

BREDENBURY COURT | BREDENBURY | HEREFORDSHIRE

DESIGN & ACCESS and CONSERVATION PLANNING STATEMENT



Bredenbury Court for use as an exclusive-use hospitality venue with B&B accommodation

August 2017

Rev A | March 2019 | Amended to suit revised proposals

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HISTORY & BACKGROUND

Introduction/Background:

Herefordshire is a large, predominately rural, landlocked county situated in the south western corner of the West Midlands region, on the border with Wales. It has a close relationship with neighbouring Shropshire and Worcestershire.¹

Bredenbury is a village and civil parish in Herefordshire. It is located 12.5 miles (20 km) northeast of Hereford and lies on the A44 road, 3 miles (5 km) north west from Bromyard and 8 miles (13 km) from Leominster in the west.



Fig. 1 view looking north east towards Bredenbury Court, 2016

¹ Herefordshire Local Plan Core Strategy 2011-2013, P11

Bredenbury Court is a Grade II Listed early 19th-century former Gentleman's country residence and estate. The house and its associated buildings are located to the northwest of Bromyard, on the east side of the Worcester Road (A44).

The Bredenbury Estate was purchased by Richard West, a 'yeoman' of Standford, Worcestershire in 1726. A survey of the land at the time of the sale stated that the '*quantity of acres in the manor of Bridenbury*' was 212², much the same as it had been for over 500 years. The estate is believed to have contained the demesne farm, house and buildings, probably standing on the site of the old farmhouse which was taken down at the beginning of the 19th-century and which stood just below the present Bredenbury Court and the site of the old church.² Richard's son William inherited the Bredenbury Estate following his father's death in 1748. Having no children of his own, William made the estate over to William's brother Richard's eldest son, William the younger in 1798. Between 1777-1831 the smallholdings were brought up and later demolished by the Wests and the estate village moved away from the mansion house, a common feature associated with the development of an estate. William the younger built a fine new mansion house in 1810 at Bredenbury. It was positioned higher up the hill than the old house overlooking the church and commanded views over the countryside and towards Malvern Hills (fig. 2). The house was of three-storeys, constructed of undressed stone, under a hipped slate tiled roof (fig. 3). 'The building of this house symbolised the change in status of the Wests and the nature of their status. Within three generations they had become *gentlemen* which was a significant change at the beginning of the 19th century.'³

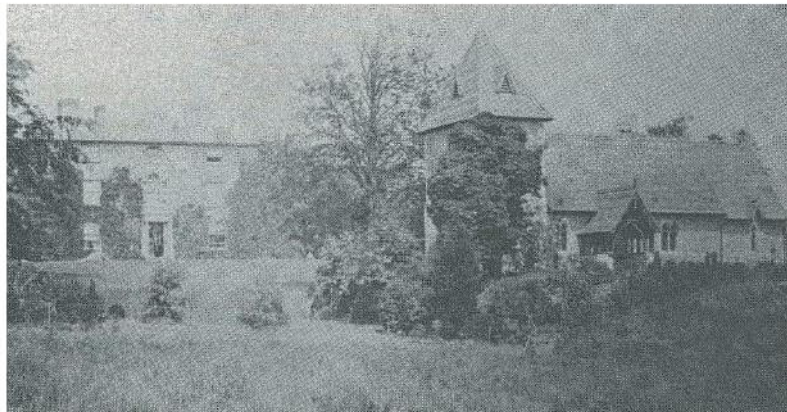


Fig. 2 Bredenbury Court and church, circa. 1871 built by William West in 1810

² Weale, J; A History of Bredenbury & it's Landed Estate; Bromyard & District Local History Society; 1997

³ Weale, J; A History of Bredenbury & it's Landed Estate; Bromyard & District Local History Society; 1997



Fig. 3 Bredenbury Court built 1810

However, 10 years after the building of the Court there was a change of fortune for the West's and in 1820 the Estate was sold to Captain Charles Dutton following the bankruptcy of William West, almost 100 years after the West's moved to Bredenbury. In 1856 the Bredenbury Estate was brought by Edmund Higginson. He was the second son of John Barneby of Brockhampton, near Bromyard and took the name of his great-uncle William Higginson after inheriting the Saltmarshe Estate from him.

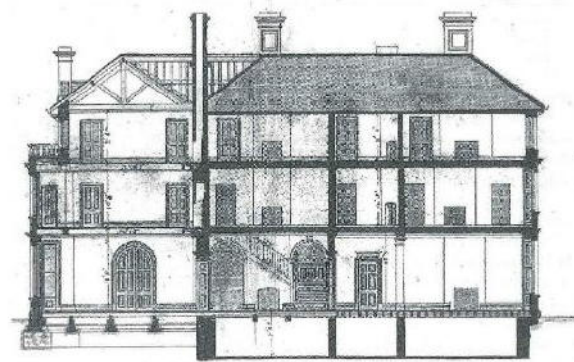
Edmund Higginson was a bachelor, and in 1865 gave the Bredenbury Estate to his nephew William Henry Barneby as a wedding present. William and his wife Alice took up residency at the property in early 1866, however his first impressions of the property were that it was 'bleak and miserable'⁴ and soon went about reconstructing the property.

In 1873, Barneby appointed architect T H Wyatt to carry out the enlargement and alteration of the house. The property was extended on all sides, constructed of red sandstone under a slate roof. A central projecting portico forms the entrance and two-storey bay windows flank either side of the entrance, finished with balustrading and decorative cornicing (figs. 4 & 5). The imposing building was described by Pevsner as a 'big square Italianate mansion of red, rock-faced sandstone'⁵. The rear of the house, which had been used as a farmhouse was converted to offices and stables etc. The farm buildings were converted into a bowling alley (it is worth noting that there was a skittles alley at Brockhampton House where William spent his childhood, or perhaps he was influenced by his trips to America - Barneby was the author of a book called 'Life and Labour in the Far Far West', published in 1884).

⁴ Extract from W H Barneby's memoirs made by the Rev M Birchby and supplied by David Jones, The Manor Farm, Bredenbury ⁵
Pevsner, Nikolaus; The Buildings of England, Herefordshire; 1963

The sale catalogue of 1898 reads:

'not less than £15,000 has been expended in putting the Mansion House and Estate in perfect order, and also in planting trees and pines which have now attained a good growth and being judiciously distributed over the estate, give to the Property that green and verdant appearance so pleasing to the eye both in summer and winter alike. It is a country seat of considerable importance, the possession of which carries with it a high social status ... Improvements carried out regardless of cost by the eminent architect Thos. Wyatt Esq. and was productive of a most convenient and sumptuous dwelling. The decorations which are in the best taste were carried out by Arthur of Motcomb Street, London.'



Figs. 4 & 5 (left) T H Wyatt's proposal for extending and enlarging Bredenbury Court and (right) Bredenbury Court enlarged by W H Barneby in 1873

An extract from the Bromyard News on 18th September 1890, describes in detail the extravagant party held for William and Alice Barneby's Silver Wedding Anniversary with no expense spared! The extract goes on to describe the beautiful decorations and flowers which adorned the rooms, the dancing programme and the ladies dresses. The article states that the party opened just after nine o'clock and 'dancing was kept up with great zest until 5.30 o'clock in the morning.'⁵

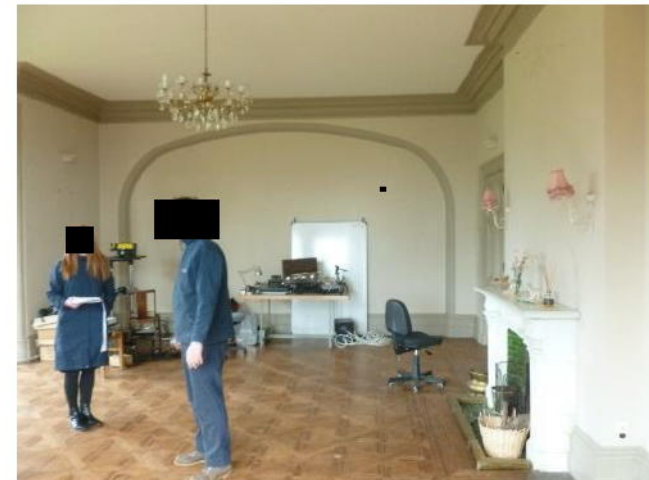
William was exceptionally wealthy and exceedingly generous. It is documented that during his relatively short stay at Bredenbury, William donated large amounts of money towards the building of the new church; new church bells; and the church organ; as well as funding the village school. The parish church, dedicated to St Andrew was built in the 1870's from a design by T H Wyatt. The church of St Andrew was built as a new replacement for the ancient medieval church at Bredenbury and for the ruined church at Wacton reusing stone from the two predecessor sites on land given by Barneby.

⁵ Extract from the Bromyard News, 18th September 1890

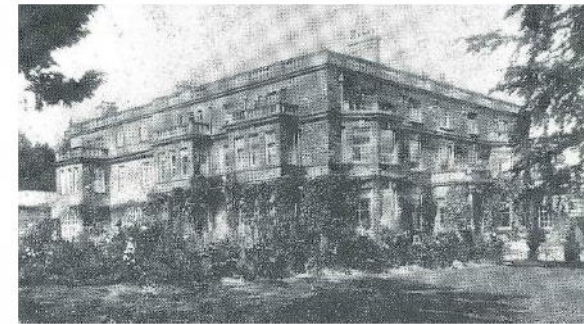
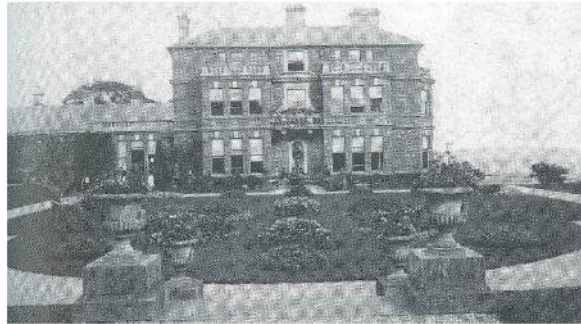
In 1898 the estate was sold to Francis Wigley Greswolde-Williams Esq of Strensham Court, Worcester. Francis, known as Frank was a very colourful and charismatic character. Frank was a keen huntsman and great sportsman and much of the Greswolde-Williams' time was spent in Scotland and Kenya.

The Greswoldes held plenty of parties and dances at the Court, including Christmas parties for the local school children and the tenants and estate workers. There were stories of a pony being brought to the dining room to jump on to the table at dinner parties. It would appear that Bredenbury Court has a long history of entertaining and hosting parties, which dates back well over a hundred years!

Greswolde further extended and altered the property in 1902, which included the single-storey dining room extension to the east side; the first floor extension over the billiard room; balustrading at eaves; and the building of the stables to the north (reputedly a copy of those at Sandringham), were designed by Sir Guy Dawber. There were a number of internal alterations, the most significant was the insertion of the internal partition wall to divide the sitting room to create two rooms, the 'drawing room' and 'smoking room'. A former door opening was blocked-up from the entrance hall and the 'smoking room' accessed only from the billiard room.



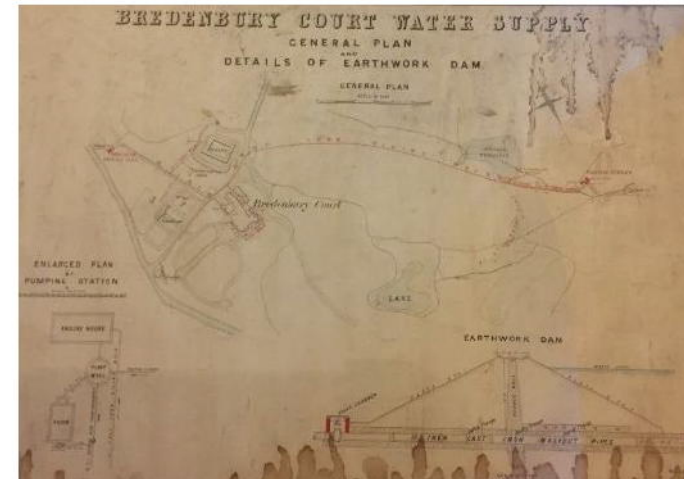
Figs. 6 & 7 (left) photograph of the sitting room, pre 1900 and (right) the drawing room showing the arched opening blocked-up in order to create two rooms as part of the 1902 alterations, 2016



Figs. 8 & 9 (left) Bredenbury Court looking east towards the west elevation enlarged and extended by W H Barneby in 1873 and (right) Bredenbury Court following alteration and extension by F Greswolde-Williams showing the first floor extension over the billiard room and the balustrading at eaves level following the 1902 alterations

Frank also had a new driveway formed to access Worcester Road (A44) to the north (providing easier access to the local train station, Rowden Station); a pumping station and engine house built for making electricity for the Court; and the north lodge built in 1905 as the laundry house.

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and water mains layout and (right) detailed drawing showing earthwork dam, by Willcox & Raikes,

Following the death of Frank's only son in the First World War in 1917 and his wife's death in 1923, Greswolde sold Bredenbury Court and the Estate in 1924. The Estate was sold off separately and tenants were given the option to purchase their properties. The Court was purchased as a boarding school, to which it remained (albeit having changed hands a number of times) until September 2016 when St Richard's independent preparatory day and boarding school closed after a review of its continued sustainability due to declining numbers.

During this time, the Court underwent a number of extensions and alterations to provide additional classroom accommodation. The development mostly focussed towards the west of the main house, comprising a single-storey flat roof 1930's classroom building constructed of brick; a number of prefab single-storey classroom buildings dating between the 1960's to the 1990's and a steel frame and block sports hall constructed in the 1980's. The outbuilding to the east was also extended to create a pre-school.



Fig. 12 & 13 (left & right) looking west from Bredenbury Court towards the 1930's classroom block, single-storey prefab classroom buildings and the 1980's sports hall, 2017



Fig. 14 & 15 (left) looking south east towards Bredenbury Court towards the rear of the 1930's classroom block and single-storey prefab classroom buildings and (right) looking north east towards the outbuildings and single-storey prefab, pre-school extension, 2016

Although the original house has been reasonably well-maintained and preserved, if a little tired, the adaptations and extensions made to meet the needs and expansion of the school over time have resulted in a number of poor quality extensions and additions.

Bredenbury Court has been vacant since the school's closure in mid-2016, with only the former science teacher, Hugh Farey (Boz) staying on-site as the building's caretaker.

This application seeks consent to obtain a change-of-use to a hotel and wedding/ hospitality venue and consent to alter and adapt the building to better suit this new use. It proposes modest changes to the interior of the main house and adjoining buildings and more significantly the replacement of the poor quality sports hall building with a new oak barn structure, which aims to improve the setting of the Listed building.

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Statement of Significance:	<p>Bredenbury Court is an imposing Grade II Listed early 19th-century mansion house, purpose built as a Gentleman's country residence built in 1810 and significantly extended and altered in 1873 with further alterations and extensions in 1902. The Court represents an important part of Herefordshire's rich architectural history.</p> <p>Bredenbury Court is without doubt recognised as an architecturally important historic building, as its Grade II listing shows (Appendix A). Little can be seen of the original 1810 house, however its architectural quality in design and craftsmanship as well as scale of the building is evidently clear in the 1870's alterations by the accomplished architect T H Wyatt and the later alterations by Sir Guy Dawber at the turn of the century, which all add to the Court's interest and cultural and social significance.</p> <p>These features define Bredenbury Court (particularly the Main House) as an important <i>heritage asset</i> in conservation terms. As a consequence of this significant <i>heritage asset</i> value, any future development must respect the architectural integrity of the site and the building.</p>
Development Proposals:	<p>The proposal is to re-use and re-design the Court (Main House and Ancillary Buildings) for use as an <i>exclusive use hospitality venue offering bed and breakfast</i> capable of hosting corporate events, private parties and weddings of up to 180 people, plus overnight bedroom accommodation of 50 rooms for wedding guests and staff accommodation. The rooms are spread over a number of floors in the Main House, the majority being on the upper floors (e.g. utilising past dormitories) and a number in converted outbuildings and former classroom buildings to the rear of the main house on the ground floor, all comprising ensuite double bedrooms and family suites.</p> <p>All the existing buildings will be used as part of the function of the venue, generally with minimum alteration and adaption. The poor quality modern single-storey prefab classroom blocks will be re-clad with a planed vertical timber board to improve their appearance. The former sports hall and the prefabricated adjoining single-storey classrooms to the north and east are to be demolished (though NOT the 1930s Classrooms) and replaced with a new purpose-built glass walled, oak frame banqueting hall and kitchen, on a similar footprint. The new structure will be contemporary in style, as a contrast to the Listed building and clad in vertical timber boards under a slate roof.</p> <p>As an experienced operator of a multi-award winning and successful [Grade 2 Listed] hospitality venue – <i>Unique Venues Limited</i> approach to venue hirer's 'experience' is that the venue must feel personal and have a unique character that has been sensitively adapted to respond to the existing historic character and interest of the buildings and their setting. <i>Unique Venues Limited</i> are viewed by many in the hospitality sector, particularly within the wedding venue market, as the leading operator and <i>trend setter</i>. Their experience over the last seven years has demonstrated that the modern couple are not looking for a traditional hotel or hall for their wedding celebration – and indeed many of these traditional venues are struggling in the developing market place - research is showing that couples are looking for a venue with the character and charm of a historic building that has a truly unique edge, which our client believes they have found at Bredenbury.</p>

This new proposal for the site is a different concept – it is one of *exclusive use* for the hirer (often a wedding couple) and their guests for the whole of their function day and night. The hirer books Bredenbury Court venue in its entirety for their function (wedding, party, event) and then their guests are able to hire the B&B rooms (directly from Bredenbury Court) for the evening of that event. To this extent, on day's where there is an exclusive booking/function Bredenbury Court is of course unavailable to any other potential hirer/unconnected B&B guest – solely to be enjoyed by the hirer and their guests and not open to the general public. When there is not function on, Bredenbury Court will effectively be 'closed/unoccupied', though of course available for prospective hirers to view/look around (subject to appointment). The exclusive nature of the hiring (unlike a hotel/public house or guest house), is a compelling offering for the hirer, whereby they can enjoy a historic, beautifully located, stunning country estate of their own with their gathered guests.

2.0

PLANNING STATEMENT

Planning Context:

Bredenbury Court is a Grade II Listed early 19th-century former Gentleman's house which was later significantly altered and extended in the 1870's and again in the 1900's to create a Mansion House carried with it *'a high social status'*⁶. The property was Listed on 18th March 1998. It is located to the east of the Worcester Road (A44), which links Bromyard to Leominster and Worcester.

This planning application seeks to change the use of Bredenbury Court from a Use Class C2 'Residential Institution' to a use Class C1 'Hotel, Boarding & Guest Houses'. Bredenbury Court's Main House and it's associated buildings will be used as an exclusive use hospitality venue with B&B accommodation; which falls within the Class C1 'Hotel, Boarding & Guest Houses' classification.

This application also seeks planning and Listed Building Consents to alter and adapt the buildings to better suit this new use.

This planning application proposes a number of internal alterations to the historic Hall and associated buildings; which comprises in brief:

- The removal of the early 20th-century internal stud-work partition, which forms a partition between the 'drawing room' and 'smoking room' and to reinstate the former 'sitting room' to its original layout;
- Through the removal of the modern oak panelling (to be reused as bar frontage) and chip-board partition, to the entrance hall which formed the ground floor headmaster's office in later years (1980s);
- To form a new internal ramped access from an existing door from the billiard room to the former library;
- Removal of a number of internal partitions on ground floor to the rear buildings and extensions;
- Sub-division of the classroom blocks to better serve the proposed new function;
- The replacement of the former sports hall building and two prefabricated classroom blocks that will be replaced with a purpose built glass walled, oak banqueting barn structure;
- On the upper floors the bedrooms have been subdivided with lightweight partitions to form ensuite accommodation.

