



The Orangery, Woodfold Park, Further Lane, Mellor, Lancashire BB2 7QA

Listed Building Consent for the conversion of a hothouse to a dwelling

PLANNING, DESIGN & ACCESS STATEMENT

December 2020



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APPENDIX A – BUILDING REGULATIONS EMAIL

/1 INTRODUCTION

1.1. PWA Planning is retained by Mr Stephen Hemsley ('the applicant') to progress an application for Listed Building Consent (LBC) for the conversion of a hothouse to a dwelling ('the proposed development') at The Orangery, Woodfold Park, Further Lane, Mellor, Lancashire BB2 7QA ('the application site'). The majority of the works are applied for retrospectively, however consent is also sought for replacing the rooflights (see Velux Product Description). This application is made to Ribble Valley Borough Council (RVBC) ('the Local Planning Authority') and relates to the red edge application site boundary defined on the Site Plan (ref. 2442.E.01).

1.2. This Statement should be read in conjunction with the submitted application package, which includes the following documents:

- 1APP form and certificates;
- Drawn Information:
 - Location Plan 1:1250 (ref. 2442.L.001)
 - Site Plan (with red edge) 1:1000 (ref. 2442.E.01)
 - Current Elevations, Window Details and Roof Plan 1:100 (ref. 2442.E.02)
 - Former Existing Plan & Elevations (as originally built) 1:100 (ref. 5755-L02)
 - Current Lower Floor Plans & Section 1:50 (ref. 5755-L07)
 - Current Upper Floor Plans & Section 1:50 (ref. 5755-L13B2)
- Heritage Statement;
- Planning, Design & Access Statement (this document);
- VELUX Top-hung pine roof window GPL Product Description.

/2 SITE DESCRIPTION & BACKGROUND

- 2.1. The application site is located within the grounds of Woodfold Hall, to the south west of Mellor and to the east of Blackburn. The site comprises a Grade II Listed building known as Orangery north-east of Woodfold Hall on its official listing.
- 2.2. A location plan showing the site within its immediate setting is submitted with this application (ref. 2442.L.001) whilst an aerial image of the site within its wider setting is illustrated in Figure 1 below.



Figure 1: Aerial image showing site location (not to scale) (Source: Google Earth)

- 2.3. The building was derelict until the early 2000s when planning application ref. 3/2001/0672 and listed building consent 3/2001/0671 for proposed restoration and conversion of Woodfold Hall, including the reinstatement of the wings to the rear, to residential apartments and dwellings, erection of dwellings on the site of the former stable block, the erection of garages and their restoration and conversion of The

Orangery to a single dwelling were approved in 2003. Whilst the use remains the same as the two permissions, the conversion differed slightly to the approved plans (as discussed below), hence this retrospective submission.

- 2.4. Up until its conversion, the building was not in a habitable state and required substantial repairs to restore the building, which was included in the wider redevelopment of Woodfold Hall Park. Images of the building before its conversion are shown in Figures 2-5.



Figure 2. Front elevation pre-conversion.



Figure 3. Front and side elevations pre-conversion.



Figure 4. Rear and side elevations pre-conversion.



Figure 5. Internal view pre-conversion.

- 2.5. The above images show that the building was in a serious state of disrepair prior to its conversion, with only the outer shell present. There have since been extensive works to the building, including adding first and second floors, new windows, a full roof, external landscaping, and various internal walls to make habitable rooms. The full details of which can be viewed in the accompanying drawing package, this also includes an architect's impression of the building as it was originally built prior to falling into disrepair.
- 2.6. These aforementioned drawings are the final 'as built' drawings, which differ slightly from the originally approved drawings. At the time of conversion, the building was surveyed in more detail and the design was revisited with Richard Kirkby, the conservation officer at the time, and the decision was made to not include a secondary dome to the principal elevation. This decision was made for two main reasons: to be more in keeping with the original building design after studying additional images; and for practical reasons due to the master bedroom being located under the dome which was proposed to be fully glazed.

- 2.7. Other changes from the previous LBC included the addition of some rooflights. Reflecting on the Building Control documents from the council, David Gough Associate Director of Ball and Berry, has confirmed in Appendix A that the windows to the first floor would have been required at the Building Regulations stage to allow for safe emergency egress of the building. For whatever reason this seems to not have been taken into account during the original application, with the scheme amended as built to incorporate the rooflights. These rooflights are to be replaced as part of this new Listed Building Consent (see Velux Product Description). Additionally, the other main change is a storeroom on the second floor was created by adding a partition wall and door from the study.
- 2.8. As stated, this building has been occupied as a dwelling since at least 2006 and so the building in planning terms is immune from enforcement action as it has been in its current form for over 10 years. The dwelling has been subject to two recent LBC applications as listed below:
- **Application ref. 3/2018/0308:** Replacement of twelve first floor roof windows with velux conservation roof windows to match those already installed on the second floor. Withdrawn 30/10/2018.
 - **Application ref. 3/2019/0215:** Replacement rooflights. Withdrawn 21/06/2019.
- 2.9. These applications sought to replace the originally installed rooflights as they are broken. It transpired that RVBC thought there were discrepancies between the approved plans and the 'as built' dwelling, hence this submission. Regardless of any changes to the approved drawings, it is the purpose of this application to formalise the replacement rooflights and consolidate any discrepancies in one application.

