

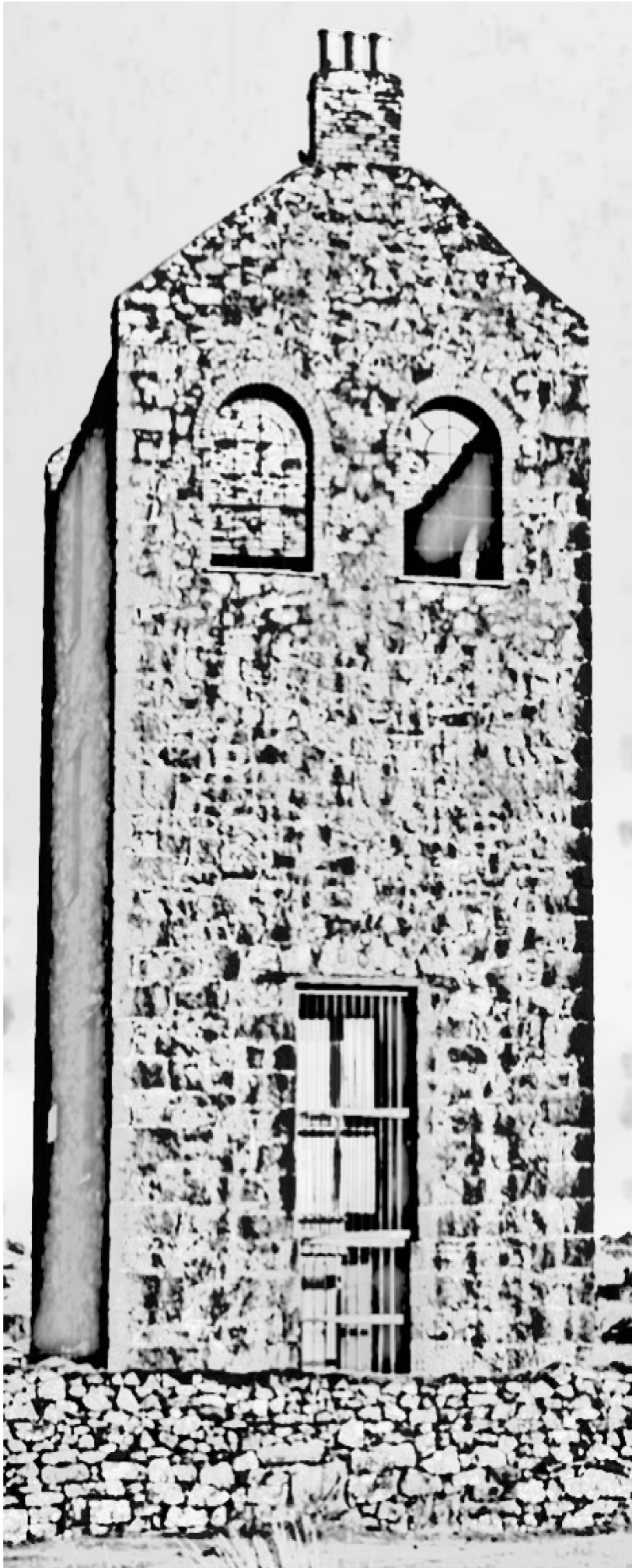
Historic Environment Consultancy.
HERITAGE AND ARCHAEOLOGY

**ST DOMINIC'S CONVENT, STONE,
STAFFORDSHIRE.**

**HERITAGE IMPACT STATEMENT IN
SUPPORT OF A PLANNING
APPLICATION.**

**ENGLISH DOMINICAN
CONGREGATION (STONE)
CHARITABLE FUND**

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PART 1



1. INTRODUCTION

Background to the project

Commercial Archaeology Ltd (CAL) has been commissioned by The English Dominican (Stone) Charitable Fund to prepare a Heritage Impact Statement (HIS) in support of a planning application relating to a proposed scheme for the development of St. Dominic's Convent and its grounds, in Stone Staffordshire, for the purposes of senior living and care of the elderly.

The HIS specifically addresses the heritage significance of the convent and its setting and identifies the potential impacts of the proposed development on that significance. The impacts of the proposed development on the surrounding Stone Conservation Area are also considered in this report. St. Dominic's Convent is a grade II listed building and situated within its grounds is the grade II listed St. Anne's Chapel designed by A.W. N. Pugin.

The purpose of the HIS is to understand the significance of the listed buildings, comprising the convent and St. Anne's Chapel and any contribution made to that significance from their setting. The report also considers how the proposed scheme has attempted to address and enhance the heritage value of the listed buildings and the contribution to their significance afforded by their setting.

In addition, the HIS will also consider the physical impacts from the proposed development on any surviving below ground archaeological deposits within the site boundary.

Pre-application consultations relating to the proposed plans and any impacts on significance from the proposals have been undertaken with Alan Taylor, Stafford Borough Council Conservation Officer. Consultations have also been undertaken with the Staffordshire County Council Historic Environment Team (SCC HET) regarding the scope of any archaeological works which will be required prior to development commencing on the site. The comments and thoughts of both have been incorporated into the HIS.

In particular, SCC HET will require mitigation through a condition requiring a programme of level 1 building recording prior to alterations inside the convent and prior to the demolition of historic buildings within the grounds of the convent as well as archaeological investigation prior to commencement of development within the grounds. The scope of these works will be discussed in detail with SCC HET at the appropriate time.



2. PLANNING AND GUIDANCE

This Heritage Impact Statement has been prepared within the context of Government policy relating to the conservation of the historic environment as set out in Section 12 of the NPPF entitled *Conserving and Enhancing the Historic Environment* (DCLG 2012, see Appendix 6). It has also been written in accordance with the local policies set out in *The Plan for Stafford Borough 2011-2031 (adopted 31st January 2017)*.

The report has also been written in accordance with the following documents:

- *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015a);
- *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning:3* (Historic England 2015);
- *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2008);
- *Standards and Guidance for Historic Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA 2014);
- *Stone Conservation Area Character Appraisal and Management Plan (Staffordshire Borough Council 2008)*;
- *Stone Historic Character Assessment – Staffordshire Extensive Urban Survey (Staffordshire County Council 2012)*.



3. BACKGROUND TO THE PROPOSED DEVELOPMENT

The current community of sisters, numbering 24, are acutely aware that they are custodians of buildings considered of heritage significance and that the long-term survival of the buildings needs to be ensured for present and future generations. However, the cost of upkeep and maintenance of both the buildings and their associated grounds is becoming increasingly burdensome and they are concerned that in future years, as their numbers decline further, the buildings will fall into disrepair and that this will have a severe impact upon their heritage significance.

In addition, the sisters wish to be able to continue their spiritual mission of providing care to the elderly and the infirm and also to see out the remainder of their lives at the convent. Both of these aims could be met through the adaptation of the convent buildings and development within the convent grounds of facilities providing senior living and elderly care.

The tradition of care is well established at the convent with facilities such as an infirmary already provided within the convent building and a care home (St. Mary's) already present within the grounds. However, the current care provision requires updating to meet modern standards.

The convent building will require extensive refurbishment to ensure senior living is up to modern standards but the proposal has approached this requirement with sensitivity in order to minimise substantial harm to its heritage significance. Similarly, provision of new care facilities, additional senior living and ancillary space within the convent's grounds whilst necessitating the erection of new buildings and introducing a change to the setting of the convent, will be balanced by an enhancement of elements of the heritage significance of the convent building as a whole.



4. EXISTING SITUATION (see Appendix 1)

The site comprises a square parcel of land, 13972m² in extent, bounded to the southeast by Margaret Street, to the southwest by Newcastle Street and to the northeast by Station Road. The northwestern boundary of the site is delineated by an access lane shared between the convent and St. Dominic's Priory School.

The convent building along with St. Dominic's Roman Catholic Church occupies a ridge of high ground running parallel to Station Road along the top of the site whilst St. Anne's Chapel is situated within the southern part of the site nearer to Newcastle Street. The current St. Mary's nursing home is situated adjacent to the convent building. It is a roughly square shaped building with irregularly shaped extensions extending from the rear of the care home into the convent grounds with its front elevation looking out onto Margaret Street.

The most northern part of the site is occupied by a multi-use games area (MUGA), a prefabricated classroom, a garden and covered walkway (cloister) used by the school and by portacabins which are also used by the school. The remainder of the site is occupied by gardens and allotments interspersed with paths and access drives as well as by several brick buildings including a house formerly providing accommodation for the sisters, sheds and an art classroom. The gardens, which appear to be the remains of a designed landscape, contain a number of mature trees and shrubs.

The ground slopes down in a southwesterly direction towards the Trent and Mersey Canal. The site is delineated on all sides by a red-brick wall, parts of which are also listed at grade II (see below). There is currently an opening in the wall along Margaret Street which provides access to St. Mary's Nursing Home (see below).



5. HERITAGE

Historic Context

The creation of St. Dominic's Convent needs to be viewed against the context of the Catholic Relief Act of 1829 which lifted an injunction on convents that had been in place since the Reformation. St. Dominic's is a good example of the boom in convent buildings which marked the following decades of the 19th century.

Many of the convent buildings were designed or adapted for a new type of Roman Catholic religious community, known as an *active congregation* which, unlike earlier orders, in which nuns lived a contemplative life in enclosed convents, active sisters undertook work outside the convent, establishing schools, orphanages, care homes and hospitals. A spiritual mission tradition which is continued by the modern day sisters of St. Dominic's Convent.

The Catholic mission in Stone began in earnest with the arrival of *Blessed Dominic Barberi* (1792 to 1849, beatified in 1963 by Pople Paul VI) who was an Italian theologian and a member of the *Passionist* Congregation. He commissioned A.W. Pugin to design the small chapel of St. Anne in 1843. The chapel, which sits within a small burial ground for the sisters of the convent, is still in use and has become a place of pilgrimage.

The Church of the Immaculate Conception and St. Dominic was commissioned by Mother Margaret Hallahan when St. Dominic's Convent was established in 1852. Mother Margaret (1803 – 68) was the founder of, and drew up the rule for, the Dominican Congregation of St. Catherine of Siena, and the convent became the mother house. The convent and its school were built from designs by Charles Hansom (with later additions by Gilbert Blount), both noted Catholic architects of the time. The foundation stone of the church was laid in 1853 and the church opened on 3rd May 1854 with the east end added by Gilbert Blount in 1861-3.

Special Architectural and Historic Interest of St. Dominic's Convent.

St. Dominic's Convent and Priory School is listed at grade II. Parts of the red brick wall enclosing the convent grounds are also listed at grade II represented by a stretch of wall running from St. Dominic's Church along Station Street and then turning in a southwesterly direction towards the current entrance to the convent grounds. In addition, a short stretch of the wall at the bottom of Margaret Street and continuing along Newcastle Street to the level of the art classroom is listed. The reasons for designation of the convent as set out in the listing entry held by Historic England are principally:

- architectural interest represented by its Gothic Revival design;
- the building was designed by noted architects who were prominent in Catholic ecclesiastical architecture;
- for the high degree of survival of internal features of note such as doors, staircases, floor tiles and fire surrounds.

The convent is built of brick with stone dressings to the windows and slate roofs. The main part of the convent is arranged around a cloister which is joined to the Church of the Immaculate Conception and St. Dominic to the southeast. The cloister is notable for its Minton floor tiles, its pointed arch panelled doors and its ceilings with large, moulded timber beams supported on carved corbels. The cloister affords views into the central courtyard garden.



A number of rooms lead off the cloister most notably a large library with a ceiling supported on large corbelled beams and high level traceried windows. Other rooms contain original architectural detailing and features such as panelled window shutters, timber sash windows and decorative fire surrounds.

In the northern corner of the cloister is a stair giving access to the upper floors. Both the first and second floors of the convent are characterised by small rooms, or cells, leading off axial corridors interspersed with a number of larger communal rooms, including a gallery allowing sisters to view services being carried out in the church. Bedrooms on both floors are generally plain although some have features such as decorated fire surrounds and cupboards.

The planform of St. Dominic's Convent clearly illustrates the English Gothic Revival tradition of 19th century convent buildings which required that the design of every room, including its location should clearly demonstrate its function and relative status (HE 2016).

The significance of the cloister area of St. Dominic's Convent is represented by a number of heritage values which include its historical value, aesthetic value and communal value. Therefore, in order to protect those values, the scheme contains limited proposals for change to this part of the ground floor (see below).

Development of the Setting of the Convent

The parcel of land which makes up the grounds and therefore the setting of the convent building was in existence as early as the Enclosure Map of 1798 (Map 1) at which time it was divided into allotments producing corn and hay.

By the early 1840s (Town Plan of Stone, Map 2) a number of buildings had appeared in the location of the later convent building and near to the southwestern boundary of the site. The latter are still in existence with the larger building recently providing accommodation for the sisters. A small square building was also present next to the northwestern boundary of the site. This building is also still in existence and used for storage. The remainder of the land is divided into regular plots with an access road leading off what is now Station Road. The Town Plan of Stone appears to pre-date the foundation of St. Anne's Chapel in 1843 as it does not show the chapel.

The Tithe Map of 1846 (Map 3) depicts an L-shaped building in the location of St. Anne's Chapel situated within a small plot of land with an access track from the east. Interestingly the Tithe Apportionment for Plot 8 refers to the building as a *school* rather than a chapel and this probably represents one of the activities undertaken in St. Anne's Chapel at this time.

The 1889 25" Ordnance Survey Map (Map 4) shows the convent building in the form that it is today and shows that the grounds around the convent which form its setting were laid out as a designed landscaped. St. Anne's Chapel appears to sit within a self-contained setting with a small burial ground adjacent.

A small building, which is now used as a classroom, had been built next to the convent. The isolated square building next to the northwest boundary shown on the Stone Town Plan of the 1840s had undergone extension by this time.



The 20th century witnessed some radical changes within the grounds of the convent represented by the building of St. Mary's Nursing Home in the 1970s and the erection of portacabins used by the school next to the entrance to the grounds (see Appendix 1). A classroom was also erected in the northeastern corner of the site to the rear of the portacabins. The small classroom in front of the convent first shown on the 1889 OS map was extended and the current art classroom adjoining the southwest boundary wall made its appearance during this period. A number of smaller temporary structures used as greenhouses and storage sheds were also built in the southwestern part of the grounds.

Designated Heritage Assets associated with St. Dominic's Convent

Apart from the convent building there are three other designated grade II heritage assets within the grounds of St. Dominic's Convent. These comprise St. Anne's Chapel, the Church of the Immaculate Conception and St. Dominic and parts of the red-brick wall enclosing the grounds of the convent.

St. Anne's Chapel was designed by A.W.N. Pugin in the Early English style and was built in red brick with ashlar dressings. The Church of the Immaculate Conception and St. Dominic was listed for its architectural interest as an accomplished design by noted architects and survives substantially intact with group value arising from its historic relationship with the attached St. Dominic's Convent. The enclosing wall to the convent is a high brick wall with stone copings and arched gateways and is included within the listing for the convent.

The chapel is in need of repair, in particular it has some structural issues (see below) which will require addressing but still has great aesthetic and communal value both internally and externally.

Designated Heritage Assets within the vicinity of St. Dominic's Convent.

Designated heritage assets within the vicinity of St. Dominic's Convent comprise 11 Margaret Street, a grade II listed house dated to around 1830 and the former Joules Brewery a grade II listed warehouse built in 1881 for the transportation of beer via the canal to Liverpool and Harwich. In addition, to the west of the site is the Trent and Mersey Canal Conservation Area.

The Stone Conservation Area.

The special interest that justified the designation of the Stone Conservation Area arises from a number of factors including:

- it is a historic market town which still retains much of its 18th and 19th century character;
- the architectural and historic quality of the area's historic buildings, sixty-two of which are listed;
- it contains a variety of building types with many good examples of religious, commercial and residential buildings;
- it possesses notable places of worship, Anglican, Catholic and Non-Conformist including the Chapel of St. Anne and the Church of the Immaculate Conception and St. Dominic;

The Stone Conservation Area is divided into four character areas with St. Dominic's Convent and Church being part of Character Area 1 *The Town Centre including St. Dominic's Church*.



The Stone Conservation Area Appraisal notes the following with regard to Character Area 1:

Station Road is decidedly different in character to High Street (which is also part of Character Area 1). It forms the transition between the commercial and business uses of High Street and residential streets to the west of the town centre. The key component of Station Road is the collection of buildings beyond the junction with Margaret Street comprising St. Dominic's Convent and St. Dominic's Priory School....Margaret Street and Station Road (east) are characterised by large institutional or religious buildings with a commanding presence in the street scene, and are dominated by St. Dominic's Church and St. Dominic's Convent.

The Stone Conservation Area therefore possesses a significance which arises from its historic, aesthetic and communal values as well as its architectural and historic interest.



6. DESIGN PROPOSALS (see Appendix 2)

The planning application will describe the proposed scheme as follows:

Internal alterations to convent building, including removal of walls, creation of openings and installation of lift, roof lights and smoke vents. Change of use of part of the convent building to provide senior living accommodation and ancillary facilities. Minor maintenance/light cleaning of external façade of convent building. Demolition of existing care home and other existing buildings within the site and the removal of temporary classroom accommodation. Erection of replacement care home (Use Class C2). Erection of two senior living blocks (Use Class C2) and ancillary floor space to include fitness studio, treatment and physio area, changing rooms and a café. Erection of an ancillary covered swimming pool. Removal of part of the boundary wall fronting onto Newcastle Street to form a new access and gateway. Repairs to and consolidation of boundary wall(s). Repairs to St Anne's Chapel building. Erection of bin store. Construction of retaining walls and associated infrastructure to support the development. Construction of parking areas.

The aim of the above is to provide senior living and care for the elderly through the creation of updated facilities with sufficient floor space to meet modern demands. This will require extensive redevelopment on the first and second floors of the convent along with more limited changes to the ground floor in order to create a number of 1 and 2 bedroom apartments and en-suite bedrooms for senior living as well as new dining and kitchen facilities.

Building regulations require the insertion of electrically actuated windows for smoke ventilation in the south elevation of the convent and of a similar ventilation roof light window in the roof of the east elevation. A low level platform lift is required next to the entrance to St. Dominic's Church to facilitate access to the church for the elderly and infirm.

A structural report (HBL 2018) has highlighted the need for general maintenance and repair to the fabric of the convent building including repointing, removal of moss and vegetation. These works would form part of the proposed scheme.

A programme of maintenance and repair to St. Anne's Chapel, both internal and external is also proposed as part of the scheme, including again repointing, strengthening and removal of moss and vegetation.

In addition, there will be extensive change to the grounds of the convent where it is proposed to demolish the current nursing home of St. Mary's in order to replace it with a larger L-shaped three and four storey block (Block B) providing adequate floor space to meet increased senior living demand.

It is also proposed that two additional units will also be built within the grounds one providing additional senior living space (Block A) and another acting as a care home. These three to four storey buildings will provide sufficient space to meet demand but as a result will require the demolition of a number of unlisted brick buildings on site, including the rendered house next to the chapel shown on the 1840s Town Plan of Stone, the rearrangement of current parking areas and alteration to the layout of the designed landscape.



The scheme also includes the provision of ancillary space adjoining Block A, and will be linked to the current external walkway of the convent. To the northeast of this there will be the construction of a covered swimming pool adjoining the walkway.

The proposal aims to continue and improve the tradition of care for the elderly at the convent but also to minimise any erosion of the significance of the heritage assets represented by the listed convent building and St. Anne's Chapel. Although extensive refurbishment within the convent will be necessary the scheme has attempted to address this through the incorporation of existing heritage and architectural features and by identifying areas of the convent which are more sensitive to change.

In addition, whilst the setting of the convent will be substantially changed by the erection of the new blocks the retention of elements of the designed landscape along with the removal of red-brick and prefabricated buildings, which are in a state of some disrepair and which do not currently make a positive contribution to the setting of the convent, will enhance appreciation of the listed buildings' special architectural interest whilst at the same time improving the somewhat disordered appearance of the current layout of the grounds (see below). Similarly, the removal of the existing St. Mary's Nursing Home, which does not make a positive contribution to the setting of the listed buildings, will constitute an improvement to both the setting of the convent and to the wider streetscape.



PART 2



7. IMPACTS ON DESIGNATED HERITAGE ASSETS AND SETTING

A detailed methodology for assessing significance and impacts can be found in Appendix 7.

The following potential impacts arising from the proposed scheme have been identified:

- impacts to the grade II listed St. Dominic's Convent;
- impacts to the setting of the St. Dominic's Convent and St. Anne's Chapel;
- impacts to designated heritage assets in the vicinity of the site;
- impacts on the Stone Conservation Area, and
- impacts on below ground archaeological remains within the site boundary.

Impacts to the Grade II Listed Dominic's Convent-internal.

In order to provide adequate senior living accommodation within the convent the scheme proposes the amalgamation of a number of rooms on the first and second floors of the convent with very limited rearrangement of rooms on the ground floor (see Tables 1 below). This will necessarily entail the removal of certain walls, doorways and sections of corridor in order to create apartments and en-suite bedrooms and other facilities necessary for senior living.

In accordance with guidance provided by the Stafford Borough Conservation Officer the proposed scheme has adopted a *traffic light* approach to assessing which areas of the convent are capable of sustaining change without eroding the building's overall significance or the special interest of its internal architectural and historic elements (Appendix 3).

Based upon this approach the following classifications have been created:

- green – alterations/refurbishment appropriate;
- amber – more sensitive approach to alterations;
- red – preserve most.

Ground Floor (see Plates 1 to 8)

The ground floor of St. Dominic's Convent is invested with great architectural and historical interest in terms of its layout which is a clear example of convent design during the 19th century. Organised around a courtyard the major rooms comprised a chapel, a refectory, a parlour and a community room. Remarkable for its aesthetic, architectural and communal value is the cloister forming the inner hub of the ground floor. The courtyard design enabled 19th century convents to incorporate walkways, reminiscent of the medieval cloister, and allowed sisters to take contemplative walks and organise religious processions. The ground floor of St. Dominic's Convent preserves all of these traditional elements and the cloister in particular, apart from its considerable architectural splendour, is aesthetically of considerable value.

Therefore, the traffic light plans in Appendix 3 show the cloister designated red under the traffic light system with other parts of the ground floor, where the bulk of the changes are proposed being amber and green. They are therefore amenable to appropriate and/or sympathetic change.



To aid understanding of the changes in relation to the traffic light system, Table 1 lists the proposed changes and relates them to the relevant traffic light designation and corresponding impact. Table 1 should be read in conjunction with the traffic light plans in Appendix 3 and the plans of proposed internal convent works in Appendix 4.

It should be noted that the proposed scheme minimises alterations to the most significant areas of the ground floor where it is endowed with key elements of the building's heritage significance, in particular the cloister, entrance lobby and corridor (designated red). Therefore, the localised and limited changes proposed in the less significant parts of the ground floor (designated amber and green) would not impinge upon the overall heritage significance of the ground floor or diminish appreciation of the architectural and aesthetic qualities of this part of the convent.



TABLE 1. GROUND FLOOR PROPOSED ALTERATIONS

CAVALERI PLAN NO.	TRAFFIC LIGHT DESIGNATION	NATURE OF PROPOSED ALTERATIONS	IMPACT ON SIGNIFICANCE OF CONVENT
GA PLAN 1	AMBER	Proposed creation of hairdresser and gym. Alterations to include new floor finish, decoration of walls, ceiling and internal woodwork, fireplaces to remains unaltered.	Retention of decorative and architectural features such as fireplaces. No adverse impact on significance.
GA PLAN 1	GREEN	Demolish existing masonry wall and removal of arched door to allow installation of passenger lift in recessed wall.	Proposals in sympathy with existing architectural style. No adverse impact on significance.
GA PLAN 2	AMBER	Break out existing masonry to form arched openings. False arched doorway with timber doors to conceal lift shaft.	Proposals in sympathy with existing architectural style. No adverse impact on significance.
GA PLAN 2	AMBER	Break out existing masonry to form arched openings. Remove existing arched timber doors and frames. Store on site.	Main Porch, main entrance lobby and main entrance corridor leading to cloister. Proposals in sympathy with existing style and aesthetic quality of important architectural value of main entrance to convent. Very minor changes which will not detract from appreciation of the special architectural and historic importance of the convent as a whole nor of the cloister area.
GA PLAN 3	GREEN	Strip out for new kitchen. Break out existing masonry. New arched openings. 3 no. roof lights (conservation plateau roof lights) within existing roof. General refurbishment and decoration throughout.	Proposals in sympathy with existing architectural style. No adverse impact on significance.
GA PLAN 4	GREEN	Proposed washing up and servery areas. Break out existing masonry to form arched and double doors. Enlarge existing smaller opening with arched opening. General refurb and decoration throughout.	Proposals in sympathy with existing architectural style. No adverse impact on significance.
GA PLAN 5	AMBER	Break out of existing masonry to form arched openings. Re-design of lighting. Tiled floor replaced with new flooring. Decoration and refurb throughout.	Proposals in sympathy with existing architectural style. No adverse impact on significance.
GA PLAN 6	AMBER	Break out of existing masonry to form arched openings either side of existing chimney breast. Removal of dark timber dado rail and panelling below. Wall to be made good for decoration. Re-design of lighting. Carpeted floor replaced with new flooring. Decoration and refurb throughout.	General proposals in sympathy with existing architectural style. However, removal of dark timber dado rail and panelling minor adverse deduction from character of the room. No major adverse impact on significance of convent as a whole.
CLOISTER PLAN	RED	Proposed installation of 3 no windows into blind arches between current library and cloister. Proposed change of library to chapel for sisters.	Minor adverse impact on architectural detail of cloister but will be mitigated by improved connectivity between chapel and cloister. No overall adverse impact on the significance of the convent or on appreciation of the cloister.
CLOISTER PLAN	RED	Proposed installation of 3no glazed doors in Cloister to separate the EDC from Senior Living and to comply with Building Regulations.	Glazed doors not generally characteristic of the convent as a whole or of cloister area. However, their limited number and if of appropriate design would not adversely impact on the significance of the cloister or convent. Change is also potentially reversible.



First and Second Floors

The first and second floors of St. Dominic's Convent reflect the tradition of 19th century convent building with cells where the sisters slept located off central corridors. At St. Dominic's there are a large number of cells located on both the first and second floors although a substantial proportion of them are now vacant as the number of sisters has contracted over the years. As well as cells, both floors also accommodate other rooms which traditionally fulfil a variety of functions. For example, on the first floor is the gallery which allows sisters to partake in services being carried out in the Church of St. Dominic if they are unable to attend in person and on the second floor is the meeting room (Plates 13 to 15 and Plate 21).

The cells are generally small and plain without architectural detailing or decoration apart from occasional original features mainly in the form of fire surrounds and cupboards. The larger communal rooms, such as the gallery and the conference room, however, contain more decoration and architectural detailing reflecting their important communal and/or religious functions (Plates 21 and 22).

There has already been a considerable amount of alteration to the arrangement of the first and second floors including the insertion of partition walling and the conversion of cells to toilets and bathrooms. For example, the infirmary which is housed on the first floor has required the conversion of cells to accommodate specially equipped bathrooms and a kitchen (Plates 9 to 11 and 17 to 20).

Proposals for the first floor and second floors will require fairly extensive alteration in particular the removal of dividing walls between certain cells to create suitably sized living spaces and the removal of cell doorways to create single entrances to each new apartment and/or en-suite bedroom. In addition, it is proposed that rooms which are currently used as classrooms and offices will be converted into flats through the removal of existing walls and the insertion of new. In some cases, modern partitioning will also be removed as part of the scheme. A limited number of conservation roof lights are proposed for the Senior Living part of the convent and the stairwells to meet with building regulations. Larger significant communal rooms such as the meeting room and sitting rooms will be retained within the scheme.

In order to make senior living viable and to align with modern standards, the scheme necessarily proposes the extensive amalgamation of cells to create en-suite accommodation, flats and other facilities. Whilst this will inevitably mean diminishing the traditional small cell arrangement which reflects the cenobitic lifestyle of the sisters the scheme retains the traditional corridor planform. The scheme has also accommodated the heritage interest of the larger communal rooms on both floors by retaining their layout and any architectural features. In addition, original features in the cells such as fire surrounds, fenestration and cupboards will remain intact (Plate 12).

The majority of the first and second floors, under the traffic light system have been designated amber and green and, as a consequence, have the capacity to accommodate the alterations proposed without detracting from the overall appreciation of the heritage significance of the convent building (Appendix 3).



Impacts to the Grade II Listed Dominic's Convent –external (Appendix 5)

The installation of three smoke ventilation windows in the south elevation of the convent will be done using bespoke hardwood style in keeping with the historic look of the building. As only three windows are proposed they will not be noticeable and therefore, create no adverse visual impact. Similarly, the smoke ventilation roof light in the roof of the east elevation will be housed in traditional-looking material and will have no adverse impact on appreciation of the convent's architectural value.

The low-level lift proposed next to the church entrance will be largely concealed by intervening walling and whilst not in keeping with the traditional look of the church will have a negligible adverse impact on its significance which needs to be balanced against the benefits of ease of access for the elderly and infirm to services and activities in the church.

External repair works advised in the structural report will be undertaken in sympathy with the historic style of the convent and are necessary to ensure the long-term survival of the fabric of the building. These proposed works will be discussed in more detail with the Stafford Borough Conservation Officer.

Impacts to the setting of St. Dominic's Convent

The proposed scheme will entail the demolition of the existing St. Mary's Nursing Home and the erection of a new L-shaped block up to four storeys in height running parallel to Margaret Street (Block B). In addition, it proposes the erection of two new blocks within the grounds, an H-shaped Care Home, up to three storeys in height, adjacent to the southwestern boundary of the site and a rectangular Senior Living block (Block A), up to three storeys, near to the entrance to the grounds (Appendix 2).

In addition, the current portacabins next to the entrance will be removed and replaced by a rectilinear building intended as ancillary space comprising a plant room, fitness studio, treatment and physio area, changing rooms and a café. The ancillary building will adjoin Block A at ground floor level creating a T-shaped building but will remain rectangular on the upper floors. The existing prefabricated classroom to the east of the external convent walkway will be replaced with a covered swimming pool.

A new entrance off Newcastle Street into the southwestern corner of the site will provide access to the new Care Home. It is intended that access through the enclosing wall at this point will be through a more modern unlisted section of the wall. Parking areas will be created adjacent to the Care Home and Senior Living blocks. The current garden areas will be regularised with the careful removal and replacement of a number of low quality trees and mature bushes although a number of existing trees will be retained.

The erection of the three to four storey blocks within the grounds of the convent will undoubtedly result in change to the current setting of the convent despite elements of the original gardens remaining intact in the form of green space in front of the new buildings and leading up to the rear of the convent building.

Three of the buildings within the grounds of the convent have historic interest as they are shown on the 1840s Town Plan of Stone and were incorporated into the grounds of the convent as shown on the 1889 OS map.



