will be: a reduced loss of sight of Stanley House from the S, due to the dining room extension; a minimal loss of sight of Stanley House from the SE (albeit not from any public aspect or any private aspect of any importance) due to the proposed S W end of the proposed Bedroom Block and; a loss of sight of the W elevation of the former barns from the access road to the W, due to the construction of the proposed Banqueting Building.

However, it has also found that the proposal will have overwhelming beneficial impacts and attributes which will far outweigh that minimal harm:

1. The proposal involves no direct intervention in the historic fabric of Stanley House and thus retains its existing heritage significance and appearance.
2. The proposal retains the status of Stanley House as the primary focal point of the ensemble as a detached building and one which stands in “splendid isolation”, in contrast to the approved 2008 plans which have link extensions to the E and W.
3. The proposal does not involve the construction of any buildings within the principal view of Stanley House from the South.
4. The proposal will increase and improve the hotel facilities which will make the hotel operation a more viable business and thus generate income to pay for the on-going proper maintenance of the heritage assets.
5. The proposal does involve some intervention in the barns but will retain their existing basic form and will cause no meaningful harm to their heritage significance.
6. The proposed new buildings to the W (Banqueting Hall and Spa) will be preceded by the demolition of some unsightly “back of house” buildings and thereby enhance the setting of Stanley House and the barns.
7. The proposed new buildings to the W consist of a group of two storey buildings are designed with a barn-aesthetic, linked to each other and the existing barns by light-weight single storey buildings with green roofs.
8. The proposed new bedroom block is designed to be similar to the existing bedroom block and thus a quietly contextual contemporary structure.
9. The proposed landscape scheme and parking layout have been designed to: reinforce key views; integrate the development as a whole into its landscape setting; screen any unsightly elements and; avoid a single large car park.
10. The proposed minor re-alignment of the driveway will not affect any heritage asset (as the current driveway is relatively recent) and will be sensitively landscaped.
11. The proposal will involve the enhancement of the appearance and condition of the existing public footpath from Mire Ash Brow to the re-aligned driveway.

12. The proposal will have no impact on any other heritage assets or their setting, including Woodfold Park.

9.3 The NPPF, in Section 16 on *Conserving and enhancing the historic environment*, provides advice to local authorities on decision-making in respect of proposals which will cause some level of harm. It states at Para 196:

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.

9.4 The Heritage Impact Assessment in this Heritage Statement concludes that the proposal will cause some harm, which is in the lower end of the spectrum of “less than substantial harm” in the terms set out in Section 16 of the NPPF. Thus the elements of the proposals which cause a low level of harm to the heritage significance of the site should be weighed not only against the heritage benefits (set out above) but also against wider environmental, social and economic benefits.

This Heritage Statement concludes that the fundamental heritage significance of Stanley House, the former barns and Woodfold Park and their settings will be sustained and enhanced through the implementation of the proposed development.

9.5 Importantly, Historic England has also assessed the impact of a draft proposal in a pre-application consultation and responded on 25th September 2020:

Historic England would not raise any objections to the proposed revised scheme for the Stanley House Hotel, and would conclude the scheme would cumulatively result in a development that would better preserve the significance of the listed building.

9.6 Crucially, the advice on *The presumption in favour of sustainable development* in Para. 11 of the NPPF (2019) is especially relevant. It states:

Plans and decisions should apply a presumption in favour of sustainable development.

...For decision-taking this means:...

c) approving development proposals that accord with the development plan without delay;...

9.7 The proposals represent sustainable development and accord with the development plan and so this Heritage Statement makes the case that the proposals should be considered favourably and that the applications should be approved without delay.

This Heritage Statement was prepared by:

John Hinchliffe BA (Hons), BPI, MSc (Building Heritage & Conservation), IHBC, RTPI
Hinchliffe Heritage,
5 Lincoln Drive,
Wallasey
CH45 7PL

www.HinchliffeHeritage.com
jnshinchliffe@gmail.com

07736 97039

30th November 2020

Select Bibliography

Buildings of England: North Lancashire Pevsner 1969 Penguin

History of Blackburn WA Abraham

History of Mellor Neil Summersgill 1999 Mellor Community Project Group

House of Stanley from the 12th C Peter Stanley 1998 Pentland Press

Lancashire's Architectural Heritage John Champness 1989 Lancashire County Council