/3 PROPOSED DEVELOPMENT (DESIGN & ACCESS STATEMENT)

Design

- 3.1. The application proposes the conversion of a hothouse to a dwelling. Most of the proposed works are retrospective, with the dwelling being occupied by the current owner since 2006. The works required to convert the building were extensive due to only the original external shell being present. These works involved the creation of an entranceway and hall leading to a study, cloakroom, WC, kitchen/dining room, and living room. The stairs to the first floor are located in the hallway leading to a central landing area which has the master bedroom with an ensuite and walk-in wardrobe, a storage room, three further bedrooms, and a bathroom. From the landing is a spiral staircase leading to a study and a storeroom.
- 3.2. The dwelling has largely been designed to accord with the design principles of the original dwelling, however more practical elements have had to be incorporated in order for the building to be fit for residential use. In planning terms, the building is lawfully residential, and it has functioned as such for at least 14 years. These design changes have been to reduce the amount of glazing in the roof that would have originally been present and substituting for windows in the roof.
- 3.3. To the exterior of the building, the roof has been constructed in lead sheeting, which is the largest departure from the original material, which would have probably been glazing. The masonry frame of the building has been retained and new glazing has been inserted, as well as glazing in the roof lantern. All of these changes have been included to enable the conversion to a residential use, which at the time of the planning and LBC applications, was the only viable use.

Access

- 3.4. The access to the dwelling will be taken as originally approved via the private road off Further Lane. There is an established driveway with parking for several cars and a garage.

/4 PLANNING POLICY CONTEXT AND ASSESSMENT

Policy Context

- 4.1. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that:

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise."

Development Plan

- 4.2. The Development Plan for the application site comprises the Ribble Valley Borough Council Core Strategy 2008-2028 (2014) and the Housing and Economic - Development Plan Document (HED DPD). Key policy documents that comprise 'material considerations' include the National Planning Policy Framework (NPPF).
- 4.3. An extract from the Local Plan Proposals Map is provided at Figure 6 overleaf which shows the location of the site in an area designated as a Historic Garden, Green Belt, and a Mineral Safeguarding Area.

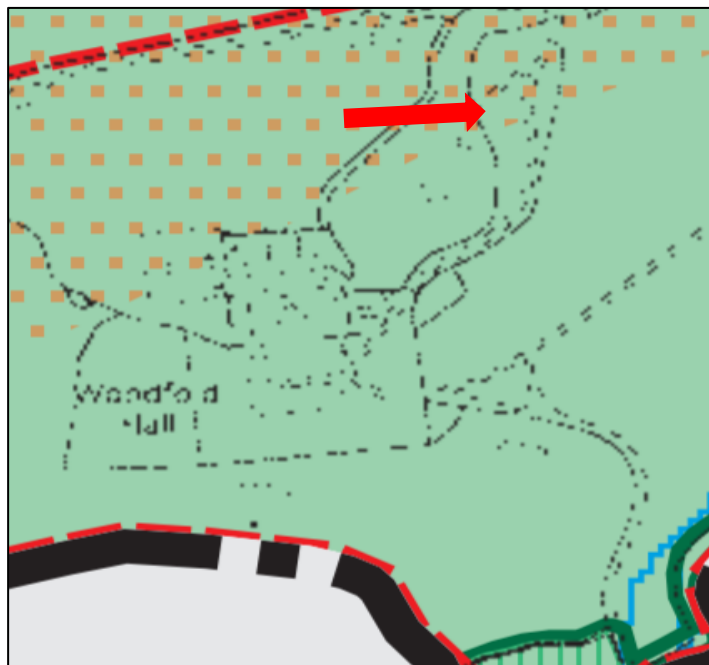


Figure 6. Extract from the Adopted Proposals Map (2019).

- 4.4. The following policies are considered relevant to the proposal:
- 4.5. **Key Statement EN5: Heritage Assets and Policy DME4: Protecting Heritage Assets** together seek to protect, conserve and enhance the significance of the Borough's heritage assets. DME4 specifically refers to listed buildings and states that proposals which harm their significance will not be supported.
- 4.6. **Policy DMG1: General Considerations** assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments. The policy categorises the criteria under six headings which are as follows:
- Design;
 - Access;
 - Amenity;
 - Environment;
 - Infrastructure;

- Other.

National Planning Policy Framework (NPPF)

- 4.7. The NPPF is a material consideration in planning decisions as per Paragraph 2 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 4.8. The NPPF sets out Government planning policies for England and how these are expected to be applied. There is a presumption in favour of sustainable development (Paragraph 11) whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are any adverse impacts that would significantly and demonstrably outweigh the benefits.
- 4.9. Section 16 of the NPPF concentrates on conserving and enhancing the historic environment.