They are the large rendered brick house recently used as accommodation for the sisters, the red brick building adjacent, now used as a storage shed, and the red-brick building southwest of the current entrance.

The scheme proposes the retention of the latter building but the demolition of the previous two buildings. Whilst the house and shed, which are undesignated heritage assets, do not contribute aesthetically to the setting of the convent they are part of its historic setting. However, their demolition is necessitated within the scheme by the need to provide optimum floor space in the new builds. A programme of level 1 building recording will be undertaken prior to their demolition.

The red-brick classroom next to the rear elevation of the convent as well as the red-brick art classroom abutting the wall along Newcastle Street will also be demolished as part of the scheme. They do not make a positive contribution to the setting of the convent but as part of its setting since at least the late 19th/early 20th century have residual historic interest. Again their loss can be mitigated through a programme of level 1 building recording.

The proposed retention of the red-brick building southwest of the entrance along with its restoration/refurbishment would conserve an aesthetically and architecturally pleasing historic building which will, in turn, enhance the setting of the convent.

Removal of 20th century buildings within the grounds, including the art classroom adjoining the southwestern boundary wall, the portacabins near to the current entrance, the red-brick classroom next to the convent building and in particular St. Mary's Nursing Home itself (Plates 27 to 30) could serve to enhance the current setting of the convent given that they are unattractive buildings with little if any heritage significance.

The replacement of the unattractive portacabins next to the current entranceway with an ancillary block which is of high-quality design would be a positive and the locating of a swimming pool adjacent to the convent walkway would have no major detrimental effect on the setting of the convent given that this area is largely hidden by the walkway itself. The swimming pool will also replace an existing, unattractive pre-fabricated building used as classroom.

The positive result of the proposed new layout of the grounds including removal of the buildings described previously, along with confining parking to the perimeters of the site and the regularising of the current planting scheme is the decluttering of the setting of the convent and improved connectivity and visibility. In particular, the removal of the red-brick and UPVC clad building next to the rear elevations of the convent will recreate the original unobstructed views of the convent building (Plates 23 to 26 and Plates 31 to 34).

Whilst the modern day setting of the convent still retains substantial elements of the original designed landscape and historic buildings, not least of which is St. Anne's Chapel, piecemeal development within the grounds during the 20th century has resulted in the setting of the convent becoming somewhat cluttered and lacking in coherence.

Appreciation of the architectural detailing and interest of the rear elevations of the convent from within its setting, is currently limited by a number of factors including unattractive and badly located buildings, inappropriate planting and unsuitably located parking facilities. In particular St. Mary's



Nursing Home which is of poor quality design, detracts from appreciation of the convent from within its setting. Through a new more ordered layout, the new scheme offers the opportunity for enhanced views of the convent.

The scale and mass of the proposed new blocks will undoubtedly impact on the historic setting of the convent but high quality design sympathetic to its surroundings will do much to moderate this. Therefore, the current design proposals for the new buildings, comprising pitched roofs and elevations characterised by vertical fins staggered along the string courses marking each floor, are intended to reference the convent buildings without mimicking them and to provide an aesthetically pleasing contemporary look to the new builds.

In terms of their mass and scale they embody the monumental character of the convent and the church and their proposed layout within the current setting is reminiscent of medieval ecclesiastical planforms with buildings located around a central courtyard.

In general, the effect of the proposed scheme on the historic setting of the convent, offers the opportunity to better appreciate the external architectural significance of the convent building through unimpeded views of its rear elevations from a range of vantage points which are currently blocked by parked cars, trees and buildings.

Impact St. Anne's Chapel and its setting.

With regard to St. Anne's Chapel cartographic evidence indicates that it has always been situated within its own confined inward looking setting. This setting will be retained under the scheme and the erection of the Senior Living block to its south and the Care Home to its west, despite being larger than the current St. Mary's Nursing Home, will not detract from appreciation of the chapel's special architectural interest or the contribution made to its significance by its setting as the chapel will remain sequestered and enclosed (Plates 43 to 45). It is also the case that the existing St. Mary's Nursing Home is located closer to the chapel than the proposed buildings will be.

St. Anne's Chapel whilst in fairly good condition, requires repair and maintenance works both internally and externally and it is proposed that these works will be carried out as part of the scheme. The works will be undertaken in a manner sympathetic to the traditional appearance of the chapel and will have no detrimental effect on appreciation of its heritage significance. The proposed remedial works will serve to halt further deterioration of the chapel fabric and will serve to ensure its long term survival.

Impacts to Designated Heritage Assets in the Vicinity of the Site

Given the high walls enclosing the convent grounds and the presence of intervening buildings there will be no inter-visibility between the proposed scheme and Joules Brewery Warehouse and the Trent and Mersey Conservation Area.

The grade II listed 1830s house at 11 Margaret Street will have views of the Senior Living Block which will replace the current St. Mary's Nursing Home. Although the proposed four-storey Senior Living block will be more dominant in the view than the current care home, the view from 11 Margaret Street will be broken up by the existing screening from mature trees which will be retained. Like the current care home, the proposed Senior Living Block will also be set back from the street frontage.



As the current St. Mary's Nursing Home is of poor quality design and appearance its replacement with a high quality design (as described above) sympathetic to its surroundings would help to mitigate the impact of the block's proposed scale and mass in the view from the house.

Importantly, the visual historic link between 11 Margaret Street and the Church of St. Dominic's will remain unaffected by the proposed scheme (Plates 35 to 38).

Impacts on the Stone Conservation Area.

The Stone Conservation Area Appraisal characterises the area in which the St. Dominic's Convent and its enclosed grounds are situated as one defined by large institutional or religious buildings with a commanding presence in the street scene. It highlights an abrupt change of scale in this part of the conservation arising from the mass and size of St. Dominic's Church which holds a prominent corner location and the multi-gabled St. Dominic's Convent.

In addition, it recognises that buildings such as Joules' Warehouse and St. Dominic's Church and Convent make a large and positive contribution to the townscape because of their height, mass and architectural quality. The historic precedent for large massed buildings in this area has also been continued in the design of new contemporary builds in the vicinity of the St. Margaret's Street and Newcastle Street (Plates 39 to 42). The creation of three new blocks within the grounds of the convent could therefore be seen as part of a historic continuum of building style in this area.

Nevertheless, the proposed four-storey Senior Living block will change the streetscape of Margaret Street with the block projecting above the current brick wall and continuing along its length to the corner with Newcastle Street. Although the high quality design of the new block would be an improvement on Margaret Street where the current St. Mary's Nursing Home detracts from the appearance of the street frontage, under the scheme a built form would now extend further along the street frontage towards the end of the road. However, existing trees, to be retained under the scheme, already provide screening of this area of the site.

Similarly, the proposed three-storey Care Home adjacent to the convent's high brick wall running along Newcastle Street will be visible projecting above the wall and although not necessarily out of keeping with the mass and scale of historic and contemporary builds nearby, will still introduce an additional built form to this part of Newcastle Street.

With regard to the relationship between the convent grounds and the streets beyond views into the convent grounds from Newcastle Street and the lower part of Margaret Street are largely blocked by the high enclosing wall and by screening provided by trees within the grounds. Similarly, along Station Road views into the convent grounds are blocked by the convent wall and also by the mass of the convent building itself as well as by St. Dominic's Church. Therefore, whilst the upper storeys of the Senior Living block and the Care Home adjacent to the perimeter of the site are likely to be visible from vantage points on Margaret Street and Newcastle Street this will not detract from appreciation of the convent's setting from outside of its boundary given that it is already blocked from view.

Taking into account the historic tradition for large landmark buildings in this part of the Stone Conservation Area the proposed new blocks, which are designed to reflect the monumental character of the convent and church, would not necessarily be out of keeping with their surroundings and would



not significantly detract from the way in which this part of the conservation area is experienced and understood.

In terms of appreciating the convent building from outside of the convent boundary this will be unaffected by the proposed location of the new blocks. The Church of St. Dominic's which is a monumental building in its own right will still be visible from all the current vantage points on surrounding streets. Importantly the key view of the west elevation of St. Dominic's Church with its impressive stained glass rose window from the western end of St. Margaret's Street will be additionally revealed under the proposed scheme as the new building will be set back further from the street than the current care home.

Impact on non-designated archaeological remains.

St. Dominic's Convent along with its grounds is situated in an area of Stone which the Extensive Urban Survey (EUS) for Staffordshire (*Stone Historic Character Assessment, SSC 2012*) has highlighted as having strong evidential potential in the form of below ground archaeological remains. Medieval burgrave plots have been identified extending to the eastern side of Margaret Street and Newcastle Road was most likely medieval in origin if not earlier.

However, the earliest known development along this route occurred in the late 18th century and continued into the early 19th century with early suburban development.

There is, therefore, the potential for the grounds of the convent to contain multi-period below ground archaeological evidence of the early and later development of this part of Stone. Construction activities associated with the development would be likely to substantially impact on any preserved archaeological deposits within the grounds of the convent.

The major adverse impact on archaeological remains within the site as a result of the proposed development can, however, be mitigated through a programme of archaeological evaluation which can be used to inform upon the need for further archaeological investigation prior to development commencing. The loss of any archaeological remains, should they be present within the grounds, can be balanced against the benefits arising from the opportunity to learn more about the early origins of the site itself and of Stone as a whole.

The SCC HET have already been consulted on this and have agreed that any archaeological investigations can be undertaken as a condition of planning consent.



8. CONCLUSION

In its publication *Conservation Principles, Policies and Guidance* Historic England defines conservation as:

the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations.

The proposed scheme for development of St. Dominic's Convent and its associated grounds for senior living and care for the elderly has attempted to embrace this principle by balancing where possible the conservation and enhancement of the heritage value of the convent and its setting with the need to provide an optimum viable use for the site which will ensure its future survival.

Given that the convent and its grounds have accommodated a long and impressive tradition of care continuity of that tradition through the creation of contemporary state of the art care facilities would not only provide public benefit and allow the sisters to leave a lasting legacy but it would also ensure the long term survival of the convent and its heritage significance for present and future generations.

In accordance with the criteria outlined in NPPF (section 12 paras. 132 and 134) the proposed alterations to the interior of the convent building, which will be localised and which will not impact on the most important parts of the building, are considered to constitute **less than substantial harm** to appreciation of its significance as a designated heritage asset. Importantly the external fabric of the convent building in which is invested its special architectural interest, will be untouched by the scheme.

The changes to the setting of the convent will result in some loss and rearrangement of its historic designed landscape and the removal of certain historic buildings within its setting. However, its original boundaries, the layout of the convent building and elements of its historic setting will be retained, most importantly St. Anne's Chapel and its burial ground.

Impacts on the setting of the convent will also be compensated for by the prospect of enhancing appreciation of the convent building through removing intrusive buildings and features and the loss of historic buildings can be mitigated through programmes of building recording.

In addition, the design of the proposed new blocks is sympathetic to the surroundings. The design makes reference to the existing convent and church without obvious imitation putting a contemporary twist on the Gothic Revival style of the convent.

Overall the proposed changes to the grounds of the designated convent building and St. Anne's Chapel are considered to constitute **less than substantial harm** to their significance from the contribution made by their setting.

Should preserved archaeological remains be present within the convent grounds, they would be severely truncated or destroyed by any construction activities. This would constitute **substantial harm** to potentially important non-designated heritage assets. However, any loss will be mitigated through a programme of archaeological investigation prior to development commencing.



As laid out in paragraph 134 of the NPPF the harm to the significance of the designated and non-designated heritage assets in question needs to be weighed against the public benefits offered by the proposed scheme of meeting the demand for modern state of the art care facilities for the elderly and in this way securing the optimum viable use of St. Dominic's Convent to ensure its future survival as a heritage asset of significance.



9. REFERENCES.

DCLG 2012, *Conserving and Enhancing the Historic Environment*, National Planning Policy Framework.

HBL Associates Ltd 2018, *Structural Inspection of St. Anne's Chapel (St. Dominics Convent) Station Road, Stone*.

HBL Associates Ltd 2018, *Structural Inspection of St. Dominic's Convent, Margaret Street, Stone*.

Historic England 2015, *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3*, London.

Historic England 2015a, *Managing Significance in Decision Taking in the Historic Environment*, London.

Historic England 2008 *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*, London.

Stafford Borough Council 2008 *Stone Conservation Area Character Appraisal and Management Plan*.

Staffordshire County Council 2012 *Stone Historic Character Assessment*.



Commercial
Archaeology

FIGURES



Enclosure Map dating to 1798

Site: St Dominic's Convent, Stone: Pre-application Heritage Statement
Client: The English Dominican Congregation (Stone) Charitable Fund
Approved by: H.M.B
Drawn by: Photograph of original



Town Plan of Stone dating to the
1840's

Site: St Dominic's Convent, Stone: Pre-application Heritage Statement

Client: The English Dominican Congregation (Stone) Charitable Fund

Approved by: H.M.B

Drawn by: Photograph of original

Figure Number: 2



Tithe Map of Stone dating to 1846

Site: St Dominic's Convent, Stone: Pre-application Heritage Statement

Client: The English Dominican Congregation (Stone) Charitable Fund

Approved by: H.M.B

Drawn by: Photograph of original

Figure Number: 3



1st Edition Ordnance Survey map dating to 1889
(1:2500)

Site: St Dominic's Convent, Stone: Pre-application Heritage Statement
 Client: The English Dominican Congregation (Stone) Charitable Fund
 Approved by: H.M.B
 Drawn by: Photograph of original



Commercial
Archaeology

PLATES



PLATE 1



PLATE 2



PLATE 3



PLATE 4

PLATES 1 - 4 SHOW THE CLOISTER WITH ITS ARCHITECTURAL EMBELLISHMENTS AND RELIGIOUS ICONOGRAPHY



PLATE 5



PLATE 6



PLATE 7



PLATE 8

PLATE 5 TO 7 SHOW THE LIBRARY. IT IS PROPOSED THAT THE LIBRARY WILL BECOME A CHAPEL FOR THE SISTERS. IT IS PROPOSED THAT WINDOWS LOOKING OUT INTO THE CLOISTER WILL BE INSERTED INTO THE ARCHES IN THE DIVIDING WALL TO LET IN LIGHT AND ENHANCE CONNECTIVITY BETWEEN THE CHAPEL AND THE CLOISTER. PLATE 8 SHOWS THE ARCHES.



PLATE 9



PLATE 10



PLATE 11

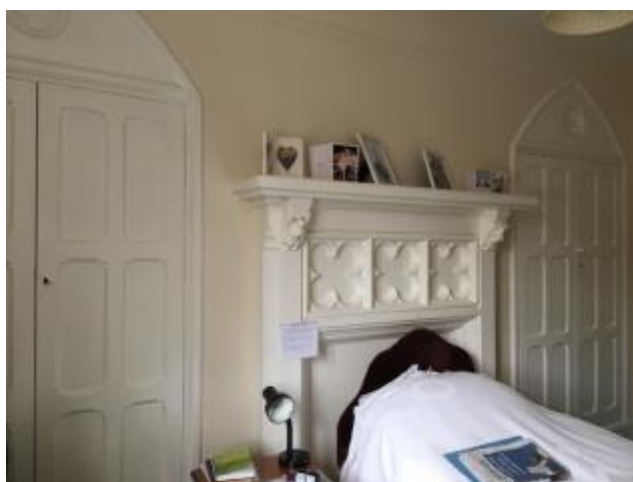


PLATE 12

PLATES 9 TO 10 SHOW EXAMPLES OF MODERN ALTERATIONS TO THE FIRST FLOOR INCLUDING PARTITION WALLING AND PLATE 12 SHOWS AN EXAMPLE OF ORIGINAL FEATURES PRESENT IN THE CELLS ON THE FIRST FLOOR.



PLATE 13



PLATE 14

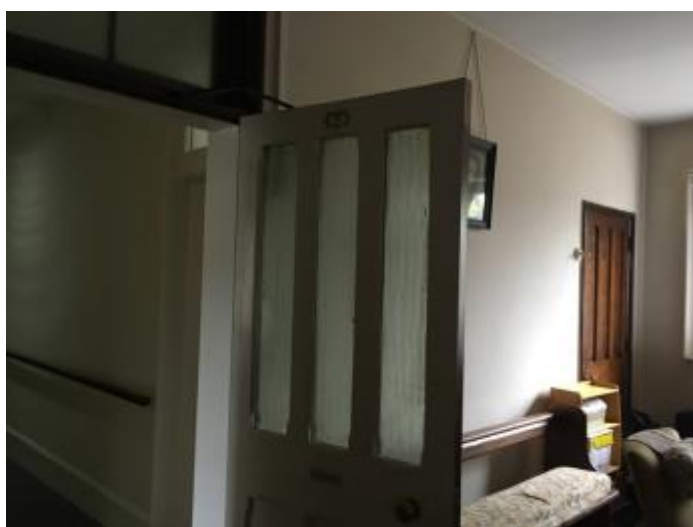


PLATE 15

PLATES 13 TO 15 SHOW DETAIL OF THE GALLERY ON THE FIRST FLOOR USED TO VIEW SERVICES BEING CARRIED OUT IN THE CHURCH.



PLATE 17



PLATE 18



PLATE 19

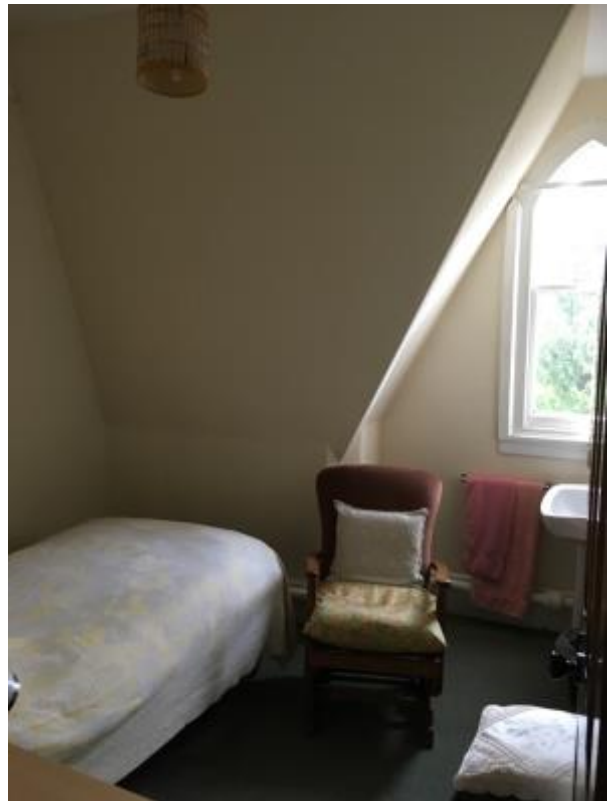


PLATE 20

PLATES 17 TO 19 SHOW CORRIDORS WITH MODERN ALTERATIONS ON THE SECOND FLOOR. PLATE 20 IS AN EXAMPLE OF ONE OF THE CELLS.



PLATE 21



PLATE 22

PLATES 21 AND 22 SHOW ARCHITECTURAL DETAILING AND HERITAGE FEATURES WHICH WILL REMAIN UNTOUCHED BY THE SCHEME



PLATE 23



PLATE 24



PLATE 25



PLATE 26

PLATES 23 TO 26 SHOW HOW THE CLASSROOM AND CARPARKING AREA DETRACT FROM VIEWS OF THE CONVENT BUILDING. THESE WILL BE REMOVED AS PART OF THE SCHEME PROVIDING THE OPPORTUNITY FOR UNIMPEDED VIEWS OF THE CONVENT ELEVATIONS AND IN THIS WAY ENHANCING APPRECIATION OF THE CONVENT'S HERITAGE AND ARCHITECTURAL INTEREST.



PLATE 27



PLATE 28



PLATE 29



PLATE 30

PLATES 27 TO 28 SHOW EXAMPLES OF BUILDINGS WITHIN THE CONVENT GROUNDS WHICH DO NOT MAKE A POSITIVE CONTRIBUTION TO THE SETTING OF THE CONVENT, INCLUDING IN THE FIRST TWO PLATES ST. MARY'S CARE HOME.



PLATE 31



PLATE 32



PLATE 33



PLATE 34

PLATES 31 TO 34 SHOW HOW VIEWS TOWARDS THE CONVENT FROM VARIOUS LOCATIONS WITHIN THE GROUNDS ARE CURRENTLY BLOCKED BY BUILDINGS AND BADLY LOCATED TREE PLANTING. THE SCHEME WILL OPEN UP VISTAS TOWARDS THE CONVENT IN THIS WAY EMPHASISING ITS COMMANDING POSITION AT THE TOP OF THE SLOPE.



PLATE 35



PLATE 36



PLATE 37



PLATE 38

PLATE 35 SHOWS 11 MARGARET STREET A GRADE II LISTED HOUSE AND PLATE 36 SHOWS THE CURRENT VIEW TOWARDS ST. MARY'S CARE HOME WITHIN THE CONVENT GROUNDS. THE DEMOLITION OF THE CARE HOME AND ITS REPLACEMENT WITH A CONTEMPORARY HIGH QUALITY DESIGN WILL HAVE NO ADVERSE EFFECT ON THE SETTING OF THE LISTED HOUSE. PATRIAL SCREENING IS ALSO PROVIDED BY THE TREE WHICH WILL BE RETAINED UNDER THE NEW SCHEME.

PLATE 37 SHOWS THE RELATIONSHIP BETWEEN THE CARE HOME AND THE WESTERN ELEVATION OF ST. DOMINIC'S CHURCH WITH ITS IMPRESSIVE ROSE WINDOW. THE NEW CARE HOME WILL RESPECT THIS RELATIONSHIP AND THE VIEW WILL REMAIN. PLATE 38 SHOWS HOW THE CURRENT CARE HOME DOES NOT MAKE A POSITIVE CONTRIBUTION TO THE STREETScape.



PLATE 39



PLATE 40



PLATE 41



PLATE 42

PLATES 39 AND 40 ARE EXAMPLES OF THE MASSING AND SCALE OF CONTEMPORARY BUILDS ON MARGARET STREET AND NEWCASTLE STREET WHILST PLATES 41 AND 42 SHOW EXAMPLES OF HISTORIC BUILDINGS ON NEWCASTLE STREET.



PLATE 43



PLATE 44



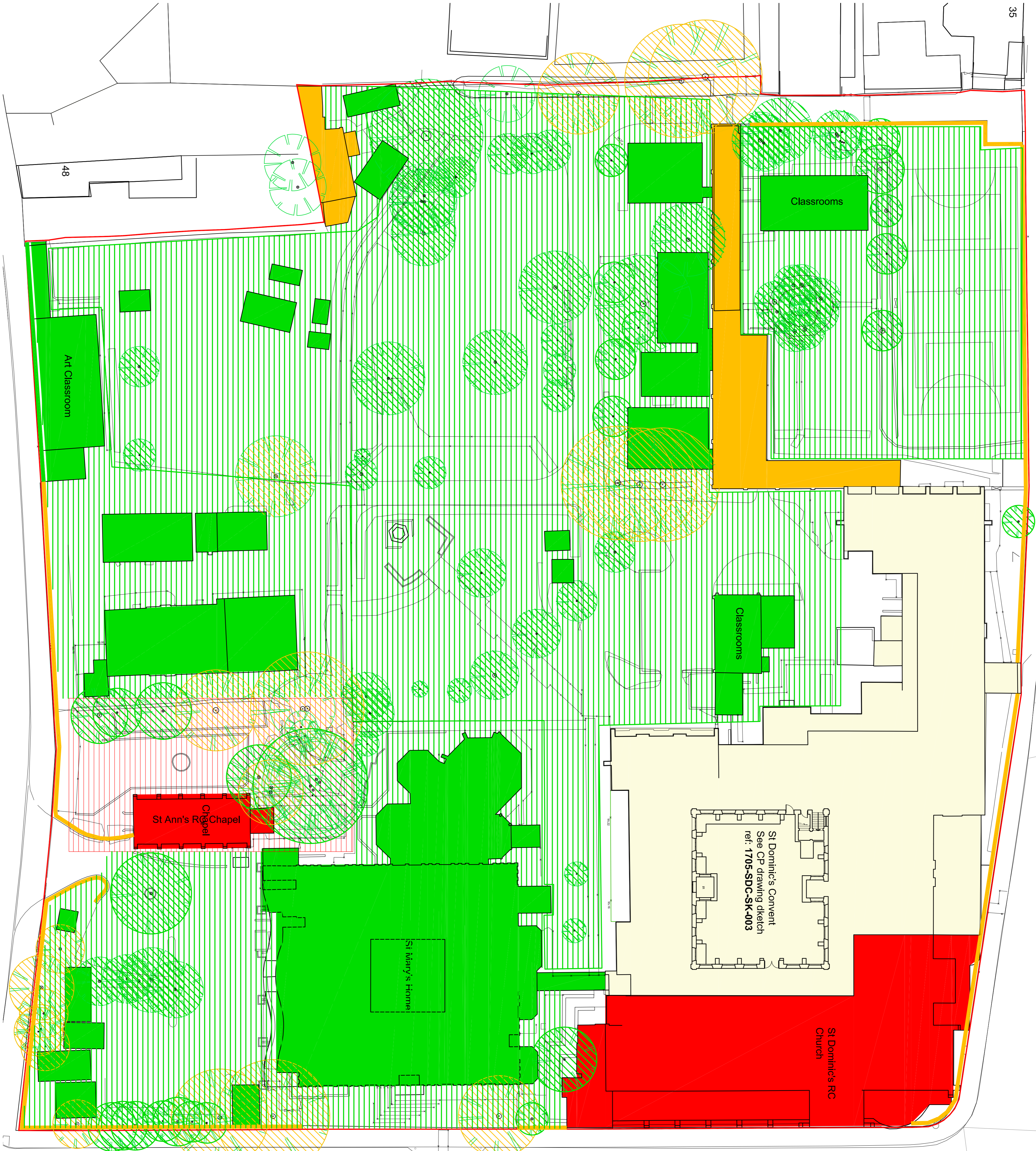
PLATE 45

PLATES 43 AND 44 SHOW ST. ANNE'S CHAPEL WITHIN ITS SEQUESTERED PRIVATE SETTING AND PLATE 45 SHOWS ITS CURRENT RELATIONSHIP TO ST. MARY'S CARE HOME. THE PROPOSED NEW SENIOR LIVING BLOCK WILL BE SET FURTHER BACK FROM THE CHAPEL THAN THE CURRENT CARE HOME. THE CHAPEL AND ITS ASSOCIATED SETTING WILL BE UNCHANGED BY THE NEW DEVELOPMENT.