Murray's Lancashire Architectural Guide Peter Fleetwood-Hesketh 1955 John Murray

Rural Houses of the Lancashire Pennines 1560-1760 RCHME 1985 HMSO

Victoria County History of Lancashire Vol 6

Ribble-Land Joseph Baron

Appendices

Appendix 1. Levels of Heritage Value and Definitions

Very High	<ul style="list-style-type: none"> Structures inscribed as of universal importance as World Heritage Sites. Other buildings of recognised international importance.
High	<ul style="list-style-type: none"> Scheduled Monuments with standing remains. Grade I and Grade II* (Scotland: Category A) Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	<ul style="list-style-type: none"> Grade II (Scotland: Category B) Listed Buildings. Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations. Conservation Areas containing buildings that contribute significantly to its historic character. Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Low	<ul style="list-style-type: none"> ‘Locally Listed’ buildings (Scotland Category C(S) Listed Buildings). Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures).
Negligible	<ul style="list-style-type: none"> Buildings of no architectural or historical note; buildings of an intrusive character.
Unknown	<ul style="list-style-type: none"> Buildings with some hidden (i.e. inaccessible) potential for historic significance.

Appendix 2. Description of Woodfold Park

SUMMARY OF HISTORIC INTEREST

A park laid out in the 1790s to accompany a country house.

HISTORIC DEVELOPMENT

Towards the end of the C18 Henry Sudell, a cotton manufacturer and financier of Blackburn, purchased several estates in the area, including Woodfold Park. This he imparked and, in 1798, called on Charles McNiven, an architect from Manchester, to build a new house. The house and park were sold in 1831 to Mr John Fowden Hindle, but he died shortly afterwards. The estate passed to various members of the Hindle family in fairly rapid succession. The Woodfold estate was sold c 1878 to Robert Daniel Thwaites, a brewer of Blackburn. On Thwaites' death in 1888 the estate descended to his only daughter, Elma Amy. Through Elma Amy Thwaites' marriage in 1888 to Robert Armstrong Yerburgh, the estate became the property of the Yerburgh family. It remains (1990s) in private ownership.

DESCRIPTION LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Woodfold Park, c 175ha, lies to the west of Blackburn, north of Pleasington, and c 1.75km to the east of Samlesbury Bottoms. From the northern end of the site the ground falls away steeply to the south, offering long views along the valley of the Arley Brook to south and east. Much of the park is bounded by a high stone wall, beyond which lies an agricultural landscape. Further Lane twice touches the park at its north-west corner and the southern boundary is formed by Pleasington Road.

ENTRANCES AND APPROACHES The main drive leads off the A677 road at the north-east corner of the site, through the gateway at Mellor Lodge (listed grade II), the pair of lodge houses probably being of the 1790s, possibly to the design of James Wyatt. From here the drive runs westwards through a narrow strip of woodland before breaking out into the park at the gateway at Middle Lodge (listed grade II). This pair of lodges again probably dates from the 1790s and is likely to be the work of James Wyatt. From here the drive continues westwards across the park to arrive at the south front of the Hall.

A second imposing gateway marks the entrance to the site from the public lane to the north, the drive here leading south to Woodfold Park Farm, where it branches eastwards to run through a band of woodland to join the east drive or continues south to the Hall.

The access from the south is via the drive from Pleasington Lodge which stands on the Pleasington Road, the public road marking the southern boundary of the site. From here the drive leads northwards across the park, crossing the Alum House Brook as it runs east/west across the southern end of the park. The route continues past Old Woodfold Farm and the White House, then along the west side of White House Wood, which forms the eastern boundary of the site. The drive then bends sharply to the west to cross between two ponds, dog-legging back to run north up the steeply sloping ground to the Hall.

PRINCIPAL BUILDING Woodfold Hall (formerly Woodfold Park, listed grade II) stands, unoccupied and derelict (1995), at the northern end of its park, enjoying views along the valley to the south and east. Built of sandstone rubble with the main facades of ashlar, the south front is of nine bays, the centre three flanked and separated by pilasters under a tetrastyle portico. To the rear (north), two wings run back to enclose a courtyard, their inner walls now collapsed.

GARDENS AND PLEASURE GROUNDS To the south of the Hall the ground is levelled to form a rectangular platform, supported by drystone walls. North of the Hall wooded pleasure grounds lead to the track which forms the walled northern boundary of the site. Within the pleasure grounds, 100m to the north-east of the Hall, stands an early to mid C19 orangery (listed grade II).