The most important planning policies affecting the proposed change-of-use of the site and the proposed development are contained in both the new National Planning Policy Framework (NPPF) and the Herefordshire Local Plan Core Strategy 2011 - 2031.

⁶ Sale Catalogue, dated 1898

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Planning History:

Previous planning applications for Bredenbury Court include:

Planning App Reference No:	Description of Proposal:	Type of Application:	Decision & Date:
10906	Application for outline planning for erection 10 dwelling houses, Bredenbury Court	Outline	Deferred (date: unknown)
17092	Erection of classroom and theatre block as extension to existing school.	Full	Granted : 08/06/1964
A/825-35459-37880-37881	No description available		(date: unknown)
MH 1816/83	Proposed steel frame building for use as covered play area, St Richard's School, Bredenbury Court, Nr. Bromyard	Full	Granted : 10/10/1983
MH 2090/84	Additional classrooms and staff accommodation, St Richard's, Bredenbury Court, Nr. Bromyard	Full	Granted : 23/11/1984
MH 997/85	Erect 3 classrooms at St Richard's School, Bredenbury Court, Bromyard, Herefordshire	Full	Granted : 30/05/1985
MH 1546/85	54' x 28' classroom/computer room/library block at St Richards Preparatory School, Bredenbury Court, Herefordshire	Full	Granted : 04/10/1985
MH 90/1846	2 Classrooms and toilets (no additional information available)		(date: unknown)
MH 92/0034	New access onto A44 from St Richard's School in area of south Lodge, Bredenbury Court, St Richard's School, Bredenbury Court, Bromyard, Herefordshire	Full	Granted : 09/02/1993
MH 97/0523	Classroom for 5, 6 and 7 year olds. St Richards School, Bredenbury Court, Bromyard.	Full	Granted : 18/06/1997

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MH 98/0400	Alteration of roof structure involving replacement with timber roof structure on steel trusses, covered with slate, at St Richard's School, Bredenbury Court	LBC	Granted : 03/07/1998
N98/0154/N	Extension to form additional classroom and toilets at St Richards School Bredenbury Court Bromyard Herefordshire	LBC	Granted : 10/07/1998
N98/0563/L	Variation of condition 2 on NH98/0400 to allow the use of aluminium profiled sheeting at St Richard's School Bredenbury Court Bredenbury	LBC	Granted : 09/10/1998
N98/0562/L	Variation of condition 2 on NH98/0400 to allow the use of fibre cement slates at St Richards School Bredenbury Court Bromyard Herefordshire HR7 4TD	LBC	Granted : 14/10/1998

Planning Policy:

The Town & Country Planning act 1987 puts uses of land and buildings into various categories known as 'Use Classes'. Other than *permitted* changes of use planning permission is to be sought for a material change of use to a building, as well as alterations, demolitions and extensions to Listed buildings.

In National Planning Policy terms we are guided by the NPPF which sets out a framework based on a *presumption in favour of sustainable development*.

In particular NPPF policies para. 17, 28, 56, 58, 60, 61, 62, 81, 90, 128, 129, 131, 132 & 137 are cited in support of the change-of-use and development proposals as set out in this application.

NPPF para.17 establishes 12 core principles including importantly in this case that planning should '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*' and '*take account and support local strategies to improve health, social and cultural well-being for all, and deliver sufficient community and cultural facilities and services to meet local needs*';

NPPF para.28 in support of a prosperous rural economy seeks to '*support economic growth and expansion of all types of business and enterprise in rural areas...*' and '*promote the retention and development of...community facilities in villages such as...meeting places...cultural buildings, public houses and places of worship*'.

NPPF paras.56, 58 & 60-62 reinforce the importance of *good standards of design, the quality of development, a strong sense of place* to ensure developments '*respond to local character and history, and reflect the identity of local surroundings and materials*'; seeking '*to promote or reinforce local distinctiveness*' by '*integration of new development into the natural, built and historic environment*'; NPPF para.81 requires positive planning '*to enhance the beneficial use of the green belt, such as looking for opportunities to provide access; to provide access for...recreation*' and to '*retain and enhance landscapes*';

NPPF para.90 states '*certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt*' this includes '*the re-use of buildings provided that the buildings are of permanent and substantial construction*';

NPPF para.128 requires the applicant to '*describe the significance of any heritage assets affected...proportionate to the assets' importance... to understand the potential impact of the proposal on their significance*';

NPPF para.129 requires LPA's to '*consider the impact of a proposal on a heritage asset*', based on their assessment of 'the particular significance...that may be affected...' including its setting;

NPPF para.131 expects proposals to '*sustain and enhance the significance of heritage assets*' and to make a '*positive contribution to maintaining sustainable communities and their economic viability and putting them to viable uses consistent with their conservation*' and looks for proposals that '*positively contribute to the character and local distinctiveness*' of the historic environment, when determining applications;

NPPF para.132 requires '*great weight*' to be given to the asset's conservation, and requires all proposals involving alteration or development within the setting of a designated heritage asset that might harm its *significance* to be clearly and convincingly justified; NPPF para.137 encourage proposals that preserve the elements, enhance or better reveal the significance of heritage assets and their setting, or offer the opportunity to enhance them as part of the process of new development.

We believe that this change-of-use application and planning and Listed Building Consent application has properly assessed the nature, extent, importance of the significance of Bredenbury Court, and has taken into account the desirability of putting heritage assets to a viable new use consistent with their conservation. This application clearly and convincingly justifies the proposed alterations and new development such that there is no harm to the character of the heritage asset, but rather that it better reveals Bredenbury Court's historic, aesthetic and communal significance; and makes a positive contribution to its setting and local distinctiveness.

Furthermore, the information submitted alongside this application is proportionate to the heritage assets' importance and *sufficient to understand the potential impact of the proposal on its significance* [NPPF para.128]. Appropriate expertise has been used to assess the *heritage asset*.

The Local Plan:

The relevant Development plan for this application is the Herefordshire Local Plan Core Strategy 2011- 2031. The policies relating to Bredenbury Court are policies RA5, RA6, LD1, LD2, LD4, SD1, SD4 and MT1.

Overall vision for the county Herefordshire outlined in the Local Plan, *'is to be a place of distinctive environmental, historical and cultural assets and local communities, with sustainable development fostering a high quality of life for those who live, work and visit here. A sustainable future for the county will be based on the interdependence of the themes of social progress, economic prosperity and environmental quality with the aim of increasing the county's self-reliance and resilience.'*⁷

The Strategic Objectives outlined in Figure 3.1 of the Core Strategy document, item 11- Environmental Quality states that heritage and cultural assets are to be conserved, promoted, utilised and enjoyed for the fullest benefits to the whole community. To do this assets are to be safeguarded from loss and damage, reversing negative trends, ensuring best condition and encouraging expansion, as well as appropriately managing future assets. The relevant Core Strategy Policies are as follows, SS6, SS7, LD1, LD2, LD3, LD4. However, it is felt that policies SS7 and LD3 are not relevant to this proposal.

Policy SS6 states that, *'Development proposals should conserve and enhance those environmental assets that contribute towards the county's distinctiveness... and heritage assets'*.

Policy RA5 says that the sustainable re-use of buildings, will be permitted where: *'design proposals respect the character and significance of any redundant or disused building and demonstrate that it represents the most viable option for the long term conservation and enhancement of any heritage asset affected, together with its setting; design proposals make adequate provision for protected and priority species and associated habitats; ...the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction; and the building is capable of accommodating the proposed new use without the need for substantial alteration or extension, ancillary buildings, areas of hardstanding or development which individually or taken together would adversely affect the character or appearance of the building or have a detrimental impact on its surroundings and landscape setting.'*

Policy RA6 sets out a range of criteria that will need to be met to ensure that resulting developments are of an appropriate scale and location and do not significantly impact upon the environmental quality of the area.

Policy LD1 states that development proposals should *'demonstrate that character of the landscape has positively influenced the design [and] scale ...'* and to protect the area's character *'...by enabling appropriate uses, design and management'*.

Policy LD2 sets out a range of criteria that ensure proposed developments should conserve, restore and enhance the biodiversity and geodiversity assets of the area.

⁷ Herefordshire Local Plan Core Strategy 2011-2013, P22

Policy LD4 outlines a number of criteria to be met for proposals that affect heritage assets and historic environment and states that development proposal should, *'protect, conserve, and where possible enhance heritage assets and their settings in a manner appropriate to their significance'*.

Policy SD1 states that, *'development proposals should create safe, sustainable, well integrated environments ...', in particular, 'respecting scale, height, proportions and massing of surrounding development, while making a positive contribution to the architectural diversity and character of the area ... ensure new development does not contribute to, or suffer from, adverse impacts arising from noise, light or air contamination, land instability or cause ground water pollution; ... ensure that distinctive features of existing buildings and their setting are safeguarded and where appropriate, restored'*.

Policy SD4 outlines criteria ensuring new development does not undermine water quality targets for rivers within the county and that proposed developments which are unable to discharge to the main sewers are to *'fully mitigate the adverse effects of wastewater discharges into rivers caused by the development.'*

Policy MT1 states that an application must *'demonstrate that the strategic and local highway network can absorb the traffic impacts of the development without adversely affecting the safe and efficient flow of traffic on the network ... [to] ensure that developments are designed and laid out to achieve safe entrance and exit, have appropriate operational and manoeuvring space, accommodate provision for all modes of transport, the needs of people with disabilities and provide safe access for the emergency services'*.

The proposals are in line with the core principles of the NPPF that should underpin decision-making in its support for *finding ways to enhance and improve the places in which people live their lives; support sustainable economic development...business...and thriving local places...encourage the reuse...of existing buildings; conserve heritage assets in a manner appropriate to their significance...*

Summary:

For all the reasons discussed within this report, we firmly believe that the proposed alterations and extensions to Bredenbury Court are appropriate and compatible with the building and its character and statutory Listing, as well as being sensitive to the site. The proposed new reuse of Bredenbury Court will benefit the local economy and social development significantly. The proposals seek to enhance the site through the unification, scale and careful design of the replacement extensions.

The proposals put forward in this latest chapter of Bredenbury Court, will not detract from the character of the historic buildings and the site and will add positively to the future sustainability and conservation of this important heritage asset for generations to come.

Furthermore, as with buildings and estates of this size, it is difficult to find an economically viable new reuse that retains the grounds and building in single ownership. This proposed development will conserve and protect this heritage asset and will afford Bredenbury Court a more viable use in the hands of new custodians who have a genuine affection and track-record for the care of historic buildings and the management of hospitality venues as outlined in this document. It will ensure that the special architectural and historic interest of this building is both sustainable and most importantly, preserved.

Finally, we note the requirements of Section 66 of the Planning (Listed Buildings and Conservation area) Act 1990 to have special regard to the desirability of preserving the building or its setting or any features of special architectural interest which it possesses. As such, we would state that for the reasons outlined above and with respect to National and Local planning policy, it is deemed reasonable to expect a positive determination of the submitted change of use; and full planning and Listed Building Consent applications under the terms of Section 38(6) of the Planning Compensation Act 2004 and Section 104(2) of the Planning Act 2008.

3.0

CONSERVATION POLICIES & PHILOSOPHY

Planning Context:

'Conservation' in essence involves handing on to future generations what we value today. The process of conservation of a building must not stand in the way of change, but help to manage it in a positive and proactive way. The value, or 'significance' that we place on historic buildings distinguishes how important they are, and how they should be treated now and by future generations.⁸

Philosophy:

The general **conservation aim** of the proposed alterations to Bredenbury Court is *to facilitate it to function as a 'hotel and wedding/hospitality venue' which will give the building a viable use in order to conserve the heritage asset for future generations.*

Contributing to this aim the **conservation principles** to be adopted are;

- to carry out sufficient research and analysis to inform an appreciation of the history of the building and to establish their *significance*;
- to secure the architectural character and distinctiveness of the existing building;
- to manage change to a significant place and share an understanding of its significance;
- to preserve or enhance the historic and architectural character and appearance of the 'Court' and its setting;
- to employ appropriate traditional and natural materials, techniques and theory in the repair and alteration, and authentic reinstatement (where appropriate) of historic building fabric, and in the use of any new material.

Where the proposals may push the boundaries of the above principles, we offer a robust justification for the alterations in section 5.0 of this report.

The conservation of a building, or group of buildings, is always best served by its original intended use. However, it is clear that the most sustainable use for Bredenbury Court today cannot be found in the business of residential education, or reverting back to a private country residence. The creation of a hotel and high-quality country wedding/hospitality venue represents a low-impact solution that is sensitive to the historic character of the building and its rural setting. Sensitive and appropriate alterations are proposed in response to the clients brief and as informed by their preferred operation and business model. Internal and external alterations to the original historic fabric have been kept to a minimum.

Policies:

The alterations proposed by this application have evolved from a policy of practical and 'informed conservation' - that is from an understanding and assessment of the history and importance of the site, the building and its historic context, to establish the

⁸ After Clark, p.12

heritage 'significance' of the building; and a realistic analysis of the functional and aesthetic requirements of the new use of the 'Court'.

To inform the decisions we have made about how to change the use of this site and building, and in line with the NPPF para.128, information has been gathered on Bredenbury Court and its associated buildings by documentary research into the history of the 'Court', its architecture & previous uses; visual assessments of its context and character; historic archive research; etc.

The impact of the proposed alterations and extensions to the 'Court' have in principal been considered so that they preserve or enhance, and positively contribute, to the existing buildings, rather than cause a detrimental impact or alter the character and significance of the site through;

- being adequately informed by the history of the site, its context and prior uses thus making a positive contribution towards sustainability and the future conservation of the building;
- careful and considered design;
- the fitting of new work to existing/old finishes & details, so that destruction of original fabric is minimised;
- and ensuring as much new work as possible is reversible, so that if future generations, or fashions, desire, they can reinstate original historic fabric, detail, or character;
- the use of appropriate and quality materials, techniques & workmanship.

4.0

VISION AND OPERATION

The 'Vision':

The over-arching vision for Bredenbury Court is to bring the main house and collection of outbuildings and modern prefabricated extensions back into use. In single ownership and marketed/offered as 'an exclusive hire only hospitality venue with B&B' the site would once again become a viable and self-sustaining unit which will sustain the continued upkeep and ongoing maintenance required of a property of this type and size.

The proposals seek to build on the applicant's and family's existing experience of operating an award-winning, high-quality, 'exclusiveuse' hospitality and wedding venue at Dodford Manor in Dodford, Northampton - <http://www.dodfordmanor-venue.co.uk/>, of which ctd architects were the historic building advisors and the architects for the design and alteration of the former Grade 2 Listed Manor House and Farmstead buildings.

The new owners feel that the former use, location and dramatic unprecedented views of the Malvern Hills of Bredenbury Court offers them an exciting opportunity to extend their portfolio of 'hospitality venues' and provides them with the opportunity to offer a Country House & Estate with a contemporary oak barn experience.

Proposed Operation & Management:

The business plan for Bredenbury Court is based upon the experience and the similar operation of the aforementioned venue owned by the applicant and family.

Bredenbury Court will be run by *Unique Venues Limited*, who will oversee the pre-event organising, and on the day will ensure the smooth running from arrival to departure of the guests, in the same way that the other venue operates. The initial business plan for the wedding venue is based on employing 31 full-time employees and 6 part-time employees.

Venue Capacity and Logistics

Bredenbury Court will be offered for exclusive hire only, with only one event to be held at any one time. Due to the overall initial cost of the project and to ensure the long term viability of the venture, the applicants must be able to accommodate 180 people for the ceremony and sit-down meal. This would enable the venue to be marketed to the widest possible clientele and together with its careful design and character sets it apart from other local comparable venues. Creating this distinction between other surrounding venues is considered crucial to the success of Bredenbury Court. From the applicant's extensive research, most wedding venues aim to reach an optimum number of 150 but in the majority of cases, this can only be achieved by the use of a semi-permanent marquee extension, which Bredenbury Court would not endorse.

This will be a major factor in the marketing strategy of the venue as the layout and proposed function of the existing buildings are designed in such a way that the different periods of the wedding can be accommodated within different areas of the property-bringing back into use the whole building. Guests will be greeted in the reception hall from the main entrance. The former 1930's single-storey classroom block to the west of the main house will be used for civil ceremonies. Guests will be guided back toward the main house to the winter gardens, former library and former billiard room for drinks and canapes (in wet weather) or alternatively guests will spill out of the 'orangery' (former 1930's classroom) onto the terraces and lawns and gardens to the west of the main house. The adjoining new purpose-built, glazed oak 'banqueting' barn structure (which replaces the poor quality former sports hall and two adjoining pre-fab classroom blocks) will hold the wedding breakfast. The evening buffet will be served in the former drawing room in the main house and the former early 20th-century dining room extension to the east will be used as the 'dance hall'. Any post-dinner entertainment will be contained within the main house, which will lessen the impact of the use and allows sound levels to be contained, and therefore effectively controlled.

Most other similar venues have a single space only, which logistically makes it difficult to host both a civil ceremony and a reception on the same premises. For this reason the applicants consider that their proposed facility would be successful, particularly in view of the increasing trend for civil weddings in 'approved venues' which statistics show have increased by 34% over a 12 year period, with the trend set to continue. Civil ceremonies account for 67% of all marriages in England and Wales, with 68% of these (45% of all marriages) taking place in approved premises.

(source: Office For National Statistics. Marriages in England and Wales, 2008. 11 Feb 2010)

On average it is expected that there will be around 3-4 functions per week, predominantly for weddings.

It is anticipated, based on experience at their established hospitality and wedding venue Dodford Manor that the most popular period of use will be on the weekends over the summer months with vehicles typically arriving over a 1 hour period between 11.30am & 3.30pm (dependent on the time of wedding ceremony) and departing/leaving the function (or retiring to their onsite B&B accommodation) leaving the evening between 9pm & Midnight. The intention is to apply for a license until Midnight with guests required to leave the venue premises (or retired to bed) by 12.30am latest, when final close down and lock up occurs. Guests staying in the on-site accommodation will also need to vacate to their rooms by 10am the following day. There will be a pick-up point at the main entrance on the main driveway for taxis and coaches (to take guests to local hotels and B&B establishments – for those not staying at Bredenbury).

Access, Sound and Guest Management

Access for venue guests will be solely via the existing main entrance to the south, off Worcester Road (A44) and directions to the venue will be offered on the website. It is intended that there would also be clear signposting on the A44 to direct guests correctly.

Various other management conditions will apply to the use of the venue to protect the neighbouring properties and residents. Music levels will be tightly controlled, and a strict curfew put in place - midnight for music and the bar, with all guests to depart by 12.30am. It is also intended that there will be a policy of 'no fireworks'. Where appropriate external doors will be fitted with devices to cut off power immediately, should they be opened at an unauthorized time. All main access doors will be fitted with a closer to prevent any noise leakage from inside to out. Due to the location of the evening entertainment, the distance and location to neighbouring properties and through careful management we do not foresee any noise issues.