APPENDIX 1

- Key**
- Buildings of low impact
 - More sensitive approach to alterations
 - Preserve most
 - Areas of low impact on site
 - Preserve Most
 - Cat B trees
 - Cat C trees

35



MARGARET STREET

48

Rev	3006	Design	Drawn	Checked
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 T: 01222 425404 F: 01222 825406 E: info@cavalieri.com
 Registered Number: 08679928

CLIENT	ST DOMINIC'S CONVENT	DATE	18/10/2017
PROJECT	PROPOSED ALTERATIONS ST DOMINIC'S CONVENT, STONE	SCALE	1:250
TITLE	SITE PLAN	PROJECT NO.	1705-SDC-SK-008
DATE	AS EXISTING	REV.	P1

APPENDIX 2

ACCOMMODATION SCHEDULE - SUMMARY
CONVENT - OPTION 4

Space	No units	Total Net Area (m ²)	Total Net Area (ft ²)	Average unit Net Area (m ²)	Average unit Net Area (ft ²)
Senior Living Ensuites	0	277.4	4,023.3	57.0	570
Senior Living Bed	7	439.9	4,734.3	87.0	956
Senior Living Shared	5	816.3	8,286.6	163.3	1,759
Senior Living St. Flats	12	246.7	2,656	20.6	223
Ancillary areas	-	250.5	2,656	-	-
Circulation	-	1,322.5	14,227.6	-	-
St Building (GIA)		1,322.5	14,227.6		

Type	Number	% of scheme
Ensuites	0	0
1 Bed Flats	7	58
2 Bed Flats	5	42

ACCOMMODATION SCHEDULE - SUMMARY
SENIOR LIVING BLOCK A - OPTION 4

Space	No units	Total Net Area (m ²)	Total Net Area (ft ²)	Average unit Net Area (m ²)	Average unit Net Area (ft ²)
1 bed	12	688.8	7,414	57.0	614
2 bed	5	1,032.6	11,230	88.0	952
Subtotal Flats	17	1,032.6	11,230	-	-
Building services / plant	24	225	255	9.4	102
Circulation	170	1,827	19,727	10.8	1,165
Buildings (GIA)		1,228.9	13,208.2		

Type	Number	% of scheme
1 Bed Flats	12	71
2 Bed Flats	5	29

ACCOMMODATION SCHEDULE - SUMMARY
SENIOR LIVING BLOCK B - OPTION 4

Space	No units	Total Net Area (m ²)	Total Net Area (ft ²)	Average unit Net Area (m ²)	Average unit Net Area (ft ²)
1 bed	12	701.6	7,552.0	58.0	624.3
2 bed	40	3,159.7	34,010.7	78.0	839.6
Subtotal Flats	52	3,861.3	41,562.6	-	-
Building services / plant	147.1	1,583.4	1,583.4	10.8	1,165
Circulation	730.9	7,867.3	8,437.7	10.5	1,130
Buildings (GIA)		4,739.3	51,013.4		

Type	Number	% of scheme
1 Bed Flats	12	23
2 Bed Flats	40	77

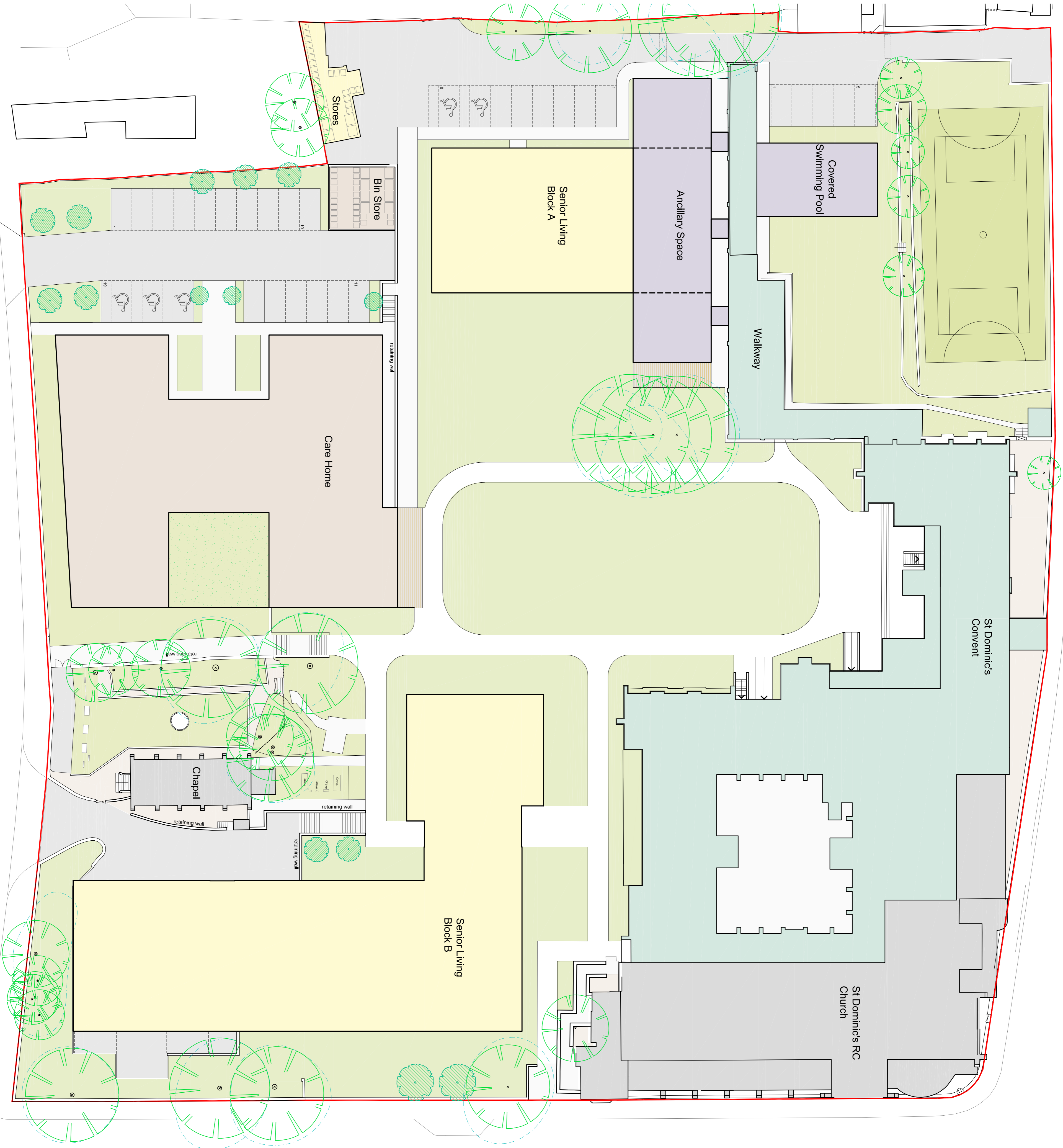
ACCOMMODATION SCHEDULE - SUMMARY
CAREHOME - OPTION 4

Space	No units	Total Net Area (m ²)	Total Net Area (ft ²)	Average unit Net Area (m ²)	Average unit Net Area (ft ²)
En-Suite	60	1,227.9	13,217	20.0	215
Building services / plant	-	35	372	-	-
Ancillary Areas	-	616	6,631	-	-
Buildings (GIA)		2,741.1	29,595.2		
Total GIA / No. Beds		45.7			

ACCOMMODATION SCHEDULE - SUMMARY
SENIOR LIVING ANCILLARY SPACE - OPTION 4

Space	Net Area (m ²)	Net Area (ft ²)
Reception (Covered walkway)	122.0	1,313
Swimming Pool	102.0	1,098
Plant Room	16.8	181
Fitness Studio	51.7	556
Treatment & Physio	52.9	569
Changeroom	82.0	882
Cafe	115.2	1,242
Total Building (GIA)	637.4	6,861

SITE PLAN - AS PROPOSED
OPTION 4 1:250



KEY

- Existing church / chapel (to remain unaltered)
- Existing convent (to house a proportion of Senior Living accommodation). For further details see CP drawings 1705-SDC-CO-101, 102 & 103
- Proposed Senior Living Accommodation
- Proposed Replacement Care Home
- Proposed Community Use Areas
- Existing Multi-Use Games Area (MUGA)
- Existing tree

Rev	Description	Drawn	Checked
P5	23.01.18 SITE PLAN AND BLOCK A UPDATED	OTC	MC
P4	06.12.17 SITE PLAN BLOCK B AND SWIMMING POOL	OTC	MC
P3	01.12.17 BUILDINGS COORDINATES UPDATED	AM	MC
P2	13.11.17 SITE PLAN BLOCK B AND SWIMMING POOL	AM	MC
P1	06.11.17 SITE PLAN BLOCK B AND SWIMMING POOL	AM	MC

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 All dimensions to be checked on site with other contract documents. Any discrepancies to be reported to the Contract Administrator before any work commences.
 All to be installed to manufacturers recommendations.
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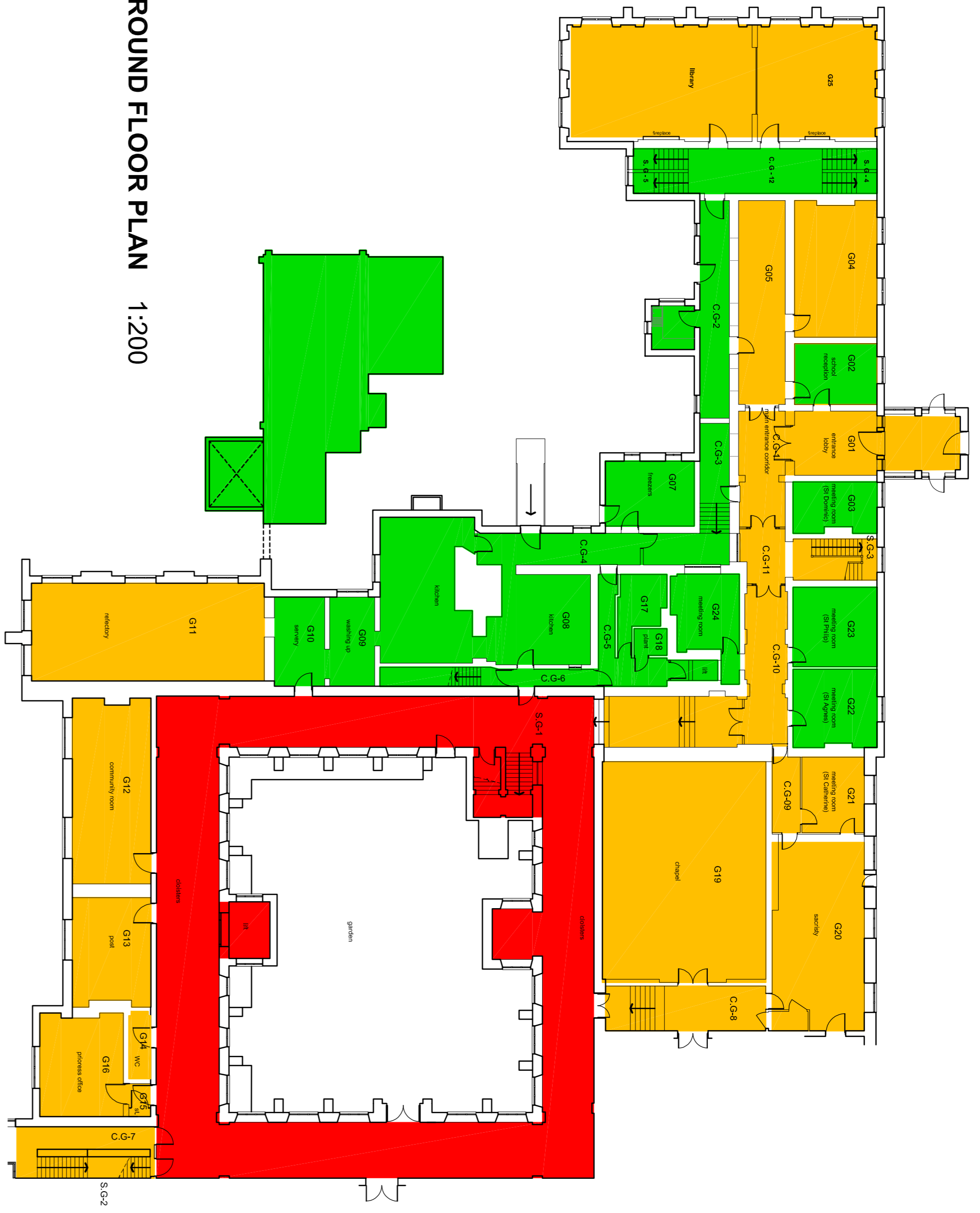
cavaleri partnership
 Unit A, Trinity Hall, Park Road, Northbrook,
 11-12221 425044 E: info@cavaleri.com.au
 Registered Number: 06097928

CLIENT	ST DOMINIC'S CONVENT
PROJECT	PROPOSED ALTERATIONS ST DOMINIC'S CONVENT STONE
TITLE	SITE PLAN
DATE	AS PROPOSED - OPTION 4
SCALE	1:250
NO.	31/06/2017
REV.	P5

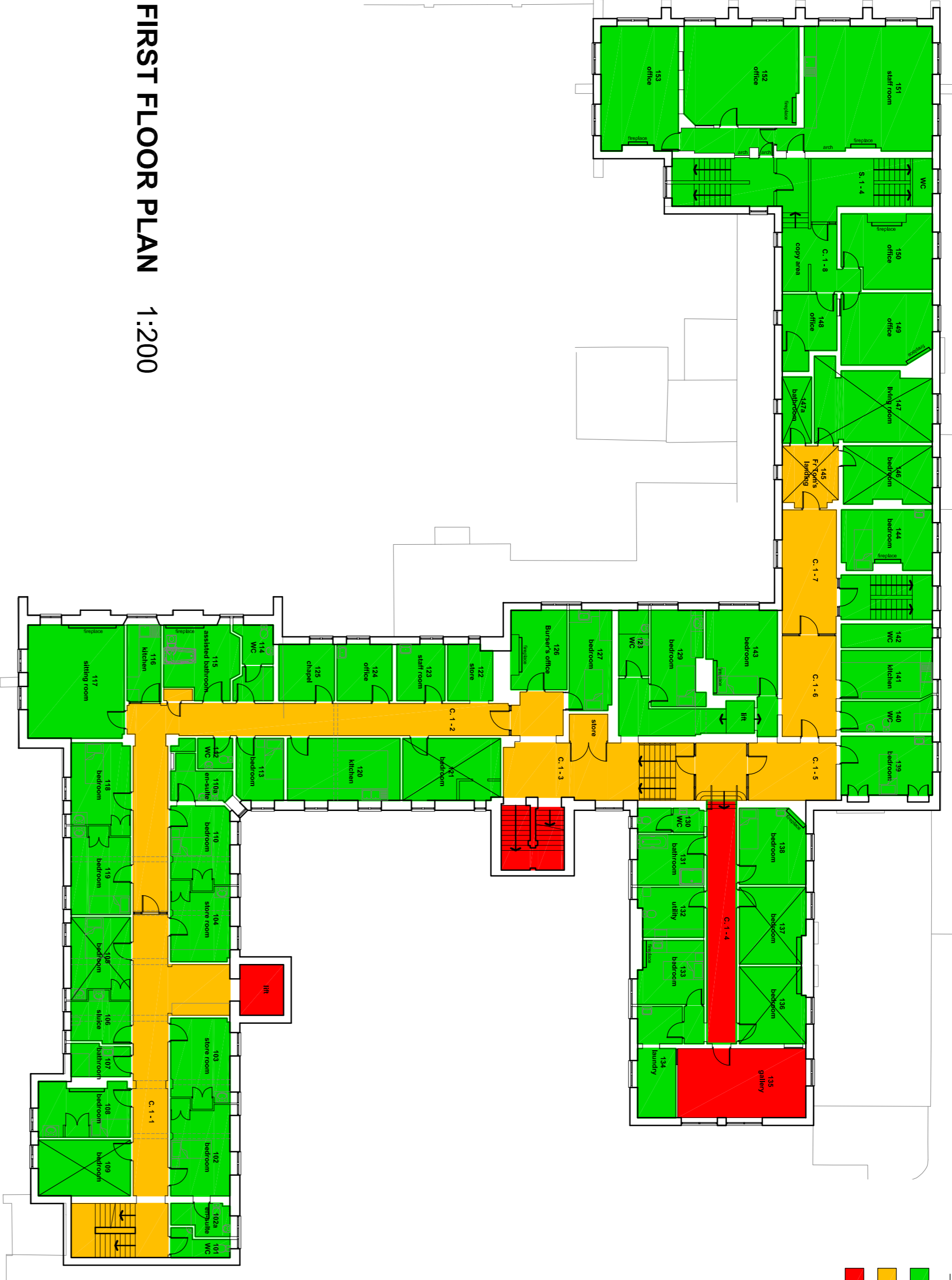
APPENDIX 3

Notes
 All drawings to be approved by contractor at tender stage.
 To be read in conjunction with all contract partnership drawings,
 specifications & NBS sections.
 All dimensions to be taken from the Master Plan and specifications.
 All drawings & specifications.
 The Master Plan and landscaping information.

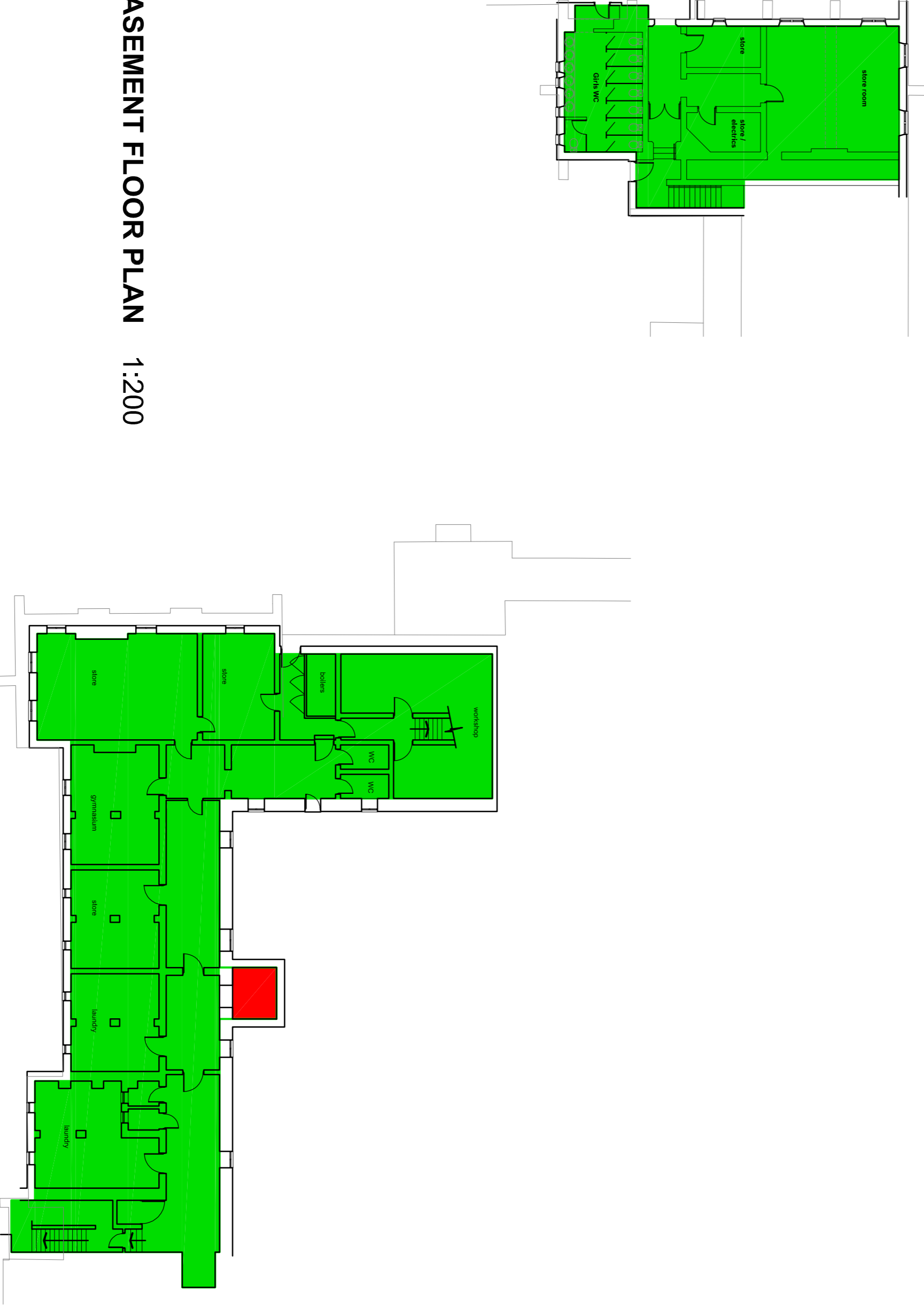
- Key
- Alterations / Refurbishment appropriate
 - More sensitive approach to alterations
 - Preserve most



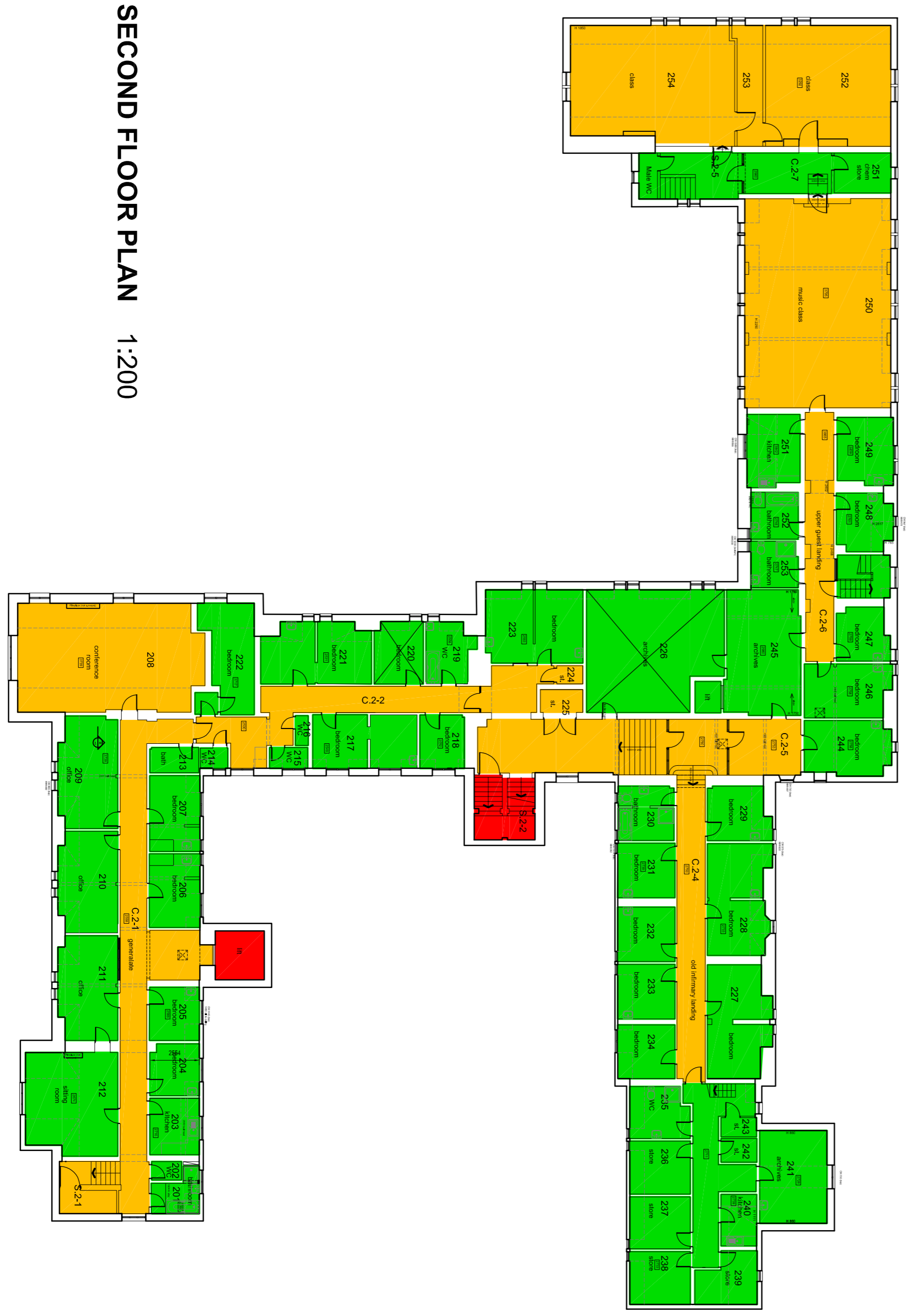
GROUND FLOOR PLAN 1:200



FIRST FLOOR PLAN 1:200



BASEMENT FLOOR PLAN 1:200



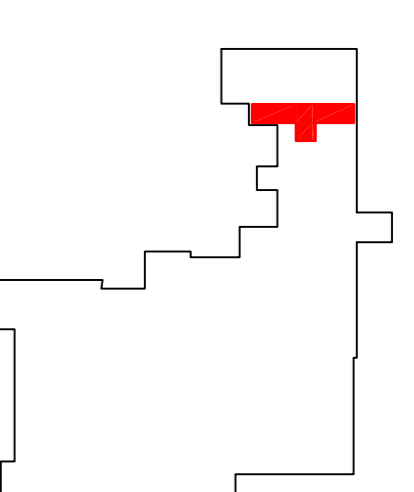
SECOND FLOOR PLAN 1:200

Rev	3006	Description	Drawn	Checked	Scale	Date	Author	Discipline	Project	Sheet
<p>Do not scale from the drawing, use figured dimensions only. All dimensions to be checked on site with other contract documents. Any discrepancies to be reported to the Contract Administrator before any work commences. All to be installed to manufacturers recommendations. © Copyright cavaleri partnership ltd</p>										
<p>cavaleri partnership Cavaleri Partnership Ltd, 1100, Nether Road, 1, 0222 42504 F0122 82506 E: info@cavaleri.com Registered Number: 0697929</p>										<p>Scale: 1:200 Date: 10/10/17 Project: ST DOMINIC'S CONVENT Title: PROPOSED ALTERATIONS ST DOMINIC'S CONVENT STONE CONVENT ABRASION PLANS Sheet: 1300 Disc: 710-SDC-0K-03 Rev: P1</p>



Commercial
Archaeology

APPENDIX 4



LOCATION KEY

Generally all defects within ceilings, walls and floors to be made good.

No works to proposed Hairdresser except decoration of walls, ceiling and internal woodwork. Fireplace to remain unaltered.

Hairdresser

Plasterboard and skim finish to lift shaft.
 Lift shaft walls recessed back from corridor wall to show clear distinction between existing and proposed.

Demolish existing masonry wall - allow for lintel to support floor structure (subject S.E. Investigation). Ceiling, reveals and floor to be made good in preparation for decoration.

Enlarge existing arched opening within masonry wall up to 2500mm above FFL - allow for lintel to support floor structure (subject S.E. Investigation). Bulkhead, reveals and floor to be made good in preparation for decoration.

Carefully remove existing arched timber door and store on site.

Works to proposed Gym to include new floor finish (tbc) and decoration of walls, ceiling and internal woodwork. Fireplace to remain unaltered.

Gym

Existing door retained (subject to Building Control / Conservation Officer agreement)
 Proposed replacement carpet, stair nosings and threshold strips, as necessary.
Lounge

Proposed platform lift - British Style Cabin or similar approved. Purpose built lift shaft (1500mm lift pit and 2500mm headroom above 2nd floor level)

passenger lift

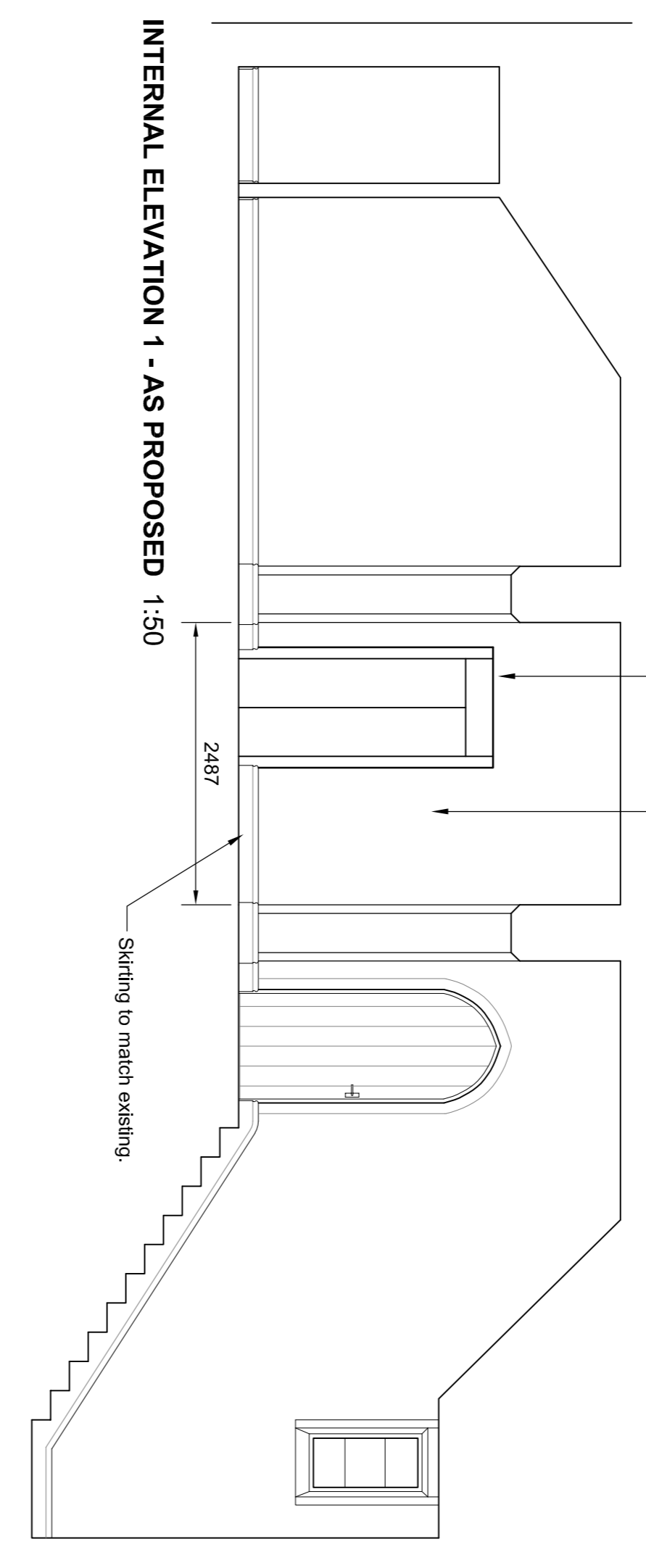
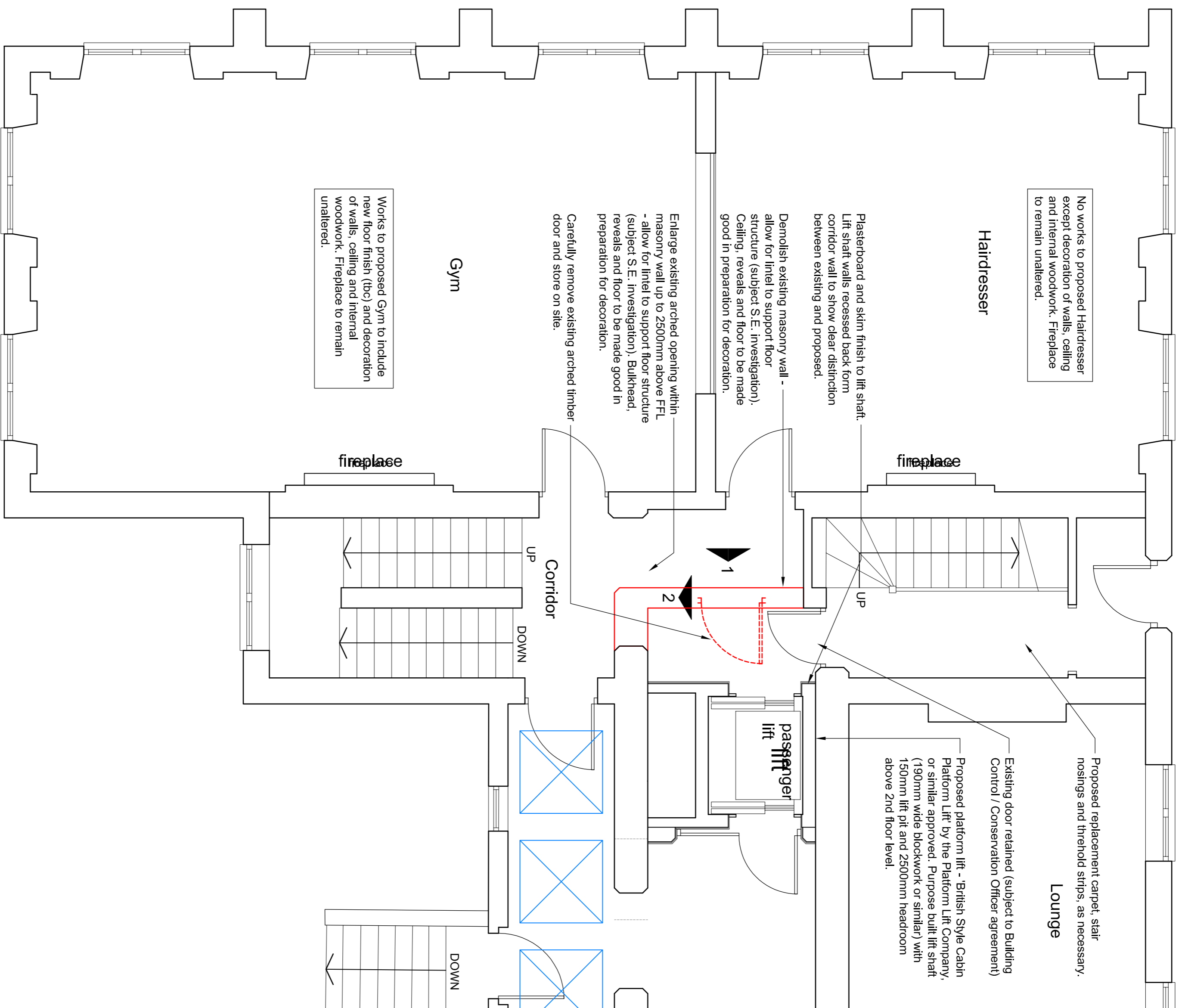
Corridor