PARK The park is set within farmland from which it is separated by a 3m high stone wall, 6.5km in length. To the south of the Hall lies parkland, divided from the farmland to the west by a broken wooded belt, and contained to the east by Old Woodfold Wood which here clothes either bank of the Arley Brook. Within the northern end of the wood is a sawmill; at the southern end, the brook leaves the site under the Alum Scar Bridge (listed grade II).

To the east of the Hall is a broad swathe of parkland, across which runs the east drive. The land falls from the northern boundary to the stream, the Arley Brook, which runs along the valley floor, Jeffery Wood beyond enclosing the south side of this stretch of the park. The flow of the Brook is broken by a series of weirs.

On the east side of the park, within Jeffery Wood, is Jeffery Pond. Below and to the south of the lake is a second, more extensive body of water, White House Pond, the south drive crossing the dam between the two. White House Pond lies parallel to the south drive, the two being separated by a strip of parkland sloping down to the water's edge. On the west side of the Pond, within Old Woodfold Wood and 100m from the water's edge, stands an icehouse, probably of c 1800 (listed grade II).

KITCHEN GARDEN The kitchen garden lies 200m to the north-west of the Hall. It is enclosed on three sides by high brick walls, the fourth, the southern side, being open to the park and enclosed by a retaining wall.

REFERENCES Edward Twycross, *Mansions of England and Wales* 1, (1847) *The Victoria History of the County of Lancashire* 6, (1911), p 261

Appendix 3. Historic England's Response of 25th September 2020 to Pre-application Consultation on the Draft Proposal

Dear Mr Ellis

Pre-application Advice

STANLEY HOUSE HOTEL, MELLOR, LANCASHIRE

Following on from your email of the 10th September 2020, please see below Historic England's comments on the proposals set out within the attached documents. We hope that these comments will be beneficial to you in developing the proposed scheme. We apologise that restrictions on movement have meant that a site visit has not been possible.

Summary

Stanley House is an attractive example of a higher status house of seventeenth century construction, which is typical of the yeoman and gentry houses found in the north-west. The building is of high architectural and historic interest, and represents an important example of regional vernacular distinctiveness.

The applicant states that the proposed revised masterplan has been designed in order to create a more economically viable overall hospitality offer for the site. The associated alterations to the previously approved scheme would increase the footprint of the built on the site. However, it would also reduce its intensity, and would allow the principal elevation of the listed building to be viewed without physical accretions to either side. The proposals are cumulatively considered to be more sensitive to the significance of the listed building than the previously approved masterplan

Historic England would therefore conclude that we would no objection if the revised proposals were brought forward at application stage, subject to the proposals being supported by a robust suite of documents, building on those presented to support this pre-application submission.

Significance

Stanley House is a handsome building of seventeenth century origin, constructed in sandstone with a slate roof. The building exhibits considerable architectural interest, not least in its imposing asymmetrical principal elevation. This is given visual interest by a projecting porch and narrow casement windows, which sequentially diminish in size from ground floor to second, and which have attractive decorative hood-moulds.

This architectural interest has been partially diminished by the long-standing neglect of the building's maintenance. This has resulted in a considerable loss of fabric internally, and necessitated a considerable amount of intervention during in the building's twenty-first century restoration. However, its external form remains relatively unaltered, and its historic plan form is still legible.

The building, being of a tripartite plan form and initially one bay deep, is characteristic of the yeomen and lower gentry houses of the area in the late sixteenth to eighteenth centuries. It therefore also has considerable historic significance as an easily legible example of regional vernacular architecture, particularly when considered as part of a wider, regionally significant, group.

The plan form of the building, which represents a progression from the hall and cross-wing plan typical of earlier medieval higher status buildings, is also historically significant in its own right. This is because it provides a good example of the movement from more open, colder and less segregated nature of medieval houses, to the more consolidated, subdivided and private nature of later residential buildings.

Adjacent to the Hall are a number of outbuildings of eighteenth century construction. These provide important evidence for the historic character and functioning of the site, and form an significant element of Stanley House's immediate setting. They have, however, been considerably altered, and are therefore considered to be of low significance in their own right.

Similarly the wider setting of Stanley House has been considerable altered by the later development of the site, and therefore makes a lessened contribution to the significance of the listed building. It does, however, preserve the isolated nature of the complex centred on Stanley House, and provide the wider agricultural setting in which to understand the historic use of the site. Stanley House is identified to be of exceptional significance, and is accordingly listed grade II*. To the south of the site, Woodford Park is a designed landscape centred on Woodford Hall. Both the landscape and the hall are designated grade II (as a registered park and garden and a listed building respectively). The proposed works are not considered to affect the significance of either of these assets, or any designated and non-designated assets within them.

