

Hodder House Temporary Building

Heritage Statement | 16th March 2024 (Rev. B)

Job name
Hodder House

Job number
3477E

Date of issue
16.03.24

Revision
Listed Building Consent

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Rev B - Note:

This application is to renew and extend the consent for a temporary building, Hodder House, originally granted permission 5/06/2019 (Application no. 3/2019/0335). This document accompanied the original consent and fully describes the proposed (and now erected) temporary building. The applicant plans to replace the temporary structure with something more permanent in the future. This is set out within the original Design and Access Statement. The timescales have been delayed from those originally intended due to the operational and financial impacts of COVID and inflation. The temporary accommodation is essential to enable continued sustainable business operations of the College.

Contents

1.0 Executive summary	3
2.0 Site Context	4
2.1 - Site description	4
2.2 - Site ownership	5
2.3 - Site description	6
2.4 - Development context	7
2.5 - Old Infirmary site history	7
2.6 - Wider heritage context	8
2.7 - Conservation Management Plan (CMP)	9
2.8 - Heritage significance	9
3.0 Heritage Assessment	10
3.1 - Heritage policies	10
3.2 - Assessment methodology	10
3.3 - Overview of the works	11
3.4 - Alternatives considered	11
3.5 - Scope of work	11
3.6 - Stakeholder consultation	12
3.7 - Impact assessment	12
3.8 - Significance assessment	12
4.0 Appendix	14
4.1 - A. Official listing	14

Executive summary

This heritage statement accompanies an application for temporary planning permission for additional classroom space at the Hodder House Pre-Prep School. It is to be read in conjunction with the Design & Access Statement.

Planning application

In order to satisfy the requirements of planning policy and Ribble Valley Borough Council, the wider application consists of the following, in line with advice received as part of pre-application feedback:

- Application form and certificates
- Location plan
- Site Plan (existing and proposed)
- Elevations, floor plans and context plans
- Proposed plans
- Heritage and Justification Statement (this document in conjunction with the Design & Access Statement)

Purpose of this report

This statement is in support of the proposals for the new temporary structure; explaining the historical and legislative context of the scheme, and justification of temporary planning permission.

A brief overview

Located within the Stonyhurst estate to the North West of St Marys Hall, the preparatory school, this application seeks permission for the erection of a temporary teaching area in order to address short term capacity issues at the pre-prep school.

This follows an analysis of the current accommodation undertaken by Levitt Bernstein which concludes that the floor area per pupil ratios currently fall below the non-statutory but recommended guidelines for classroom sizes.

Accounting for the upcoming September intake figures and the less than desirable layout of the accommodation within Hodder House, it is sought to create improved facilities in short term, whilst longer term strategies are developed and finalised.



In the long term, a decision will be required as to whether a permanent structure, that could be a standalone building, is created or whether class sizes need to be curtailed to suit the currently available accommodation. It is hoped that the temporary structure will provide a firm base from which the College can attract and grow numbers in support of a business case to move to two-form entry.