UP
DOWN

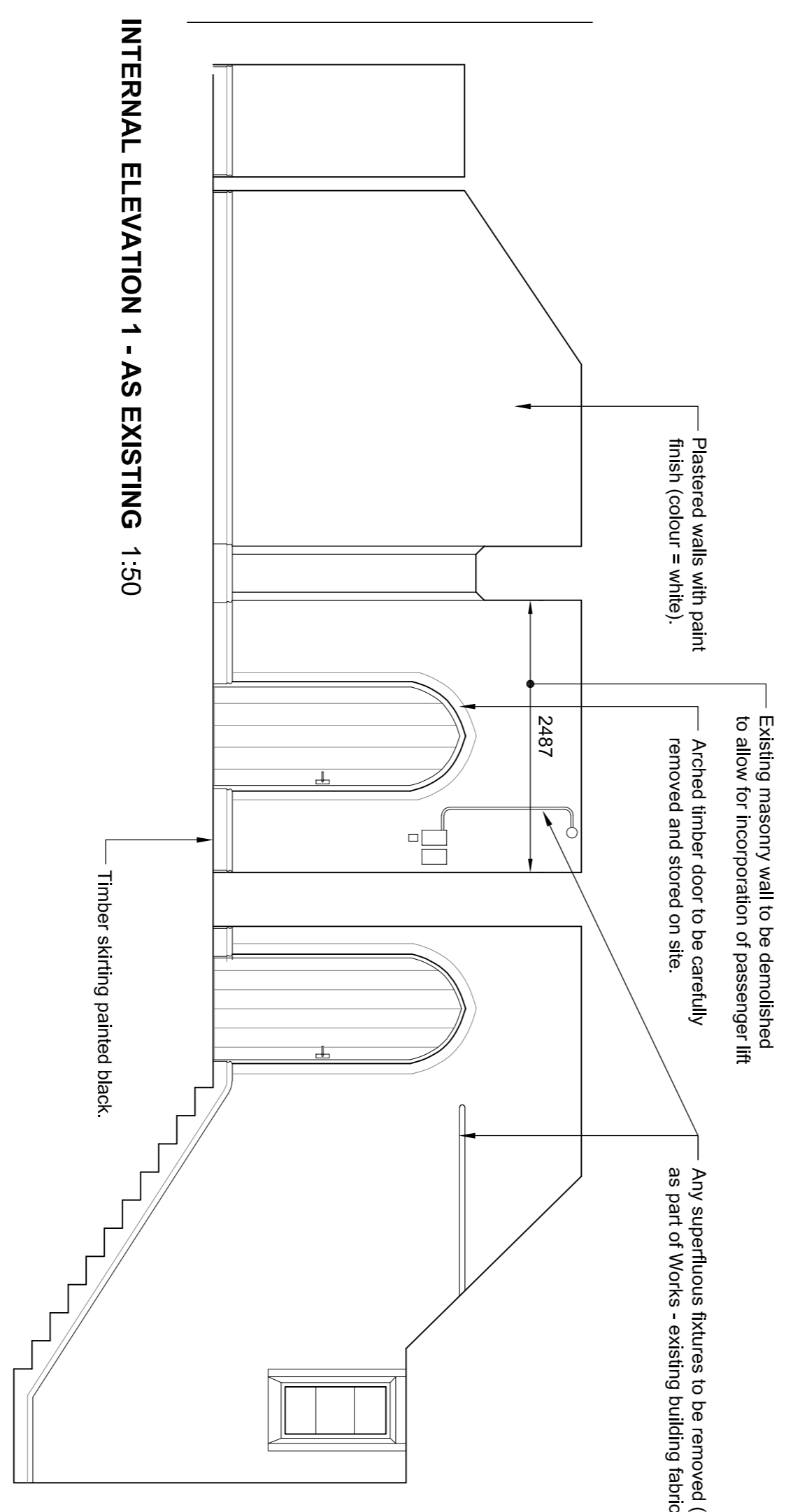
fireplace

fireplace

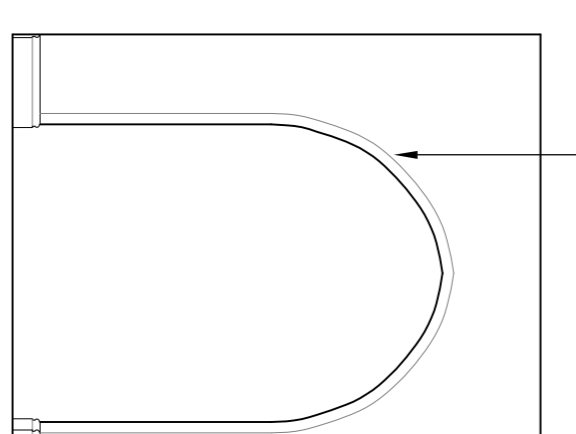
GROUND FLOOR PART G. A. PLAN 1 - SHOWING EXTENT OF INTERNAL WORKS 1:50



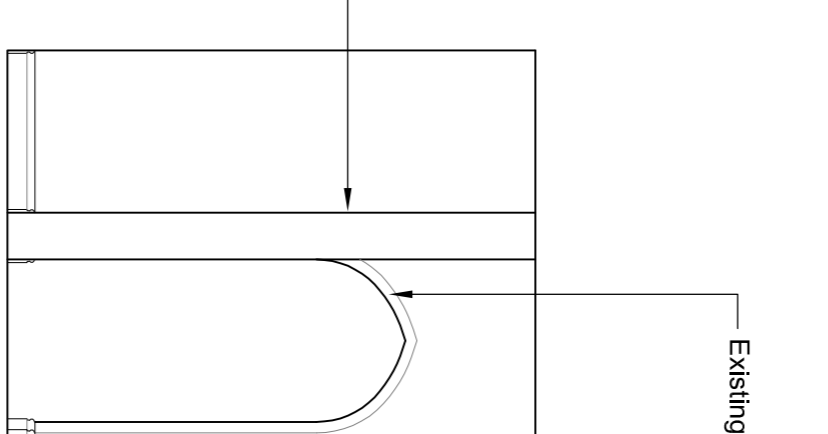
INTERNAL ELEVATION 1 - AS PROPOSED 1:50



INTERNAL ELEVATION 1 - AS EXISTING 1:50



INTERNAL ELEVATION 2 - AS PROPOSED 1:50



INTERNAL ELEVATION 2 - AS EXISTING 1:50

DATE	DESCRIPTION	DATE	DESCRIPTION

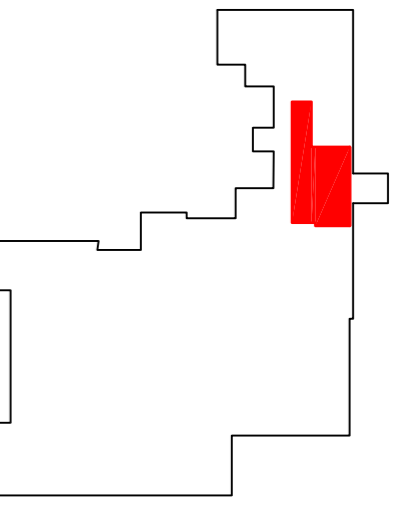
Do not scale from this drawing, use figured dimensions only.
 All drawings to be read in conjunction with other contract documents.
 All work to be carried out in accordance with the specifications and standards of the relevant British Standards.
 All work to be carried out in accordance with the manufacturer's instructions.
 All work to be carried out in accordance with the manufacturer's recommendations.
 All work to be carried out in accordance with the manufacturer's instructions.

cavalleti partnership
 CONSULTING ENGINEERS ARCHITECTS INTERIORS
 UNIT 1, THE MILL, 1000 EASTERN AVENUE, WOLVERHAMPTON, WEST MIDLANDS, WV10 2AB
 T: 01927 425404 F: 01927 425405 E: enquiries@cavalleti.co.uk
 Registration Number: 00910203

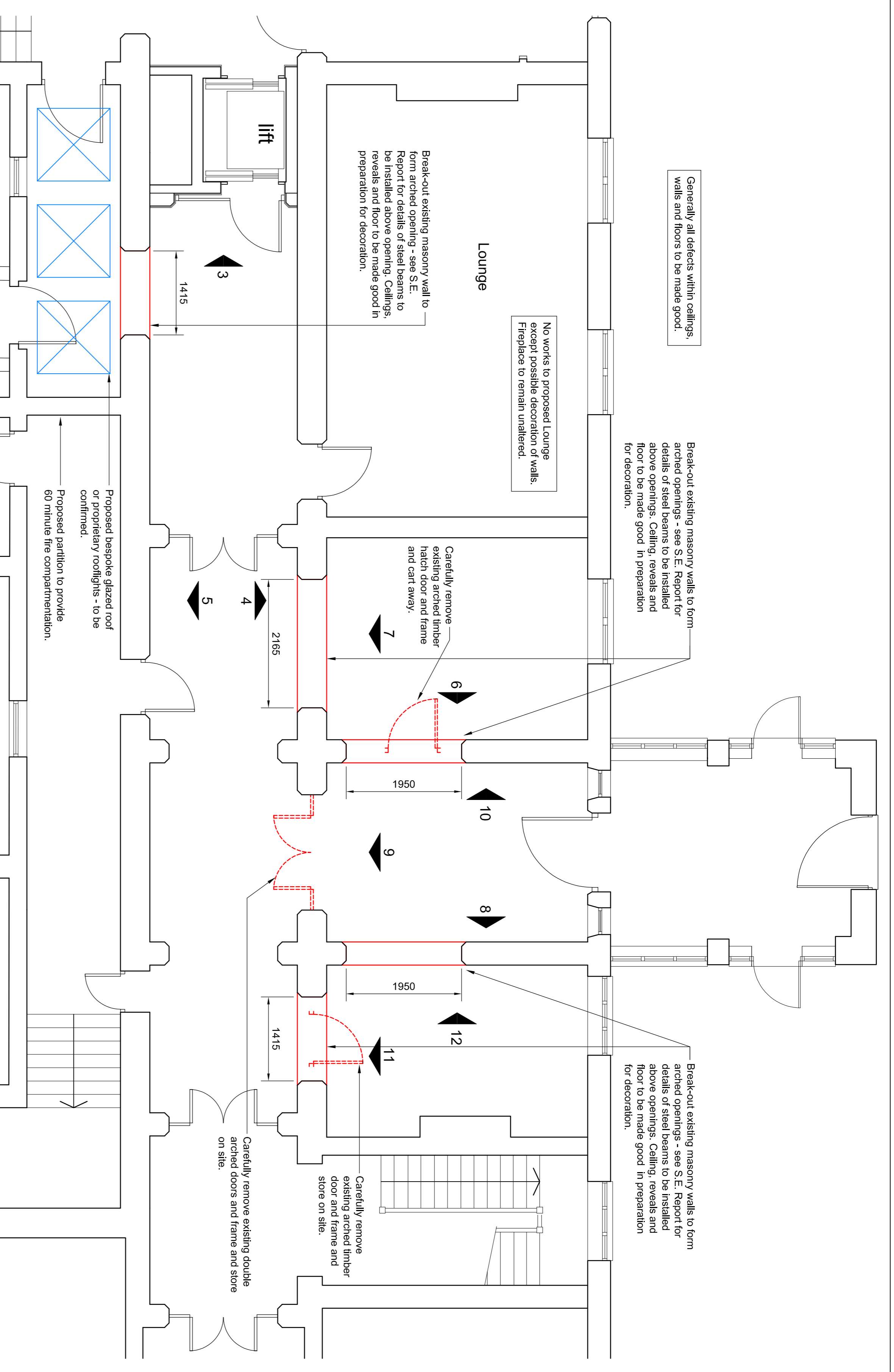
CLIENT: ENGLISH DOMINION GROUPS
 PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
 TITLE: CONVENT BUILDING - INTERNAL WORKS
 SCALE: AS SHOWN
 DATE: 14/02/2018
 SHEET: 1/3

DRAWN: JMC
 CHECKED: JMC
 DATE: 14/02/2018

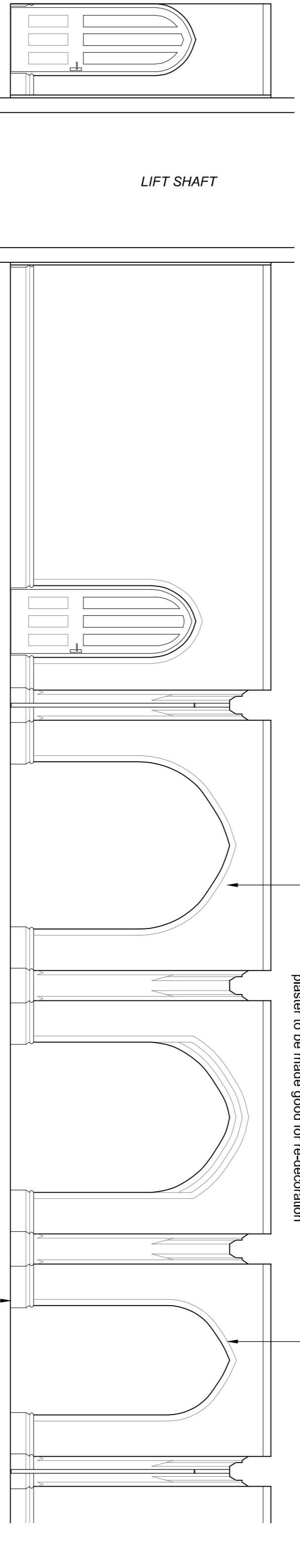
Notes:
 All work to be surveyed by contractor at tender stage.
 To be read in conjunction with all relevant partnership drawings, specifications & BBS sections and specifications.
 All work to be in accordance with the drawings, specifications, M&E drawings & specifications.
 The Master Plan and Landscaping information.



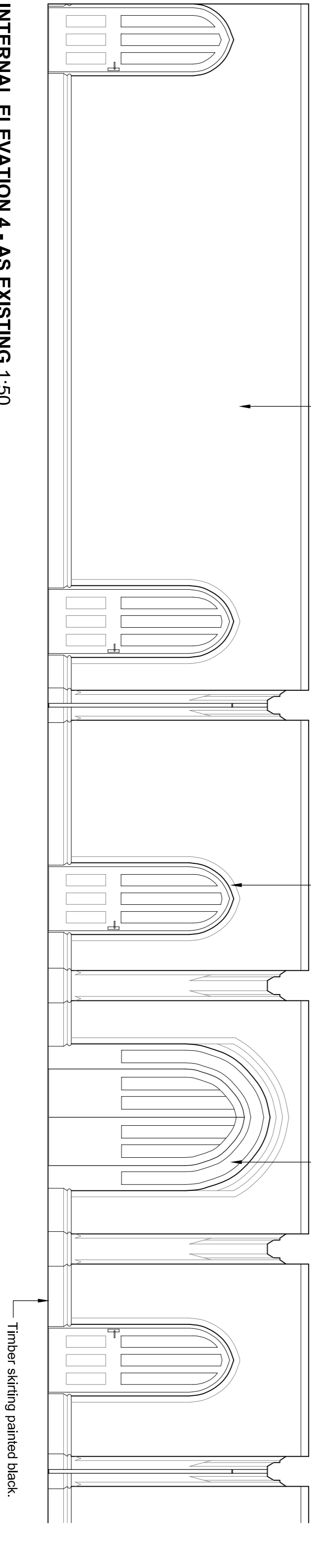
FOR ELEVATIONS 6 - 12 SEE
DRAWING 1705-SDC-CO-222



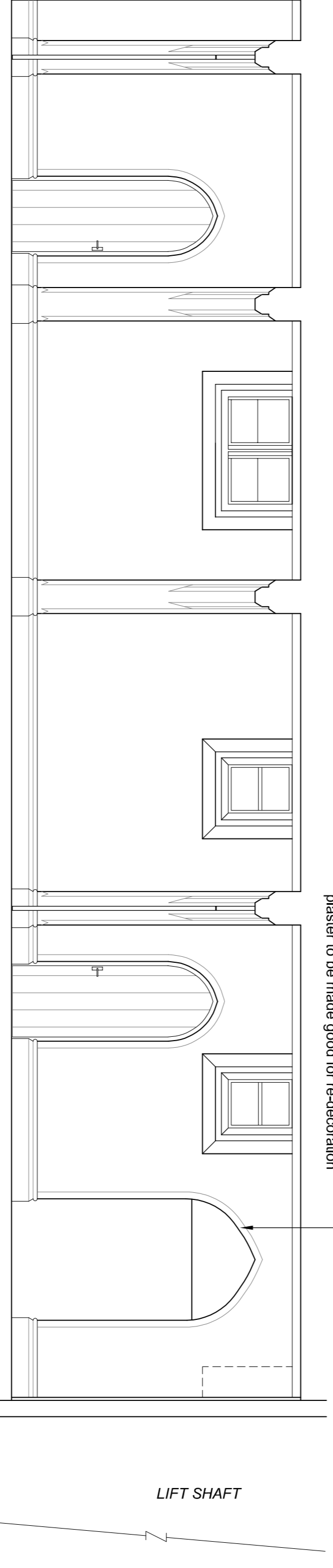
**GROUND FLOOR PART G. A. PLAN 2 -
 SHOWING EXTENT OF INTERNAL WORKS 1:50**



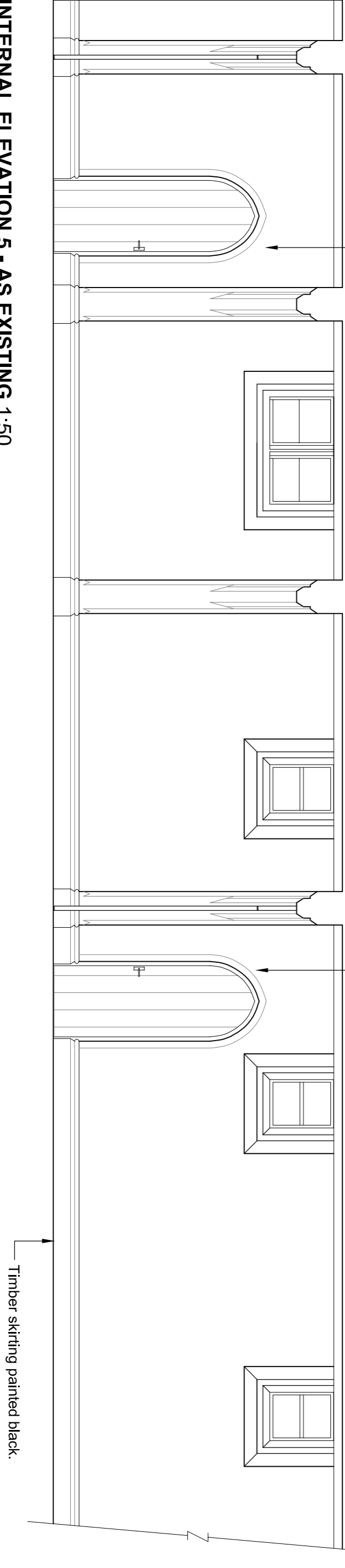
INTERNAL ELEVATION 4 - AS PROPOSED 1:50



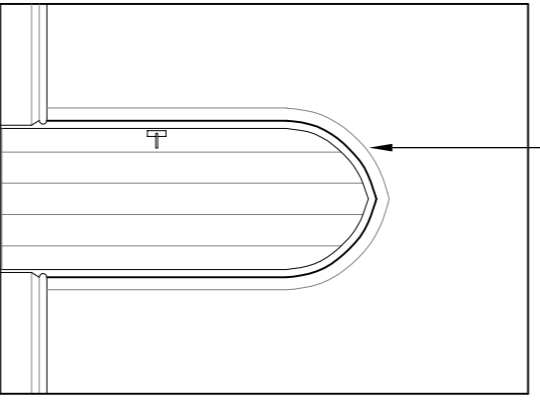
INTERNAL ELEVATION 4 - AS EXISTING 1:50



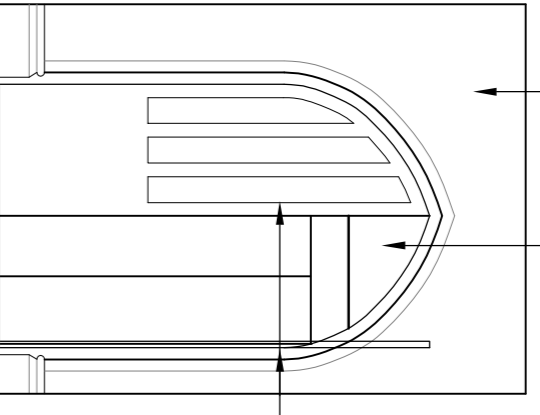
INTERNAL ELEVATION 5 - AS PROPOSED 1:50



INTERNAL ELEVATION 5 - AS EXISTING 1:50



INTERNAL ELEVATION 3 - AS EXISTING 1:50



INTERNAL ELEVATION 3 - AS PROPOSED 1:50

Arch (height to match adjacent) formed in proposed masonry wall to fore of lift shaft. skinned and decorated

Proposed plasterboard on (wall of proposed lift shaft), skinned and decorated.

Proposed timber doors to match existing (right-hand leaf to remain held open for access to lift carriage)

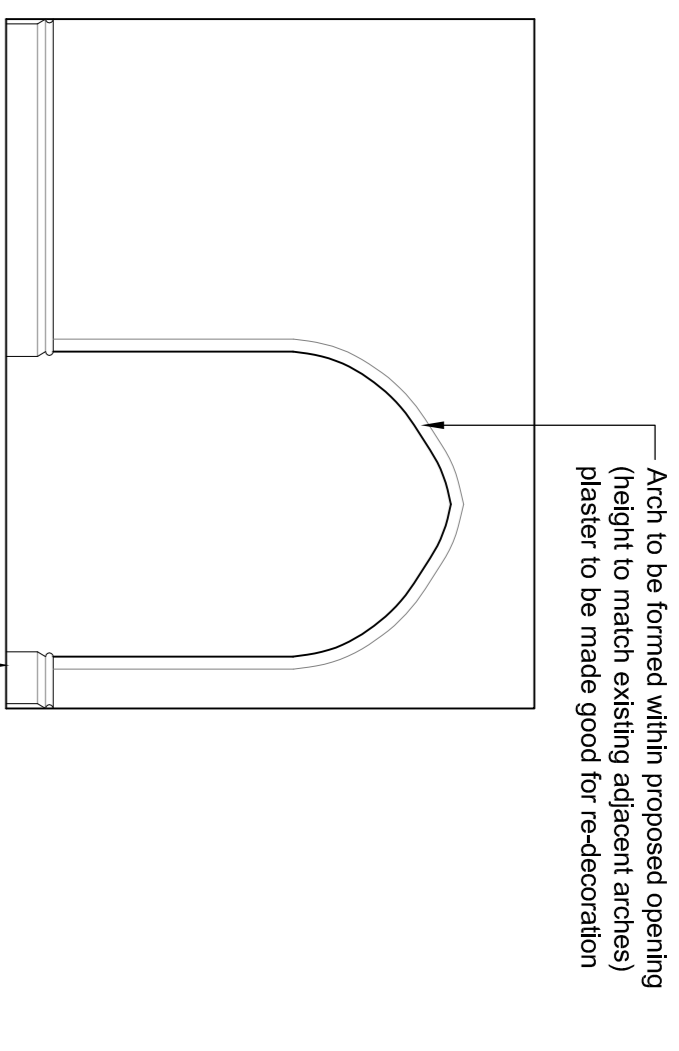
Arch (height to match adjacent) formed in proposed masonry wall to fore of lift shaft. skinned and decorated

Proposed plasterboard on (wall of proposed lift shaft), skinned and decorated.

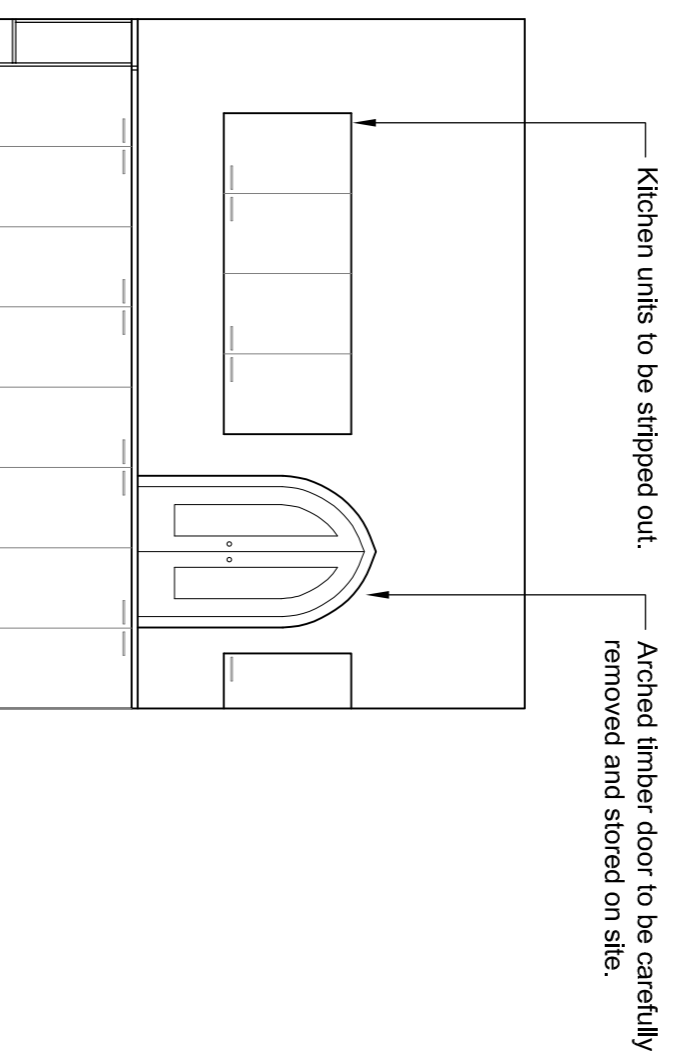
Proposed timber doors to match existing (right-hand leaf to remain held open for access to lift carriage)

Client	ENGLISH DOMINION COINGS	Date	14/02/2018
Product	PROPOSED RESIDENTIAL DEVELOPMENT	Scale	1:50
Project	ST DOMINIC'S CONVENT, STONE	Sheet	1/1
Ground Floor - Internal Works			
<p>Don't rub! Scale from this drawing, use figured dimensions only.</p> <p>All dimensions to be rounded up.</p> <p>All drawings to be read in conjunction with other contract documents.</p> <p>All work to be in accordance with the drawings, specifications, M&E drawings & specifications.</p> <p>All to be installed to manufacturer recommendations.</p> <p>© Copyright cavalleri partnerships Ltd</p>			

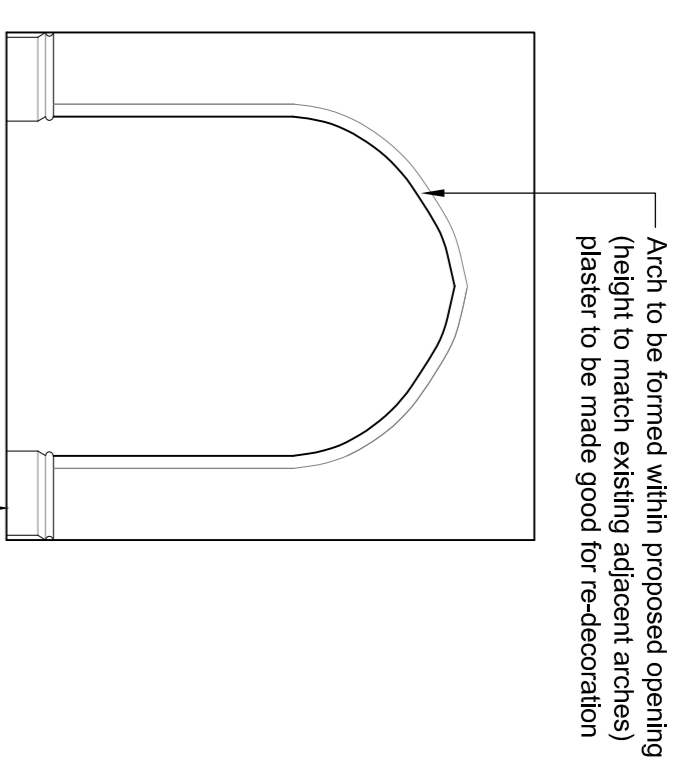
Notes
 All works to be surveyed by contractor at tender stage.
 To be read in conjunction with all cavaleri partnership drawings.
 Specifications & MSS sections and specifications.
 M&E drawings & specifications.
 The Master Plan and Landscaping information.