Impact

This pre-application follows a previously consented scheme to extend the business operation on the site, granted permission in 2008 under references 3/2008/0547 and 3/2008/0548. It has therefore been accepted that a hotel use is an appropriate one for the site, and that some expansion of the built form will be necessary to secure this use. As this has been partially implemented it forms applicant's 'fall-back position' in the event of the currently proposed scheme not being granted consent, and is therefore a material consideration.

The revised proposed scheme seeks to remodel the built provision on the site, to provide it with a viable long term use. In principle this is supported by Historic England, as a viable use will also secure the long term maintenance and protection of the listed building. This support is, however, dependent on the applicant demonstrating that it is a sensitive viable use, and that any alterations to the building or the wider site respect the significance of the listed building.

Viability

The applicant has set out in their supporting documents that they believe that the revised site layout would result in a more viable overall masterplan for the site. We would not offer comment on the specific calculations which underlie this conclusion. However, we would comment that there would be some heritage benefit identified, if it is concluded by the local authority that the current iteration would secure the long term future of the listed building in a way which the previous iteration would not. This would of course need to be weighed in the wider planning balance, alongside any other benefits or harm which the revised scheme is identified to create.

Revised Site Plan

The revised scheme proposes an increase in the footprint of the built form, as well as a noticeable increase in the extent of the site which would be developed. However, it would also result in the proposed new built form being less intensive in nature, and being located in less sensitive areas of the site. In particular it is noted that the revised proposals would not physically adjoin the listed building, and would therefore create a clear sense of separation between Stanley House and the other built form on the site. The proposed development would therefore have a greater impact on the wider environment in which the listed building is experienced, but would have a better impact on its immediate setting, and on the building itself.

As the significance of the listed building is considered to derive primarily from its physical fabric and the ability to appreciate its exceptional architectural interest from shorter views within the site, the movement of built form away from the listed building is considered to have a strong positive impact.

Conversely, the wider setting of the listed building is identified to make a low contribution to its significance, as it has already been fundamentally altered by the existing and additional permitted built form on the site. The greater proliferation of the built form across the site is, however, considered to have a minor negative impact, as it will cumulatively add to the existing separation of the hall from its historic wider setting, and add to the dominant nature of the new built form in approaches to the hall

Considered cumulatively it is considered that the benefits derived for the revised configuration of the buildings on the site would outweigh any additional harm caused. The revised plans would therefore respond better to the significance of the listed building.

Revised Landscape Masterplan

The revised proposals have also given consideration to the wider hard and soft landscaping masterplan for the site, most notably in relation to the parking provision. While this would still be a large and intrusive element of the site plan, it is noted the revised layout does break it up to a greater extent than the previously approved scheme. This is positive, as the unbroken nature of the currently approved configuration will exaggerate its size, and create the sense of an encircling mass. It is also positive to note that the applicant proposes to use alternative surface finishes in some areas of the car parking provision, in order to create a softer visual appearance.

To the west of the site, the applicant seeks to create a more formal area of garden between one of the barns and the proposed new banqueting building. This is not inherently objectionable, and it is understood how this area would support the functioning of the banqueting building. However, care should be taken to ensure that the building and formal garden read as a modern creation, and do not create a historically inauthentic suggestion that the site previously had a walled garden or a more formal landscaped setting. This could be achieved by ensuring that the new banqueting building is of a high quality but modern design, and possibly through the introduction of small plaque on the banqueting building noting the date of construction of the building and garden.

Next Steps

Historic England would not raise any objections to the proposed revised scheme for the Stanley House Hotel, and would conclude the scheme would cumulatively result in a development that would better preserve the significance of the listed building.

As we would not raise any concerns, we would not suggest that further pre-application consultation would be necessary, and would recommend that the applicant progresses the proposals to application stage.

The applicant has already commissioned a robust suite of documents, and we would expect to see these submitted to support any application. We would, however, expect to see further details submitted in relation to the elevational treatments of the proposed new buildings, as well as more specific details of the proposed material palette.

We are aware that the current economic climate has adversely affected the hospitality industry. We would therefore also expect any surveys, particularly economic based surveys, to have been commissioned or updated to offer an accurate reflection of the current financial context of the site.

Yours sincerely

*Richard Broadhead
Inspector of Historic Buildings and Areas*