01. Approach to Hodder House from North East
02. View of adjoining sports hall and adjacent play space

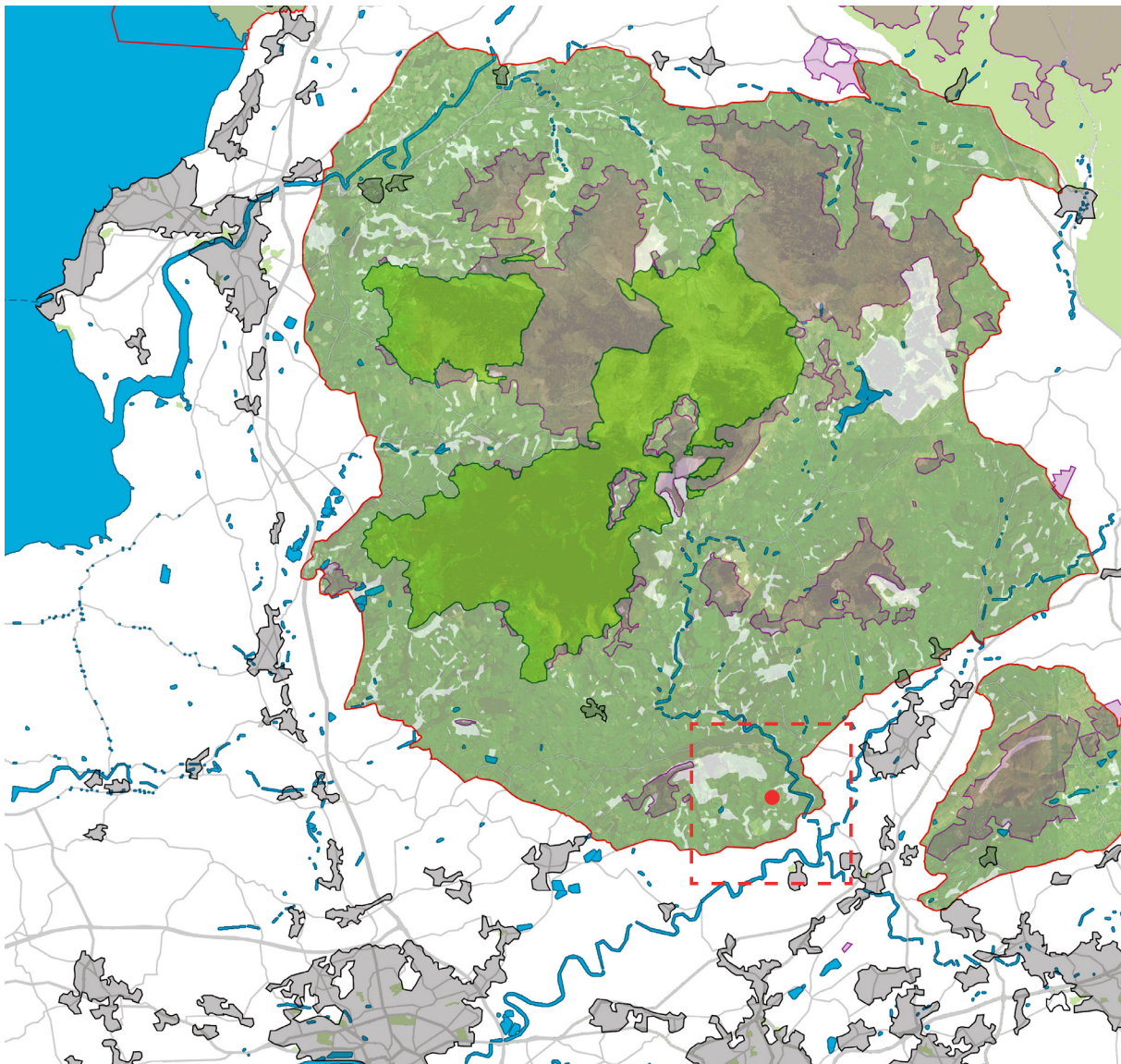
2.0 Site context

This section describes the history and development of the application site and serves as an introduction to the architectural and historic interest of Hodder House and its relationship to the surrounding context.