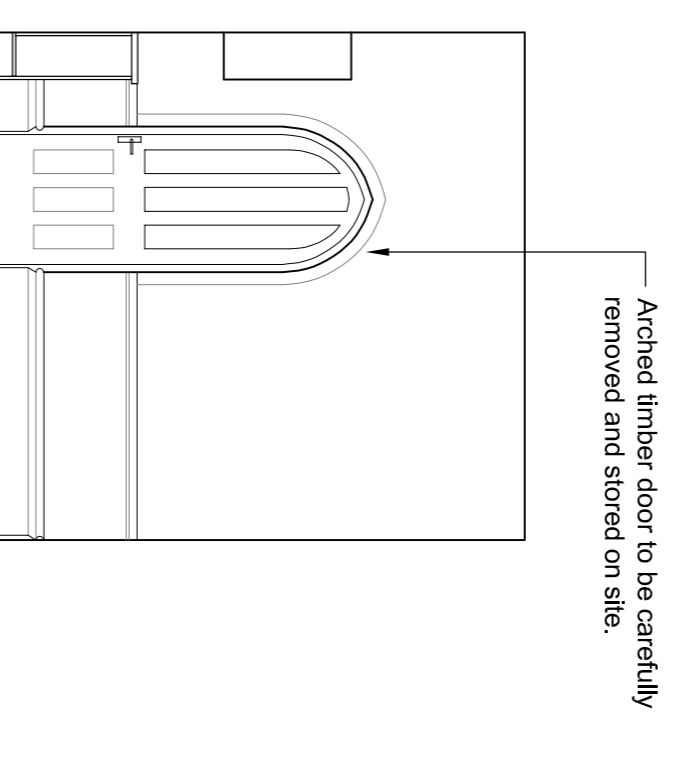
INTERNAL ELEVATION 6
- AS PROPOSED 1:50



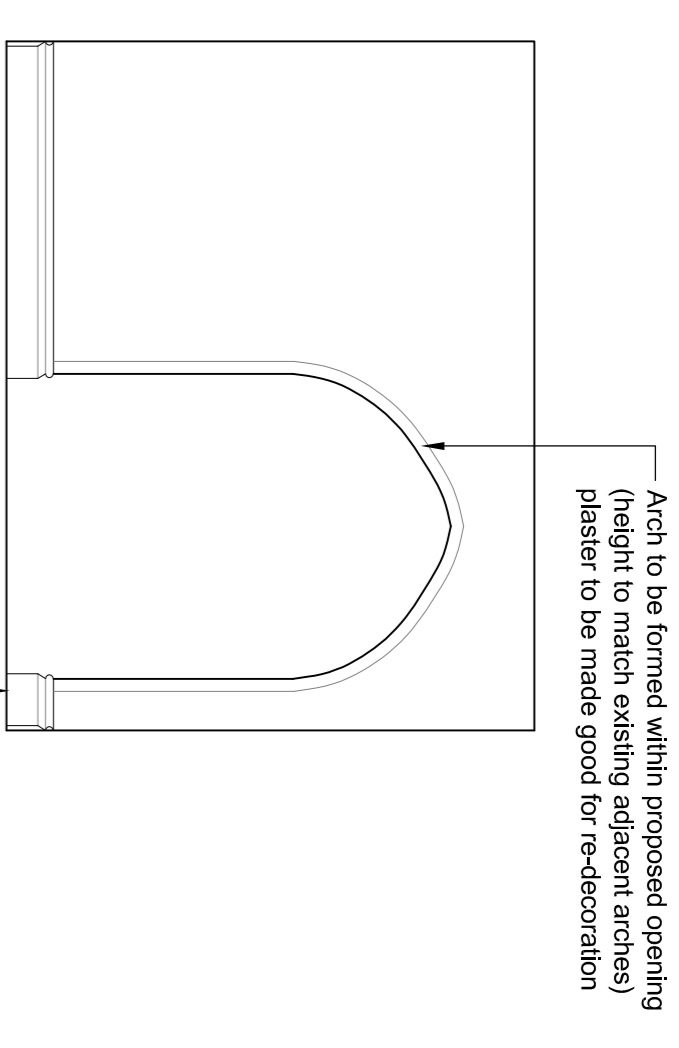
INTERNAL ELEVATION 6
- AS EXISTING 1:50



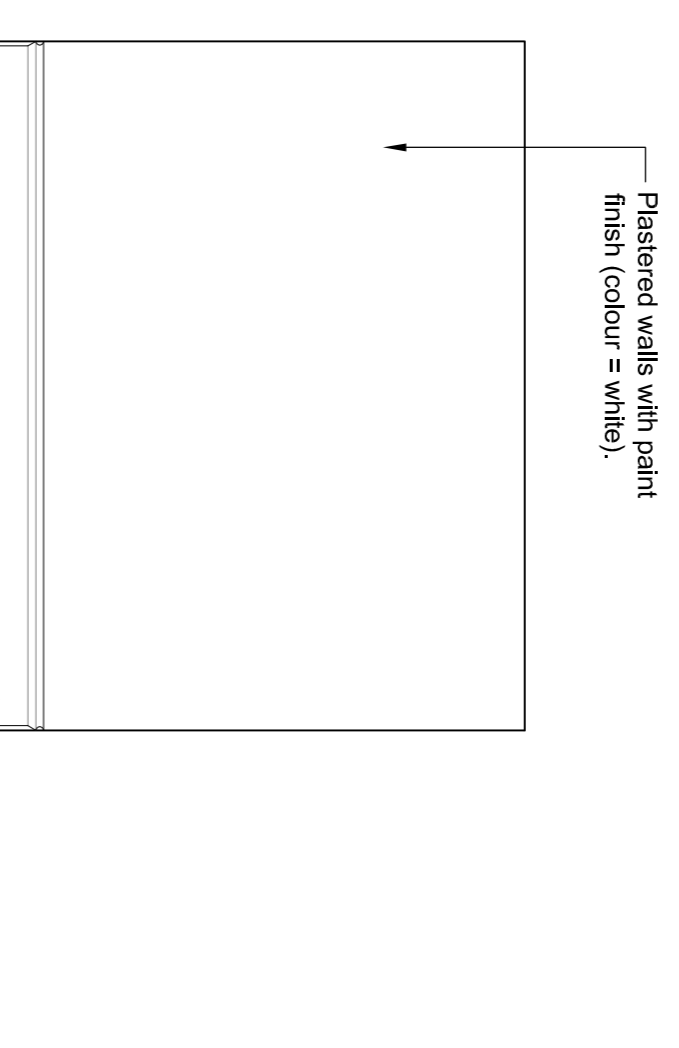
INTERNAL ELEVATION 7
- AS PROPOSED 1:50



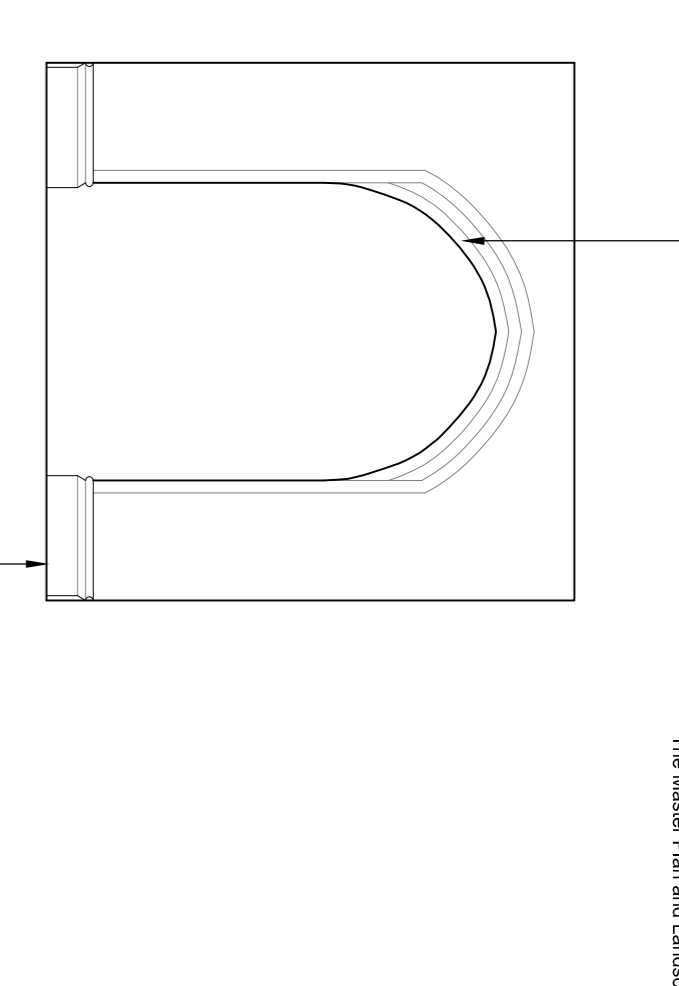
INTERNAL ELEVATION 7
- AS EXISTING 1:50



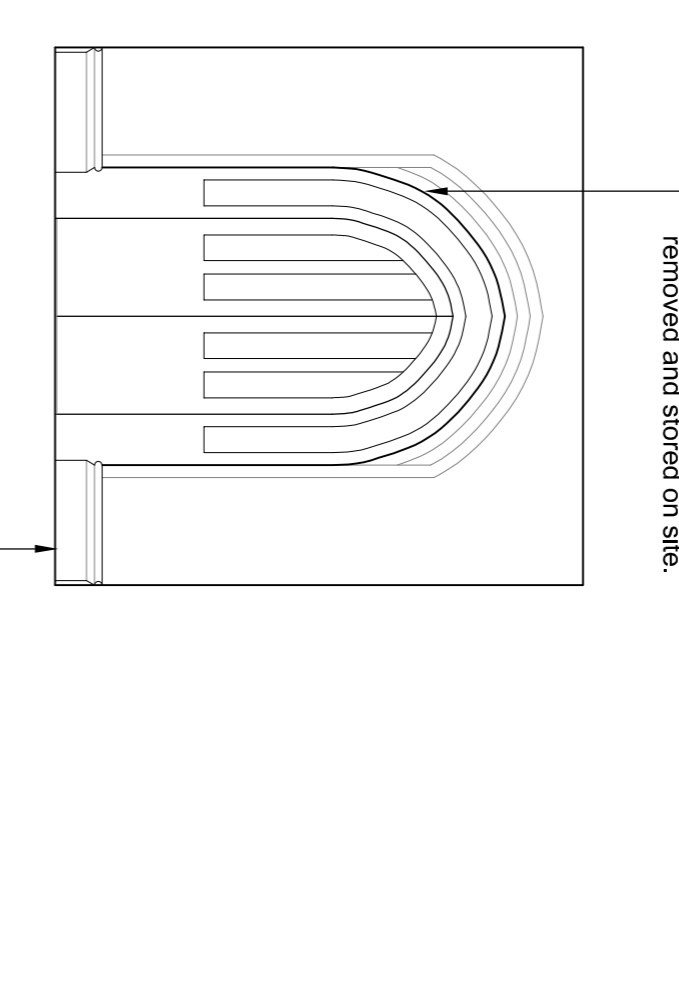
INTERNAL ELEVATION 8
- AS PROPOSED 1:50



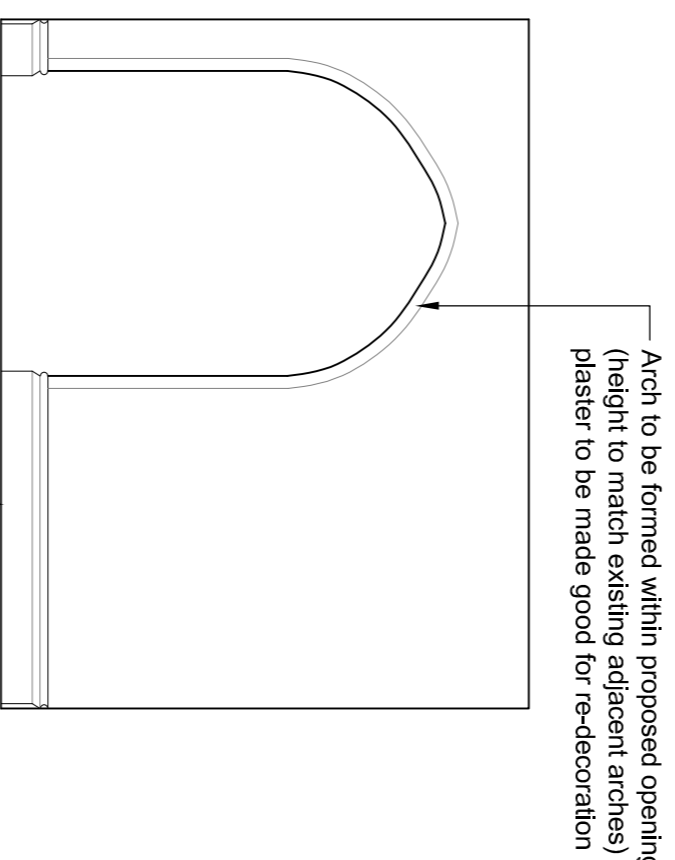
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- AS EXISTING 1:50



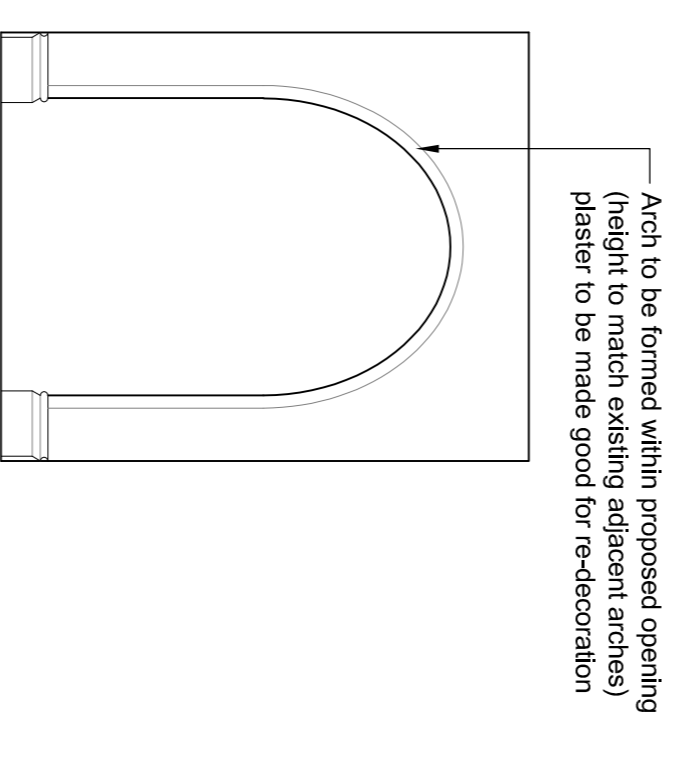
INTERNAL ELEVATION 9
- AS PROPOSED 1:50



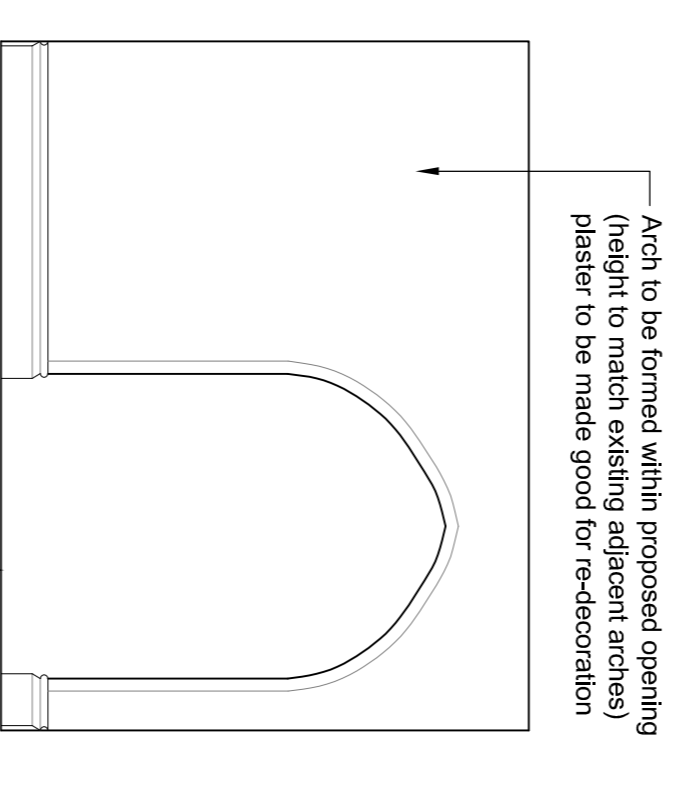
INTERNAL ELEVATION 9
- AS EXISTING 1:50



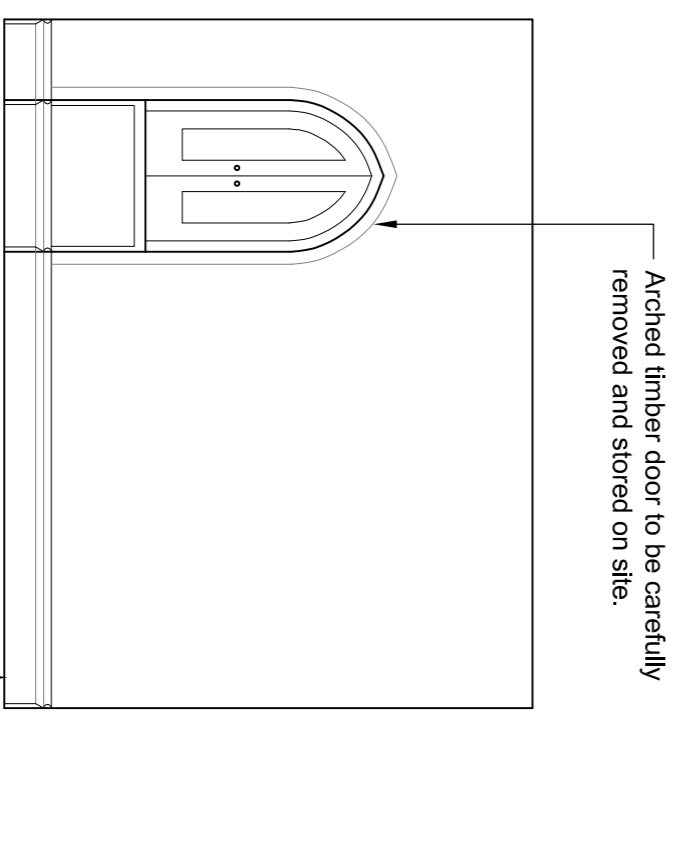
INTERNAL ELEVATION 10
- AS PROPOSED 1:50



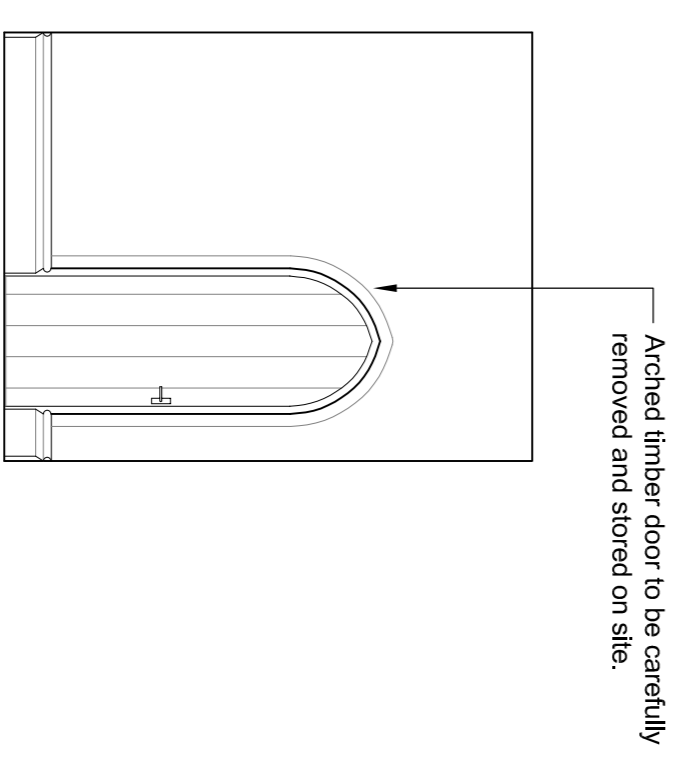
INTERNAL ELEVATION 11
- AS PROPOSED 1:50



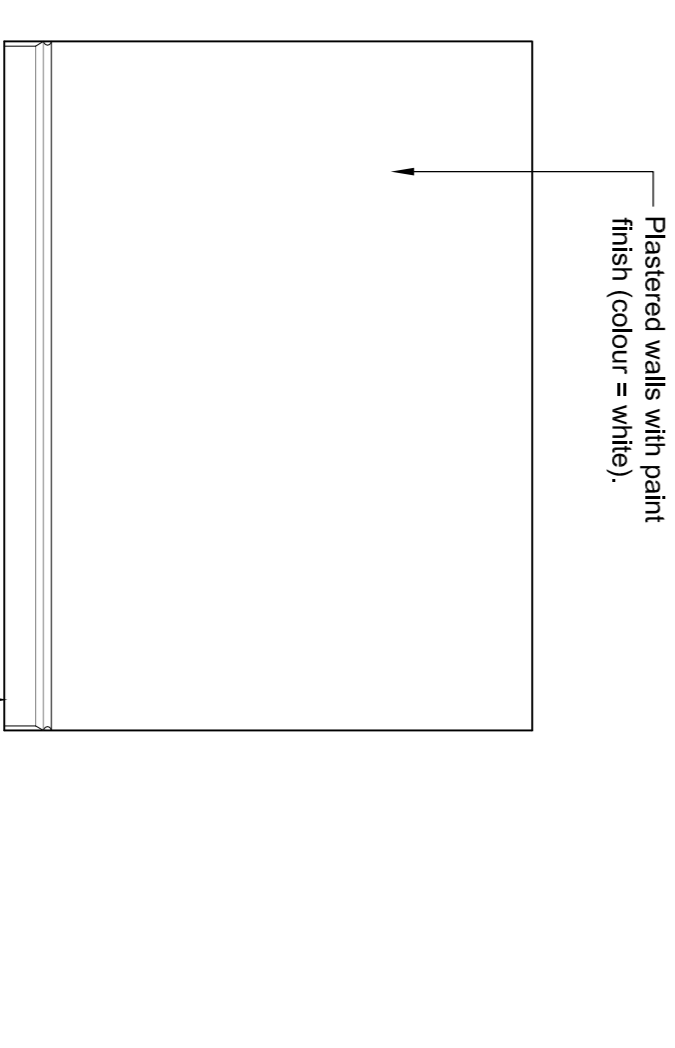
INTERNAL ELEVATION 12
- AS PROPOSED 1:50



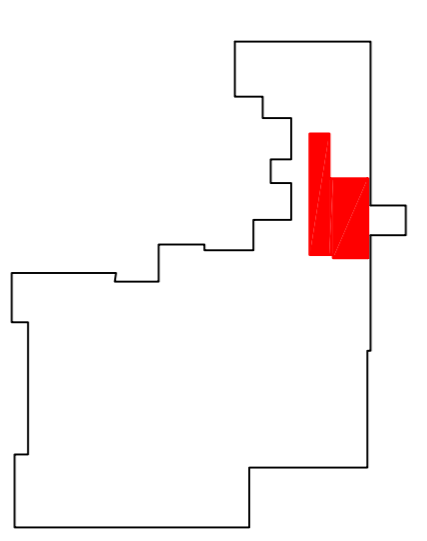
INTERNAL ELEVATION 10
- AS EXISTING 1:50



INTERNAL ELEVATION 11
- AS EXISTING 1:50



INTERNAL ELEVATION 12
- AS EXISTING 1:50

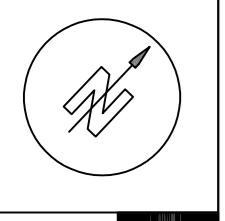


LOCATION KEY

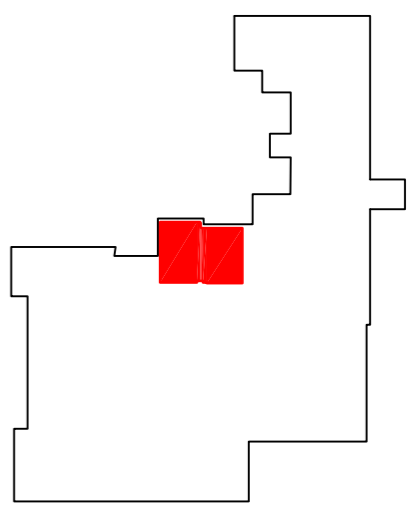
**FOR LOCATION OF ELEVATIONS 6 - 12
 SEE DRAWING 1705-SDC-CO-222**

Rev:	Description	Date:	Drawn:	Checked:

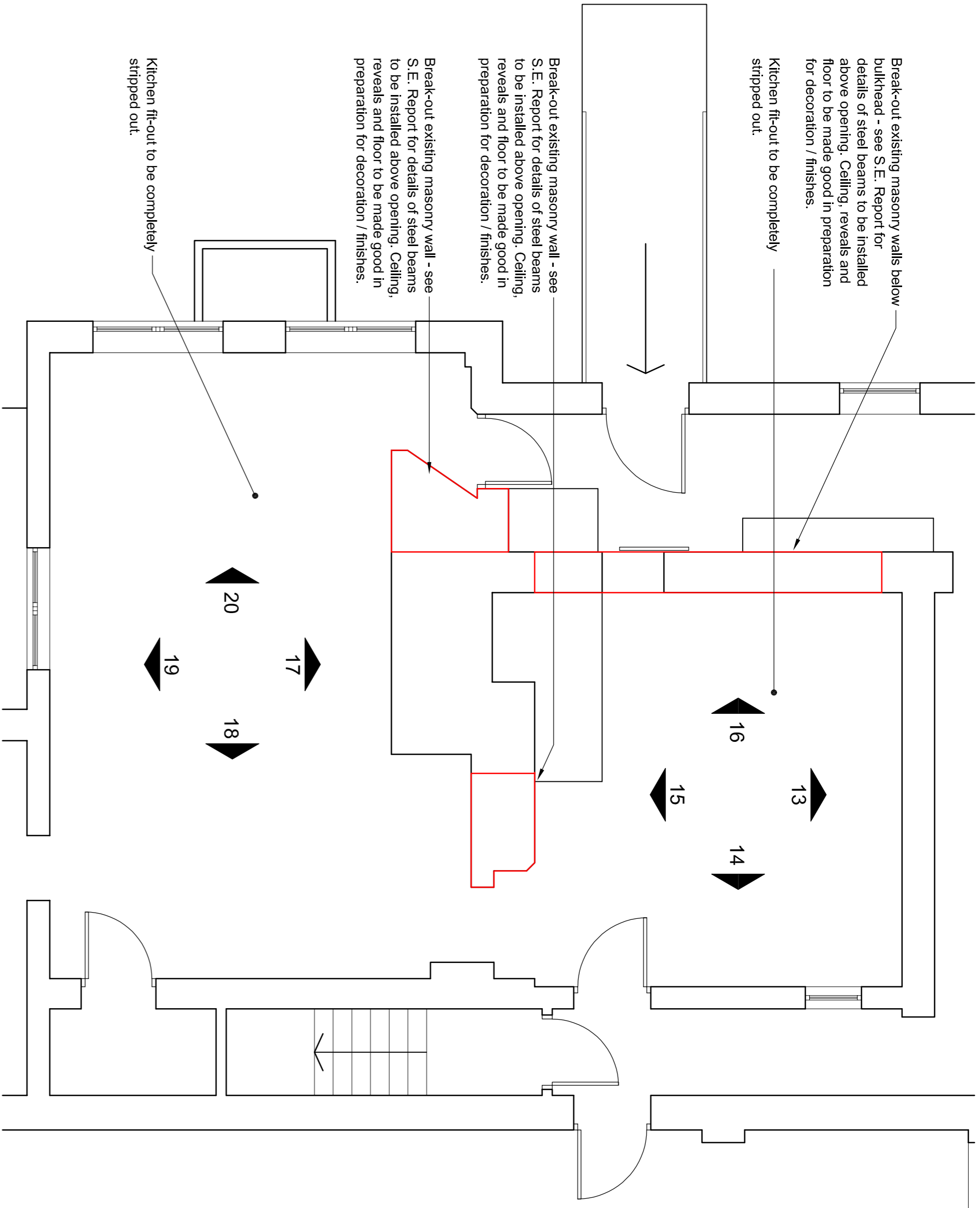
Do not scale from this drawing, use figured dimensions only.
 All drawings to be read in conjunction with other contract documents.
 All work to be completed in accordance with the Contract Administrator before any work commences.
 All to be installed to manufacturer recommendations.
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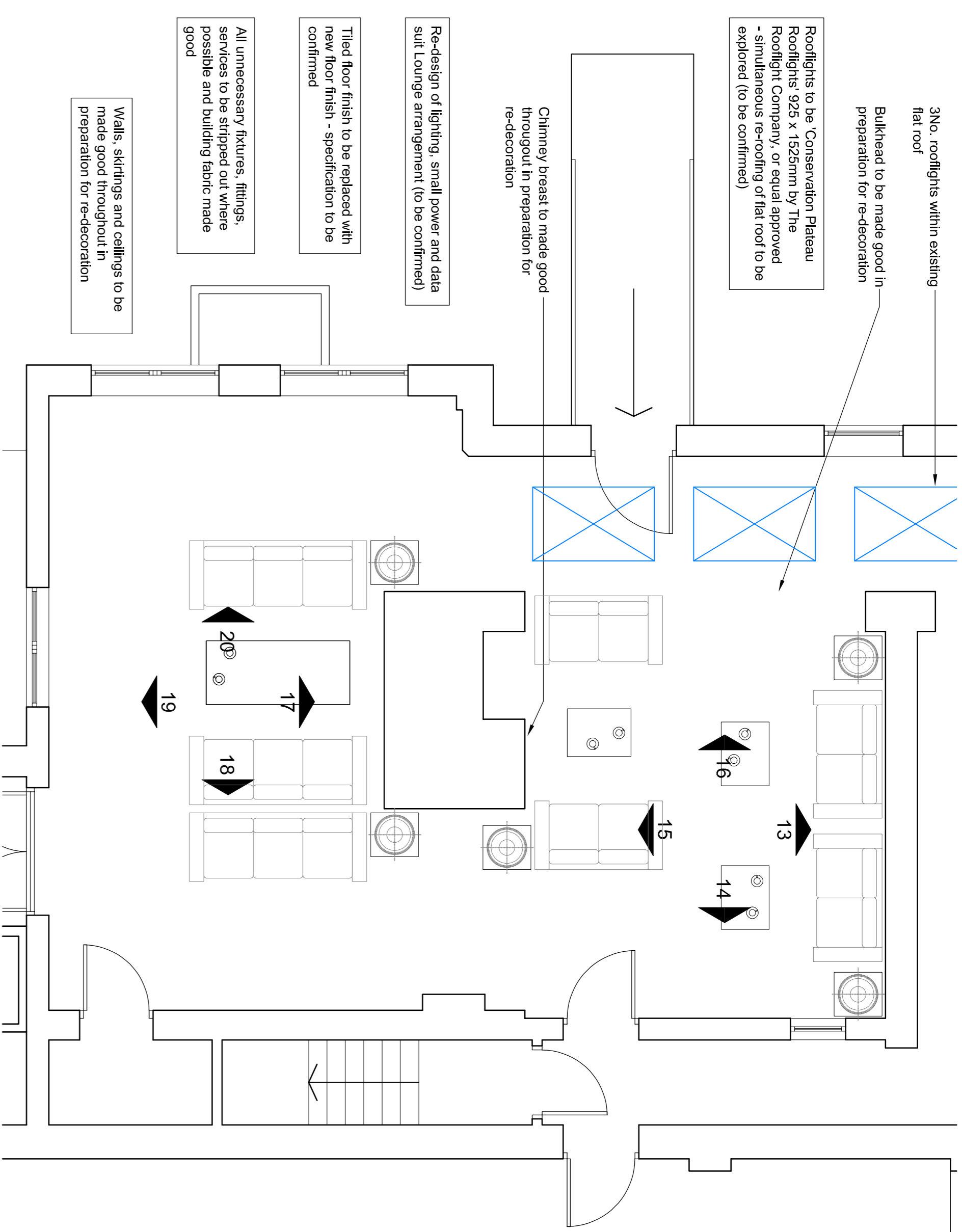
cavaleri partnership	Client:	ENGLISH DOMINION CORP	Scale:	1:50
UNIT 1, Wally Lane, London Road, Nuffield Road, STONNINGES CONVENT, STONE	Project:	PROPOSED RESIDENTIAL DRIVE ORNAMENT	Sheet No:	13
T: 01223 42504 F: 01223 42505 E: enquiries@cavaleri.co.uk	Title:	CONVENT BUILDING - INTERNAL WORKS	Rev:	1.1
Registration Number: 00591828	Drawn:	14/02/2018	Check:	13