Catering and Waste Management

The catering and bar will be subcontracted to Jenkinson's caterers who are the established and proven caterers at Dodford Manor. A food preparation area/kitchen is proposed to the north side (rear) of the oak barn structure for the use of the caterer. A local cleaning company will be contracted and we would anticipate that the venue would lead to further employment opportunities, both direct and indirect, by bringing increased business to the wider local area.

It is proposed that the venue will be set up with a food preparation area which will limit vehicle movements. The only regular lorry movement is likely to be a weekly commercial waste and recycling collection as other supplies will arrive by car or small van i.e. the caterers will bring fresh food supplies with them on the day using approx. two cars for two trips. Other supplies for the bar etc. would be collected from the 'cash & carry' or they will be delivered by small van from a local wine merchants. Bin/skip/waste storage will be provided within a dedicated 'out of view' service area to the rear of the building ensuring the aspect of the site is kept clean and tidy.

Site Security

It is proposed to allow for installation of a full CCTV system, to be introduced if required, following the opening of the venue. In terms of cash storage on site, a small float will be carried by the contract caterers during the day to be removed at night. Cash transactions will be made on the pay bar during the evening only. Any large amounts of cash will be kept within a locked and alarmed store room and removed following the function.

Following the presentation of wedding gifts, they will be stored within a locked and alarmed store room for the clients to take away later that evening or the following day.

Alcohol will be brought to site by the contract caterers on the day of the function. A limited amount of alcohol may be left on site overnight but this will be stored within the locked and alarmed store room adjacent to the bar.

Car Parking

Car parking requirements are slightly higher than Bredenbury Court's former use as a school. Conversely the traffic and vehicle movements to and from the site, will be less intensive than the previous educational use (this is expanded upon later in 5.0 Design and Access Proposals).

Typically, and proven through experience at Dodford Manor, the number of cars that can be expected at a venue such as this is less than the total guest capacity. In this instance 180 people should result in no more than 90 cars, coach travel is frequently arranged by clients, in which case the number of cars can be expected to be far fewer. However following the guidance set out outlined in Herefordshire's Highways Development Design Guide, dated 2006, sufficient parking has been provided to accommodate 1no. car space for every bedroom plus 1no. car space per 25 sq.m of other floor area for staff parking. Therefore, a total of 125no. parking spaces have been provided including 8no. disabled users parking spaces provided (an over allowance of guest parking spaces).

Car parking areas are located in a number of discreet areas around the site, to avoid and reducing the impact of a vast area of parked cars from both the main road and the venue. The majority of parked cars are screened by existing hedgerow or concealed to the rear of the buildings. The existing north west car parking area accommodates (26no. spaces) to the north west of the site will predominantly be used for guests. The former tennis court at the top of the south driveway will be utilised as an additional car parking area for up to 26no. cars and is screened by a beech hedge. A well distributed 'East Driveway car park' stretches left and right hand side along the south driveway approaching the (North of the cattlegrid) offering 60no. spaces including 8no. disabled accessible spaces; 4no. parallel parking spaces will be laid out for staff between the main house and the former detached stables building.

Should this not be sufficient there is a further current tarmacadam double tennis court to the SW of the property however this is not envisaged to be utilised. Of note the East Driveway Carpark, will be 'filled up' from its northern most area as Bredenbury Court's owners are equally keen to avoid cars parked on the Eastern Drive area due South East of the Main House as they interrupt the view. Operationally this area of approx. 15no. parking spaces (due West of the 'East carparking tennis court') may well become a 'overflow section' in due course so that the views from the house remain car free!

Cycle racks or stands will conform to the design and dimensions as set out under Cycle Stand Design, in Herefordshire's Highways Development Design Guide. Cycle parking for employees will be, wherever practical, covered and in a convenient, secure location.

It is assumed that there will be a maximum of 24no. members of staff working at any one time during a function. Therefore, provision for 4no. cycle racks will be provided on site. Due to the type and use of the venue, it is assumed that guests attending a function at Bredenbury Court would not cycle to the venue. Therefore, no additional cycle storage provision has been allowed for.

It is not proposed to alter or increase the amount of no permeable surface dressing on site to accommodate the car parking provision. Existing areas of hardstanding such as the former tennis courts and existing car parking areas will be utilised; and demarcation for parking along the south driveway will be on the existing grass verges, aiming to reduce the impact of parked cars on the setting of the Listed building.

[illegible]

Car parking is seen as a transient, infrequent use, with minor impact on the environment. Lighting within the car parking areas will be low-level and activated by motion sensors. This will minimize light pollution and wastage from an environmental perspective.

Accommodation, Transport Assessment and Travel Plan

Overnight accommodation will be, in part, provided on the site, a total of 50 rooms will be provided for wedding guests with one room for staff accommodation. The accommodation will be a mix of double bedrooms and family suites, an allowance of which will be designed for wheelchair users. The rooms are spread over of a number of buildings and floors with the majority of rooms being on the upper floors. The on-site accommodation will considerably reduce vehicular movement on the site and certainly help to reduce large influxes of cars leaving late at night.

Other Bed & Breakfast businesses and hotel accommodation in the immediate vicinity, will also benefit directly from the raised accommodation demand (as there is not enough accommodation for all guests on site) including, for example;

- Grendon Manor B&B BREDENBURY
- The Barneby Arms B&B BREDENBURY
- Nicolson Farm B&B/Camping DOCKLOW
- The Queens Arms BROMYARD
- The Falcon Hotel BROMYARD
- Holly Tree B&B BROMYARD

With a proposed maximum number of guests of 180 people, a large number of these are likely to be from the local vicinity, it is reasonable to expect that a large proportion of these guests will opt to travel by taxi or by 'pooling' cars. Also the 'core' wedding party and guests from out of the area would most-likely opt to use the on-site accommodation. Coaches are also a popular method of transport and combined with the 'vehicle sharing' and on-site accommodation, this will vastly reduce the number and movement of vehicles on site. Whilst bus travel is possible it is not really a viable alternative for the guests, although if any local staff are employed living in larger conurbations such as Bromyard, Worcester or Leominster, the nearest bus stop is located by The Barneby Inn to the north along the A44, approx. a 10mins walk from Bredenbury Court. Unfortunately, the nature of the proposed use makes it difficult to introduce green transport measures for the wedding party – one cannot imagine a bride turning up on a bike! Despite this, the applicant's will make every effort to promote a reduction in the use of cars by encouraging lift sharing etc. Cycle storage provision will be provided (in accordance with Herefordshire Highways Design Guide, dated 2006), we foresee these being utilised by staff from the local area only.

For all of the reasons stated above, the applicants believe that this venture will be successful, and will not only ensure the rejuvenation of the Bredenbury Court but help to make a positive economic and social impact to the local area. The applicant has funding for the project in place and all that they ask is for the support and approval of their plans by Herefordshire Council.

5.0

DESIGN AND ACCESS PROPOSALS

The following commentary is a summary of the proposed alterations to Bredenbury Court and is intended to be read in conjunction with the drawings submitted with the applications for Change-of-Use and Full Planning Permission and Listed Building Consent. It describes the proposed uses and main internal and external alterations.

Note: The proposals to the interior of the Hall are considered necessary to support the new use of the building, but overall the historic circulation pattern and use and detailing of the rooms is respected. These alterations do not negatively affect the overall hierarchical layout of the Hall, nor its legibility, nor its architectural style or character, and it is considered that the benefits far out-weigh the 'harm' to the historic fabric.

Use/Amount, Layout & Appearance

The proposal for Bredenbury Court is to re-use the existing main house and associated buildings; and to remove and replace the former 1980's sports hall and two adjoining single-storey prefab classroom buildings to the north and east and replace them with a new purpose designed timber clad, oak framed and glazed banqueting hall, bar and kitchen as a new *'boutique' Country House and Oak Barn exclusive hotel and hospitality venue* including overnight bedroom accommodation for guests and staff. The proposal will require a change-of-use application from Use Class C2 'Residential Institution' to Use Class C1 'Hotel & Wedding/ Hospitality venue' with the principal use being for wedding parties.

Internally: Probably one of the most significant alterations proposed by this application is the removal of the early 20th-century internal partition which subdivides the former 'sitting room' to create the 'drawing room' and 'smoking room' (see fig. 17), which was carried out during the alterations in 1902. The proposal aims to open-up the room to create a larger capacity room for the evening buffet and entertainment. The removal of the stud wall will remove more recent historic building fabric associated with the 1900's alterations to the house, however will reinstate the intended late 19th-century layout. It is considered that this alteration will better support the new function of the room and would not prejudice a future return to the 1902 arrangements if desired.

The modern oak panelling partition to the entrance hall which was introduced to form the headmasters office in more recent years will be carefully removed to establish the connection between the main entrance hall and inner hall, as was the intended layout as shown in the 1903 drains and water main plan (fig. 10 and fig. 17). The proposal will better reveal the original full height oak panelling and reinstate the proportions of the hall. The modern panel partition wall appears to have been constructed up against the earlier panelling so minimum repair/ restoration of the panelling will be required. The inner hall will become the evening bar area. A freestanding low level bar will be located adjacent to the bay window on the south wall, maintaining views out of the grounds and the Malvern Hills in the distance.

In the former billiard room, two existing oak panelled doors on the north wall link the billiard room to the rear extensions to the main house (see fig. 17). It is proposed to form a new internal ramp access from one of the existing openings into the former library to overcome the existing change in floor level between the main house and the rear buildings, improve people flow through the building. Although this ramp will not be DDA compliant due to the existing constraints of the existing building and existing internal level changes, it does go some way in improving the current stepped access arrangements.

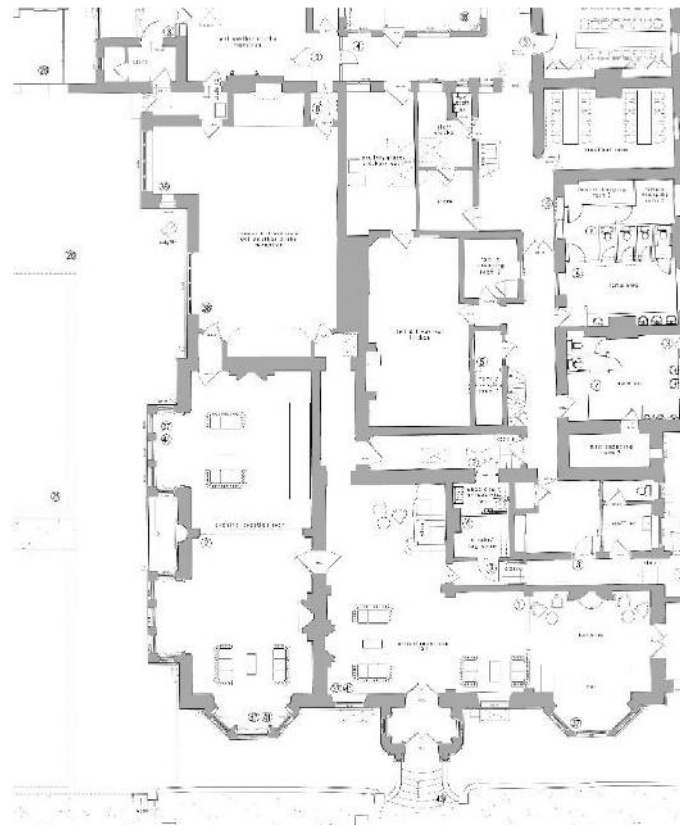


Fig.17 Extract from Ground Floor Plan as proposed

It is proposed to remove a number of internal partitions on the ground floor to rear buildings and extensions. A detailed commentary has not been listed as it is felt that these alterations have less architectural importance and significance. The alterations will help to improve the flow and/ or enlarge rooms so that rooms are suitable for their proposed new use. In addition, it is proposed to subdivide the former classroom blocks/buildings to better serve the proposed new function to create new facilities such as toilets and ensuite bedrooms. However, it is considered that the proposed internal partitions are reversible, and rooms could be reinstated in the future, if required.

The existing 1980's steel and concrete block sports hall and two adjoining single-storey classroom blocks will be demolished and replaced with a new purpose-built timber clad oak framed and glazed barn, to serve as the 'banqueting hall'; kitchen facility and entrance, on a similar footprint as the former buildings. The single-storey structure will be contemporary in style, clad with planed horizontal timber boarding with a wall of either frameless glass and/ or glazing with a fine aluminium frame profile, to the east and south elevations to minimize the views of the historic court and views beyond. A flat roof single-storey entrance structure will 'link' the orangery (1930's former classroom building) to the new barn. The 'link' building has been designed lower in height and set back from the face of the orangery building to be intentionally subservient in scale, predominantly glazed with timber boarding, which will wrap round and into the single-storey, slate covered, duo-pitched roof barn structure. The new intervention is intended to be contemporary in style and in contrast to the main building. Its scale and volume is less dominant and more respectful to the host building and its setting than the previous 1980's steel frame and concrete block building. The natural, untreated timber boarding will, over time, soften into the mature landscape and turn a silvery-grey colour.

On the upper floors of the main house the bedrooms are to be subdivided with lightweight stud partitions to form ensuite accommodation in each bedroom or to form new door openings into existing walls to access bathrooms in adjacent rooms. Where bedrooms will be divided with new partitions, they will be fit to the existing/ original finishes and detail, so the destruction of the original fabric is minimised and therefore be reversible. Creating ensuite bedrooms within all rooms is essential in the marketing and success of this venture and would be an expectation of clients and guests- Bredenbury Court will be marketed as a 'top end' exclusive venue. It is considered that this intervention would not prejudice a future return to the original layout of the rooms.

The main circulation of the upper floors will remain unaffected by the proposal.

Externally:

To improve the setting of the Listed building, it is proposed to remove the poor quality, 'functional' sports hall building and two single storey prefab classroom blocks to the north and east, located to the west of the main house. It is proposed to replace these structures with a new purpose-built timber clad oak framed and glazed barn under a duo-pitched slate roof as the 'banqueting' hall for the wedding breakfast and a kitchen and entrance, on a similar footprint. The design of the barn will be sympathetic to the setting of the Listed building and its surroundings in terms of scale, massing and volume. The design is contemporary in style and its detailing is understated and concise so not to compete, but to contrast with the host building. We believe the design proposal will not detract from the architectural character or 'aesthetic value' of the 'Court' and substantially outweighs the current visual harm created by the existing structure.

It is proposed to access the new Oak Barn from the west car park via a tranquil and low-setting entrance path that 'hugs' the existing Wellingtonia tree to the main entrance, pathways will also be set out to link the main house and the existing stone steps to the upper lawn and the proposed banqueting barn and orangery.

In addition, to further improve the appearance of the collection of extensions, it is proposed to reclad all existing, retained modern prefab single-storey buildings with a vertical timber board to improve their appearance and to replace existing 'domestic' style, top hung casement windows with a powder coated aluminium frame double glazed window with contemporary proportions. Also, the poor-quality roof covering to the low duo-pitched roof to the former classroom block to the north is to be reroofed using a metal corrugated sheet.

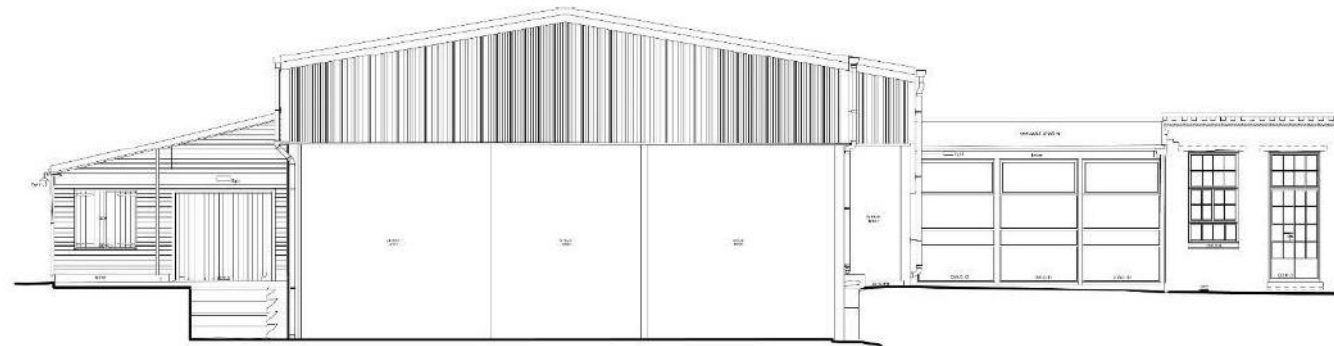
The existing flat roof structure to the proposed orangery is to be replaced completely and reroofed with a new insulated single-ply membrane covering and four glazed lantern rooflights over.

Generally, externally it is proposed to sensitively carry out fabric repairs and reinstatement of damaged architectural features to the original house, which will comprise of repointing elevations using a naturally hydraulic lime mortar mix; stone indent repairs/ replacement; repair of the damaged decorative cornice; and timber repair to the existing single-glazed sliding sash windows, which will form a phased 'like-for-like' ongoing maintenance repair programme. It is proposed to introduce new cast iron style soil vent pipes, predominantly to rear elevations to accommodate the improved ensuite facilities.

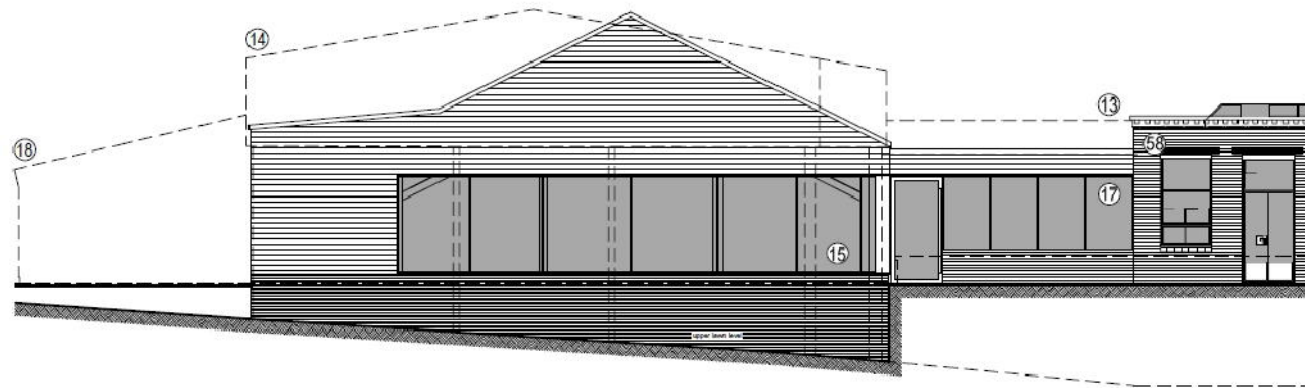
The existing natural and formal, mature landscaped gardens will be conserved as existing.

Scale

The scale and mass of the existing sports hall building is completely incongruous with that of the main house. The former sports hall building has a shallow-pitched roof and high eaves creating a large internal volume required for a sports hall. The proposed replacement building proposes to maintain a similar ridge height as the existing building but it is proposed to considerably reduce the eaves height creating a 26.5° pitched roof (eaves height 1.7m lower than existing). The ridge line of the proposed barn has been repositioned towards the east side and a 'lean-to' structure designed on the west elevation to further reduce the scale and mass of the building and the gable. Furthermore, the flat roof entrance 'link' structure is lower in height, some 530mm below the height of the former classroom block, designed to be subservient to the existing, adjoining 1930's flat roof 'orangery' building. Therefore, we believe that the proposed new replacement building on the footprint of these modern additions are a positive contribution in terms of scale.



no.1 south east elevation



no.1 south east elevation

Figs. 18 & 19 (top) South Elevation of former 1983 steel portal frame and concrete block Sports Hall building and single-storey prefab classroom building; and (bottom) South Elevation of proposed oak framed and glazed, timber clad banqueting barn and single-storey 'link' entrance structure

The remaining buildings will be unaffected in terms of scale by this proposal.