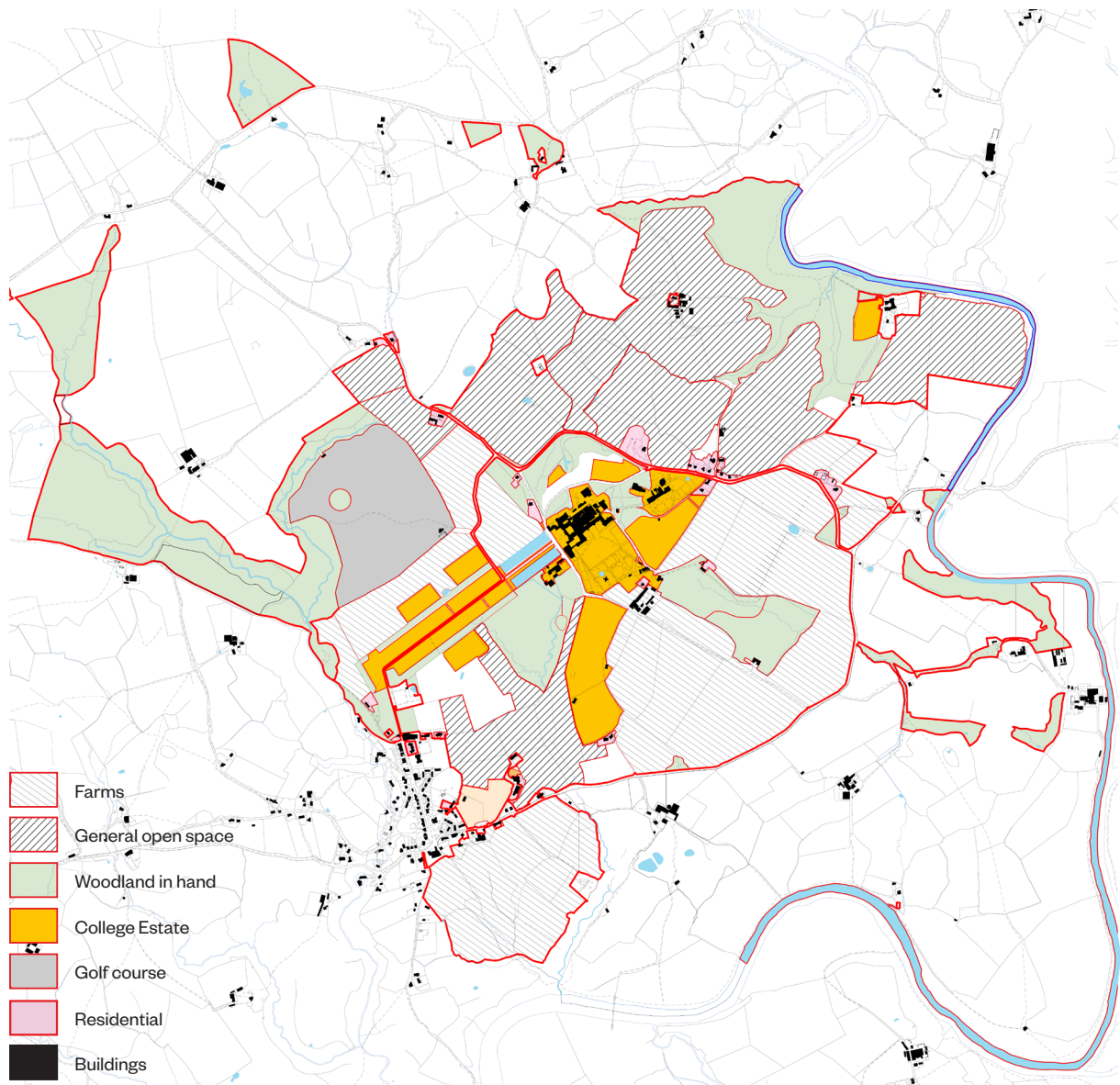
2.1 The setting

The application site is located within the Stonyhurst Estate, situated in the Ribble Valley area of Lancashire, England and set within the Forest of Bowland Area of Outstanding Natural Beauty.

- Forest of Bowland AONB
- Bowland Fells SSSI
- Moorland
- Built Up Areas - 2011 England and Wales



Regional context



Stonyhurst estate ownership

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

Surrounded by a mixture of Open Moorland plateau to the north and valley farmlands, the Stonyhurst Estate is located in the upland fringes and ridges area. Located to the West, Hurst Green is a small

village with a close historical relationship to the College. The population of approximately five hundred has grown from a small Hamlet, and it's historical expansion is closely linked to the establishment of Shireburn House and subsequently, the College.

2.2 Site ownership

Situated at the east end of the College Estate, the pre-prep school, known as Hodder House, is situated to the North West of the Grade II listed St Mary's Hall, a former seminary. Later extended and converted, the original building is listed curtilage structure.

2.3 Site description

The building consists of two levels, within the original, formerly open-sided structure and later extension to the South East. The original structure is of well-built ashlar stone construction with a range of three full-height arched windows. It has a large screen wall on the north-west gable and a pitched slate roof.

The former handball wall forming the West Gable end is connected to a later addition sports hall building, that serves St Mary's Hall.

2.4 Historic development context

The buildings at Stonyhurst College as a whole have been formed over the past four centuries, starting with the creation of the Gatehouse by the Shireburn family in 1606. The origins of the estate itself date back to the 13th Century.

St Mary's Hall, to the South East of Hodder House, is the preparatory school. It was built as a seminary in 1830 and later extended in 1880.