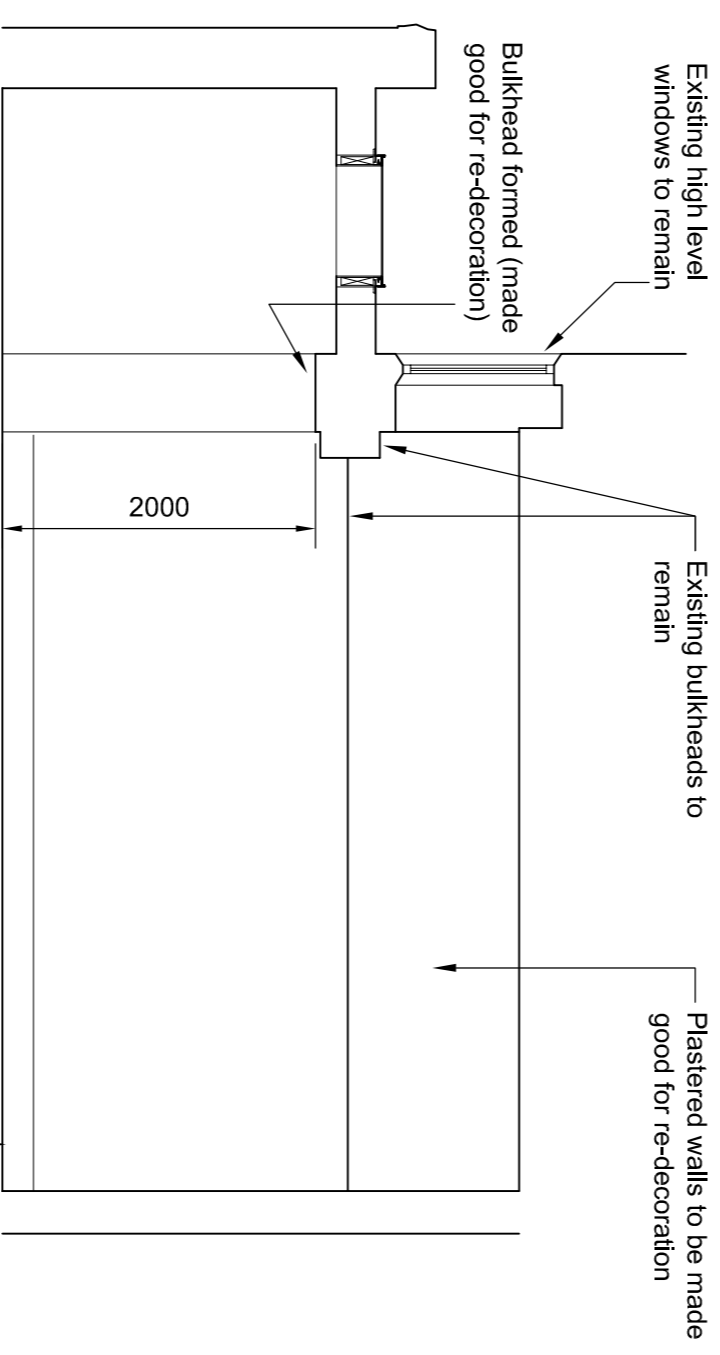
**FOR ELEVATIONS 17 - 20 SEE
 DRAWING 1705-SDC-CO-224**



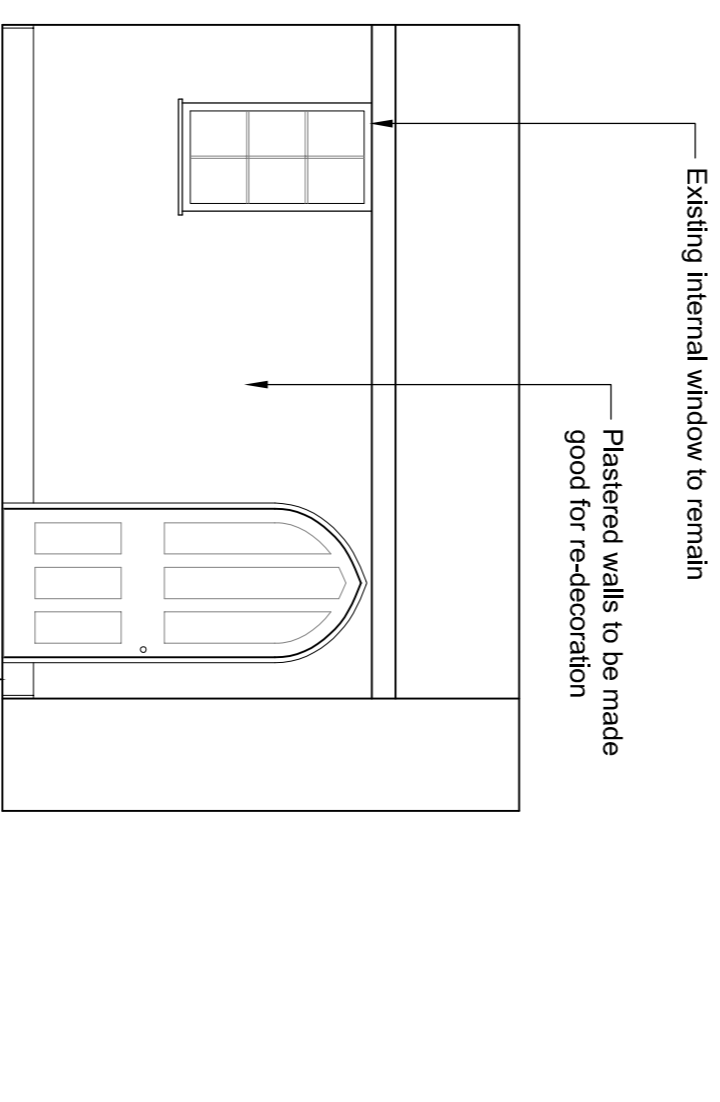
**GROUND FLOOR PART G. A. PLAN 3 -
 AS EXISTING 1:50**



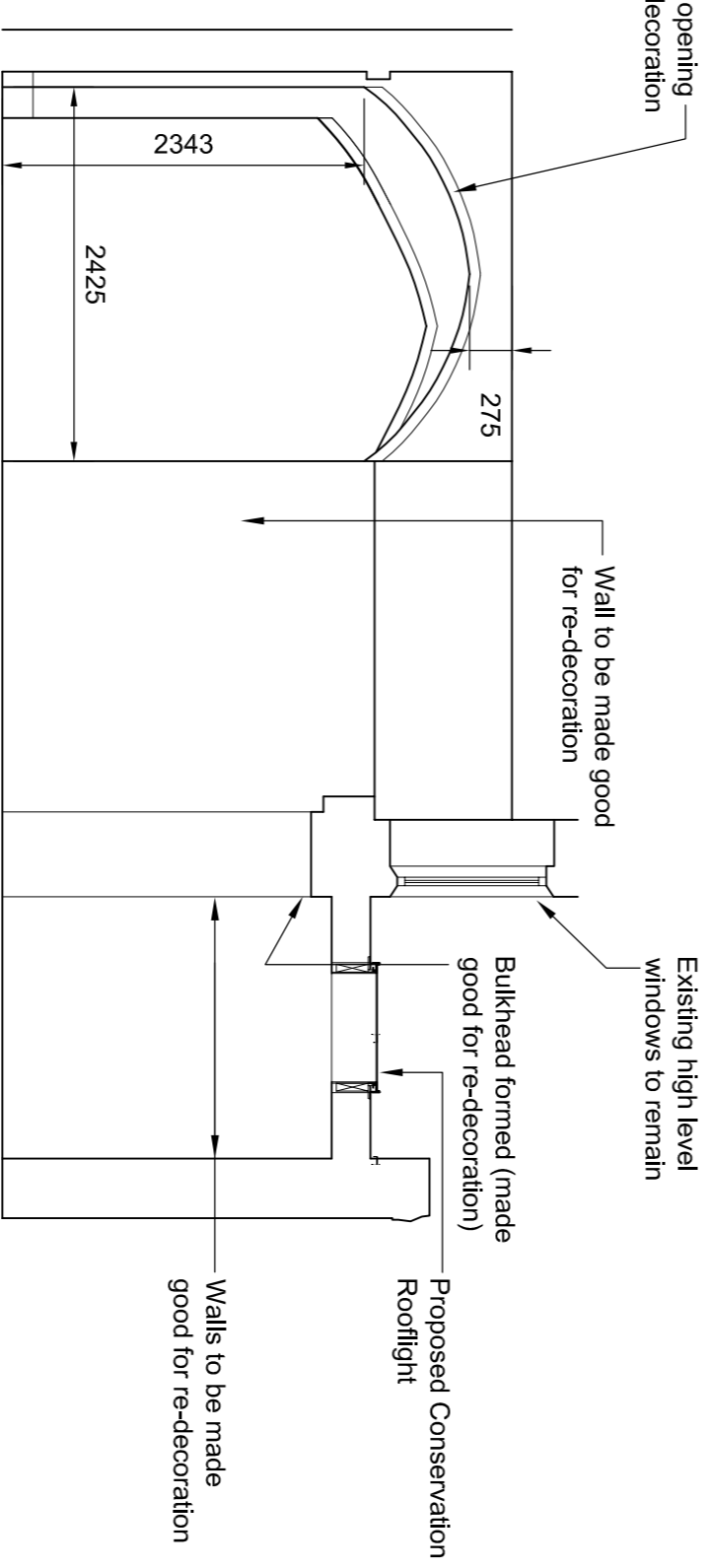
**GROUND FLOOR PART G. A. PLAN 3 -
 AS PROPOSED 1:50**



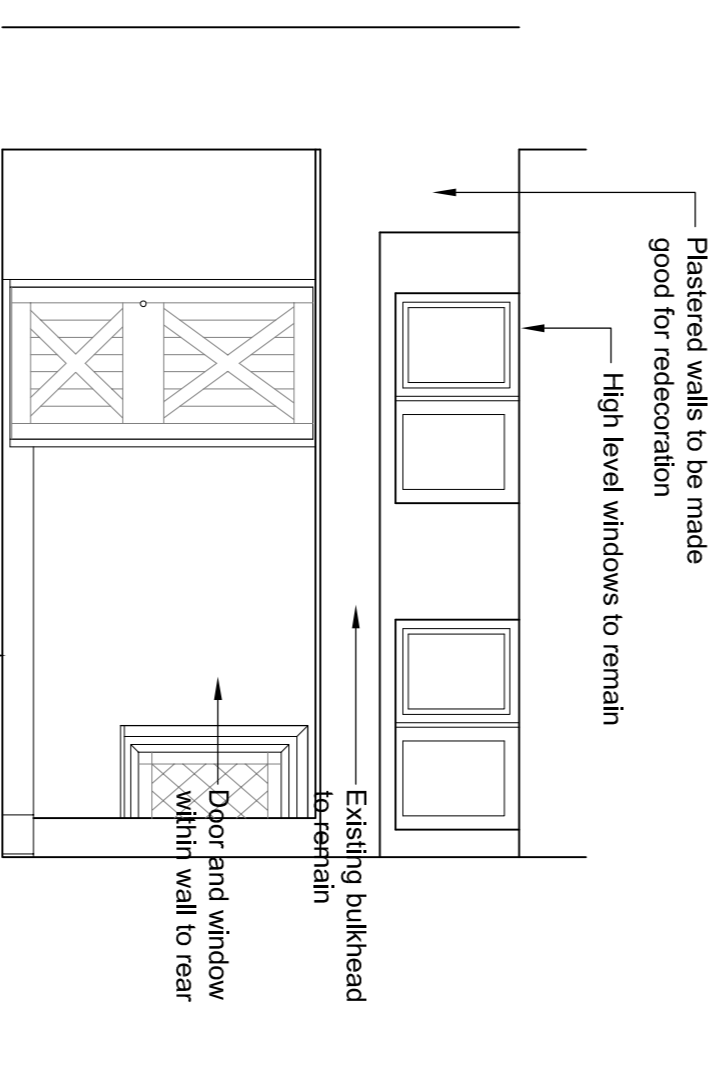
INTERNAL ELEVATION 13 - AS PROPOSED 1:50



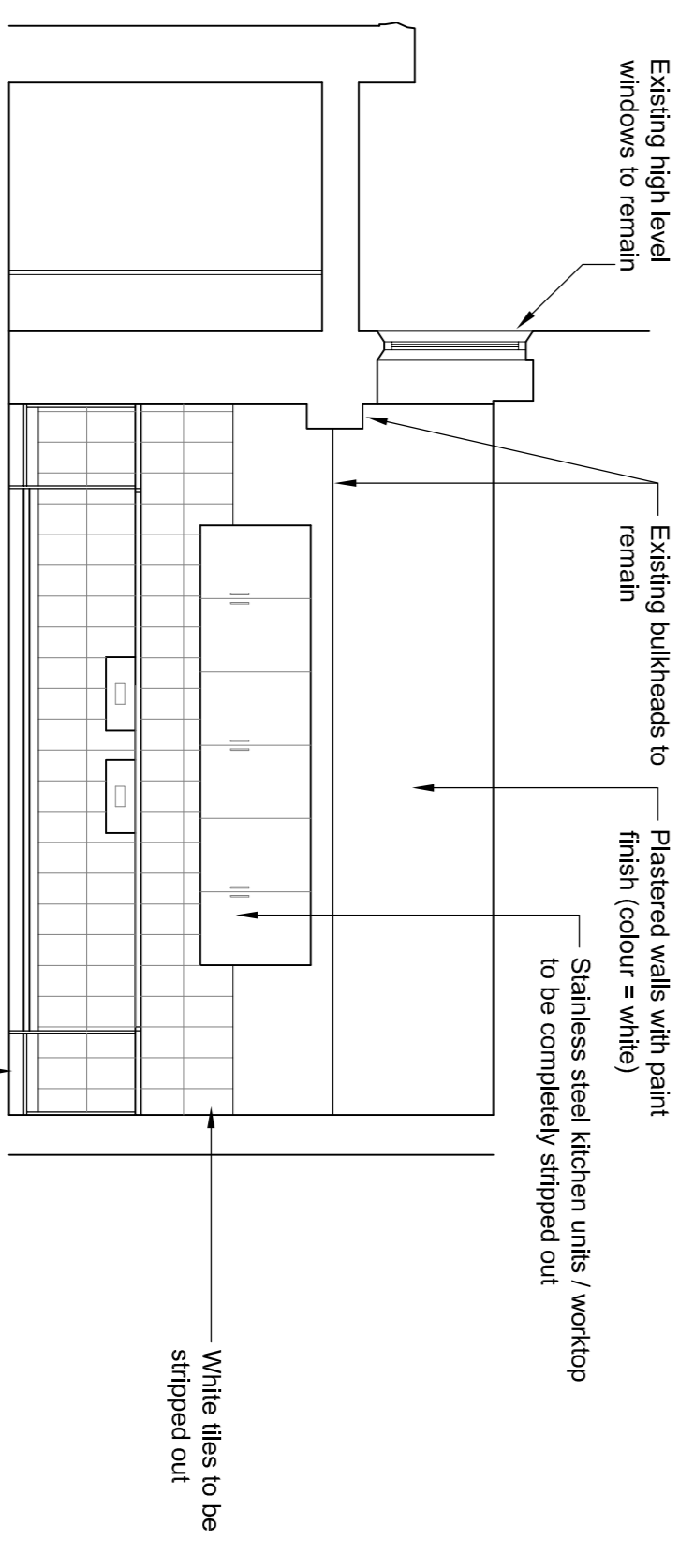
INTERNAL ELEVATION 14 - AS PROPOSED 1:50



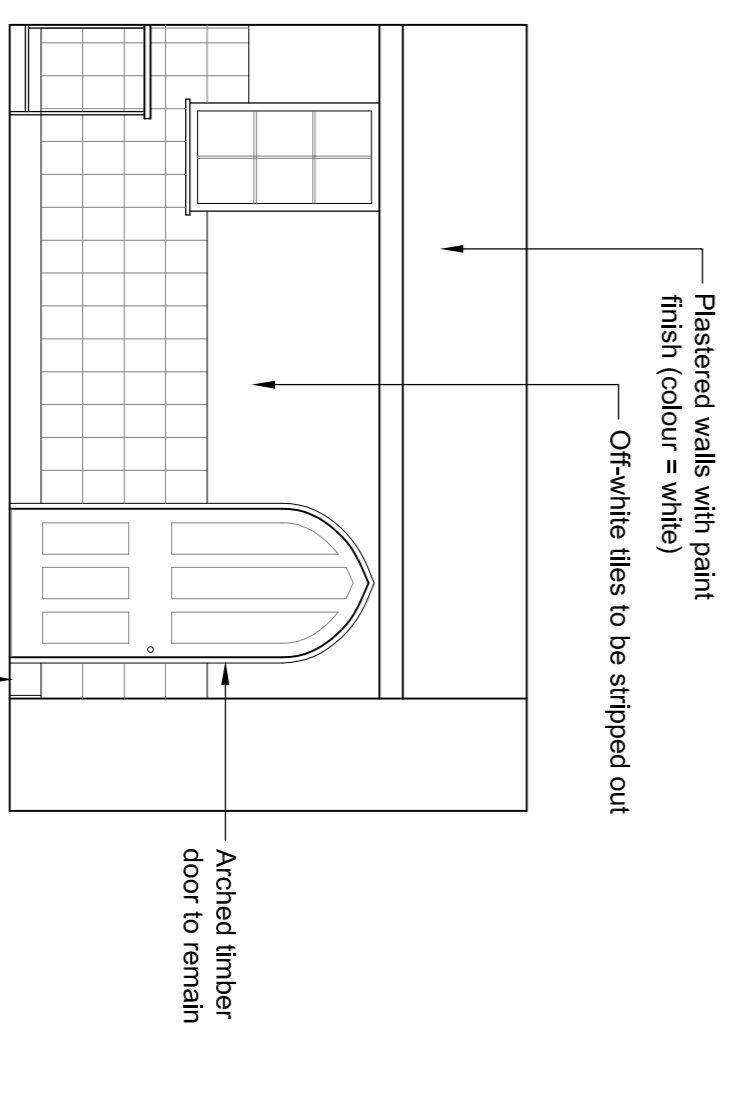
INTERNAL ELEVATION 15 - AS PROPOSED 1:50



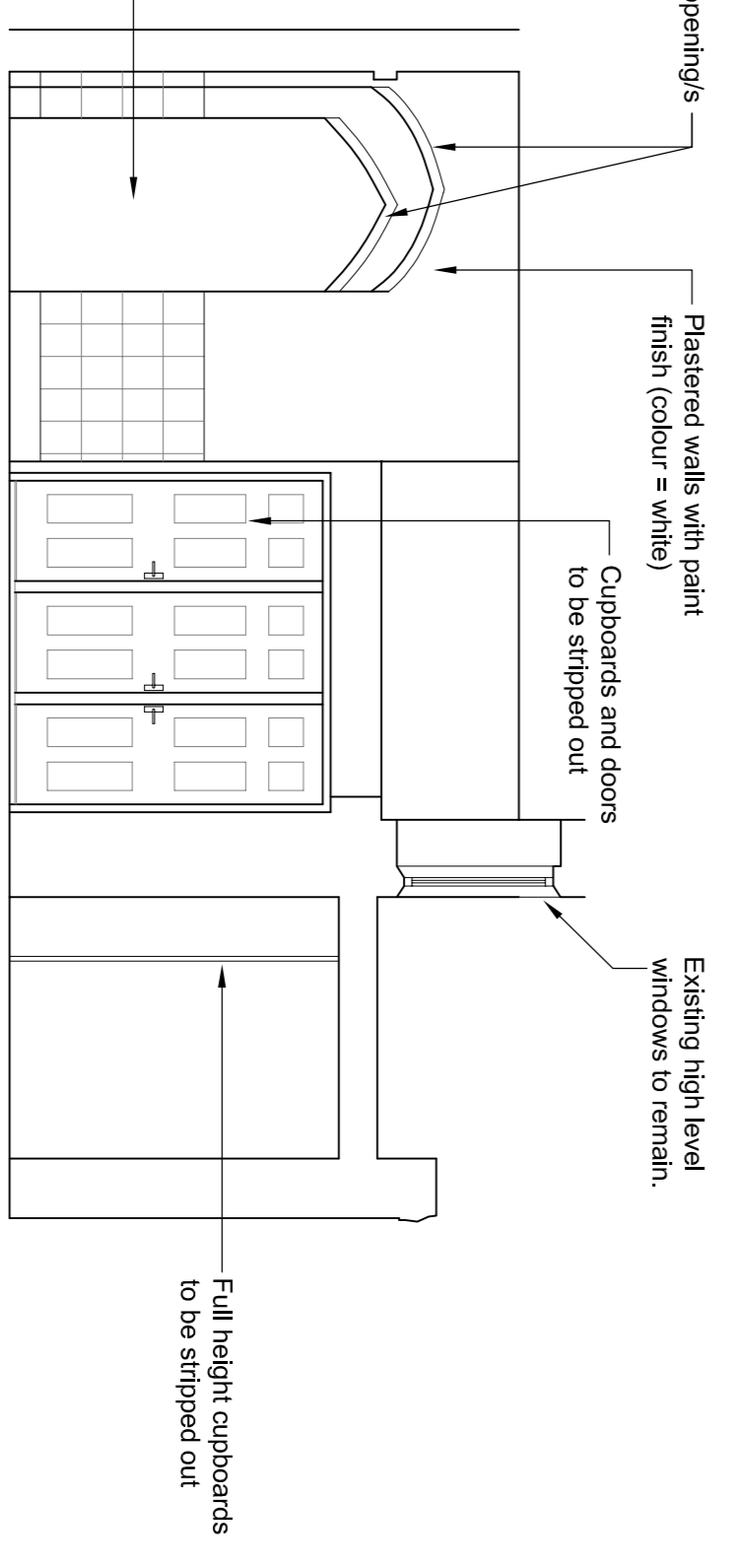
INTERNAL ELEVATION 16 - AS PROPOSED 1:50



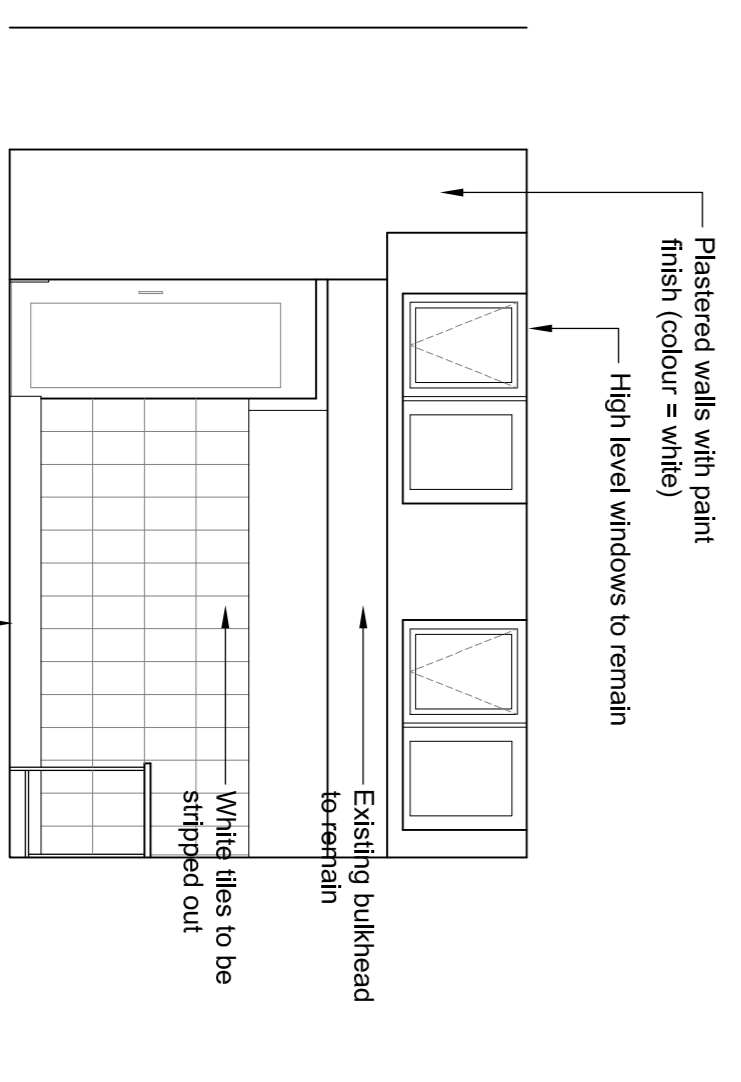
INTERNAL ELEVATION 13 - AS PROPOSED 1:50



INTERNAL ELEVATION 14 - AS PROPOSED 1:50



INTERNAL ELEVATION 15 - AS PROPOSED 1:50

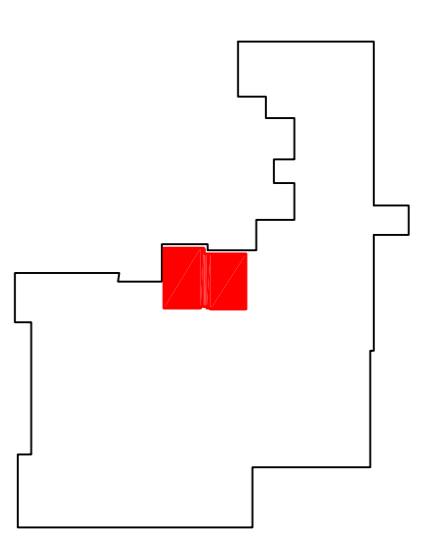


INTERNAL ELEVATION 16 - AS PROPOSED 1:50

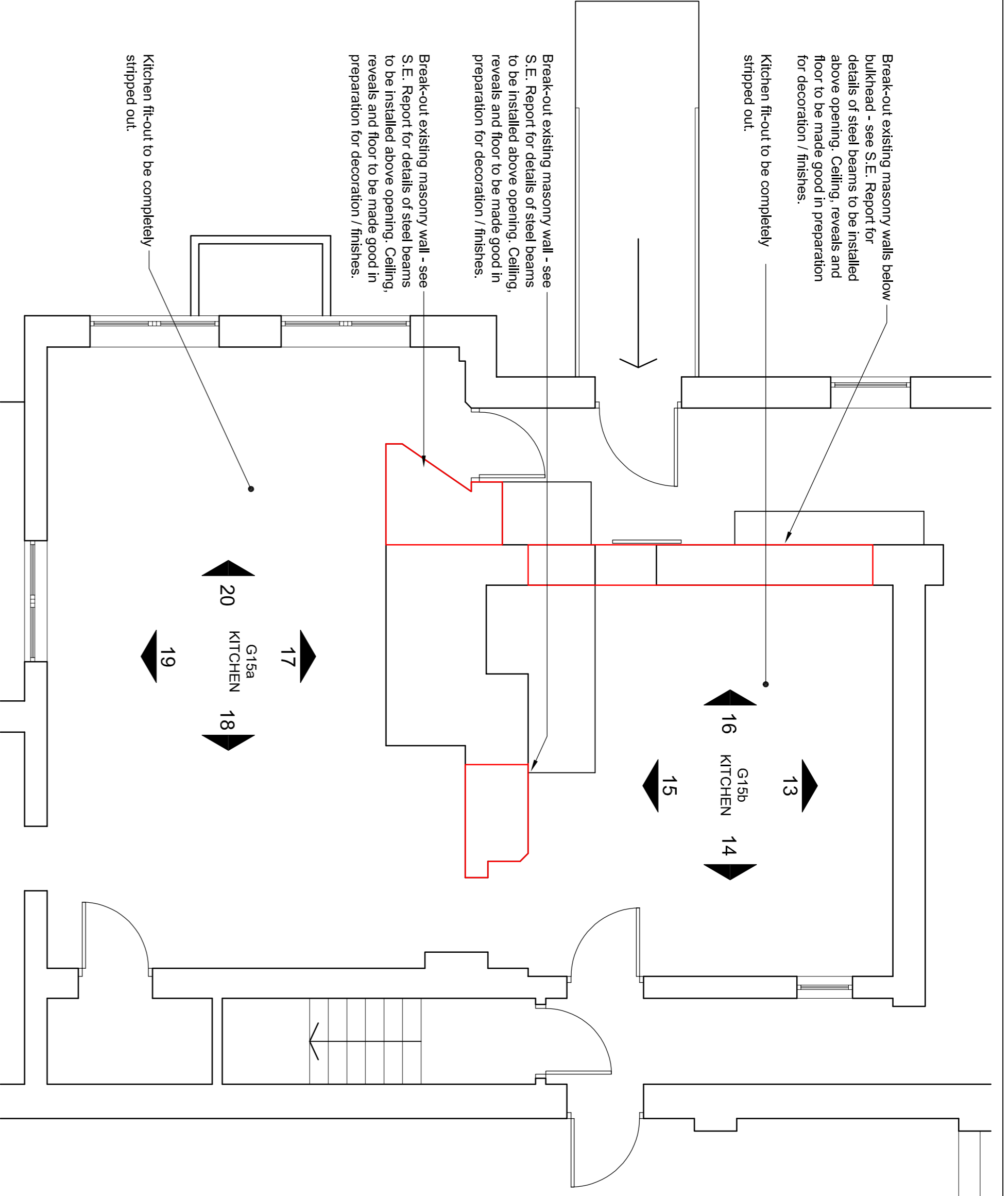
Scale:	Do not scale from this drawing, use figured dimensions only.
Notes:	All drawings to be read in conjunction with other contract documents and specifications.
Drawn:	Checked:
Date:	Copyright © cavatelli partnership ltd

	cavatelli partnership ENGLISH COMMERCIAL GROUPS PROPOSED RESIDENTIAL DEVELOPMENT ST DOMINIC'S CONVENT STONE CONVENT BUILDING - INTERNAL WORKS GROUND FLOOR - SHEET 4	CLIENT: ENGLISH COMMERCIAL GROUPS PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT TITLE: ST DOMINIC'S CONVENT STONE CONVENT BUILDING - INTERNAL WORKS GROUND FLOOR - SHEET 4	DATE: 14/02/2018 SCALE: 1:50 DRAWING NUMBER: 1705-SDC-CO-224
	URM, 14th/15th Floor, 25 Abchurch Lane, London EC4N 3DF T: 020 7523 4204 F: 020 7523 4205 E: enquiries@cavatelli.co.uk Registered Number 06903028	DATE: 14/02/2018 SCALE: 1:50 DRAWING NUMBER: 1705-SDC-CO-224	DATE: 14/02/2018 SCALE: 1:50 DRAWING NUMBER: 1705-SDC-CO-224