Policy Assessment

Principle of Development

- 4.10. As stated previously, the building in its current form is immune from enforcement action in relation to the works and change of use requiring planning permission. In relation to the LBC, the principle of the change of use has been established by virtue of the LBC approval in 2003. The previously approved consent allowed for the reconfiguration of the internal layout of the building to include rooms and two additional floors in what was once a single room. Therefore, the principle of the proposals should be accepted by the Council.
- 4.11. These proposals ensure that the building is protected in the long term, it is clearly being maintained to a high standard in that the owner is actively trying to maintain the building in the proper manner by requesting a LBC for the replacement of rooflights.

Moreover, this change of use has been accepted by the Council and provides the only viable option for the building. The figures in Section 2 show how deteriorated the building was prior to any conversion works. Should the building have been left in that state it would have been lost completely if it was not converted into its current form. Every effort has been taken to restore the building's exterior, whilst ensuring that the building can function as a dwelling. These qualities are wholly compliant with Key Statement EN5.

- 4.12. This building is important to the wider Historic Park designation, as it was used as a hothouse. As the other buildings in Woodfold Park have also been converted into dwellings, it is a unique opportunity to convert this building into a dwelling to complement the surrounding development. The retention of the building echoes the historic nature of Woodfold Park and is a piece of its history. Moreover, as the building has been in its current state for a significant amount of time, it is thought that the proposals do not demonstrate significant harm to the building according with the principles of Policy DME4, given no concerns have been raised by the council over the matter. These changes are thought to be a significant improvement on the previous state of the building, which was on the verge of being lost completely.
- 4.13. Whilst the conversion has not reciprocated the extent of glazing that was expected to be present on the roof, it has retained the overall shape of the building based on structural surveys and previous images. The inclusion of rooflights in lead sheeting rather than glazing is a practical solution to the conversion. The roof covers the bedrooms which would not be comfortable to live in should glazing be installed to the roof. It would be difficult to meet the required energy ratings and would not meet Building Regulations, particularly in relation to fire safety. However, since their installation, the rooflights have been damaged and are in need of replacing. It is proposed to replace the rooflights with almost identical windows of a different brand. It is not considered that the installation of these replacement rooflights would have any harm to the heritage asset, in line with Policy DME4.

Design

- 4.14. The design of the building is in keeping with the design principles of the original building, with integrating residential elements to reflect the current use of the building. Moreover, the design is sympathetic to the surrounding buildings which have been converted in a similar manner.
- 4.15. It is considered that the introduction of non-traditional materials is wholly appropriate given the residential nature of the scheme; there could be privacy and amenity issues should the full extent of glazing be used, as well as not being a very sustainable home in relation to energy consumption.
- 4.16. The internal arrangement has been designed to make the best use of the unique features, by situating the main living room in the curved atrium area, as well as the master bedroom benefiting from this feature. Other rooms have been accommodated in the building in a functional way, making use of the large windows and vast amount of them.
- 4.17. These design points all reflect the Policy DMG1 of the Core Strategy.

/5 CONCLUSION

- 5.1. PWA Planning has been retained by Mr Stephen Hemsley to progress an application for Listed Building Consent at The Orangery, Woodfold Park for conversion of a hothouse to a dwelling.
- 5.2. The Orangery is a Grade II listed building, the significance of which relates primarily to its interior. As the changes to the building were made over 10 years ago, the building is immune from enforcement action in planning terms.
- 5.3. The proposed development would see the formerly redundant building formalise its alterations into a viable and sustainable use. Given that the application building has previously been granted planning permission and Listed Building Consent for almost identical proposals, there would be no identified harm to a designated heritage asset in this situation. The principle of the development is considered acceptable and there are no other technical reasons or material considerations which would suggest Listed Building Consent should not be granted.
- 5.4. For the reasons identified within this statement, it is considered that Listed Building Consent should be granted without delay.

APPENDICES

APPENDIX A - BUILDING REGULATIONS EMAIL

Daniel Hughes

From: Daniel Hughes
Sent: 14 October 2020 08:52
To: Daniel Hughes
Subject: The Orangery, Woodfold Park, Mellor

From: David Gough <DavidGough@ballandberry.co.uk>
Sent: 09 October 2020 11:28
To: Daniel Hughes <Daniel.Hughes@pwaplanning.co.uk>
Subject: RE: The Orangery, Woodfold Park, Mellor

Daniel,

From looking at the original planning drawings, it is my view the first floor bedrooms would have needed fire escape windows to comply with Building Regulations, however no windows appear to have been indicated. The windows appear to have been introduced at the B.Reg stage, as well as other layout changes, and it would appear these were approved and subsequently signed off by RVBC Building Control.

I tried ringing you earlier, it may be easier to discuss over the phone.

Dave

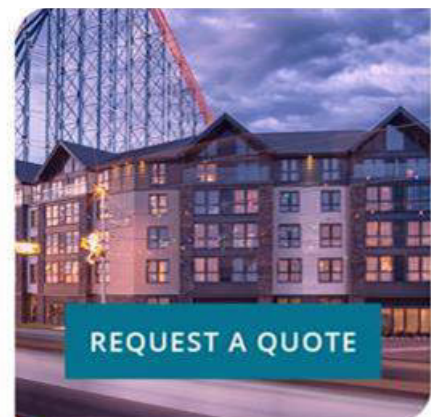
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