Access

The proposed alterations and development will not affect the existing access arrangements to Bredenbury Court. The existing main south access to the site will be used by wedding guests and staff, the north access will be used by some staff and familiar delivery drivers only. Both entrances on to the site are off the country road, Worcester Road (A44).

The amount of traffic to the site with the change of use to an exclusive hire hospitality venue with B&B, is likely to be significantly less than when Bredenbury Court was used as a St Richard's School. The former use presented a daily intense 'teacher arrival and parents dropping off vehicle period at school 0730-0830 (as the school increasingly moved to day pupil attendance) and again the departure' period conflicting with the evening rush hour traffic on the A44.

Whereas Bredenbury Court's new use will not present such traffic levels or intense periods as

- whilst being available to hire for functions on week days and weekends not, it is unlikely that Bredenbury Court will be hired every day,
- when hirings do occur the traffic arrival (11am – 1430pm) and departure times (9pm-1230am) will be outside of typical peak traffic / rush hour times.
- Hirers and their guests will often pool transport for arrival/departure to the venue.
- Many hirers and their guests will also stay over and utilise the B&B offering further reducing vehicle movement.

With regard to pedestrian and wheel chair access there is stepped access to the main entrance into Bredenbury Court, however it is proposed to either provide a temporary ramp which can be placed over the steps when required and later removed, to overcome the level change from the driveway into the house or utilise the existing alternative access which can be provided by the means of an existing doorway to the north side of the former 'old dining room' extension building which accesses the main entrance hall.

There are a number of level changes within the building on ground floor level. It is proposed to overcome the different level changes throughout the ground floor in a number of ways. It is proposed to form an internal ramp between the former billiard room and library. Although the internal ramp is not DDA compliant, it goes some way in improving the stepped access between existing level changes throughout the building.

Main access to the wedding venue will be via the west entrance, a 'level' access pathway will be provided from the main western car park to the entrance doors. On wedding days, the main entrance doors will be 'manned' where guests will receive 'welcomes' and assisted with the doors, all doors will have flush thresholds. Within the building all main function rooms and facilities for

the wedding are accessible 'by all' with level transition between the Ceremony Room, Entrance Foyer, Banqueting Room and external courtyard/terrace. Ensuring that all guests can experience all activities and proceedings throughout the event internally and externally.

Externally there is ramped access around the house, the formal gardens to the west and up to the orangery terrace area and entrance to the proposed barn.

Landscaping

The well-established lawns and mature landscaping of the grounds immediately around the Main House and Outbuildings/Classrooms will generally remain as existing. The orangery terrace, lawns and borders are in need of maintenance and re-definition and a formal lawn and pathways and terrace will be laid out on the lower lawn to the west of the main house and set out on an axis to the main house and existing stone steps which access the upper lawn.

However noteworthy planting works have already started in an effort to re-establish the balanced parkland to that the Main House frontage enjoys views over. Photographs spanning back the last few centuries have been the inspiration to replant deciduous trees that once more frequently interspersed the South Park and south western field. To date a series of specimen Oak (*Quercus Robur*), Chesnut (*Aesculus hippocastanum*), Beech (*Fagus Sylvatica*) and Holly Oak (*Quercus Ilex*) have been planted in the south park and (by kind permission from the neighbouring farmer David and Margaret Jones), the south west fields.

Having rested fallow for the past 12 months or so significant investment is also underway to re-reference the south park and lower fields (with emphasis on the hidden A44 boundary) to enable livestock to re-graze the parkland setting and establish a low key farming operations at Bredenbury Court.

All grounds immediately surrounding the main house and out to the wider parkland are to be maintained to the highest standard.

Summary

Bredenbury Court is an interesting and important historic building, and one that has adapted well over time to suit the more recent educational use it has served; from private Gentleman's country house and until recently as a private independent boarding school.

Throughout a period of 207 years the Court has seen various major changes to its layout, and alterations and sizeable extensions to its original fabric up to the most recent extension of the classroom blocks and sports hall. The quality of this work for the first 100 years was exceptional, but the later alterations and replacement buildings have been less considered and have had a negative effect on some aspects of the setting and character of the Court. Fortunately, the main body of the main house and its rich interior design and detailing has been well looked after during its use as a school.

The Court has proved itself to be a robust and fully capable building whilst also retaining its original and unique historic character. The proposals put forward in this latest chapter of development will not detract from this character and will add positively to the future sustainability and conservation of this important heritage asset.

The new use of the Court as an exclusive hospitality venue with B&B accommodation provides the opportunity to un-pick some of the less successful alterations carried out to facilitate its use as a school, and to revitalise the original high quality interior finishes. This application also seeks to reinstate Wyatt's original plan layout with the full-length sitting room and remove the modern oak panelling in the hall which subdivides the main entrance hall and inner hall to enhance the quality of the experience. The quality of the new interventions will aspire to that of the original Court and respect its 'significance'.

We believe that the original architectural character and legibility of the Court will remain as intended and in parts, better reveal its heritage value; its architectural and historic integrity will not be compromised (indeed it is vital to preserve this, as it forms a key part of the attractiveness of the proposed new venue). A wide, new audience will be offered the opportunity to enjoy this intriguing building and its distinctive setting and thus contributing to a better appreciation and understanding of its heritage value and significance; supporting its future sustainability and conservation for generations to come.

For reasons outlined in section 2.0 with respect to conservation guidelines and policy, it is deemed reasonable to expect a positive determination of the submitted Change-of-Use, Planning and Listed Building Consent application under the terms of Section 38(6) of the Planning Compensation Act 2004 and Section 104(2) of the Planning Act 2008.

6.0

BREDENBURY COURT BUSINESS BENEFIT – BROMYARD DISTRICT / HEREFORDSHIRE COUNTY

The continuation of Bredenbury Court functioning as a whole, trading entity albeit with a change in use 'subcategory', will bring a broad and most positive range of benefits to the local area, Herefordshire County and the wider Region.

Bredenbury Court's sympathetic renovation and establishment as an exclusive-use hospitality venue with B&B, follows Unique Venues Limited's previous careful restoration of Grade 2 Listed Dodford Manor and the subsequent creation of highly successful hospitality venue business. During this journey, Dodford Manor's restoration main contractor, working with the couple [who project managed the complete restoration], won Master Builder of the Year East England 2012. The events and estate team that were trained in-house by the team, and built up over the next few years clinched Best Regional Wedding Events Team for three successive years; 2013, 2014 and 2015 at The Wedding Industry Awards! The Venue has won a separate award from an alternative national competition with Best All-Inclusive Venue in the 2014 Wedding Industry Experts Awards also.

The client is concurrently submitting an application for Herefordshire LEADER programme grant. Bredenbury Court's proven scope for Job Creation, Business Growth, Benefits to other Local Businesses and Sales of Local Produce, represents excellent value and job creation for Leader funding and National funding priorities.

To add further detail, it is accurately estimated that Bredenbury Court's operation as a Hospitality Venue with B&B will draw significant staying visitors to Herefordshire from surrounding Counties (particularly from neighbouring population centres) and figures of 10,000 staying visitors per annum is conservative.

Direct Employment

One key element of our client's business is that "Our Business is Our People". There is a significant demand for a central core of Bredenbury Court staff (please see an extract from the Bredenbury Court Employment Plan below). A conservative initial Employment Plan is geared to the establishment of 37 staff. This is to meet the demands of five key venue/B&B management areas; events, catering, accommodation, housekeeping and estate maintenance.

A further extract from the Employment Plan gives a glimpse of the ethos behind the team "prospective clients, guests and general visitors can quickly tell a motivated, happy, well trained and professional team from their very first interaction with Bredenbury Court; be it on the phone with an Events Manager or meeting a Groundman at the entrance. The team roles are broad however every staff member is equally valued and no role is any less important in ensuring Clients and their Guests enjoy a memorable, first-class experience at Bredenbury Court."

Extract from Bredenbury Court Employment Plan

Ser	Job Title	Ser	Job Title
1	Operations Manager	21	Catering Staff 8
2	Accommodation Manager	22	Catering Porter 1
3	Estate Manager	23	Catering Porter 2
4	Events Manager 1	24	Accommodation Deputy Manager
5	Events Manager 2	25	Accommodation Deputy Manager
6	Events Manager 3	26	Head of House Keeping
7	Events Manager 4	27	House Keeper 1
8	Events Manager 5	28	House Keeper 2
9	Events Manager 6	29	House Keeper 3
10	Catering Manager 1	30	House Keeper 4
11	Catering Manager 2	31	House Keeper 5
12	Chef 1	32	House Keeper 6
13	Chef 2	33	House Keeper 7
14	Catering Staff 1	34	House Keeper 8
15	Catering Staff 2	35	Groundsman 1
16	Catering Staff 3	36	Groundsman 2
17	Catering Staff 4	37	Night Porter
18	Catering Staff 5		
19	Catering Staff 6		
20	Catering Staff 7		

The Direct Employment also encompasses the Catering Team which is also based on conservative staffing levels for a function circa 120 dining guests, for increased guests the proportion of catering staff will increase accordingly. E.g. 150 dining guests requires some 10 catering staff (plus Catering Manager, Chef and Porter).

Indirect Employment and Business Benefit – Venue Focused and Regional

The wider positive business impact in terms of employment and enhanced business to previous businesses on the locality, country and region cannot be understated and may be loosely categorised as Indirect Employment/Business Benefit – Venue Focused and Indirect Employment/Business Benefit – Regional.

Indirect Employment/Business Benefit – Venue Focused

These are broadly services involved more directly with the venue, the hirer and their guests.

Local Accommodation/B&Bs/Hotels/Holiday Lets.

Irrespective of Bredenbury Court's Application for circa 50 B&B rooms within the existing Main House and Outbuildings/Classroom Blocks, this is not sufficient for the demand for accommodation that accompanies a venue hiring. For Wedding functions, families often seek to stay in the area for a few days (night before event, night of event and night following) and Bredenbury Court is unable to offer this (offering B&B accommodation for the night of the function only). Therefore the scope for local accommodation to benefit from venue focused business is significant. Furthermore, subject to inspection, Bredenbury Court will be actively referring business to additional accommodation providers in the locality and wider county.

Local Pubs/Restaurants. As above guests and hirers often seek to congregate prior to and following the main event (at Bredenbury Court) sometimes the night/day before and/or subsequently. There is significant benefit to local pubs and restaurants as people from outside the area enjoy the wider Bromyard District and wider Herefordshire hospitality offering.

Florists/Venue Decorators. Hirers and guests will often seek provision of venue decoration services and floral arrangements from local suppliers. [They are seen regularly at Dodford Manor!]

Transport – Coach/Taxi/luxury Transport/Classic Car Hire. The Bredenbury Court event team will encourage the Hirers to organise a comprehensive transport plan for guests staying at the surrounding local accommodation, to this end local coach and taxi companies benefit from significant business to and from the site (dropping off guests for the function and returning to their accommodation after the function. Luxury Transport providers and raised Classic Car hire demand is also highly anticipated.

Entertainments – Musicians/Photobooths/Magicians/etc. From four-piece bands and DJs to acoustic performers, magicians, photobooths, sweet trolley providers the list is long of what the Hirer may be seeking to 'enhance' the venue with and/or spoil their guests. There is significant benefit to this sector. Of note Bredenbury Court/Unique Venues Limited operate a strict recommendation only list for musicians and DJs and no evening music performer is permitted to perform unless vetted by Bredenbury Court (having had serviceability of equipment checked, correct and valid insurances in place and having conducted a thorough rehearsal and

sound check to ensure the performer is fully conversant with the sound levels allowed, volume auto cut-off systems and fire regulations and exit routes).

Beauty/Grooming Industry - Beauticians, Hairdressers/Stylists, Make-up Artists. Connected with wedding functions, the local beauty/grooming are regularly sought for pre-wedding preparation of the Bridal Party (and often the Groom/Best Men too). A Bridal Ready Room and Changing Rooms are provided at Bredenbury Court specifically for this purpose, however is equally commonplace to see beauticians visiting local accommodation providers where the Bridal Party or Hirer may be staying to conduct their services.

Local Food. The inclusion of local produce in catering menu packs is very much de rigeur coupled with public concern over carbon impact of lengthy food transportation; makes local produce inclusion attractive and if not essential as part of the offering. It is envisaged there will be a significant demand for Herefordshire produce in Bredenbury Court menus!

Local Drinks. Again it is anticipated that local beer and cider will be benefitting from the same interest in local produce and this is again something that Bredenbury Court will both stock and encourage clients to consider.

Film/Photography. The demand for weddings and other private and corporate functions to be captured on film/photograph and now also 'drone' for personal, social media and/or business benefit continues to be strong. It is anticipated that Bredenbury Court will see a regular core of recommended local photographers and film technicians joined by those operating more regionally.

Indirect Employment/Business Benefit – Regional

Whilst there is no neat delineation between Venue Focused and Regional Employment and Business Benefit, the following employment opportunities and raised business demands are placed in the Regional Category:

Tradesmen / Specialists. Bredenbury Court is comprised of a broad range of materials and requires ongoing maintenance and specialist trades even after the significant renovation and restoration is completed.

- Lead welding,
- repairs to Victoria concrete balustrading and stone face replacement,
- cast iron rainwater goods servicing,
- waste treatment plant maintenance and servicing,
- ongoing heating, plumbing and electrical enhancement and maintenance.
- Solar/PV cell maintenance and enhancement including future mains storage via commercial battery packs.
- 3 Phase Generator servicing.

Venue Maintenance and Enhancement. Whilst significant repairs and restoration demands are a condition of planning, it is anticipated there will be sustained long term investment to maintain the significant Main House, Outbuildings and wider Estate.

- Timber Merchants and building suppliers
- Fencing Suppliers
- Agricultural Suppliers
- Paint Suppliers.
- Furniture/Antique Providers

Wedding Dress / Gentleman's Outfitters. Visiting Hirers/Guests often coordinate the provision of wedding-ware with their journey to/from the venue.

Shops – Groceries/Petrol/Local Eateries. A high proportion of visitors to Bredenbury Court are likely to provide very beneficial passing trade to a wide range of local and more regional outlets during their journey (Birmingham, Bristol, Cheltenham, Gloucester and even London).

Brereton, Christopher; **The Repair of Historic Buildings, Advice on Principles and Methods**; London; English Heritage; 1995

British Standard BS 7913; Guide to **The Principles of the conservation of historic buildings**; BSI 1998

Clarke, Kate; **Informed Conservation**; London; English Heritage; 2003

Department for Communities and Local Government; **National Planning Policy Framework (NPPF)**; March 2012

English Heritage; Conservation Principles; **Policies and Guidance for the Sustainable Management of the Historic Environment**; April 2008

Herefordshire's Highways Development Design Guide; 2006

Herefordshire Local Plan Core Strategy 2011-2013

Pevsner, Nikolaus; **The Buildings of England, Herefordshire**; 1963

Society for the Protection of Ancient Buildings (SPAB) Manifesto, 1877

The National Heritage List for England; English Heritage online; www.english-heritage.org.uk

Weale, J; A History of Bredenbury & it's Landed Estate; Bromyard & District Local History Society; 1997

Herefordshire Leader Grant Application, Bredenbury Court Employment Plan, Dodford Manor, Unique Venues Limited.

**BREDENBURY COURT | BREDENBURY | Nr. BROMYARD | HEREFORDSHIRE | HR7 4
TD
DESIGN & ACCESS and CONSERVATION PLANNING STATEMENT**

Appendix A

Statutory List Description

Images of England

[Back To Results](#) [Non Print Page](#)



© Mr John Burrows DPAGB

IoE Number:	469154
Location:	ST RICHARDS SCHOOL, BREDENBURY COURT BREDENBURY, HEREFORDSHIRE, HEREFORDSHIRE
Photographer:	Mr John Burrows DPAGB
Date Photographed:	28 February 2007
Date listed:	18 March 1998
Date of last amendment:	18 March 1998
Grade	II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](http://www.imagesofengland.org.uk/Details/Default.aspx?id=469154&mode=quick&PrintPage=true).

BREDENBURY SO 65 NW BREDENBURY COURT 943/8/10014 St Richard's School 18.3.98 II Country house, now a school. Circa 1810 for William West; remodelled and enlarged in 1873 by T. H. Wyatt for W. H. Barnebury, and extended in 1902 by Sir Guy Dawber for F. Greswolde-Williams. Rock-faced red sandstone and sandstone ashlar. Roofs set behind balustraded parapets. Various rendered stacks; large ashlar lateral stack to dining room. PLAN: 1810 square house was remodelled and extended by one bay to left [W] by T. H. Wyatt. In 1902 Dawber added a single storey dining room on the right [E] side and a rear wing was built to the NW replacing a single storey wing. Long service wing to rear NE. Italianate style 1873 remodelling, and Baroque 1902 additions. EXTERIOR: 3 storeys. Symmetrical 1:3:1 bay south front with further bay set back on right, and single storey dining room on extreme right. 2 storey canted bays to left and right with balustrades, moulded strings, flat window arches with keystones, balustraded parapet and later rendered porch at centre, the window above with volutes to architrave, 3:3 bay west elevation, 3 bays on right with 2-storey square bays with balcony balustrade between; sash windows without glazing bars; left, 3 bays added in 1902, large round-headed ground floor windows, large square 2-storey bay on left, modillion cornice and sashes with glazing bars; set back on left [N] a range with pedimented west front. 1902 dining room projects on east, ashlar, in Baroque style with

Venetian window under broken pediment, broad rusticated corner pilasters rising above parapet balustrades, Gibbs surrounds, and large chimney stack on east side with segmental pediment and pair of chimney shafts above. Rear [N], sash windows and Venetian stair window; wings to left and right and lower ranges between. INTERIOR: 1873 work includes panelled entrance hall and staircase with strapwork on newels and twisted balusters, chimneypieces in inner hall and in drawing room. 1902 dining room by Dawber has segmental vaulted moulded plaster ceiling, possibly by G. P. Bankart, panelling with carved festoon drops in pilasters and Ionic columns to arched vestibule and inglenook. Delft tiles in cloakroom. 1902 rear wing contains billiard room with moulded ceiling beams and joists and inglenook, chambers above have chimneypieces with Delft tiles, and tiled bathroom. SOURCES: [1] Buildings of England, pp.82 and 83. [2] Weale J., A History of Bredenbury and its Landed Estate; published by Bromyard and District Local History Society, 1997; pp.77-114. This building was added to the list by the 26th Amendment, dated 18 March 1998.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

BREDENBURY COURT | BREDENBURY | Nr. BROMYARD | HEREFORDSHIRE | HR7 4TD
DESIGN & ACCESS and CONSERVATION PLANNING STATEMENT

Appendix B

Ecology Report: Preliminary Ecological Appraisal- *Focus Ecology Ltd*

Date: April 2017

Contract Ref: 1032

**PRELIMINARY ECOLOGICAL APPRAISAL
(inc. PRELIMINARY ROOST ASSESSMENT
& THIRD-PARTY DATA SEARCH)**

**BREDENBURY COURT, BROMYARD,
HEREFORDSHIRE, HR7 4TD**

for

CTD ARCHITECTS

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CONTROL SHEET

CTD Architects

Bredenbury Court, Bromyard, Herefordshire

Preliminary Ecological Appraisal

	Name	Position
Surveyor(s)	Cassie Needham Daniel Hulmes	Ecologist Graduate Ecologist
Author	Cassie Needham	Ecologist
Checked by	Fern Fellowes-Day	Director

Contract No.	Project Contact	Revision No.	Date of Issue
1032	Cassie Needham	01	28 April 2017

Disclaimer

Please Note that all reasonable care and attention is made by Focus Ecology to produce reports and advice to a high, professional standard. However, no responsibility is accepted for any consequences howsoever caused, by the release of this report to third parties. Focus Ecology Limited operates a bespoke Quality Assurance System in order to maintain the high standards of report writing that our clients and peers expect. Completed reports are appraised using a detailed Quality Assurance Checklist focussing not just on grammar and formatting but also sense and scientific argument before they are issued. The reports of all staff are quality-assessed on a prescribed, regular basis to ensure that these high standards are maintained.