More extensive detail and explanation of this wider context can be found within the three volumes of the 2015 Conservation Management Plan.



Hodder House



Photo of Hodder House and Outside Play space, with St Mary's hall



Site location plan - not to scale



Hand ball wall and open-sided games block, 1946 (Stonyhurst Archive)

2.5 Hodder House site history

2.5.1 1847

A rectangular building was first noted on the 1847 map and labelled as a tennis court. This was originally a single-storey and open sided games block. The South East gable end was fully open at this time (see historic photo, above).



2.5.2 1955

The structure was converted into a gymnasium.



2.5.3 1984

The sports hall was built to the North West.



2.5.4 Post-1984

The pre-prep school was later established at Hodder House, likely around the turn of the century. (We are at this time unable to accurately determine when these works were undertaken.) The conversion consisted of the insertion of a new floor plate, to sub-divide the structure into two levels, and create a two-storey extension and porch to the South East. The new addition is of low architectural merit.

More recently, a canopy has been added to the South West elevation and a second play area created at the lower level by the entrance.

Historic maps from 1851, 1966 and 2012

2.6 Wider Heritage context

The wider Stonyhurst estate contains a number of significant Grade I, II* and II listed buildings, as itemised below. Much of the College resides within a Grade II* Historic Park and Garden, but this site falls outside the boundary. St Mary's Hall is Grade II listed - refer to the appendices for the official list entry.

Buildings

- 01. Old Quadrangle
- 02. St. Peters Church
- 03. Shirk
- 04. South Front and Boy's chapel
- 05. Shireburn Quadrangle, Ambulacrum and former laboratories
- 06. Old Infirmary
- 07. Corn mill and Granary
- 08. St. Mary's Hall

- 09. Barn on north west side of farmyard
- 10. Barn at south east side of farmyard
- 11. Woodfields Farmhouse and No. 8L

Landscape features

- A. Gardens (character area)
- B. Gate piers
- C. Wall and gateway door
- D. Statue of St Jerome
- E. Statue of St Mary Magdalene
- F. Retaining wall, statue and observatory pond
- G. Garden steps walls and piers
- H. Gate piers
- I. Observatory
- J. Garden steps and walls
- K. Former font
- L. Wall
- M. The garden pavilions and connecting wall
- N. Harry Meadow (character area)
- O. Two piers and wall



Listed buildings and structures at Stonyhurst - not to scale

2.7 Conservation Management Plan

The Stonyhurst CMP consists of three separate volumes and was compiled in 2015 by The Architectural History Practice Ltd. Previous conservation plans were produced in 1999 by Martin Stancliffe Architects and in 2008 by Nightingale Associates. The document was produced to describe and explain the significance of the historic buildings, archaeology and landscape of Stonyhurst, in the context of the latest conservation practice and planning policy (as of 2015). The brief for the Conservation Management Plan was agreed with Historic England.

2.8 Heritage significance

The significance of the listed curtilage structure has been assessed and outlined within Part 2 of the Conservation Management Plan, the Gazetteer; specifically, the second section of the gazetteer which covers ancillary buildings and garden structures. The Gazetteer provides a summary of each building range with separate entries for the principal interior spaces. Each entry briefly describes the historical purpose, evolution and key features of the building and its interiors. The relative significance of each space has been assessed according to a hierarchy ranging from exceptional/highest to low, related to four main heritage values (aesthetic, historic, evidential and communal).

As a listed curtilage building, it is of course relevant to consider the significance of St Mary's Hall. The following assessment was made in the CMP:

