

LISTED BUILDINGS CONSENT APPLICATION: HODDER PLACE, HODDER COURT, OFF KNOWLES BROW, STONYHURST, LANCASHIRE BB7 9PP

DESIGN AND ACCESS STATEMENT

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 afterwards was used as 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 necessary to:

- repair the boundary wall which borders a public footpath. Over time as the pointing has become worn, various plant growth has occurred around the stonework, causing some stones to become loose. Several have fallen off into the garden and there is a risk that if the work is not completed, the wall will become structurally unsound, creating a risk of stones falling onto the footpath below (Photos 1,2 and 3)
- Repair the greenhouse: replacing rotten wooden frames, broken windows and repairing the roof so that this can become a usable building (Photos 4 and 5)
- Repair the outbuildings: replacing the roof which no longer exists, repointing stonework where necessary and replacing rotten wooden doors so that these can become usable buildings (photo 6)
- Repoint the paving around the greenhouse and outbuildings to make it safe to walk on (photos 7 and 8)

The extent of the repair will be limited to what is reasonably necessary to make the wall and outbuildings safe, watertight and capable of fulfilling their intended functions.

DESIGN:

All work undertaken will be in keeping with both the current stone/ wood work:

- The wall will be repointed using lime based mortar in keeping with the property
- Existing stones found in the garden will be used to repair the wall where necessary (Photo 9)
- The greenhouse will have:
 - new wooden frames and doors and windows will be replaced where necessary
 - Stonework repointed
 - Roof repaired
- Outbuildings will have new roofs and wooden doors. Welsh slate will be used as recently used on the roof of the house and in keeping with what was used previously based on the slates that have been found in the vicinity
- The paving will be repointed

Further details can be found in the stonemasons report

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.