

Application No: 10/1571M
Location: SAVIO HOUSE, INGERSLEY ROAD, BOLLINGTON,
SK10 5RW

Proposal: CONVERSION OF HISTORIC BARNS AND
OUTBUILDINGS TO FORM THE NEW INGERSLEY
CENTRE FOR HERITAGE CONSTRUCTION AND
RURAL SKILLS TRAINING (LBC)

For Bollington Initiative Trust

Registered 19-Apr-2010
Policy Item Yes
Grid Reference 394315 377555

SUMMARY RECOMMENDATION

Approve subject to conditions

MAIN ISSUES

- Impact on Grade 2 Listed Buildings and curtilage buildings

Date Report Prepared: 4th June 2010

REASON FOR REPORT

The application has been referred to the Northern Planning Committee to accompany application 10/1574M which represents small scale major development. That report can be found elsewhere on this agenda.

DESCRIPTION OF SITE AND CONTEXT

The site is located to the east of Bollington, off Ingersley Road. The farm and country house are accessed via a long tree lined driveway. The site comprises a group of historical buildings which is made up of three Grade II Listed Buildings (Ingersley Hall, The Cottage and The Coach House) and a group of farm outbuildings. Ingersley Hall was built in 1775 and the stables and coach house were constructed circa 1850. In the 1950's the Salesians of Don Bosco purchased the hall when it was in a poor condition and have restored the main buildings.

DETAILS OF PROPOSAL

It is the conversion of the outbuildings into the training centre which is the subject of this application. The outbuildings are referred to as The East Barn, The Main Barn, and The JUG Barn (named after John Upton Gaskell, who built the barn in 1853). In addition, to the west of the garden is a Victorian Walled garden. The proposal also includes the restoration of this.

This application is a resubmission of application 09/4306M, which sought consent for a similar proposal. That application was withdrawn however to

allow further surveys to be carried out on the condition of the barns and to assess the ecological impacts of the scheme (for the presence of bats and barn owls).

The buildings would be converted into a Heritage Construction and Rural Skills training facility which would provide a valuable learning resource for the public whilst it would ensure a sustainable use for the buildings.

RELEVANT HISTORY

09/4320M and 09/4306M (LBC) – Conservation repairs, conversion and refurbishment to historic barns and outbuildings plus new car parking facilities and landscape works – Withdrawn 01.03.10

42879PB - Conversion of disused barn to form 8 bed-study rooms – Approved 14.11.85

POLICIES

Regional Spatial Strategy

EM1 - Integrated Enhancement and Protection of the Region's Environmental Assets

Local Plan Policy

BE1 Design Guidance

BE16 and BE19 Buildings of Architectural and Historical Importance

Other Material Considerations

PPS5: Planning for the Historic Environment

CONSULTATIONS (External to Planning)

None

VIEWS OF THE PARISH / TOWN COUNCIL

Rainow Parish Council highly commend the application

OTHER REPRESENTATIONS

None

APPLICANT'S SUPPORTING INFORMATION

The following documents were submitted in support of the application (and are available for inspection on the planning file): -

A Planning Statement

Structural Survey

A summary of the Planning Statement is provided to accompany report 10/1574M, which can be found elsewhere on this agenda.

OFFICER APPRAISAL

Principle of Development

Local Plan Policy BE16 states that development which would adversely affect the setting of a listed building will not normally be approved. Local Plan Policy BE19 states that the change of use of buildings of special architectural or historic interest may be permitted providing that the buildings would be preserved; the proposed change of use and conversion work would preserve the character of the building; the proposed use would not detract from the setting of the building; the proposed development complies with the terms of other local plan policies; and the use would not lead to a demand for large scale extensions or for additional buildings in the grounds.

None of the three buildings to be converted are listed in their own right; however, they do fall within the curtilage of the three listed buildings.

There are 3 key buildings on the site. All of which are proposed to be completely refurbished and repaired as required. The proposals include new door and window openings and the addition of conservation roof lights.

The Main Barn

This building is two storey and has been altered significantly over time. It is constructed from Kerridge stone with a stone tiled roof. This building is 'U' shaped. The ground floor of the building is currently used as a dining room with kitchen on the ground floor, with store rooms, a meeting room and toilets. The first floor is mainly divided up into 2 no. large dormitories. There are two smaller bedrooms and communal bathroom facilities.