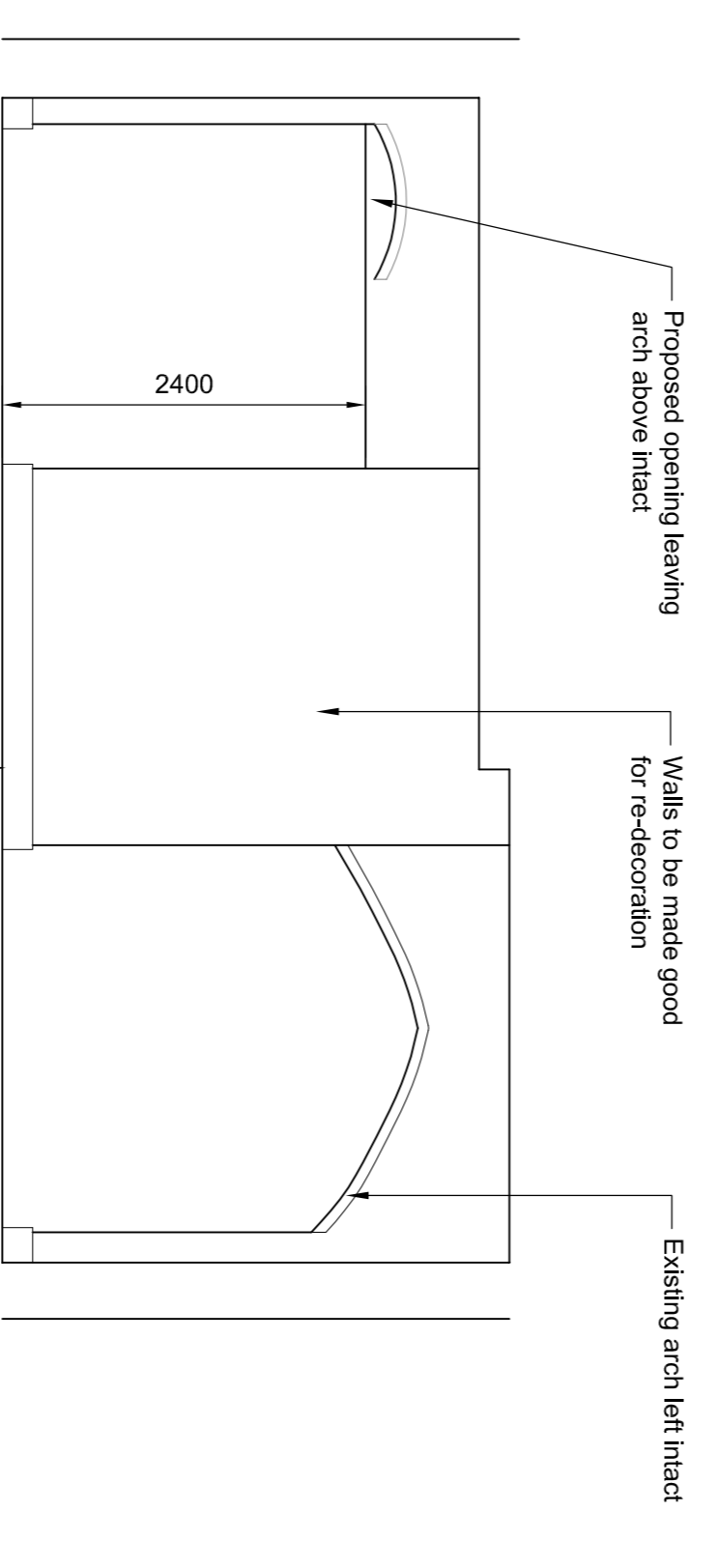
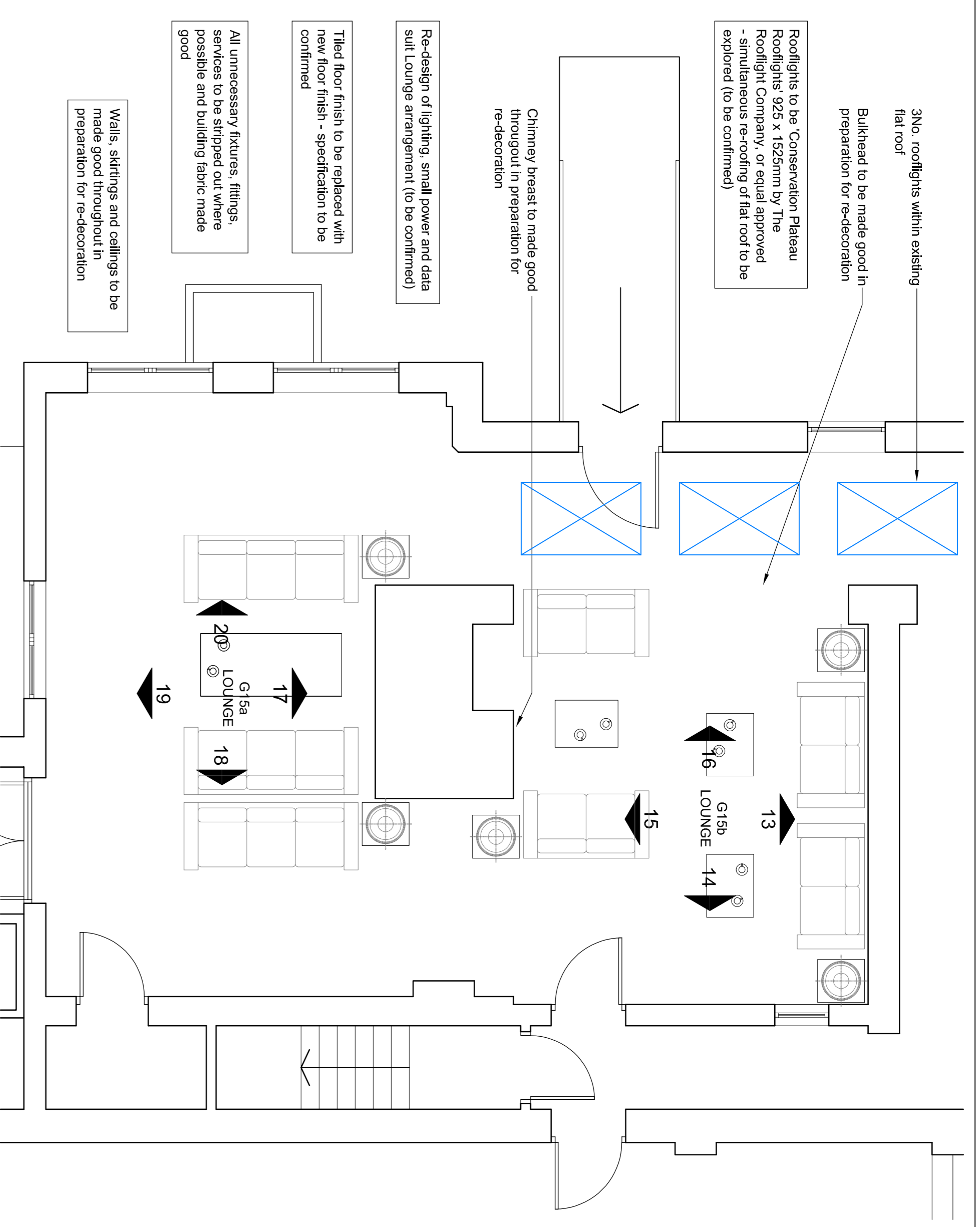
Notes:
 All drawings to be submitted by contractor at tender stage.
 To be read in conjunction with all cavellid partnership drawings, specifications & MSB sections and specifications.
 M&E drawings & specifications.
 The Master Plan and Landscaping information.



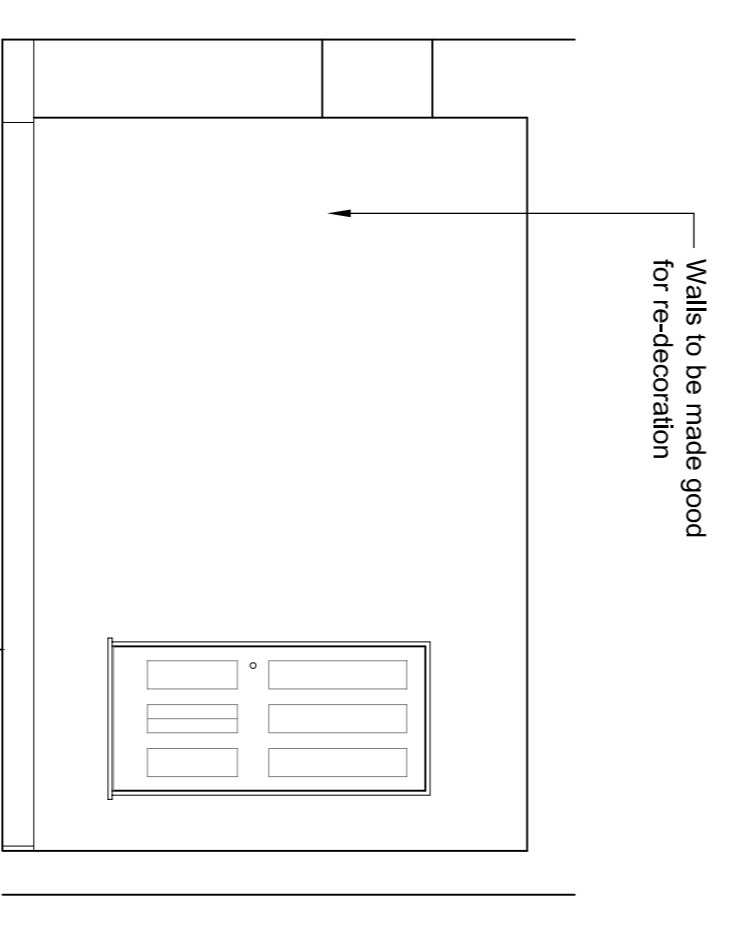
FOR ELEVATIONS 13 - 16 SEE
 DRAWING 1705-SDC-CO-223



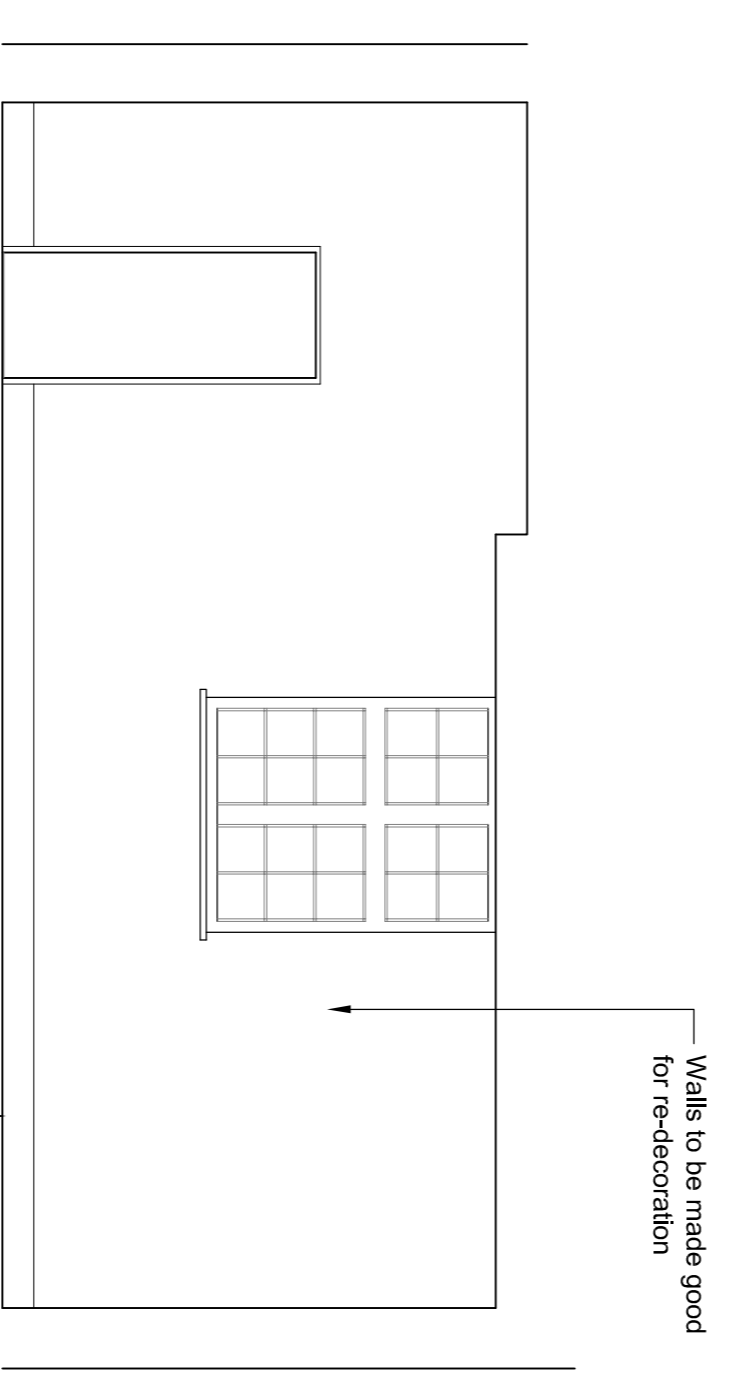
GROUND FLOOR PART G. A. PLAN 3 -
 AS PROPOSED 1:50



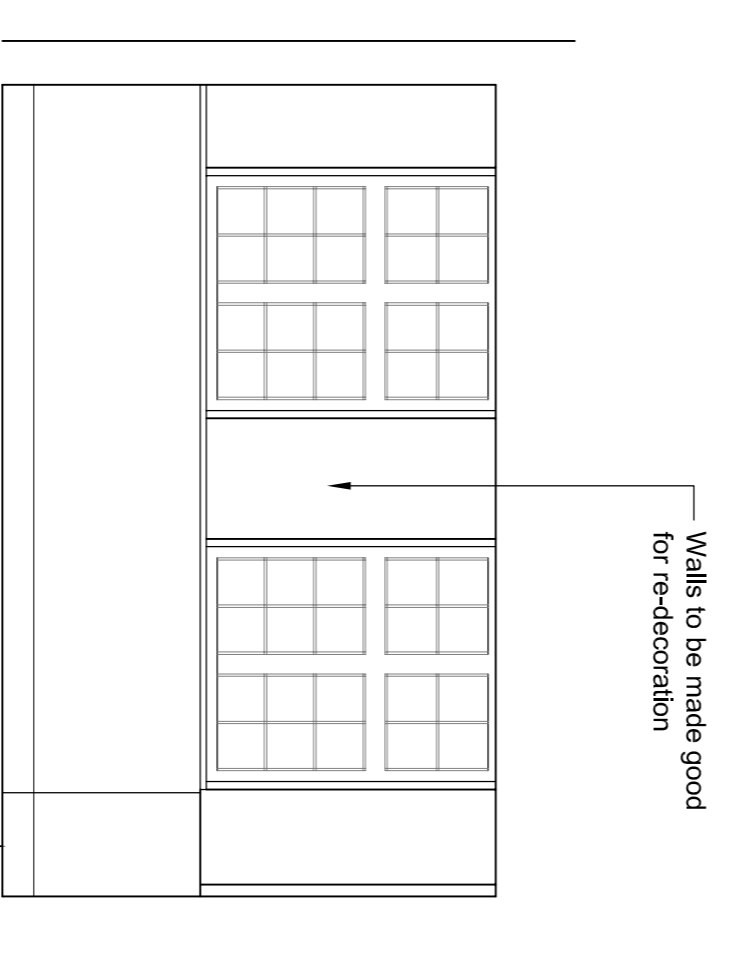
INTERNAL ELEVATION 17
 - AS PROPOSED 1:50



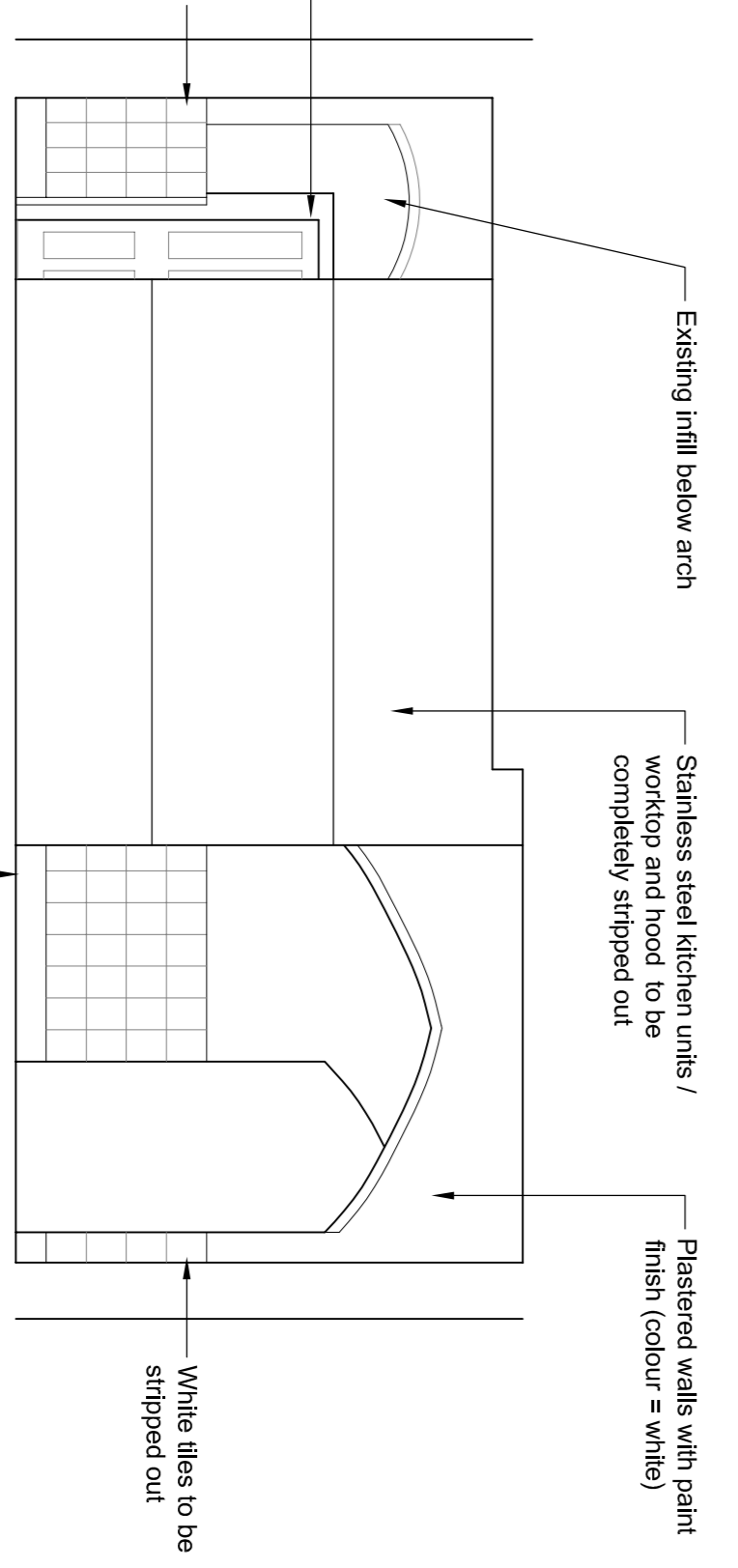
INTERNAL ELEVATION 18
 - AS PROPOSED 1:50



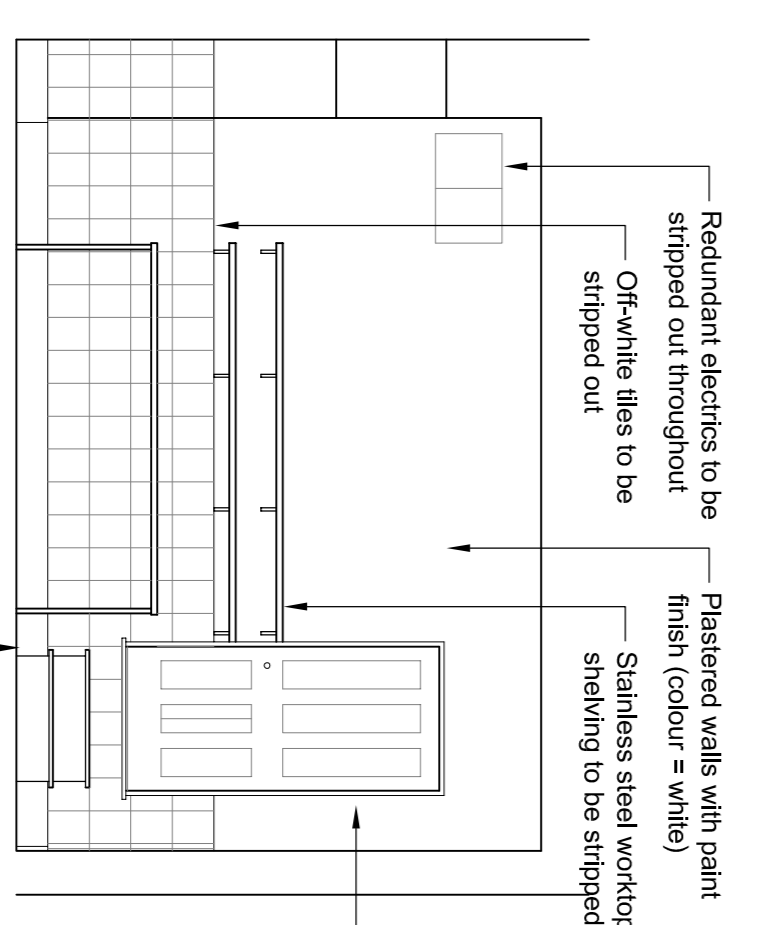
INTERNAL ELEVATION 19
 - AS PROPOSED 1:50



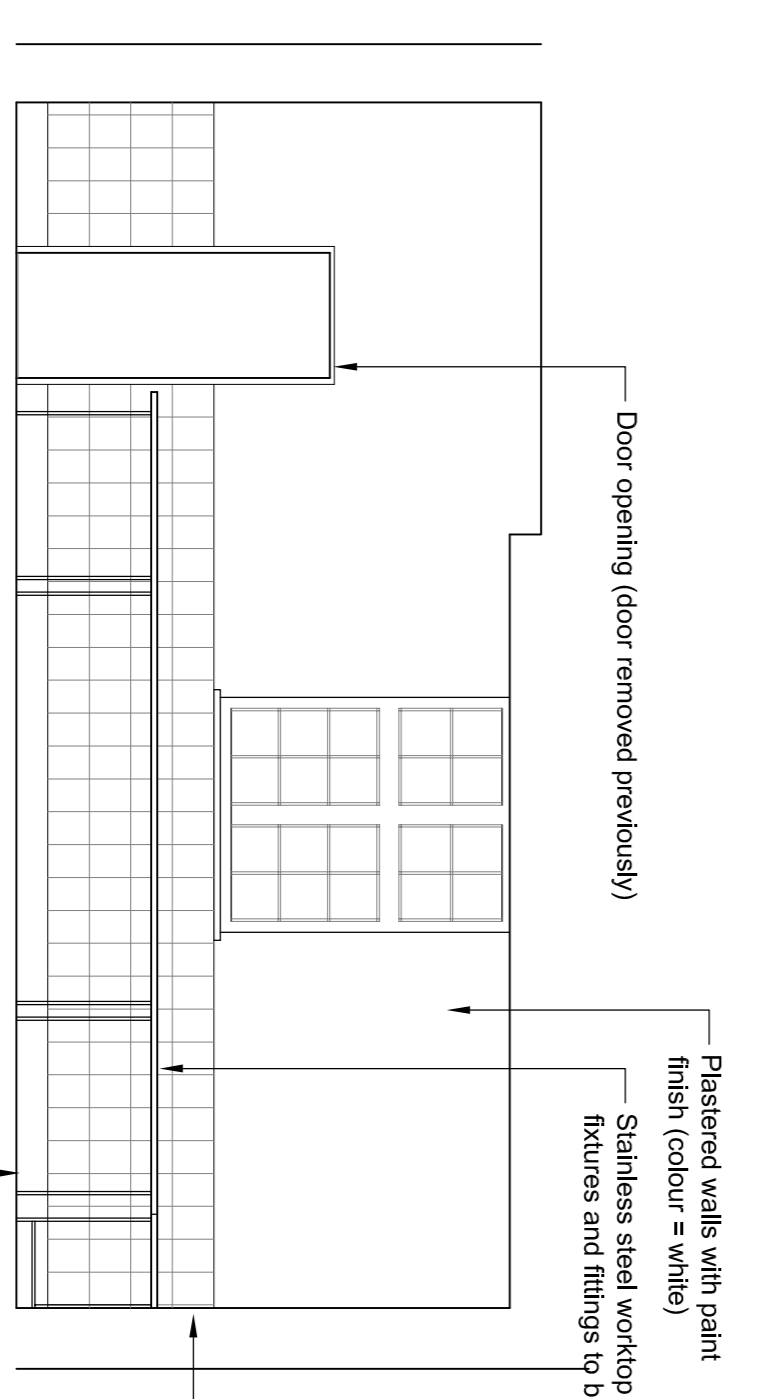
INTERNAL ELEVATION 20
 - AS PROPOSED 1:50



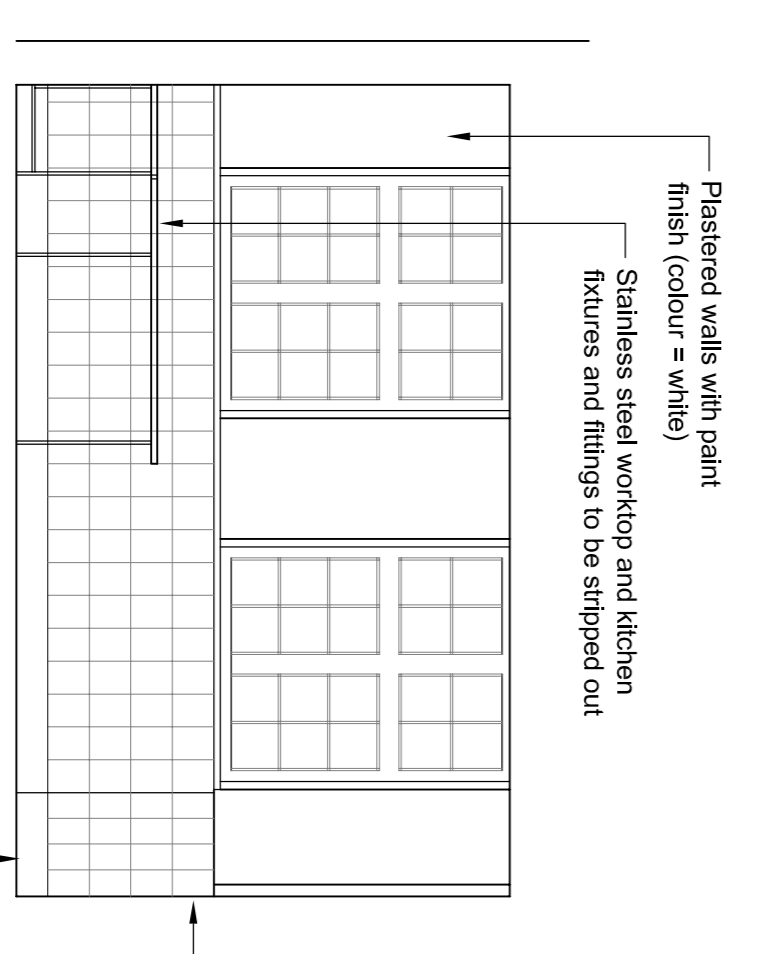
INTERNAL ELEVATION 17
 - AS PROPOSED 1:50



INTERNAL ELEVATION 18
 - AS PROPOSED 1:50



INTERNAL ELEVATION 19
 - AS PROPOSED 1:50



INTERNAL ELEVATION 20
 - AS PROPOSED 1:50

Drawn	Checked	Scale	Sheet
<p>Do not scale from this drawing, use figured dimensions only.</p> <p>All drawings to be read in conjunction with other contract documents and specifications.</p> <p>All to be installed to manufacturers recommendations.</p> <p>© Copyright cavellid partnership ltd</p>			

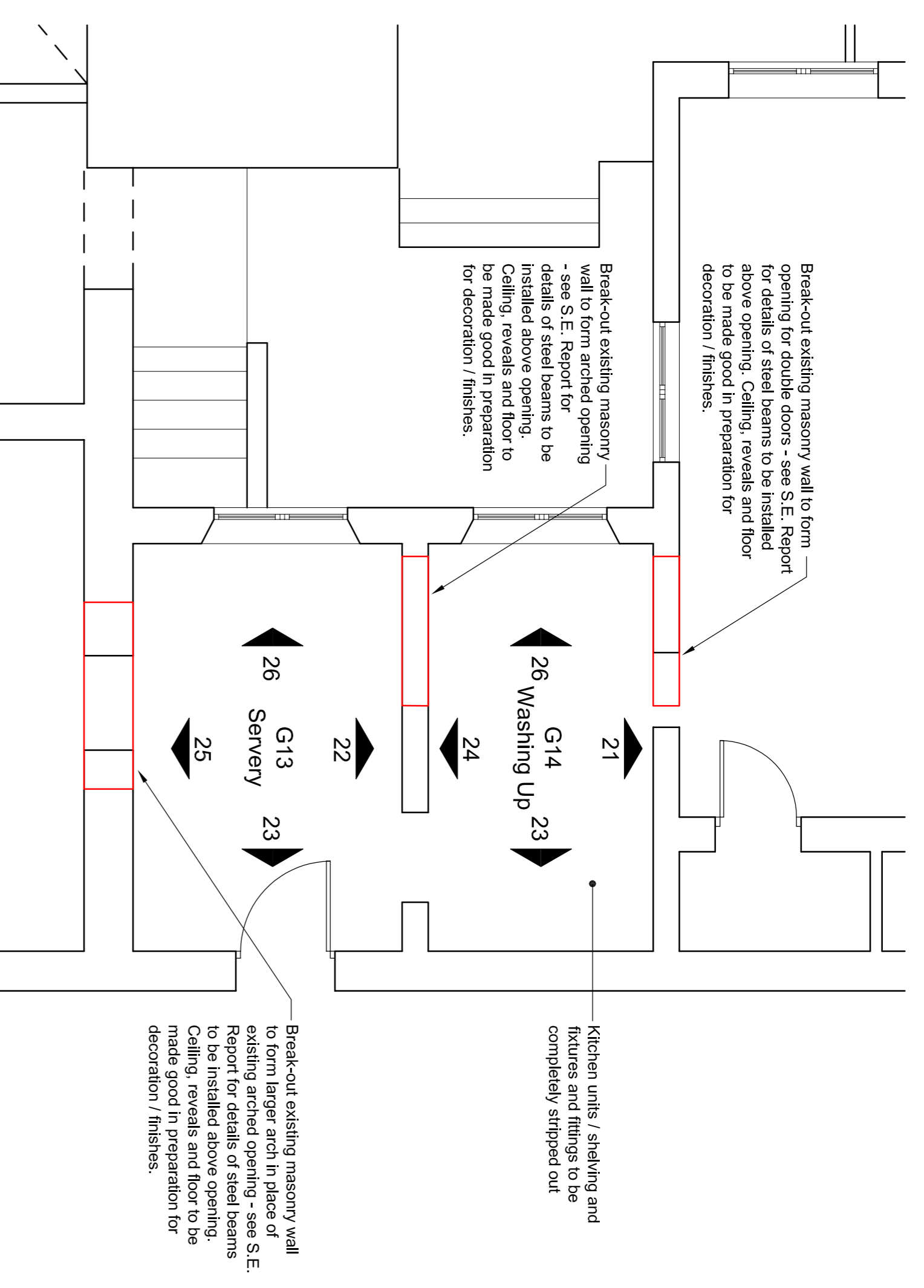
cavellid partnership

ENGLISH COMMERCIAL GROUPS
 PROPOSED RESIDENTIAL DEVELOPMENT
 ST JOHN'S CONVENT
 GROUND FLOOR - SHEET 5

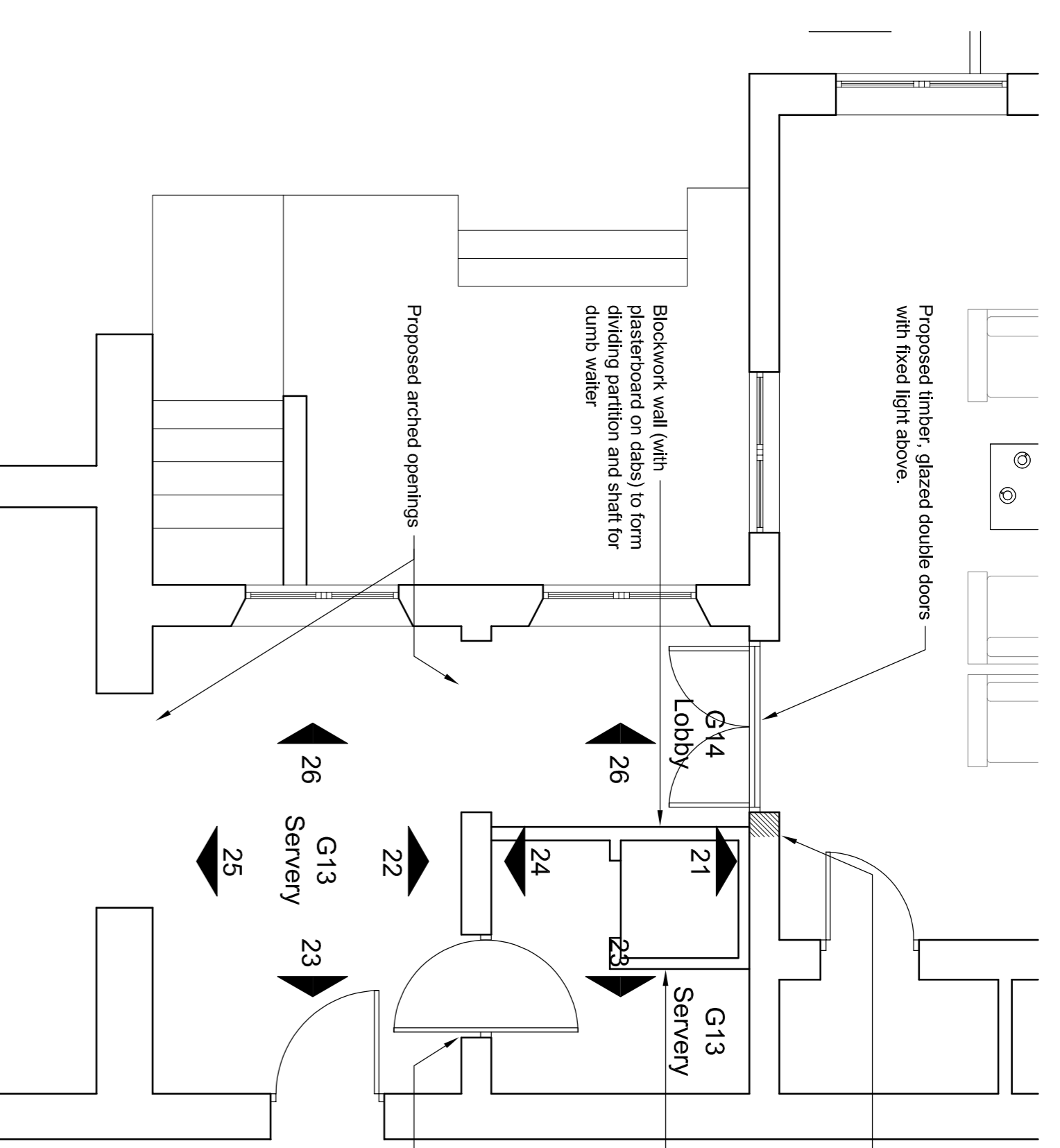
DATE: 14/02/2018
 SCALE: 1:50
 PROJECT: 1705-SDC-CO-223