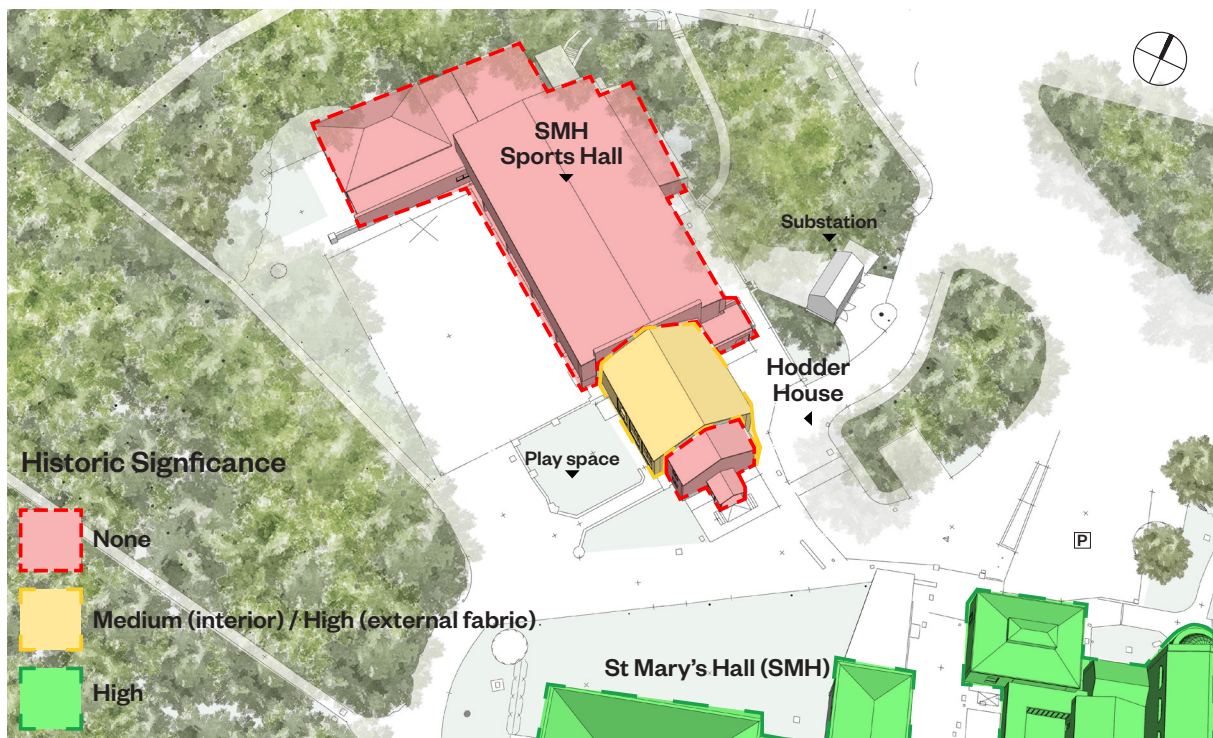
'High significance for historic, aesthetic, evidential and communal values as a late Georgian seminary built by the Jesuits, and extended in the late C19.'

The key issue and principles arising from the SMH assessment relate to a distinction between the two phases of buildings and renewing fabric elements in the associated historical styles. This has no material impact on the Hodder House temporary building.

With regards to the original structure forming part of Hodder House, the following assessment was made in the CMP:

'The historic recreational building has medium significance for historic, evidential and aesthetic values as an unusual example of a mid C19 recreational building and "hand ball" wall, much-altered in the C20. The original structure has high significance and is a listed curtilage building, but the inserted interior and additions have no significance.'

The post-war C20 buildings, including the Hodder House two-storey extension and sports hall, determined to have zero heritage significance.



Heritage significance assessment (as set out in the Conservation Management Plan)

3.0 Heritage assessment

This section describes the purpose and need for the proposed temporary building at Hodder House, and justifies the reasons why this option has been adopted over possible alternatives.

3.1 Heritage policies

The National Planning Policy Framework [NPPF] was issued in March 2012 and immediately replaced the old system of PPGs and PPSs. The NPPF was later updated in July 2018.

The NPPF introduced a presumption in favour of sustainable development [para. 11] whereby proposed developments which correctly balance the requirements of economic, social and environmental issues should be granted planning permission unless there are strong reasons why permission should not be granted.

With regards to heritage issues the following extracts are considered of particular relevance:

Para. 184: . Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

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

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

Para. 189: In determining applications, local planning

authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

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

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

Para. 196: Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Ribble Valley Core Strategy was adopted by the Council on 16 December 2014. Policy EN5 states that there will be a presumption in favour of the conservation and enhancement of the significance of heritage assets and their settings. Assets and their settings will be conserved and enhanced in a manner appropriate to their significance for their heritage value; their important contribution to local character, distinctiveness and sense of place; and to wider social, cultural and environmental benefits.

3.2 Heritage assessment methodology

Paragraph 189 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. This heritage assessment has been prepared in accordance with this guidance to evaluate the significance of the relevant and impacted heritage assets at Stonyhurst and the potential impact of the proposal upon this significance.