Template Version: V6 (January 2017).

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1. RECOMMENDATIONS

1. Building 1 has been confirmed as an active bat roost. Buildings 2 and 8, the Eastern Building Block, the Boiler Room and the Pavilion have been identified as having moderate potential, and the Sports Hall and Buildings 3 – 7 are considered to have low and/or negligible potential for roosting bats. **No works should be undertaken which damage, block or otherwise alter the identified roosts or risk disturbing, killing or injuring bats.**
2. Roost characterisation survey work is required to allow confirmation of the type of roosts (e.g. maternity, small summer roost *etc.*), access points and bat species utilising Building 1 to inform future mitigation requirements. Surveys should include a minimum of **three** dusk emergence or dawn return surveys.

In line with the latest bat survey guidelines (Collins, 2016), surveys should also be carried out at the site to provide satisfactory evidence of the presence or absence of bats in Buildings 2 and 8, the Eastern Building Block and the Boiler Room. These buildings will require **two** nocturnal surveys, whereas the Sports Hall and Buildings 3 – 7 will each require a **single** nocturnal survey.

Please note: In the event that a bat roost is discovered and/or the results of the nocturnal surveys for Buildings 2 – 8, the Eastern Building Block and the Boiler Room are ambiguous, additional surveys **may be required** in order to confirm presence/absence of bats. Further survey work will also need to be undertaken of the pavilion, if future proposals of the site will result in works to this structure.

All nocturnal surveys will be completed during the optimal bat survey season (May – August) by experienced bat surveyors.

3. If any mature or semi-mature trees are to be removed then a further specialist tree survey will be required to identify if they hold potential for roosting bats, and to advise accordingly.

4. To allow accurate confirmation of bat species and direct appropriate mitigation measures, a sample of the bat droppings collected from Building 1 and the Boiler Room should be sent away for DNA analysis.
5. A presence/absence survey for great crested newts should be completed of the ponds located on site (either via standard methods or eDNA). Depending on the finalised proposals for the site, a presence/absence survey of those ponds within 250m of the site may also need to be completed. The survey should be undertaken by appropriately licensed personnel during the optimal survey season (mid-March – June) to comply with current survey guidelines (English Nature, 2001). If great crested newts are found during the presence/absence survey, then additional survey visits may be required to enable a population assessment to be made and thus support a future licence application.
6. No further survey work is required for badgers at this juncture. However, a precautionary method of work should be incorporated into the Ecological Mitigation & Enhancement Strategy for the site (see Recommendation 10, below). In the event that a mammal hole is found large enough to support badgers (either during further surveys or when site clearance commences), works should cease immediately and a suitably qualified ecologist should be contacted for advice.
7. Existing mature trees and hedgerows should be retained within the development scheme. All retained trees and hedgerows should be afforded adequate protection in line with '*BS5837: 2012 Trees in relation to design, demolition and construction*'.
8. Where required to facilitate permitted development, removal of potential bird nesting habitat, should be undertaken outside the bird nesting season (March – August inclusive) or otherwise under the direct supervision of a suitably qualified ecologist who will be able to identify nesting birds and advise of appropriate safe working distances.

9. Unnecessary soil disruption should be minimised and soil erosion measures should be implemented during any site excavation works to prevent unwanted run-off of sediment and nutrients into the ponds and brook. A detailed scheme is beyond the scope and expertise of this report. However, suggested suitable measures (see Environment Agency, 2009) may include:

- Temporary sediment trap(s) and/or cut-off trenches to collect any run-off during periods of heavy rainfall.
- Contour bunding around the edge of excavated/cultivated areas.

10. Once the development proposals are confirmed, and notwithstanding the results of the further survey work, a detailed Ecological Mitigation & Enhancement Strategy should be written and agreed with the Local Planning Authority. The strategy will ensure that the future development of this site retains existing features and habitats of ecological value, minimises the impact upon protected species (reptiles, birds, bats, *etc.*) and maximises the potential of retained habitats to enhance biodiversity and contribute towards local and national biodiversity targets. The following are considered to be key elements of this plan:

- Retention and protection of mature trees within future development and landscaping proposals;
- Specific management of retained habitat areas (e.g. woodland, ponds, deadwood and grassland) to maximise wildlife value;
- A risk avoidance method statement for protected species, particularly reptiles and hazel dormice.
- A sensitive scheme of night-lighting to specifically minimise nocturnal illumination of retained wildlife habitats;
- Use of native plant species including trees, shrubs, flowers and grasses within future landscaping proposals wherever possible using species lists agreed in collaboration with the appointed ecologist and
- Incorporation of a range of bird, bat, invertebrate and hedgehog boxes into future landscaping proposals.

2. SUMMARY OF RESULTS

1. Focus Ecology was commissioned by CTD Architects to undertake a Preliminary Ecological Appraisal of Bredenbury Court (centred on Ordnance Survey grid reference SO 611 557). This was accompanied by a third-party data search (2km search radius) from Herefordshire Biological Records Centre.
2. The site was surveyed by an ecological consultant and an experienced survey assistant from Focus Ecology on 18 April 2017. No formalised plans have been produced at this stage. However, it is understood that the development proposals are for the conversion of the property to an exclusive-use hospitality venue with accommodation. This is also likely to result in the demolition of the Sports Hall and Building 6. External works, such as repointing, to all of the buildings within the northerly area of the site has been proposed. Works for the grounds include conversion of the eastern tennis court and a small area of amenity grassland to a car park (likely to be less than 500m²), enhancement of the cattle grids, installation of fencing around the sheepgrazed areas and the planting of woodland along the western boundary of the site. Proposals may also include thinning of the woodland within the southeastern area of the site.
3. The site comprises a large former boarding school with associated outbuildings / temporary classrooms. The grounds comprise a mixture of amenity grassland, sheep-grazed species-poor semi-improved grassland and a deciduous woodland. There are also two ponds, tennis courts and a swimming pool present. The majority of the site is bounded by fencing and/or planted trees. Pockets of planted trees are scattered throughout the site.
4. A brown long-eared bat was observed within Loft 1 of the main building (Building 1). A scattering of bat droppings was also observed within Loft 2 and the two cellars within Building 1, the boiler room to the north of Building 1 and the pavilion. The proposals for the site are highly unlikely to impact the pavilion at this stage. The other buildings within the grounds were considered

to have negligible, low or moderate potential for roosting bats. The habitats within the site (*i.e.* grazed grassland, ponds, woodland) are considered to offer **high suitability** for foraging and commuting bats (with reference to Collins, 2016). Due to the small-scale of the landscape proposals, bat activity transect surveys have not been recommended at this stage. However, an Ecological and Mitigation Enhancement Strategy has been recommended to minimise any potential impacts of the development and enhance the site for wildlife, including bats.

5. A number of common bird species were either heard or seen during the site visit, in addition to the red-listed mistle thrush and amber-listed house martin. The wooded areas, ponds and buildings on site offer good nesting and foraging opportunities for a variety of species.
6. The majority of the site comprises short amenity grassland and species-poor grazed grassland, which provide limited opportunities for common reptiles, such as slow-worm and common lizard. However, there are numerous areas of tall ruderal habitat, particularly adjacent to the buildings and along the northern boundary of the site. The east-facing bank within the southern area of the site also provides some cover / shelter for reptiles. Nevertheless, these areas are unlikely to be significantly impacted by the proposals.
7. No setts or definitive evidence of badger activity (latrines, snuffle holes, tracks, *etc.*) were observed within the site boundaries. However, it is considered likely that badgers are present within the local area and may utilise the site.
8. No hazel dormice records were returned from within the 2km search area. However, a precautionary approach is recommended for the removal of any trees within the woodland in the south-eastern area of the site.
9. Pond 1 was classified as having '*good*' suitability for great crested newts and Pond 2 was classified as having '*excellent*' suitability for great crested newts.

In addition, there are also two further ponds within 250m of the proposed development area. The site does contain suitable habitat to support great crested newts during their terrestrial phase. Based on the proposed landscape works for the site, particularly the thinning of the woodland, and repair works to the water flow of Pond 1, further survey work has been proposed.

10. Due to the lack of favourable features, and small-scale of the landscape proposals, the works are highly unlikely to negatively impact protected riparian species, such as white-clawed crayfish. However, measures will need to be implemented to control any run-off into the water-bodies. Please see the Recommendations section above for further details.

3. DISCUSSION & CONCLUSIONS

The client is currently seeking planning permission for the conversion of a former boarding school to an exclusive-use hospitality venue with accommodation. No formalised plans have been produced at this stage. However, it is understood that the plans are likely to involve the demolition of the Sports Hall and Building 6. External works, such as repointing and recladding is also to be undertaken on the external areas of the buildings. The following have been identified which may represent constraints or opportunities (e.g. for biodiversity enhancement and green infrastructure) within a future development at this site.

3.1 Designated Sites

No statutory designated sites are located within 2km of the survey site. There are two Special Wildlife Sites (SWS) located within the 2km search radius; Woodland near Batchley SWS and the River Frome SWS. Both of these sites are located over 1.6km from the survey area. Due to the distance and presence of numerous barriers e.g. major roads, between the proposed works and the aforementioned SWSs, it is highly unlikely that the proposals will impact on the functionality or integrity of any of these designated sites or affect the conservation status of these sites assuming standard environmental construction procedures are followed.

3.2 Protected / Notable Habitats

Woodland: 2.1ha of deciduous woodland is located within the south-eastern area of the site. Lowland mixed deciduous woodland is a habitat of '*principal importance for the conservation of biological diversity in England*' under section 41 of the Natural Environment and Rural Communities Act 2006. The majority of the trees within the woodland are young, and there is a limited understorey. However, the survey revealed a number of 'ancient woodland indicator' (AWI) species, including bluebell, wood anemone, dog's mercury, primrose and yellow archangel. Species recorded within the canopy include silver birch, cherry, hazel, beech, pedunculate oak, sycamore and ash. The woodland provides valuable habitat for a range of species. Future plans for the site are likely to include thinning of some of this woodland, with all mature trees being retained.

Wood-Pasture and Parkland: A large proportion of the site is likely to qualify as wood-pasture and parkland, due to the grazed grassland and numerous large mature trees located within the grounds. Wood-pasture and parkland is a habitat of '*principal importance for the conservation of biological diversity in England*' under section 41 of the Natural Environment and Rural Communities Act 2006. The vast majority of this area is to be retained within the development proposals. Other than thinning the woodland within the south-eastern area of the site, there are no plans to remove any trees. A small area of amenity grassland (less than 500m²) is likely to be altered as a result of the proposed car-parking area.

Ponds: There are two ponds located within the central area of the site and a small brook runs through the woodland within the south-easterly area of the site. Ponds are a habitat of '*principal importance for the conservation of biological diversity in England*' under section 41 of the Natural Environment and Rural Communities Act 2006. Pond 1 is oval-shaped, and is approximately 375m². Species recorded along growing along the pond margins include gypsywort, cuckooflower and hard rush. Numerous shrubs and trees, such as weeping willow, hawthorn and silver birch also cast shade over the pond. Pond 2 is large (over 2000m²), with a small island in the middle. The woodland is located immediately south of the pond. Small areas of bulrush were observed along the pond margins. The proposals will not involve damaging or destroying the ponds and small brook. However, measures will need to be implemented to control any run-off into these water-bodies.

3.3 Protected / Notable Species

Bats: Building 1 is a large sandstone period property with a multi-pitched slate-tiled roof. The other buildings on site comprise a mixture of modern buildings, some of which have metal cladding and/or flat-roofs, and older buildings. Building 2 is of a similar construction to the main building. A brown long-eared bat was observed within the main loft of Building 1. Bat droppings were also recorded within both lofts of the main property and within the two cellars. Bat droppings were also recorded within the boiler room to the north of Building 1 and within the pavilion. An accumulation of bat droppings was noted within Cellar 1 (the northern cellar). All other areas where bat

droppings were recorded were limited to a scattering of individual droppings. Lofts were also accessed within Building 5 and the Eastern Building Block. No evidence of bats was observed within these loft spaces. However, access was limited due to the unboarded nature of the lofts and/or fragile flooring. A number of the buildings provided opportunities for roosting bats via lifted and/or damaged roof tiles, behind wooden fascias and/or crevices within the missing/damaged mortar.

Building 1 has been confirmed as an active bat roost, while Buildings 2 and 8, the boiler room and the Eastern Building Block have been identified as having moderate potential to support roosting bats. The remaining buildings are considered to have low/negligible potential to support roosting bats.

Due to the presence of the woodland, wood-pasture and parkland with associated mature trees and several waterbodies, the site as a whole is considered to offer good foraging and commuting habitat for bats, when applying current best practice guidelines (Collins, 2016). Despite this, bat activity transect surveys have not been recommended due to the small-scale of the landscaping works proposed at this stage.

Birds: A number of common bird species were heard and/or seen during the site visit in addition to the red-listed mistle thrush and amber-listed house martin. The wooded areas, ponds and buildings on site offer good nesting and foraging opportunities for a variety of species. Therefore, a precautionary approach will need to be adopted for the timing of the works and any vegetation removal that may need to take place. Recommendations have been made in Section 1.

Reptiles: The majority of the site comprises short amenity grassland and speciespoor grazed grassland, which provide limited opportunities for common reptiles, such as slow-worm and common lizard. However, there are numerous areas of tall ruderal habitat, particularly adjacent to the buildings and along the northern boundary of the site. The east-facing bank within the southern area of the site also provides some cover / shelter for reptiles.

Initial proposals for the site suggest that the vast majority of the habitat considered suitable for reptiles will be retained as part of the scheme. Proposed car-parking areas will largely be restricted to areas of hard-standing, with a loss of a small area of short amenity grassland. Furthermore, no records of reptiles were returned from within 2km of the site. On this basis, it is considered unreasonable to request further survey work. However, a method statement focusing on reptiles should be incorporated into the proposed Ecological Mitigation and Enhancement Strategy for the site as recommended in Section 1 of the report.

Hazel dormice: The woodland within the south-eastern area of the site is considered to be broadly suitable for hazel dormice, although not optimal due to the lack of an under-storey. No records of hazel dormice were returned from within 2km of the site. The proposals may involve some thinning of the woodland. Based on the small-scale of the works proposed, it is considered unreasonable to undertake further survey work at this stage due to the unlikelihood of hazel dormice being present within the woodland and being negatively impacted. Nevertheless, a method statement will need to be produced and implemented prior to any works being undertaken within the woodland. No other trees/hedgerows are planned for removal within the site.

Great crested newt: Tables 1 & 2, below provide details of the Habitat Suitability Index assessments conducted at Bredenbury Court, Bromyard. The area of Pond 2 exceeds 2000m², therefore this factor has been emitted from the calculation for this waterbody (as recommended by the National Amphibian and Reptile Recording Scheme (NARRS))⁹.

Table 1: HSI of Pond 1 at Bredenbury Court, Bromyard.

Feature	Score	Observation
Sl ₁ Location	1	Zone A, optimal location.
Sl ₂ Pond Area	0.75	Pond approximately 375m ²
Sl ₃ Pond Drying	1	Rarely dries
Sl ₄ Water Quality	0.67	Moderate
Sl ₅ Shade	1	60% shade.

⁹ *Habitat Suitability Index – guidance note* – produced by National Amphibian and Reptile Recording Scheme (NARRS).

Sl ₆ Fowl	1	No water fowl observed.
Sl ₇ Fish	0.67	No evidence of fish, but it is possible that they are present.
Sl ₈ Ponds	0.88	8 ponds in 1km area, ponds blocked by major barriers (e.g. main roads) have not been included.
Sl ₉ Terrestrial Habitat	0.67	Moderate terrestrial habitat.
Sl ₁₀ Macrophytes	0.45	15% coverage of macrophytes.
TOTAL SCORE	0.79	GOOD

NOTE: $HSI = (Sl_1 \times Sl_2 \times Sl_3 \times Sl_4 \times Sl_5 \times Sl_6 \times Sl_7 \times Sl_8 \times Sl_9 \times Sl_{10})^{1/10}$

Table 2: HSI of Pond 1 at Bredenbury Court, Bromyard.

Feature	Score	Observation
Sl ₁ Location	1	Zone A, optimal location.
Sl ₃ Pond Drying	0.9	Never dries
Sl ₄ Water Quality	0.67	Moderate
Sl ₅ Shade	1	20% shade.
Sl ₆ Fowl	1	No evidence of waterfowl impact. However, moorhen were observed.
Sl ₇ Fish	0.67	No evidence of fish, but it is possible that they are present.
Sl ₈ Ponds	0.9	9 ponds in 1km area, ponds blocked by major barriers (e.g. main roads) have not been included.
Sl ₉ Terrestrial Habitat	1	Good terrestrial habitat.
Sl ₁₀ Macrophytes	0.35	5% coverage of macrophytes.
TOTAL SCORE	0.8	EXCELLENT

NOTE: $HSI = (Sl_1 \times Sl_3 \times Sl_4 \times Sl_5 \times Sl_6 \times Sl_7 \times Sl_8 \times Sl_9 \times Sl_{10})^{1/9}$

Therefore, Pond 1 is classified as having 'good' suitability and Pond 2 is calculated as having 'excellent' suitability for great crested newts.

The managed and open nature of the sward is unlikely to provide the cover and protection to be considered 'a place of shelter'. However, there are pockets of tall ruderal habitat and woodland, which provides good opportunities for foraging, shelter and cover for this species. One great crested newt record was returned from the 2km search area. The record is located approximately 1025m to the south of the site. Records of common frog and smooth newt were returned from within the site itself.

No formalised proposal plans have been produced for the site at this stage. However, initial consultation suggests that the eastern tennis court will be converted to a car-park, which will also result in the loss of a small area of amenity grassland to create access to the car-park. On this basis a Natural England risk assessment was completed to assess the likelihood of committing an offence if great crested newts were present within Pond 1, which is located approximately 110m to the south of the proposed car-park and likely area of works. Pond 2 is located approximately 150m from the proposed work area.

Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability score
Great crested newt breeding pond(s)	No effect	0
Land within 100m of any breeding pond(s)	No effect	0
Land 100-250m from any breeding pond(s)	0.5 - 1 ha lost or damaged	0.3
Land >250m from any breeding pond(s)	No effect	0
Individual great crested newts	No effect	0
Maximum:		0.3
Rapid risk assessment result:		AMBER: OFFENCE LIKELY

The risk assessment suggests that an offence is likely to occur if great crested newts are present within the aforementioned ponds. However, this does not take into account that the area of habitat to be lost is not favourable terrestrial habitat for great crested newts *i.e.* hard-standing and short amenity grassland. Nevertheless, smallscale works, such as enhancing the cattle grids, installation of a new fence around the sheep-grazed areas of the site, and new planting along the western area may also increase the likelihood of an offence being committed under the Conservation of Habitats & Species Regulations 2010 and/or the Wildlife & Countryside Act 1981. In addition, there is the possibility that the woodland immediately adjacent to Pond 2 will be thinned and the water flow to Pond 1 will be repaired in due course. On this basis, it is recommended that further specialist survey work is undertaken to determine the presence/absence of this species and allow an accurate assessment of the likely impacts of the proposals.

Riparian species: The on-site water-bodies, including the ponds and small brook, are considered unlikely to support a breeding population of otters, water-voles or white-

clawed crayfish due to the lack of favourable features e.g. shallow banks, limited foraging vegetation and shallow depth of the brook (less than 150mm). No records of water-vole or white clawed-crayfish were returned from within the 2km search. One record of an otter was returned from approximately 1100m to the south-west of the survey area. There are no plans to damage/infill the ponds or brook. However, measures will need to be implemented to control any run-off into the water-bodies. Please see the Recommendations section above for further details.

3.4 Opportunities

No formalised plans for the site have been produced at this stage. However, it is understood from the client that the plans involve the conversion of the buildings within the northerly area of the site, particularly Building 1, to an exclusive-use hospitality venue with accommodation. Due to the complex nature of the proposals, the large size and the ecological value of the site, it is recommended that a detailed Ecological Mitigation and Enhancement Strategy should be produced and implemented. The proposals provide an opportunity to create and enhance habitats of acknowledged biodiversity importance under S.41 of the Natural Environment and Rural Communities (NERC) Act 2006 e.g. through the planting of woodland along the western boundary of the site. Once established, the newly planted wooded areas will provide new nesting and foraging habitat for a range of bird species, commuting and foraging opportunities for bats and other small mammals. The Strategy should also include the placement of wildlife boxes (e.g. bat and bird boxes) into the post-development site.

4. ANNEXES

4.1 Photographs

4.2 Plans

4.3 Survey & Third-Party Data

4.4 Survey Objectives

4.5 Limitations

4.6 Methods

4.7 References & Bibliography

4.8 Legislation & Best Practice

4.1 Photographs

All photographs taken on 18 April 2017



Plate 1: Showing a typical view of Building 1. Photograph looking north-east.



Plate 2: Showing the eastern aspect of Building 1. Photograph looking south-west.



Plate 3: Showing a typical view of the Eastern Building Block. Photograph looking north-east.



Plate 4: Showing Loft 1 within Building 1.



Plate 5: Showing Loft 2 within Building 1. **Plate 6:** Showing an accumulation of bat droppings within Cellar 1 of Building 1.





Plate 7: Showing a typical view of Pond 1.
Photograph looking north-west.



Plate 8: Showing a typical view of Pond 2.
Photograph looking south-east.



Plate 9: Showing the wooded area within the
south-eastern section of the site.

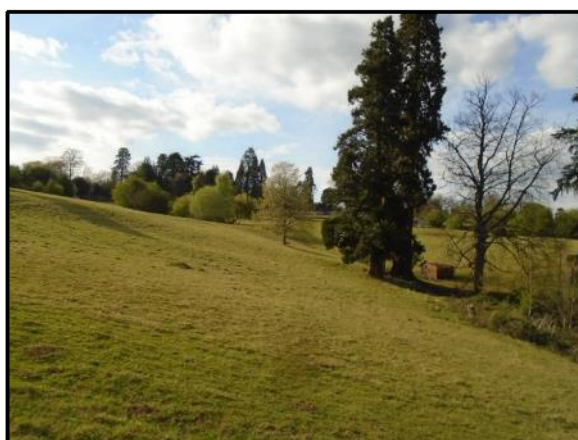


Plate 10: Showing a typical view of the site.
Photograph looking north.



Plate 11: Showing the central area of the site.
Photograph looking north.



Plate 12: Showing the mature beech tree to
the south of the buildings.

4.2 Plans

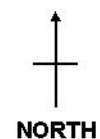
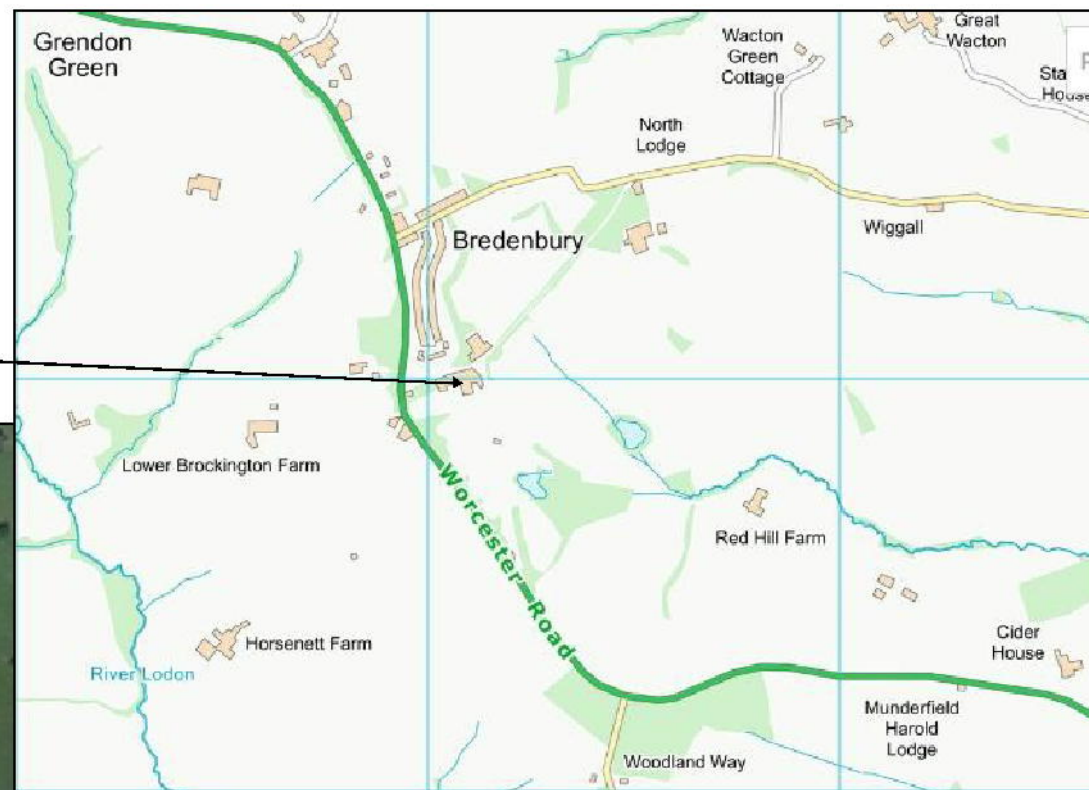
Plans:

4.2.1 Location Plan

4.2.2 Phase 1 Habitat Survey Plan

4.2.1. Location Plan

Site









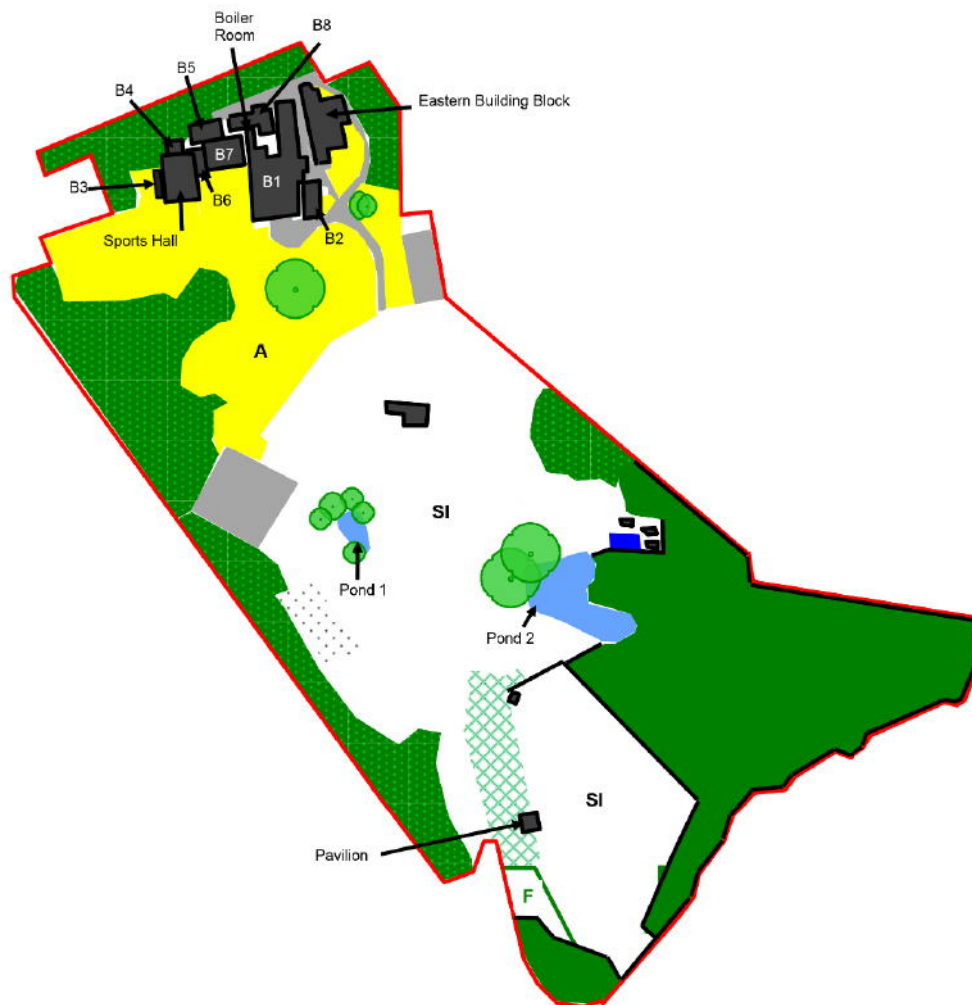
Client: CTD Architects
Site: Bredenbury Court, Bromyard, Herefordshire
Title: Location Plan
Contract: 1032
Date: April 2017







4.2.2 Phase 1 Habitat Survey Plan

KEY:

- SI** Species-poor semi-improved grassland (B6)
-  Standing water
-  Swimming pool
-  Broadleaved Woodland
-  Parkland/ Scattered Trees (Mixed)
-  Buildings (please refer to text)
- 



- A** Amenity Grassland
-  Scrub and Ornamental Planting
- Hard Standing
- F** Recently-felled woodland
-  Fencing
-  Trees
-  Survey area

NORTH

Client: CTD Architects

Site: Bredenbury Court, Bromyard, Herefordshire

Title: Phase 1 Habitat Survey Plan

Contract: 1032 **Date:** April 2017

Please note: this plan is intended only to indicate the approximate location of features and should therefore, not be treated as an accurate scale plan.

Focus Ecology Ltd

4.3 Survey & Third-party Data

The survey has been completed by an appropriately qualified and licensed ecologist and an experienced graduate ecologist from Focus Ecology.

Third-party data has been obtained from Herefordshire Biological Records Centre (HBRC). The government's multi-agency website 'Magic' was also consulted (www.magic.gov.uk).

Copies of raw survey and third-party data are available on request. Please contact the Project Contact at Focus Ecology for more details.

4.4 Survey Objectives

The objectives of the survey were:

1. to carry out a Preliminary Ecological Appraisal of the site to identify any habitats, species or features of nature conservation significance;
2. to undertake a "third-party data" search to acquire details of any protected species records held by third parties and information on nature conservation designations relevant to the site, to collate and comment upon the responses;
3. to undertake a Habitat Suitability Index of suitable waterbodies on site, following best practice guidelines (Oldham *et. al.*, 2000);
4. to undertake a daytime Preliminary Roost Assessment for bats, following best practice survey guidelines (Mitchell-Jones, 2004; Collins, 2016);
5. to provide a concise written report to set out appropriate mitigation measures to ensure compliance with wildlife law and recognised best practice, provide an assessment of any residual effects, identify opportunities for enhancement and set out the requirements for postconstruction monitoring.

4.5 Limitations

The Preliminary Ecological Appraisal was carried out by a suitably licensed ecologist and an experienced assistant from Focus Ecology. The month of survey (April) is within the optimal survey period for most habitats and species in England.

The reader is reminded that an ecological survey that is based on a single site visit will typically under-represent the biological diversity of a site, owing to seasonal variations in animal activity and plant growth form in particular. However, a Preliminary Ecological Appraisal such as this can be completed by an experienced ecologist at any time of year subject to suitable weather conditions.

April is also not the ideal month to undertake a Habitat Suitability Index assessment because it is recommended that one of the suitability indices should be assessed during the summer months. This is the percentage of shade around the pond perimeter. This was taken into account when estimating the percentages. Although this is a limitation, the final scores are unlikely to be greatly affected by these estimates.

There was limited access into the lofts of Building 5 and the northern building of the Eastern Building Block due to the lack of boarding and/or the fragile nature of the flooring. However, this is not considered to be a significant limitation due to the recommendation for further survey work of these buildings.

4.6 Methods

4.6.1 Third-Party Data Trawl

A third-party data trawl was conducted in April 2017, to collect any existing site records and protected/notable species data records for within the site boundary and a 2km area around the site. The following third-party consultees were contacted:

Herefordshire Biological Records Centre. The government's multi-agency website 'magic' was also consulted (www.magic.gov.uk).

4.6.2 Preliminary Ecological Appraisal

An experienced ecological consultant undertook a field survey on the 18 April 2017 in accordance with the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2013) and the Handbook for Phase 1 Habitat Survey (JNCC, 2010). The extent of each habitat type was mapped and details of relative plant species abundance within homogenous areas were recorded. Species abundance was measured on the DAFOR

scale (Dominant, Abundant, Frequent, Occasional and Rare), with the addition of the term 'Local' to describe variation on a small-scale.

Higher plant nomenclature follows Stace (3rd Edition), 2010 with common (English) names being used for ease of reading and accessibility. Bryophyte nomenclature follows Atherton *et al.* (Eds), 2010, with English names being used in line with this publication. Scientific names are used for fungal identification, with authorities referenced in the text, for reasons of clarity.

The survey method was extended to include a search for fauna of ecological importance, including those that are afforded legal protection.

Target Note descriptions were recorded for features of ecological importance, these may include areas of species-rich vegetation and field signs of protected and/or notable species.

4.6.3 Great Crested Newt Habitat Suitability Index

The onsite ponds were assessed using the GCN Habitat Suitability Index (HSI) (Oldham *et al.*, 2000). An HSI is a numerical score where 0 indicates unsuitable habitats and 1 indicates optimal habitats. The HSI for the great crested newts incorporates ten suitability indices.

Categorisation of HSI Scores¹⁰:

<u>HSI</u>		<u>Pond Suitability</u>
<0.5	=	poor
0.5 – 0.59	=	below average
0.6 – 0.69	=	average
0.7 – 0.79	=	good
>0.8	=	excellent

4.6.4 Preliminary Roost Assessment

¹⁰Taken from: *Habitat Suitability Index – guidance note* – produced by National Amphibian and Reptile Recording Scheme (NARRS) <http://www.narrs.org.uk/survey.php>.

A daytime preliminary roost assessment was undertaken at the site on 18 April 2017 by an experienced and appropriately licensed ecologist (Cassie Needham: Natural England licence number: 2016-23451-CLS-CLS). An internal and external inspection of the buildings on site was carried out from ground-level using binoculars as required, the focus being to identify any possible exit and entry points of bats, suitable roosting locations and to search for field signs of bats.

Within the buildings, particular attention was paid to areas suitable to support roosting bats, including joints and crevices within the beams and gaps between roofing materials. Field signs that would indicate the presence of bats include:

- bat droppings;
- bat carcasses;
- feeding remains (particularly butterfly & moth wings);
- evidence of urine staining around possible roost entrances;
- presence of areas cleared of cobwebs;
- oily stains around possible roost entrances.

Buildings/structures were assessed as having either 'high', 'medium', 'low' or 'negligible' potential to support roosting bats, and categorised using definitions in Collins (2016) (see Table 3, below).

Table 3: Guidelines for Assessing the Potential Suitability for Roosting Bats of Structures within a Development Site¹¹

Suitability	Description: Structure
Negligible	Negligible features on the structure that are likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide appropriate conditions (<i>i.e.</i> space, protection, shelter) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (<i>i.e.</i> unlikely to be used as a maternity roost).

¹¹ Taken and adapted from: **Collins, J. (ed.) (2016).** *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition*. The Bat Conservation Trust, London, UK.

Moderate	A structure with one or more potential roost sites that could be used by bats due to their appropriate condition (<i>i.e.</i> size, shelter, protection) and surrounding habitat. However, it is unlikely to support a roost of high conservation value (with respect to roost type only).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their conditions (<i>i.e.</i> size, protection, shelter) and surrounding habitat.
Confirmed Roost	Structure with confirmed bat roost.

In addition, a ground-based tree assessment was undertaken of mature and semimature trees within the site boundary. Survey methods followed the guidelines and techniques recommended in Mitchell-Jones (2004), Collins (2016) and Cowan, (2003). Binoculars were used as required to obtain better views of potential roost features in trees. Features that can provide roosting sites for bats in trees include:

- woodpecker holes;
- cracks, splits and fissures in trunk and limbs;
- rot holes;
- trunk cavities;
- loose bark;
- dense ivy growth.

Trees were assessed as having either 'high', 'medium', 'low' or 'negligible' potential to support roosting bats, and categorised using definitions in Collins (2016) (see Table 4, below).

Table 4: Guidelines for Assessing the Potential Suitability for Roosting Bats of Trees within a Development Site¹²

Suitability	Description: Structure
Negligible	Negligible features on the tree that are likely to be used by roosting bats.
Low	A tree of sufficient size and age to contain potential roosting features but with none seen from the ground or features with only very limited roosting potential.

¹² Taken and adapted from: **Collins, J. (ed.) (2016).** *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition*. The Bat Conservation Trust, London, UK.

Moderate	A tree with one or more potential roost features that could be used by bats due to their appropriate condition (<i>i.e.</i> size, shelter, protection) and surrounding habitat. However, it is unlikely to support a roost of high conservation value (with respect to roost type only).
High	A tree with one or more potential roost features that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their condition (<i>i.e.</i> size, protection, shelter) and surrounding habitat.
Confirmed Roost	Tree with confirmed bat roost.

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4.8 Legislation & Best Practice

4.8.1 The Conservation of Habitats and Species Regulations 2010 (as amended) <http://www.legislation.gov.uk/ukxi/2010/490/contents/made>

These regulations, referred hereafter as “the Habitats Regulations”, represent the primary method by which Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (the “Habitats Directive”) is transposed for England and Wales and their territorial seas. The Habitats Directive, in conjunction with the Birds Directive (Council Directive 2009/147/EEC) forms the basis for implementation of Europe’s nature conservation policy through both habitat and species level protection. The Habitats Directive requires the designation of strictly protected European sites known as Special Areas of Conservation (SACs). Together with the Special Protection Areas (SPAs) established by the Birds Directive, these collectively form the Natura 2000 Network of protected sites. The Habitats Directive also requires the strict protection of animals and plants of Community Interest listed under Annex IV. Habitat types requiring strict protection as SACs are listed under Annex I. The conservation of animals and plants listed under Annex II requires the designation of SACs.