On the ground floor it is proposed to convert this to provide a caretakers lodge, a kitchen and dining area and two large classrooms. Savio House would retain two rooms of the converted building. Toilet facilities would also be provided in addition to a lift to the first floor. The first floor would be subdivided into 11 rooms, each which would have 2 no. beds and an ensuite bathroom. One room would be retained for Savio House.

The 'JUG' Barn

This is named after John Upton Gaskell (whose initials are carved above the main entrance doorway). This is of traditional construction and is built from the local stone. This building is currently used for storage (with a void above) with a single storey extension serving as a joiners workshop.

The proposed conversion would provide a reception/office, 2 no. workshops, a staff room, and male and female toilets on the ground floor. The first floor would consist of 2 no. class rooms with a glazed viewing area over the larger of the two workshops.

The East Barn

This is attached to the Main barn, and is also constructed from local materials. It is generally used for storage. The building is two storey in height, however currently consists only of a ground floor.

It is proposed to use the main, open, vaulted, area of the East barn for a rural skills/arts workshop. The two storey section would be used as a boot room on the ground floor and a class room above.

The Walled Garden

This is situated to the west of the site and historically would have formed the kitchen garden to the hall. The wall around the garden is an interesting structure. To the northern elevation there are some attached outbuildings with mono-pitched roofs which have been used as stores and a pump house.

It is proposed to restore these outbuildings and convert them to 3 no. offices with toilet facilities, a potting shed and retain the pump house.

Structural Assessment

The Council's Structural Engineer has considered the submitted proposals. The structural report states the areas of rebuild and also repairs required to the barns and also the walled garden and in general concurs with these findings and therefore its observations and conclusions are accepted.

It should be noted that in addition to the general repairs/remedial works that are recommended, areas of stonework externally are noted for rebuild in the general section of the report and there is not a separate itemised schedule of these works. This is especially relevant to the walled garden where in addition to taking down and rebuilding outbuildings 2, 3 and 4, areas of the main garden wall need rebuilding and also strengthening.

Integrity of Listed Buildings

The Conservation Officer notes that the buildings affected by this proposal are not in themselves listed, however they do fall within the curtilage of a number of listed structures within the complex of Savio House. The applicant has entered into pre-application discussions with the Conservation Officer following the withdrawal of the previous scheme (09/4320M) and the Conservation Officer's advice has been taken on board. The proposal for conservation repairs and conversion and refurbishment of outbuildings and barns is considered to be acceptable with the setting of the listed structures. It is suggested that conditions are attached which require that the materials for this proposal must be natural and of good quality and carefully matched to the existing; appropriate rainwater goods are used to match the existing; and appropriate mortar is used; all windows and doors are fabricated in timber; all rooflights are set flush with the angle of the surrounding roof slope; and no new plumbing, pipes, soil stacks, flues, vents, ductwork grilles, security alarms, lighting, cameras or other fixtures shall be attached to the external faces of the building other than those shown on the approved drawings.

Landscape proposals and trees

A comprehensive landscape scheme accompanies the proposals. This includes a new car park area (24 no. spaces in the main car park and 10 no. spaces forming a car park adjacent to the walled garden), which provides a minibus/coach parking and drop off area, a cycle store and bin store. Careful