Accordingly, the following approach was undertaken to produce the heritage assessment:

- Desktop study of existing literature including listing description and associated documents, photos and drawings (including the three parts of the Conservation Management Plan);
- Site visit to review the setting
- Assessment of the results of the first two stages to establish the significance of the site, its heritage assets; and
- Assessment of the impact of the proposed development upon the identified assets.

The application sits in line within this local and national policy context. The proposed temporary structure addresses urgent capacity issues to ensure the ongoing viability of the pre-prep school and use of the building.

This assessment determines that the proposals minimise harm due to the temporary nature of the works, the lack of alteration to the listed curtilage structure itself and the low scale of the proposals. The timber cladding affords an enhanced aesthetic over and above standard temporary building appearances. Furthermore, later adaptations to the historic fabric and adjacent landscape are of no architectural merit and have, arguably, already caused a detrimental impact on the heritage setting that would not be worsened.

It is set out that the development would not have a detrimental impact upon the significance of the Registered Park and Gardens, as it is some distance outside the boundary. Some harm would be caused in relation to the setting of the listed curtilage building / St Mary's Hall itself in the short term, but as outlined above the former is already compromised and the physical relationship of the proposals to the latter is relation to the NW elevation rather than the primary elevation to the South East.

3.3 Overview of the works

The application seeks temporary planning permission for the erection of a new temporary classroom block to serve the pre-prep school presently located in Hodder House. The two additional classrooms will address urgent capacity issues suffered by the existing building.

3.4 Alternatives considered

As part of a 2018 capacity study, a second (short term) option was under consideration (as presented in the pre-application pack referenced under section 3.6). This involved the erection of a smaller temporary building and the relocation of the nursery to the A-Frame structure. This would ultimately be deemed unviable, on the basis that splitting the nursery from the pre-prep was less workable and desirable, both operationally and logistically, and indeed not in keeping with the principles of the 2018 masterplan, that asserts the importance of age group progression at St Mary's Hall and Stonyhurst from East to West. Furthermore, greater expenditure would be required due to the knock on of re-purposing the existing structures.

Alternative siting to the temporary building was also considered but factors such as maintaining the play space, related internal reorganisations at Hodder House and maintaining potential future development plots all played a part in determining the siting.

3.5 Scope of work

In brief, the scope of works consists of the following, as drawn on the accompanying proposed drawings:

- Removal of external ramp and associated stone wall (stones retained for reuse)
- Removal of play space to South East e.g. climbing wall, play equipment etc
- Enlargement of window opening in later addition extension and removal of window
- Creation of a temporary link between Hodder House and the new temporary building that incorporates WCs and a cloak area.
- Erection of single-storey temporary building, clad in timber and consisting of two classrooms sub-divided by a moveable wall to enable the use of the full space. Access doors onto external play space.
- Establish suitable footings for temporary build
- Creation of temporary ramp to front entrance to enable disabled access
- Creation of new escape steps from Hodder

- House playground for fire escape purposes
- Adjustments to surrounding landscape to ensure safe separation of pupils and staff with vehicles dropping off in the play ground beside the sports hall.

No works are proposed to the existing building as part of this application, beyond the connection of the temporary building to the later addition extension. Without further agreement, the temporary building will be removed at the end of the permission period.

3.6 Stakeholder consultation

A formal pre-application was submitted to Ribble Valley Borough Council on 25.02.19 (utilising the fast-track service) - reference RV/2019/ENQ/00028. A meeting was then held on the 7th March at 11am, on site at Hodder House, with Adrian Dowd and Lee Greenwood. At the meeting, the context and nature of the proposals was explained in conjunction with the written submission by Levitt Bernstein and a visit to the site area undertaken. A pre-application response was subsequently and promptly received on Monday 11th March.

"In principle the provision of a modest, temporary extension at Hodder House is not unacceptable; however there are a number of key issues to consider and information to provide which would help to support the submission."

As the proposals connect to an extension to the listed curtilage structure and not to the fabric of the curtilage building itself, it was advised that Listed Building Consent would not necessarily be required to accompany the full planning application. We believe this to be the case and have proceeded accordingly with a full planning application only.