The Habitats Regulations require that public bodies must exercise their nature conservation responsibilities to ensure compliance with the Habitats Directive. These regulations also require the conservation of natural habitats and habitats of species through the selection, designation and notification of marine and terrestrial ‘European Sites’ to be afforded protection under the Habitats Directive. The habitats and species of European Importance are listed under Annexes I and II of the Habitats Directive. The regulations also contain provision for the appropriate management of these European Sites including the control of damaging operations, special nature conservation orders and restoration orders, for example. The Habitats Regulations afford strict protection to European Protected Species of animals under Schedule 2 and plants under Schedule 5. Offences (subject to certain exceptions) include the deliberate capture, killing, disturbance or trade in these animals. Similarly plants listed under Schedule 5 are protected (subject to exceptions) from picking, collection, cutting, destruction or trade.

4.8.2 The Wildlife and Countryside Act 1981 (as amended)

While the Habitats Regulations provide the basis for nature conservation policy in Europe, the Wildlife and Countryside Act 1981 (as amended) (WCA) is still a major mechanism for the legislative protection of wildlife and countryside/national parks in the UK. The WCA, and its various amendments, draw on from pre-existing legislation and support the Habitats Regulations in implementing the Bern Convention (1979) and Directive 2009/147/EC on the conservation of wild birds. Schedules within the WCA provide a list of protected species and habitats, in addition to prohibited actions. Further details are provided below for specific species relevant to the report. The WCA also contains measures for controlling invasive non-native species and amendments to a number of laws, including in relation to public rights of way.

4.8.3 The Countryside and Rights of Way (CROW) Act 2000

The CROW Act amends existing WCA legislation in accordance with the 1992 Convention on Biological Diversity (Rio Earth Summit). The Act applies to England and Wales only and encompasses public access, rights of way, nature conservation and Areas of Outstanding Natural Beauty (AONBs). Schedule 9 of the Act provides increased powers for the protection and management of SSSIs while Schedule 12 strengthens the legal protection for protected species via arrestable offences and heavier penalties.

4.8.4 The Natural Environment and Rural Communities (NERC) Act 2006

The Natural Environment and Rural Communities Act imposes a *Biodiversity Duty* (S.40) on all public bodies to conserve biodiversity at both species and habitat levels (S40). *“Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”*

S.41 of the Act requires the publication of a list of *“living organisms and types of habitat which in the Secretary of State’s opinion are of principal importance for the purpose of conserving biodiversity.”* The list generated under S.41 of the Act contains a number of types of habitats and species of animal and plant that have the potential to be affected by development projects of a range of sizes and impacts.

S.47 of the Act establishes special protection for the nest sites of certain birds that are known to reuse their nests and creates an additional Schedule containing these birds, namely golden eagle, white-tailed eagle and osprey. It is an offence to take, damage or destroy the nest of these three birds at any time.

The Act also establishes Natural England as the independent body “to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development”. 943 species and 56 habitats of principal importance are included on the S41 list as guidance for public bodies on decisions that affect biodiversity.

4.8.5 The Hedgerow Regulations 1997

On 1 June 1997, the Hedgerow Regulations came into force under section 97 of the Environment Act 1995 to address the dramatic decline in UK hedgerows. The regulations protect important hedgerows by limiting removal through a system of notification via local planning authorities.

The regulations are aimed at countryside hedgerows in England and Wales “on or adjoining, common land, village greens, Site of Special Scientific Interest (which include National Nature Reserves, Special Protection Areas under the Birds Directive and Special Areas of Conservation under the Habitats

Directive), Local Nature Reserves, or land used for agriculture, forestry or the breeding or keeping of horses, ponies or donkeys" (Section 3.6).

Written permission is required from the local planning authority before the removal of any hedgerow over 20 metres and more than 30 years old. Hedgerows less than 20 metres long may also be considered if they form part of a continuous network of hedges. Garden hedges, however, are not protected. Once the LPA has received a written request they will issue either a Hedgerow Retention or Hedgerow Removal Notice within 42 days depending on whether they define the hedgerow as *important* or not. This is determined by the following;

- "They have been in existence 30 years or more; and"
- "They satisfy at least one of the criteria set out in Part II of Schedule 1 of the Regulations."

Exemptions to the Regulations fall into three categories:

- "small scale works;"
- "works approved under other procedures which ensure careful assessment and consideration of the impact on the local environment; and"
- "works authorised under other legislation which justify the removal of a hedgerow without first establishing its importance."

It is an offence to remove a hedgerow subject to a retention notice, or to remove a hedgerow protected under the Hedgerow Regulations without first obtaining the required removal notice.

4.8.6 The UK Post-2010 Biodiversity Framework

As of 17 July 2012, the UK Post-2012 Biodiversity Framework replaced the UK level Biodiversity Action Plan to deliver the outcomes of the Government's Biodiversity 2020 Strategy. This was in response to the 2011 EU Biodiversity Strategy (EUBS) and the 2010 United Nations Convention on Biological Diversity (CBD) whereby five "*Aichi* strategic goals and supporting targets" have been internationally agreed.

The UK Framework is a collaborative effort between Defra and JNCC on behalf of the Four Countries' Biodiversity Group to achieve the '*Aichi*' strategic goals through focused supporting targets and follows on from policies contained within the Natural Environment White Paper (2011).

4.8.7 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and acts as guidance for planning authorities (LPAs) in England to form Local Plan policies in favour of sustainable development as part of the government's reforms to increase the accessibility of the planning system and promote long term sustainable growth. Along with the Circular 06/205, the NPPF consolidates the

Planning Policy Statements and Guidance Notes, many of which are now obsolete, including *Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)*.

The framework states that “*planning policies and decisions should be based on up-to-date information about the natural environment and other characteristics of the area*” (Environment, Paragraph 165).

Chapter 11 of the framework advises on:

“conserving and enhancing the natural environment” wherein Paragraph 118 states that “*when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:*”

“*if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*”

“*proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site’s notified special interest feature is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;*”

“*development proposals where the primary objective is to conserve or enhance biodiversity should be permitted*”

“*opportunities to incorporate biodiversity in and around developments should be encouraged;*”

“*planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss;*”

“*the following wildlife sites should be given the same protection as European sites:* ○
potential Special Protection Areas and possible Special Areas of
Conservation; ○ listed or proposed Ramsar sites; and

- *sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites."*

4.8.8 Circular 06/205: Biodiversity and Geological Conservation

The Circular 06/205 complements the NPPF by advising on how the law relates to planning and nature conservation in England, with particular reference to designated sites and protected species;

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision" (Paragraph 99). However, *"developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development."*

Part IV also reminds LPAs and developers that licences and mitigation measures may be required in addition to planning permissions if protected species are to be affected by the development. *"The breach of protected species legislation can often give rise to a criminal offence"* (Paragraph 101).

4.8.9 BS42020:2013 Biodiversity. Code of Practice for Planning and Development

BS 42020 was developed by BSI with input from a variety of organisations (in all sectors) and experts in the field of biodiversity. It is fundamentally engaged with the incorporation of biodiversity into all stages of the planning process. The standard aims to identify a suite of recommendations and advice to ensure that decision-making and activities undertaken from inception to fruition of planning applications are adequately informed by appropriate and robust ecological knowledge. BS42020 aims to:

- give decision-makers (and specifically planning authorities and other regulatory bodies) more confidence that the ecological audits and assessment of impact on biodiversity provided in support of development proposals is fit for purpose;
- encourage greater consistency and transparency in the quality, scientific robustness and transparency of ecological reports that are submitted with planning applications and other forms of regulatory approval; and
- foster an approach that is proportionate and retains and positive environmental legacy following development.

4.8.10 Bats

All British bats are “European Protected Species” (EPS) and listed on Annex II and Annex IV of the EC Habitats Directive. The Directive is transposed into UK law through the Conservation of Habitats and Species Regulations 2010 (as amended). The following actions affecting bats are prohibited under the legislation:

- deliberate capture, injury or killing of a bat;
- deliberate disturbance of a bat and in particular disturbance which is likely to impair their ability:
 - to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate;
 - or to affect significantly the local distribution or abundance of the species to which they belong.
- damage or destruction of a breeding site or resting place;
- possessing, controlling transporting, selling or exchanging, or offering for sale or exchange, any bat or any part of a bat or anything derived from one.

Bats are also afforded protection from intentional or reckless ‘disturbance’ by the Wildlife and Countryside Act 1981 (as amended). The deliberate or reckless obstruction of access to a structure or place used by bats for shelter and protection is also an offence under the Act.

4.8.11 Badgers

Badgers and their setts are protected by the Protection of Badgers Act 1992 (as amended). This makes it an offence to wilfully kill, injure or take a badger or interfere with a badger sett through damaging the sett, destroying the sett, obstructing access to a sett, causing a dog to enter the sett or disturbing a badger occupying a sett.

4.8.12 Birds

All wild birds in the UK are afforded protection under the Wildlife and Countryside Act 1981 (as amended). This protection includes killing, injuring or taking wild birds as well as taking, damaging or destroying bird nests in use or being built, and taking or destroying eggs. Birds listed under Schedule 1 of the Act are afforded additional protection from disturbance during nesting and offences relating to these birds are subject to special penalties. The nest sites of birds listed under Schedule ZA1 of the act (golden eagle, white-tailed eagle and osprey) are afforded strict, year-round protection even when the nests are not in active use.

A small number of derogated bird species, principally members of the genus *Corvus* (crows), *Larus* (gulls) and *Columba* (pigeons), may be killed by authorised persons (landowner/occupier or otherwise authorised by the landowner or relevant conservation body or fisheries board) under a ‘general licence’. The general licence is issued by Natural England (in the case of English usage). The general licence

can only be exercised for reasons of preserving public health or public safety and cannot be lawfully used in the case of damage to property or nuisance.

4.8.13 Great Crested Newts

The great crested newt (*Triturus cristatus*) (Laurenti, 1758), is a “European Protected Species” (EPS) and listed on Annex II and Annex IV of the EC Habitats Directive. The Directive is transposed into UK law through the Conservation of Habitats and Species Regulations 2010. The following actions affecting great crested newts are prohibited under the legislation:

- deliberate capture, injury or killing of a great crested newt;
- deliberate disturbance of a great crested newt and in particular disturbance which is likely to impair their ability:
 - to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species, to hibernate or migrate; or
 - to affect significantly the local distribution or abundance of the species to which they belong.
- damage or destruction of a breeding site or resting place;
- possessing, controlling transporting, selling or exchanging, or offering for sale or exchange, any bat or any part of a great crested newt or anything derived from one.

Great crested newts are also afforded protection from intentional or reckless ‘disturbance’ by the Wildlife and Countryside Act 1981 (as amended). The deliberate or reckless obstruction of access to a structure or place used by great crested newts for shelter and protection is also an offence under the Act. This applies to both aquatic and terrestrial habitat.

4.8.14 Reptiles

All common reptile species (grass snake, adder, common lizard and slow-worm) native to Britain are protected by Schedule 5 the Wildlife & Countryside Act, 1981 (as amended). It is illegal to:

- deliberately kill, injure a reptile or
- sale, barter, exchange, transport for sale and advertising to sell or to buy a reptile.
- In Northern Ireland they are fully protected against killing, injuring, capturing, disturbance, possession or trade.

In addition sand lizard and smooth snake are protected under the Conservation (Natural Habitats, &c.) Regulations 1994 which makes it illegal to carry out the following activities:

- Deliberately or recklessly disturb, capture or kill these animals,
- Deliberately or recklessly take or destroy eggs of these animals;
- Damage or destroy a breeding site or resting place of such a wild animal;
- Keep, transport, sell or exchange, or offer for sale or exchange, any live or dead animal, or any part of, or anything derived from such a wild animal.

5. QUALIFICATIONS & EXPERIENCE

Focus Ecology was formed in 2010 and has the expertise to provide sure-fire ecological solutions to a wide range of projects. The company ethos forges the highest standards of professional scientific practice with a best value approach for our clients. Our core area of expertise is in the production of specialist ecological reports and advice to support planning applications. However, our flexible approach, range of skills and broad project experience from major infrastructure contracts to smaller projects allows us to adapt to your individual requirements. Focus Ecology is situated in Worcestershire, providing a convenient and central UK location.

Cassie Needham BSc (Hons) MSc MCIEEM

Cassie is an Ecologist with over six years of experience in the ecological consultancy field and joined Focus Ecology in 2012. Prior to joining Focus Ecology she assisted on a number of large projects nationwide with two leading ecological consultancies. She holds a BSc (Hons) degree in Geography with Ecology from the University of Sussex and an MSc in Conservation from University College London. Cassie is experienced in conducting Preliminary Ecological Appraisals as well as surveys for protected species; great crested newts, reptiles, white-clawed crayfish, bats, hazel dormice and water voles. She also holds Natural England survey licences for bats (Class 2), great crested newts, hazel dormice and white-clawed crayfish, and is a Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

Daniel Hulmes BSc (Hons) MSc

Daniel joined Focus Ecology in 2016 as a Graduate Ecologist. He holds a BSc (Hons) degree in Conservation Biology from the University of Aberdeen and an MSc degree in Environmental Biology from Swansea University. He has previous experience undertaking protected species surveys including bats, badgers and reptiles.

This report has been checked for quality and content by:

Fern Fellowes-Day BSc (Hons) MSc MCIEEM MRSB

Fern has over twelve years of professional experience in the ecological consultancy field. She holds BSc (Hons) in Zoology from the University of Wales, Aberystwyth and MSc in Habitat Creation and Management from Staffordshire University. Fern is a competent botanical surveyor, specialising in Baseline, Biodiversity and Phase 1 Habitat Surveys. She is proficient with the BREEAM schemes and meets the strict criteria for a '*suitably qualified ecologist*'. Fern's particular expertise is with protected species surveys, she has extensive knowledge in dealing with the badgers, with practical experience in artificial sett design and creation and has held numerous Natural England licences to close or disturb badger setts. In addition Fern holds survey licences (Natural England and Natural Resources Wales) for great crested newts, bats and white-clawed crayfish. Fern has held Natural England Mitigation (development) licences for great crested newts (including being a Registered Consultant for the new Great Crested Newt Low Impact Class Licence) and Conservation licences for white-clawed crayfish. She is particularly experienced in dealing with newt issues affecting the quarrying, mineral extraction and landfill industry. Fern is also a competent surveyor of reptiles, water vole and otters.

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DESIGN & ACCESS and CONSERVATION PLANNING STATEMENT

Appendix C

Environmental Statement: Surface Water Run Off

27/07/17

Environmental Statement – Rainwater, Surface Runoff, Waste Water Treatment

C. Surface Water Run Off.

1. Background. There is an existing fully functional surface water run off system at Bredenbury Court that has served St Richard's School well to date. It consists of heavy duty highways specification cast iron drainage grids with sumps, flowing through an existing network of pipework to soakaways. There is only one non-porous tarmac surface on site, that being the tarmac driveway that starts at the south entrance (off the A44), skirts East round the main house to the north of the property and heads due West exiting back on to the A44. At low points along the driveway near the main house and at natural dips are where the key drainages grids have been located. It is thought these works are more modern and it is likely that St Richard's School instigated these surface water run off points when tarmacing the driveway for increased traffic use.

There are some further rear courtyard drainage points and grills i.e. behind the old school kitchen. These are old in nature however still fully functional and manage the surface run off of minor pedestrian areas between the buildings.

Other hardstanding areas previously used for carparking are porous in nature being a hardcore base with road planings or type 1MOT topping. In these porous hardstanding areas there has no surface water run off provision and run off has both been absorbed by the surface with any excess draining naturally into the adjoining grassland/lawn areas with no observable issues.

2. Future Proposed Surface Water Run Off Plan. The proposed future use as an exclusive use hospital venue with B&B (where a private hirer books Bredenbury Court venue and their guests in turn then book B&B rooms to overnight) intends to utilise all the hardstanding areas, previously used for school car parking (previously serving parents, teachers and third parties (deliveries, tradesmen etc). A general site plan is feature on the follow page. It is intended to enhance previous surface run off drainage where needed, and install additional surface water drainage for specific surface run off areas and a soakaway system to manage the run off. There is no gain to hard surface nor tarmacadam areas for parking with the proposed use.

The main surface run off areas to benefit from enhanced/new run off drainage are as follows (and marked up on the 2.7. Proposed Surface Water Run Off Plan overleaf):

2.1. Main Carpark. It is proposed that the previous tarmacadam tennis court to the SE of the Main House is utilised as the Main Carpark, alongside the previous porous road MOT Type 1 surface that runs parallel to the drive (and adjacent to the SE Tennis Court). Both the existing tennis court and hard standing (both previously undrained) that comprise the Main Carpark are to be lined with ACO Road Specification drainage that will drain into Soak Away 3.

2.2. Carpark 2. This is again utilising permeable parking areas previously used by the school and is a combination of porous hardstanding and grass surfaces (the grass surfaces to be reinforced with renewable plastic gridded system). However, despite permeability it is felt that ACO Channel Drainage should be employed at low points as mark on plan). Carpark 2 again drains into Soakaway 3.

2.3. Staff/Overspill Carpark. This was St Richard's School's main staff car park. The carpark appears to have had an additional covering of MoT Type 1 in the last few years and some regrading. The permeable surface appears well drain and there is no evidence of 'flooding' the athletics pitch to the south and immediately downhill of the car park. However, it is proposed that a system of ACO drains are placed on the southern (downward) slope's perimeter the staff/overspill carpark, these will drain directly into Soakaway to be constructed immediate to the south of the carpark.

2.4. Upper and Lower Terraces and Ramped Disabled Access. The Upper Terrace has no drainage (and is in urgent need of drainage) and surface water has been over the years leaching the substrate below the Upper Terrace away, leading to minor areas of terrace wall weakening and a severely undulating crazed paving surface. In the renovation, a new paved surface is proposed and utilisation of ACO's Discreet Slot Drainage Channels are proposed. These are narrower than the typical grills (to be used on car parking perimeters) and knit well with paving stones. The Lower Terrace, again a paved area and the Ramped Disabled Access path linking lower to upper terraces will also benefit from ACO Slot Drain Channels. All Terrace Drainage and Disabled Ramped Access Drainage will be carried to Soakaway 2.

2.5. ACO Channel Drainage. The proposed ACO Channel Drainage will be a commercial vehicle traffic grade for car park perimeters and heavy-duty wear areas. A range of different grid materials and styles are available. For the pedestrian areas of the Upper and Lower Terraces and Ramped Disabled Access pathway, ACO Discreet Brickslot Range is envisaged (further details below in 2.5.2).