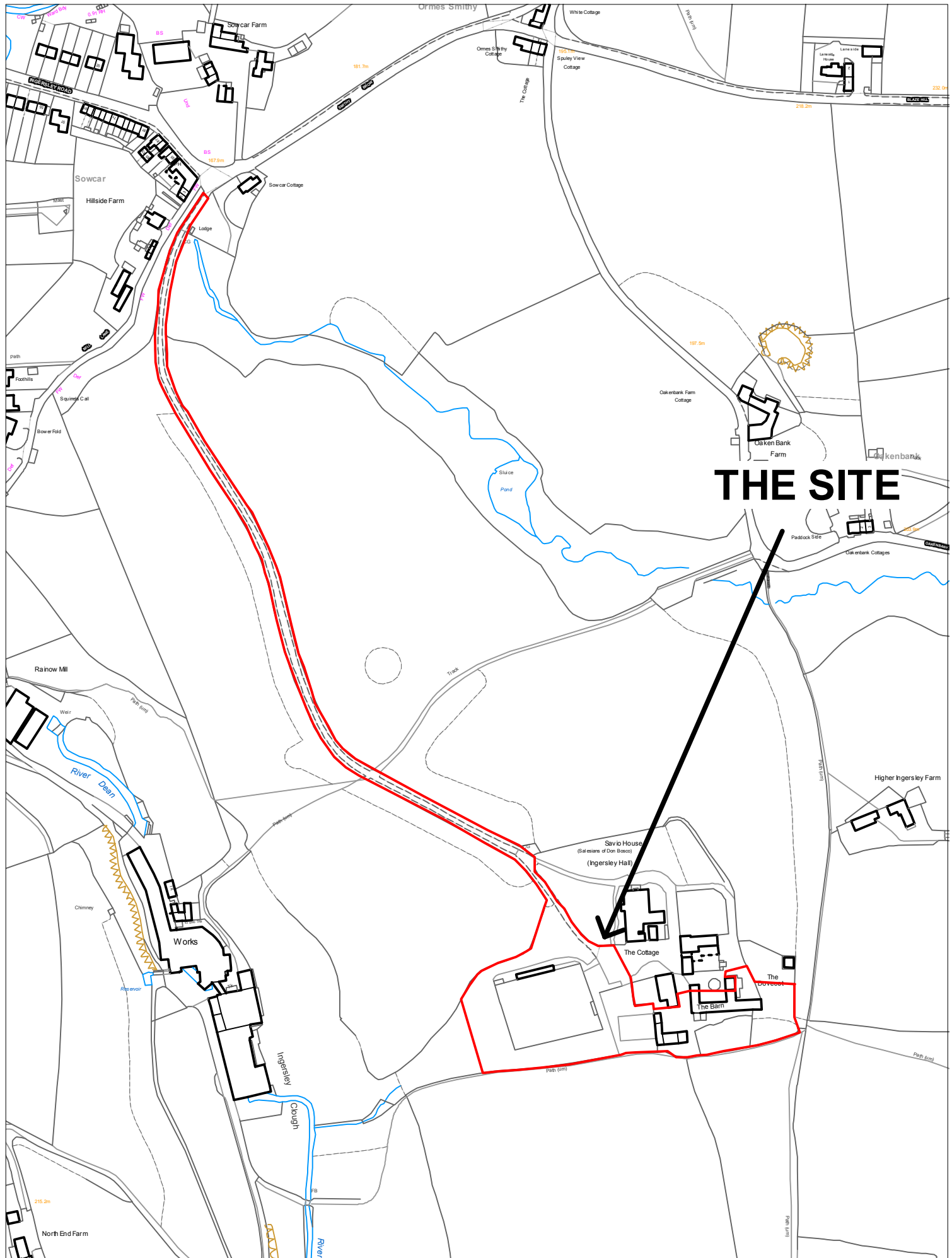
thought has been given to the choice of materials to be used which includes buff gravel for the parking area, resin bound gravel for the footpaths and Yorkstone flags and setts in the courtyard areas. An informal woodland space is proposed to the south of the Main barn, which would be used as a low key recreational and relaxation area during break times. This would include a wood chip path, boulders and timber benches. A small tractor store would be provided to the west of the walled garden. The concept behind the landscape design will unite the centre as a whole and appears to have been very well thought out to provide optimum use of the space in a sensitive way which will enhance the setting of the listed buildings.

Policy

The repair and maintenance of buildings which are of architectural and historic importance are encouraged by the Council provided that the existing character of the existing buildings is retained and not undermined. It is evident from the information provided that this proposal will result in a comprehensive, sympathetic conversion of these buildings that will respect their original features and historic context in addition to improving the setting of the listed buildings. In addition, the use will provide a sustainable future for the buildings, whilst providing a much needed training and development centre which would centre on construction and rural skills.

CONCLUSIONS AND REASON(S) FOR THE DECISION

It is considered that the proposed conversion of the buildings to form the Ingersley Centre (a Heritage Construction and Rural Skills Training Centre) would comply with national, regional and local plan policies which seek to preserve and enhance the historic environment. The proposals would safeguard the future of the buildings and have an acceptable impact on the Grade 2 Listed buildings.



THE SITE

10/1571M - SAVIO HOUSE INGERSLEY ROAD BOLLINGTON

N.G.R; 394.490 - 377.340

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Scale 1:10000

Application for **Listed Building Consent**

RECOMMENDATION : Approve subject to following conditions

1. A07LB - Standard Time Limit
2. A01AP - Development in accord with approved plans
3. A02EX - Submission of samples of building materials
4. A09EX - Rainwater goods
5. A15EX - Specification of mortar mix
6. A17EX - Specification of window design / style
7. A19EX - Garage doors
8. A21EX - Roof lights set flush
9. A05LB - Protection of features