It was asserted that, in relation to design, layout and heritage, that both options presented in the pre-application pack would result in harm to the setting of the adjacent heritage assets. This assertion was made taking into account the proposal in relation to the linear style of Hodder House.

However, given the short term nature of the proposals it was confirmed that the Council would be able to support the development in principle with suitably justified benefits and subject to any third party comments from interested groups.

It was advised within the pre-application feedback that a heritage consultant provides some commentary on whether Hodder House could be considered a curtilage building of St Mary's Hall. Upon further research and review of the three volumes of the Conservation Management Plan this has been clearly confirmed, and on this basis of this clarification no former comment has been sought.

Finally, with respect of alterations to the buildings, Part 1 - Section 5.3 of the Conservation Management Plan suggests a degree of internal consultation:

"A lot of valuable knowledge about the buildings is held by the College's Curator, the Archivist, the Maintenance Manager and other long-standing members of staff, and this internal resource should be used when questions arise about the buildings."

On this basis, the Estates / Maintenance Manager and have been consulted during the initial design process, to ascertain knowledge of the existing buildings of the proposed refurbishment respectively.

(Please note that justification for the requirement of temporary planning permission can be found within the Design & Access Statement.)

3.7 Significance assessment

Para. 189 of the NPPF requires applicants to identify and assess the particular significance of heritage assets or their setting and take this into account when considering the impact of a proposal in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The significance of a heritage asset may comprise a number of factors which are similar to the criteria for listing and include, but are not restricted to:

- Age and rarity: most buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840
- Architectural interest: through architectural design, decoration and craftsmanship and also important examples of particular building types and techniques
- Historic interest: encompassing buildings which illustrate important aspects of the nation's social, economic, cultural or military history,

or close historical association with nationally-important people or events

- Group value: especially where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages)

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

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

A significance assessment of Hodder House is set out in section 2.8 of this report, and volume 2; part 2 of the Conservation Management Plan. The breadth and scope of the Conservation Management Plan, that was published following extensive consultation with Ribble Valley Borough Council and Historic England, the College Curator and Heritage experts, is determined by Levitt Bernstein to be of sufficient basis, in terms of assessment quality, to accept and on which to base/guide this application.

3.8 Impact assessment

The significance of affected heritage assets are set out in 2.8 of this report and provide the evidence upon which this impact assessment is based.

No material alteration, temporary or otherwise, is sought to either heritage asset. The connection of the temporary structure is to the post-1984 later addition to Hodder House, and this element is in itself of no historic merit or significance. The connection is not to the curtilage structure itself.

The new temporary structure is modest in scale, in part to help minimise the impact on the surroundings. Nonetheless, it is asserted that some

harm is caused to the setting of this original part of Hodder House and to the setting of St Mary's Hall. This was highlighted within pre-application advice and specific reference is made to the form of the building in relation to the linear range of Hodder House - the new temporary structure could be considered incongruous to this.

However, no permanent building is proposed and it is therefore asserted that any harm caused is temporary in nature with no long term impact.

A full set of existing drawings are provided as part of this application. This will provide a resource for which to reverse the temporary building in the future.

In summary, the adverse impact of the proposals on the significance of the assets is determined to be temporary and therefore to cause no long term harm. In the interim harm will be caused to the setting, but as set out the temporary building is necessary to both maintain and grow numbers across all pre-prep years within appropriately sized spaces and in order to provide a firm platform from which further decisions can be taken. At the end of the temporary planning permission, and indeed before, a more permanent and long-term solution will be sought dependent on a wide range of commercial factors including existing and forecast pupil numbers, and the wider context of the prep school.

4.0 Appendix

4.1 - Appendix A - Statutory Listed Building Description of St Mary's Hall

ST MARYS HALL

Overview

Heritage Strategy: Listed Building

Grade: II

List entry Number: 1362219

Date first listed: 22-Nov-1983

Statutory Address: ST MARYS HALL,
STONYHURST

Location

Statutory Address: ST MARYS HALL,
STONYHURST

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Aughton, Bailey and Chaigley

National Park: Not applicable to this List entry.

Grade: II

Date first registered: 14-Jan-2015

Date of most recent amendment: Not applicable to this List entry.