2.5.1. ACO Channel Drainage – Heavy Duty (profile and in situ pictures):

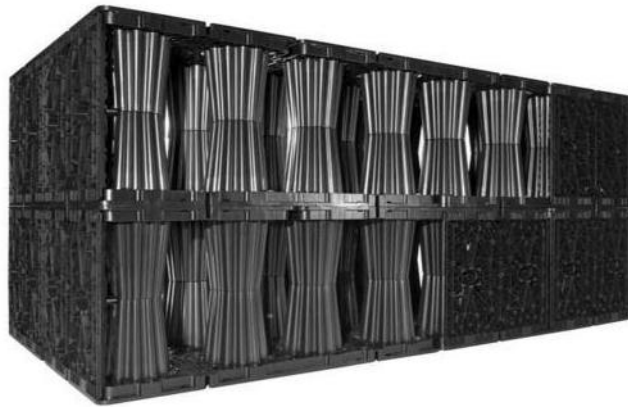


2.5.2. ACO Channel Drainage – Discreet Pedestrian Brickslot Range (profile and in situ pictures):



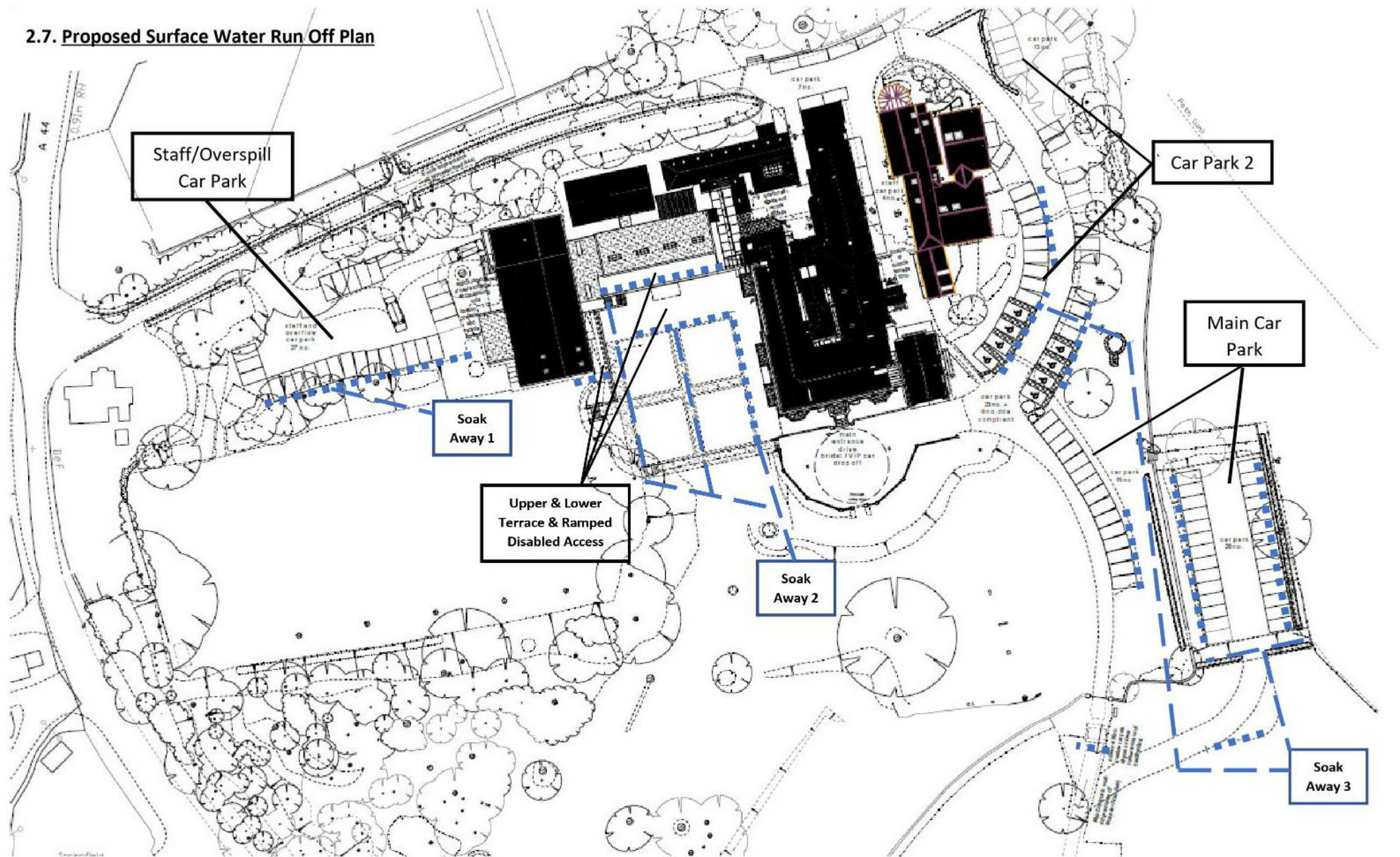
2.6. Soakaways. The proposed soakaways (Soakaways 1,2 & 3) are ACO StormBrixx. These are “a unique and patented plastic geocellular storm water management system. Designed for surface water infiltration and storage, its versatility allows it to be used in applications across all construction environments as a standalone solution or as part of an integrated sustainable urban drainage (SUDS) scheme.

ACO StormBrixx addresses the fundamental requirement of access and maintenance for SUDS Approval Boards (SABS) and water companies, whilst retaining the structural integrity of the installation.



The open cell structure permits completely free access for CCTV and jetting equipment which allows the whole system, including all the extremities, to be inspected and maintained from just a few access points. The patented brick bonding and cross bonding feature provides a strong, long term installation.”

2.7. Proposed Surface Water Run Off Plan



- ■ ■ ■ ■ ■ ■ ■ ■ ■ ACO Type Channel and Discreet Slot Drainage Channel
- — — — — 4" – 6" Drainage piping sending surface run off to Soak Away

ctd architects		Bredbury Court HEADSHROPSHIRE		1:500		A2		JUL 13/06/17	
ANNABELLE & SIMON STEEL		Bredbury Court HEADSHROPSHIRE		1:500		A2		JUL 13/06/17	
Bredbury Court HEADSHROPSHIRE		Bredbury Court HEADSHROPSHIRE		1:500		A2		JUL 13/06/17	
Bredbury Court HEADSHROPSHIRE		Bredbury Court HEADSHROPSHIRE		1:500		A2		JUL 13/06/17	

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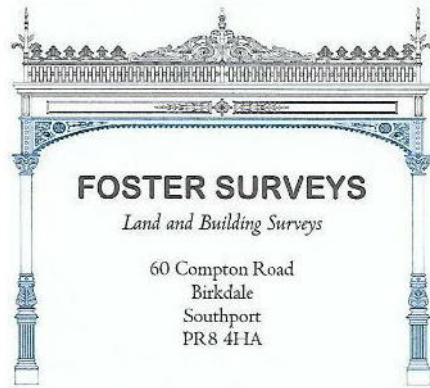
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DESIGN & ACCESS and CONSERVATION PLANNING STATEMENT

Appendix D

Environmental Statement: Rainwater, Waste Water

27/07/17

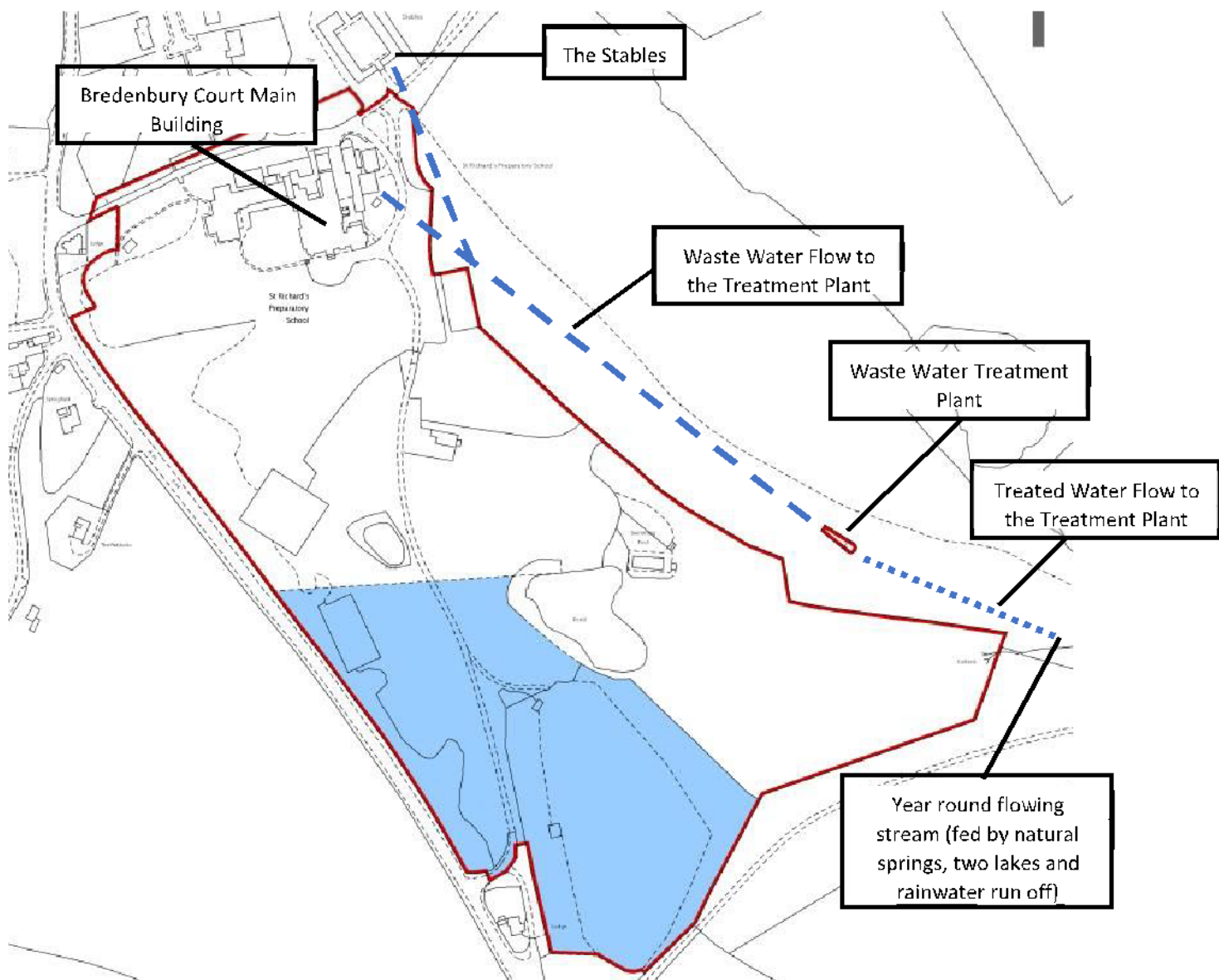
Environmental Statement – Rainwater, Surface Run off, Waste Water Treatment A.

Waste Water Treatment.

We have enlisted the expertise of Mr Brian Pickworth, Technical Manager, Kingspan Environmental Ltd who initially surveyed the site on 24 May 2017. A large part of this Waste Water Treatment Section of the Environmental Statement, is the result of his observations, reports and expert advice.

1. Background.

Bredenbury Court's current waste treatment system is a Victorian construction and it remains in reasonable to poor condition (at best). In historic (2002) and more recently (17th May 2017) inspections by the Environment Agency, it has passed satisfactorily (latterly for current [low] purpose). The system at its peak use had historically managed up to 120 boarders and staff of St Richards School (plus 4-5 residents of The Stables), though the proportion of boarding children declined steadily until the school's closure in July 2016. The Environment Agency at a site visit in May remained satisfied with the treatment system (as the current use is very low; namely little to no Bredenbury Court usage currently and only 4-5 Stables residents).



1.1. Outline Plan of Bredenbury Court (and The Stables) Waste Water Flows, Treatment Plant & Treated Water Flow

1.2. Location. The location for Bredenbury Court's treatment system is approximately 185m SE of the main building, taking advantage of the natural topography and gentle downward slope. The system is located in an area of land owned by Bredenbury Court, but situated within the easterly field owned by The

Manor, Bredenbury (David & Margaret Jones – the former being a long-standing Governor of St Richards School). The current treatment system comprises of a series of interconnected brick built chambers with internally rendered surfaces. At the rear/end of the treatment system is a trickle bed with rotating arm. Waste Water reaches the system by a network of 6inch stoneware Victorian waste pipes. Initial assessments and tests demonstrate these to be in excellent condition.

- 1.3. Failing Condition. Whilst satisfactory for light loading, the current system is increasingly dilapidated; the rendered internal surfacing is now failing and the trickle bed is partially functional and filled with incorrect matter.

2. Proposed Waste Water Treatment System Replacement.

- 2.1. Change of Use, Loading and Treatment. The proposed change of use from existing school to Hospitality Venue [with Bed and Breakfast] would see a rise in the loading on the existing tired treatment system. To this end a study has been conducted into the accurate future loading of the Hospitality Venue and Kingspan's Technical Director produced the following report table:

2.2. Bredenbury Court – Loading Table (flow/BOD/Ammonia) and treatment scale

Source of Waste		Flow: Litres/Day		BOD : Grams/Day		Ammonia : Grams/Day	
Description	No	Per Head	Total	Per Head	Total	Per Head	Total
B*B/Hotel Guests (3* & 4 hotels)	100	250	25000	94	9400	10	1000
Hospitality/Restaurants - Function Rooms including buffets	160	15	2400	19	3040	2.5	400
A A standard residential	20	150	3000	60	1200	8	160
Ind Day Staff	10	90	900	38	380	5	50
Ind Part Time Staff (4 hr shift)	6	45	270	25	150	3	18
X - Client Defined Load Data summary							
Totals	296		31570		14170		1628

Comments:

1. BOD concentration: 449 mg/l Ammoniacal Nitrogen Concentration: 52 mg/l

The report table above and sizing of the future treatment plant system, uses the British Water's Flow and Load Directives for the comprehensive and full treatment of all site waste water. The sizing of the proposed plant system has also factored in additional capacity for potential on site laundry services and been over specified by a factor of 20%; this ensures there is significant adequate scope for the plant to handle peak treatment and any additional future loading (e.g. increased residential loading by the neighbouring Stables property).

2.3. Proposed Treatment System – BM Biodisc 47000L. From the specifications above and detailed loading the future treatment system should comprise of two paired parallel BM BioDiscs 47000L treatment plants. The BM BioDisc plants would be positioned underground next to each other with an interconnecting primary chamber to ensure balance across both plant systems and will fit in the footprint of the existing historic plant area. The BM BioDisc plant system will be able to pick up the existing 6 inch stoneware waste water input directly and again release fully treated effluent into the existing outlet. An inspection and assessment chamber would be located at the outlet end prior to release into the existing outlet point.

2.3.1 Image: BM Biodisc 47000L– note: unit to be installed below ground.



The BM BioDisc system is a quiet, low energy usage system comprised of a series of chambers which utilise slowly rotating bacteria treatment discs to aerate the bacteria and media, ensuring comprehensive waste water treatment and clean waste water production by outlet stage.

2.4. Treated Waste Water. The paired BM BioDiscs system's treatment performance will deliver output levels well within permitted levels and are designed to achieve waste water output rates of 30mg/litre suspended solids and 20mg/litre BOD5 (Biochemical Oxygen Demand over 5 Day incubation period) and less than 5mg/litre NH4-N (Ammonia expressed as Nitrogen).

2.5. Outflow. The fully treated waste water (detailed in 2.4. above) discharges (via an inspection facility) to the original outflow piping which in turn eventually discharges into a local stream approximately 100m to the south, as per the historic treatment system. Of note is that the receiving water system; the local stream flows all year round, primarily fed by natural springs within Bredenbury Court's grounds which in turn feed the main lake and onward to the local stream to the south. The main lake feeding into the stream also receives all the current Bredenbury Court roof water (again via clear fast flowing 6-inch earthen ware piping) which in turn also feeds into the local stream. A further spring fed lake in the east field also feeds into the same local stream.

3. Waste Water Treatment Summary. The existing treatment plant is no longer fit for purpose to safely and successfully treat effluent produced from the proposed change of use of Bredenbury Court and the increased load. Professional advice strongly advises that a state of the art treatment system of significant effectiveness (and power efficiency) is required. This system has the benefit of fitting within the existing footprint of the historic system with minimal impact. It is proposed that the BM BioDisc System be installed at Bredenbury Court to satisfy, if not optimally exceed, British Water directives and Environment Agency regulations.

27/07/17

Environmental Statement – Rainwater, Surface Run off, Waste Water Treatment B.

Rainwater Run Off.

1. Background. During Bredenbury Court's second significant main house expansion during the ownership of the Greswold-Williams around the 1880s, a major overhaul of all rainwater [and waste water] drainage was conducted. The rainwater was directed to a central holding tank where it was reused in the gardens and stables use the overflow being directed straight to the lower lake in the grounds 150m to the south, via 6 inch stoneware piping.

1.1. Bredenbury Court Historic Mapping for Waste and rainwater c1903.

BREDENBURY COURT.

PLAN SHOWING DRAINS AND WATER-MAINS.

1903



REFERENCE
 Red Lines show the position of
 Main Water Mains and the position of
 Water Mains in the building.

1000
 1000

2. Site Inspection. From initial site surveys, whereby every manhole and drainage cover on the site has been lifted and inspected, all runs are good and blockage free. This includes inspection of the main rain water outlet piping approx. 50 from the lower lake, where clear free flowing rainwater was observed.

3. Proposed Rainwater Run Off Works. There are no additional buildings proposed within this planning application, thus no real additional load will be added to the current rainwater system, that has served St Richard's School well up until July 2016. During the site inspection however there are significant minor remedial works to be carried out:

3.1. Rerouting of Rainwater Goods to Rain Water Drainage. On site inspection both Kingspan Technical Director and Topographical Surveyor have identified four incidents of incorrect routing of rainwater goods into waste water rather than rainwater downpipes making the additional 'travel distance' to the nearest rainwater piping. Whilst the examples of this are not widespread, the net effect is flow of rainwater into the waste water treatment plant, which all parties wish to avoid. These incidents have already been flagged up and corrective works for segregating the rainwater from waste water are planned as part of essential maintenance in the immediate future.

3.2. Servicing and Repair of all rainwater goods. There are several areas of damp around the main house, particularly in the main house kitchen and surrounding passage way. This requires a combination of repairs to guttering, lead gullies and correct routing of down piping to existing serviceable ground based rain water run off piping.

3.2.1 Cast Iron Like for Like replacement and repairs. There are a number of attractive 1916 marked rainwater goods on the south and west main house elevations, however minor repair works are needed in some areas and in others grey plastic downpipes have been used where existing cast iron pipes have failed/been removed. It is intended to restore and replace with cast iron rain water goods/downpipes in these important elevations and bring the system back to a complete and fully functional state. Confirmation of this intent is sought from Hereford County Council Conservation Officer and additional advice on sourcing parts.

3.2.1.1 Main House SE Elevation: plastic downpipe repairs to existing cast iron rain water goods



3.2.2 Like for like repairs for rainwater goods - general. Around the main house there is a combination of lead, iron, and much plastic in various forms. It is intended to potentially 'harmonise' the variety of different materials used on elevations not typically seen. Again, Conservation Officer advice is sought over materials and colour; Lindab Grey rain water goods are a suggestion.

3.2.3 Full visual inspection of all rainwater drainage runs. A full inspection of all rainwater drainage runs is planned late 2017. This is to involve fibre optic cameras to inspect existing pipework and identify if any pipe runs require servicing or repair. The inspection will also help confirm all historic pipe runs and additional inspection points not currently shown on historic mapping.

4. Rainwater Run Off Summary. The condition of Bredenbury Court's rainwater system is functional; 'good' below ground drainage system [with all rainwater freely flowing to the lower lake via 6-inch stoneware], and 'fair'

with regards to all above ground rainwater goods. As detailed in Point '3. Proposed Rainwater Run Off Works' the works are primarily focused on rainwater goods with the south and west elevations requiring particular care in their restoration. The rerouting of some rainwater goods (incorrectly directed into waste water) requires remedying in the near future.

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