

**LISTED BUILDINGS CONSENT APPLICATION TO RE ROOF / REPOINT HODDER  
PLACE, HODDER COURT, STONYHURST, BB7 9PP**

**DESIGN AND ACCESS STATEMENT**

**BACKGROUND:**

The house is thought to be part of the original building on the site, originating from around circa 1780. It became part of a Jesuit novitiate and then the preparatory school for Stonyhurst College. It adjoins a house and two flats. The building was listed as Grade II in November 1983.

The proposed work is urgent to repair and avoid future water ingress which is occurring both through the roof and the pointing on the stonework. The extent of the repair will be limited to what is reasonably necessary to make the walls and roof sound and capable of fulfilling their intended functions and is necessary to protect the historic fabric of the building.

**DESIGN:**

All work undertaken will be in keeping with both the current stonework and tiles on the building:

- New felt and batons will be put on the roof
- Existing slates will be re used where possible and if new slates are required, these will be used on less visually obtrusive parts to minimise the visual impact of any essential new materials
- Existing insulation will be replaced where damaged by water ingress
- Lime based mortar will be used in keeping with the property

Further details can be found on the stonemasons report submitted

**ACCESS:**

The site can be accessed from a private (unadopted) road off Knowles Brow, Stonyhurst, and a public footpath (FP75). Pedestrian access is good. There will be no alterations to the main entrance to the property.

Alison Cowdall

February 2021