Details

SD 63 NE AIGHTON, BAILEY & STONYHURST
CHAIGLEY

8/34 St. Mary's Hall

II

Preparatory school, built as seminary in 1830 and extended in 1880. Sandstone ashlar with slate roof. 3 storeys with attics. The central 11 bays, their middle 3 bays projecting, form the earliest part of the building. They have chamfered quoins, sill bands and a hipped roof with moulded cornice. The windows are sashed with glazing bars and plain stone surrounds. The door has a plain stone surround with semi-circular

head, attached Tuscan columns, plain frieze and moulded cornice. The additions of 1880 comprise 7 bays on each side of the central block, detailed to match the original building. At the rear is a chapel with semi-circular apse. Inside it has a barrel-vaulted ceiling, Diocletian windows, paired Corinthian pilasters flanking the apse, and mosaic decoration.

Listing NGR: SD6935239181

Legacy

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

Legacy System number: 182921

Legacy System: LBS

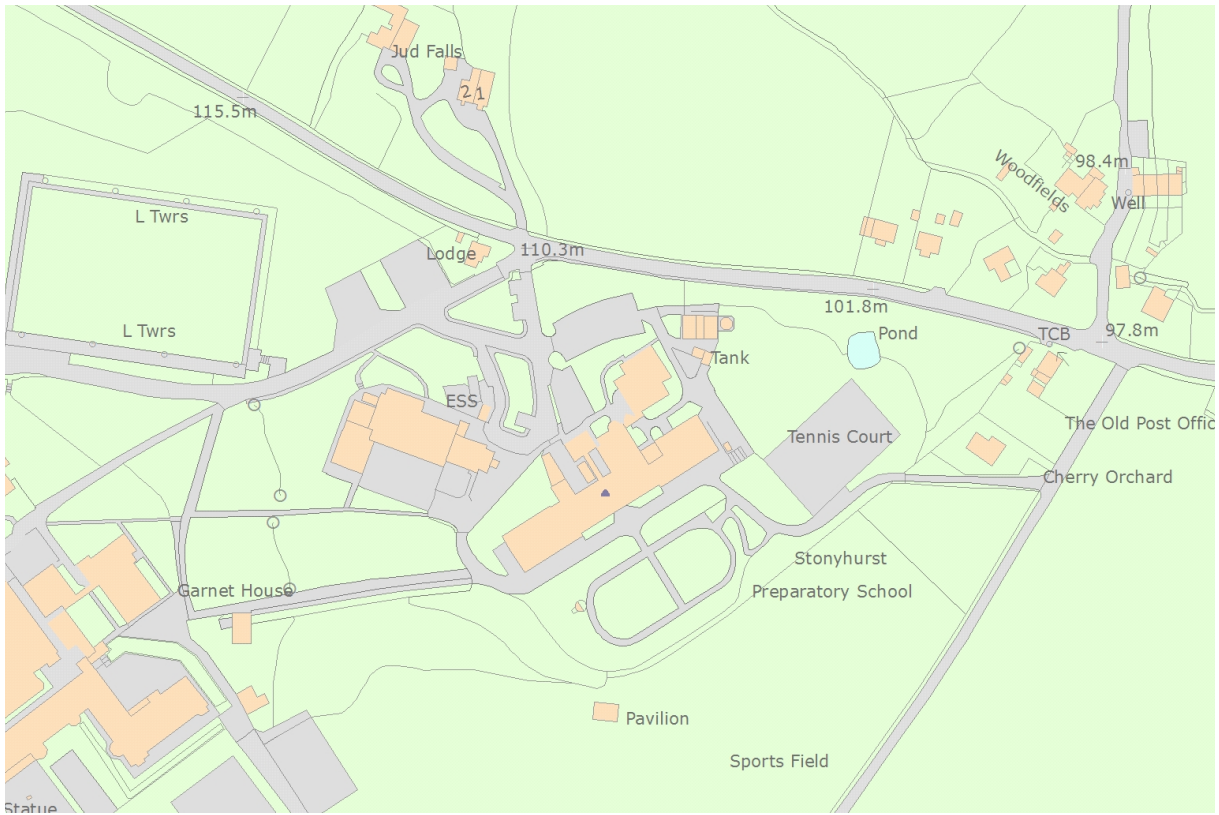
Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 25 Lancashire,

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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