CONTRACTOR: ENGLISH COMMERCIAL GROUPS
 PROJECT MANAGER: JMW
 DRAWING NUMBER: 1705-SDC-CO-223

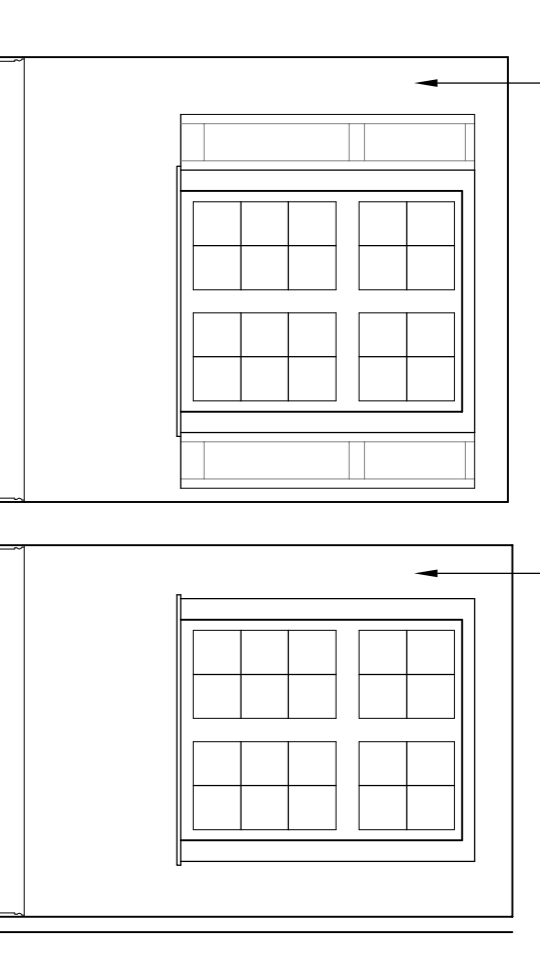
Note:
 All existing to be surveyed by contractor at tender stage.
 To be read in conjunction with all contract partnership drawings.
 Structural engineers drawings and specifications.
 M&E drawings & specifications.
 The Master Plan and landscaping information.



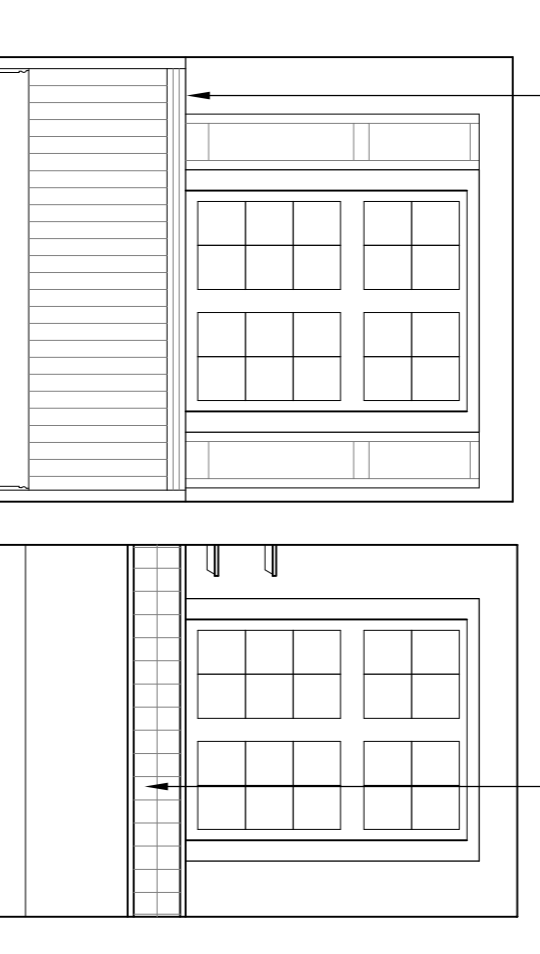
GROUND FLOOR PART G. A. PLAN 4 - AS EXISTING 1:50



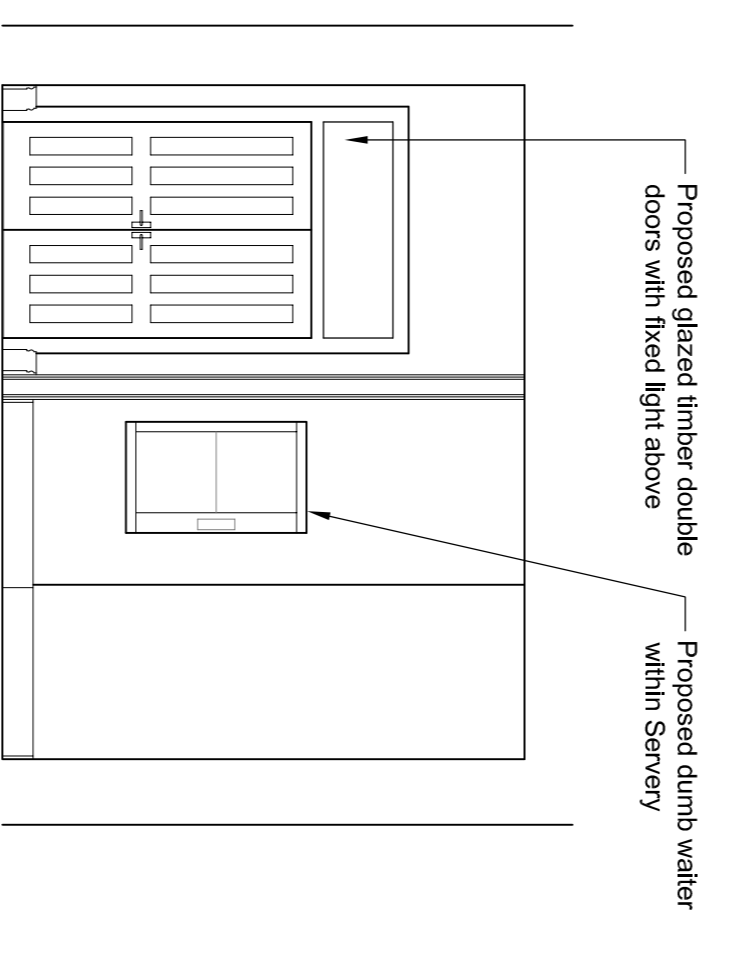
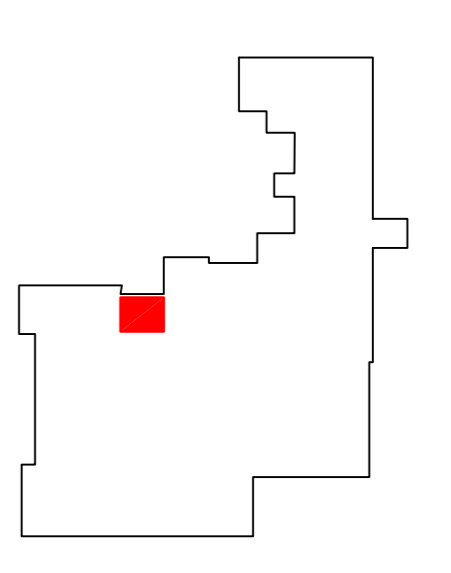
GROUND FLOOR PART G. A. PLAN 4 - AS PROPOSED 1:50



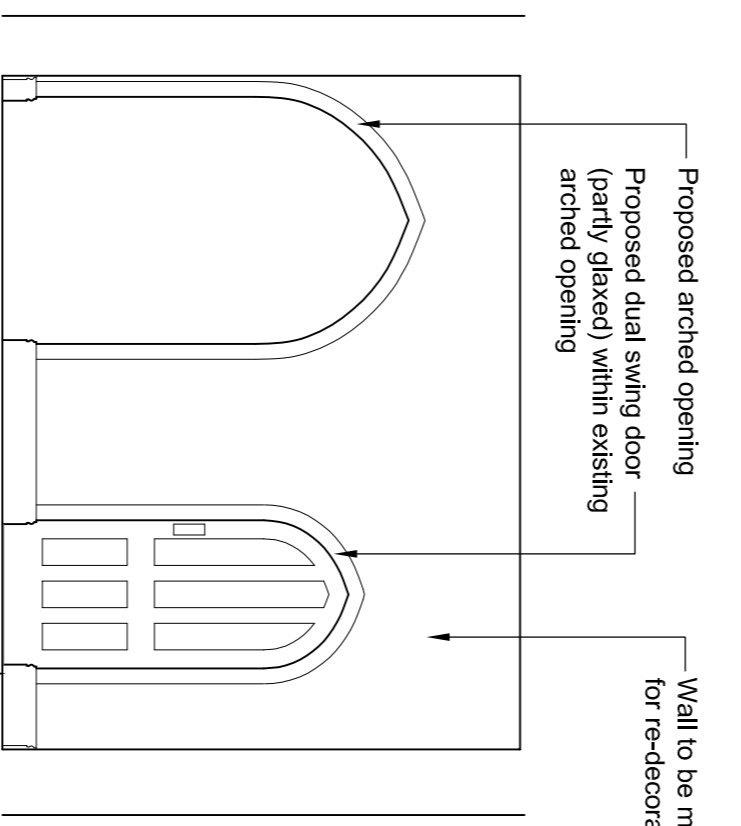
INTERNAL ELEVATION 20 - AS PROPOSED 1:50



INTERNAL ELEVATION 20 - AS PROPOSED 1:50



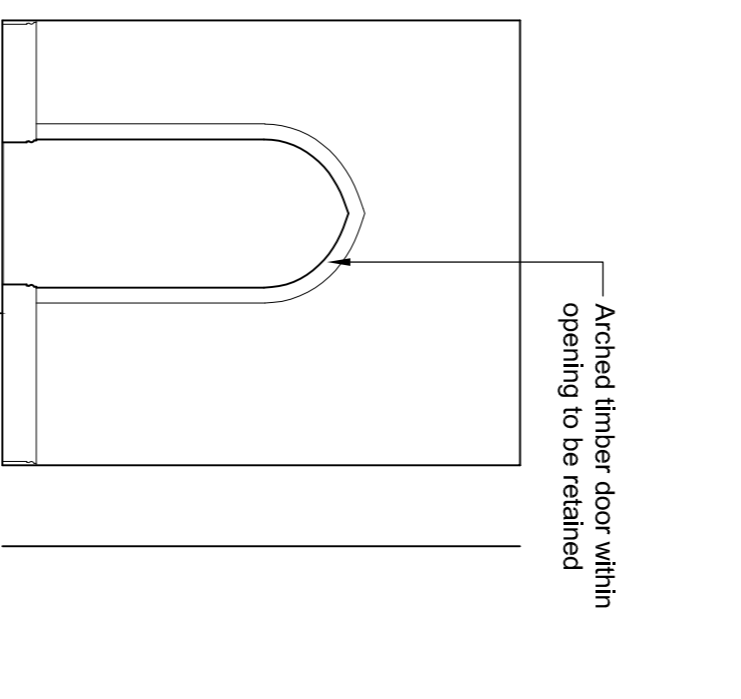
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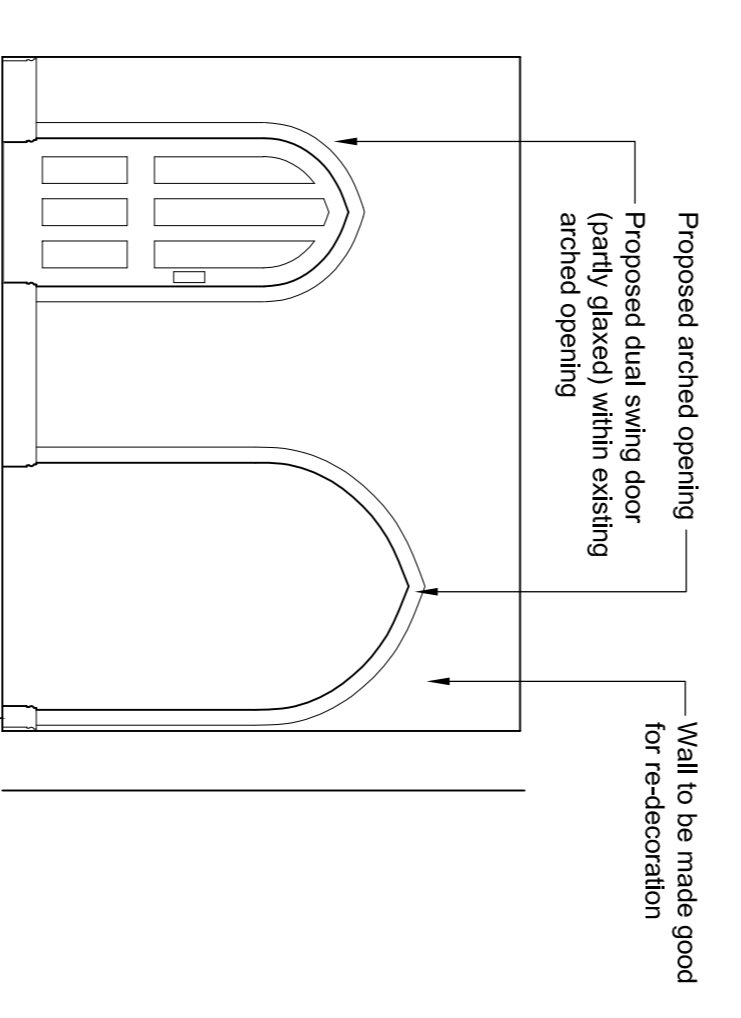
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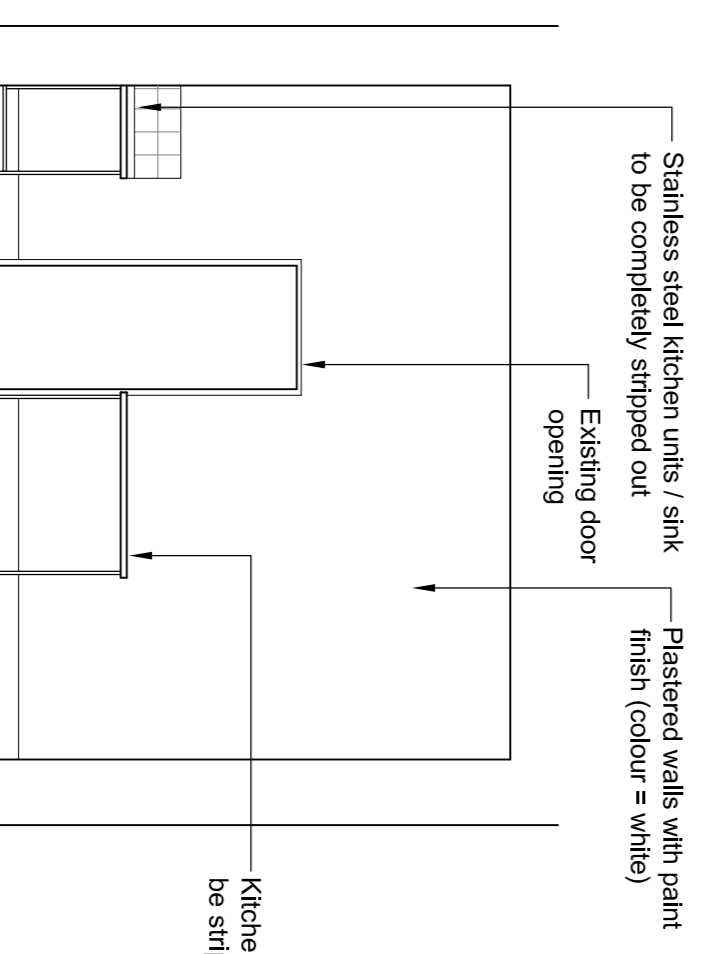
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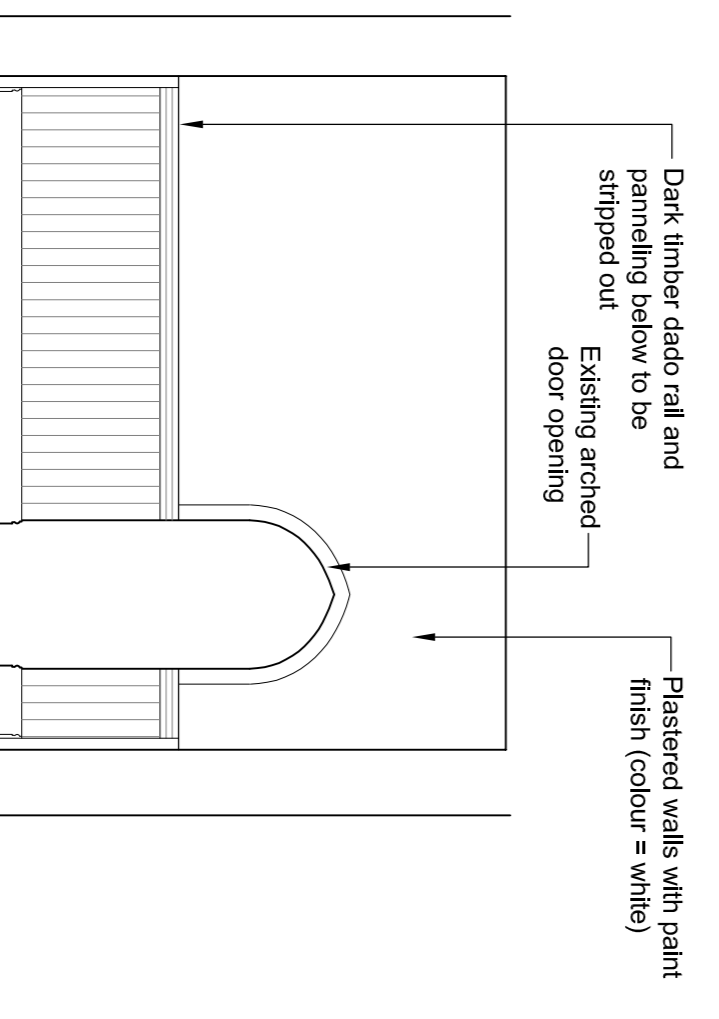
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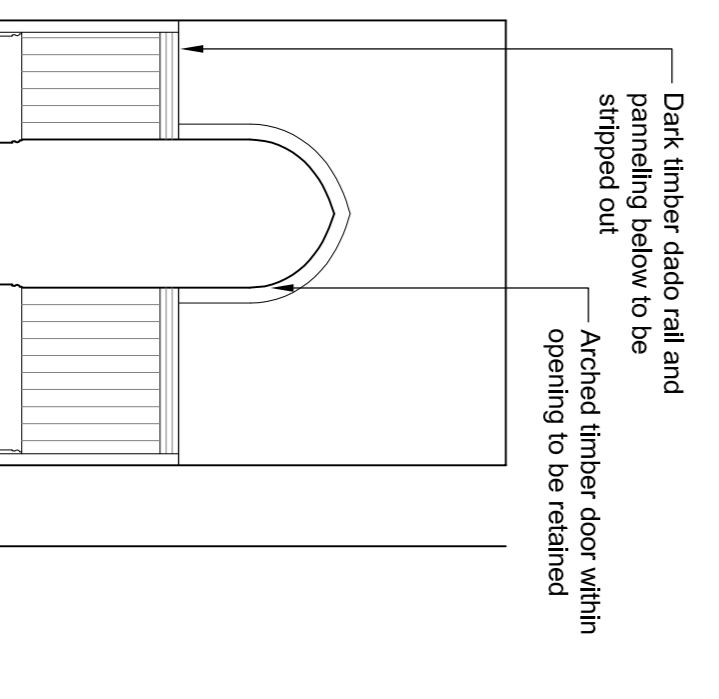
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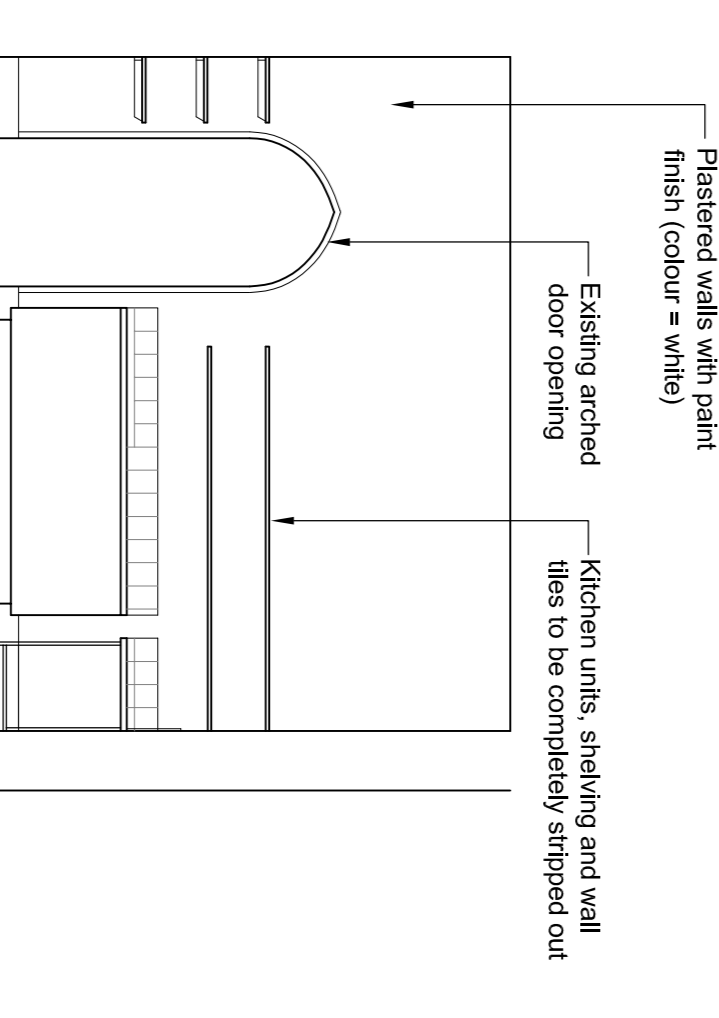
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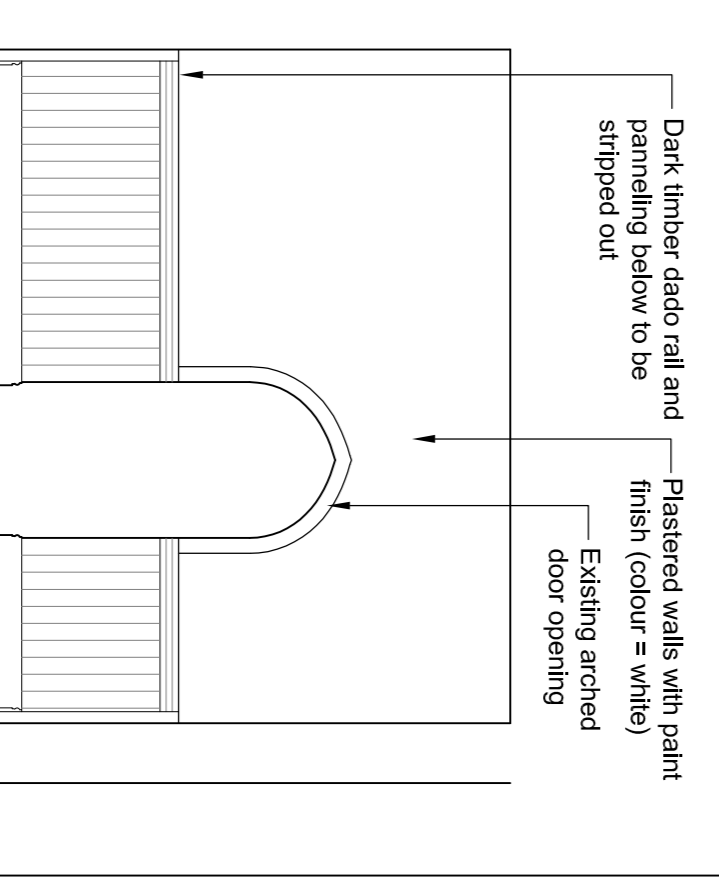
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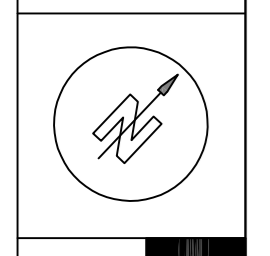
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Rev.	Date	Description	Drawn	Checked

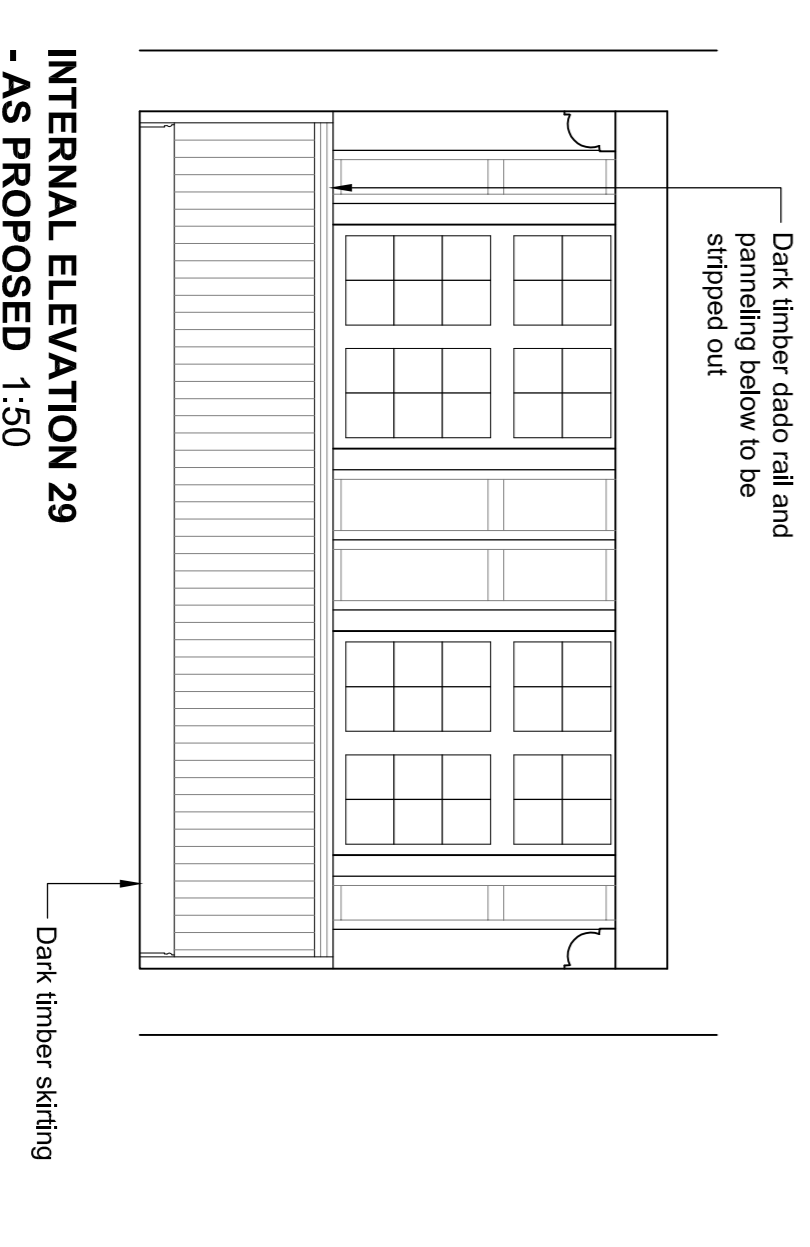
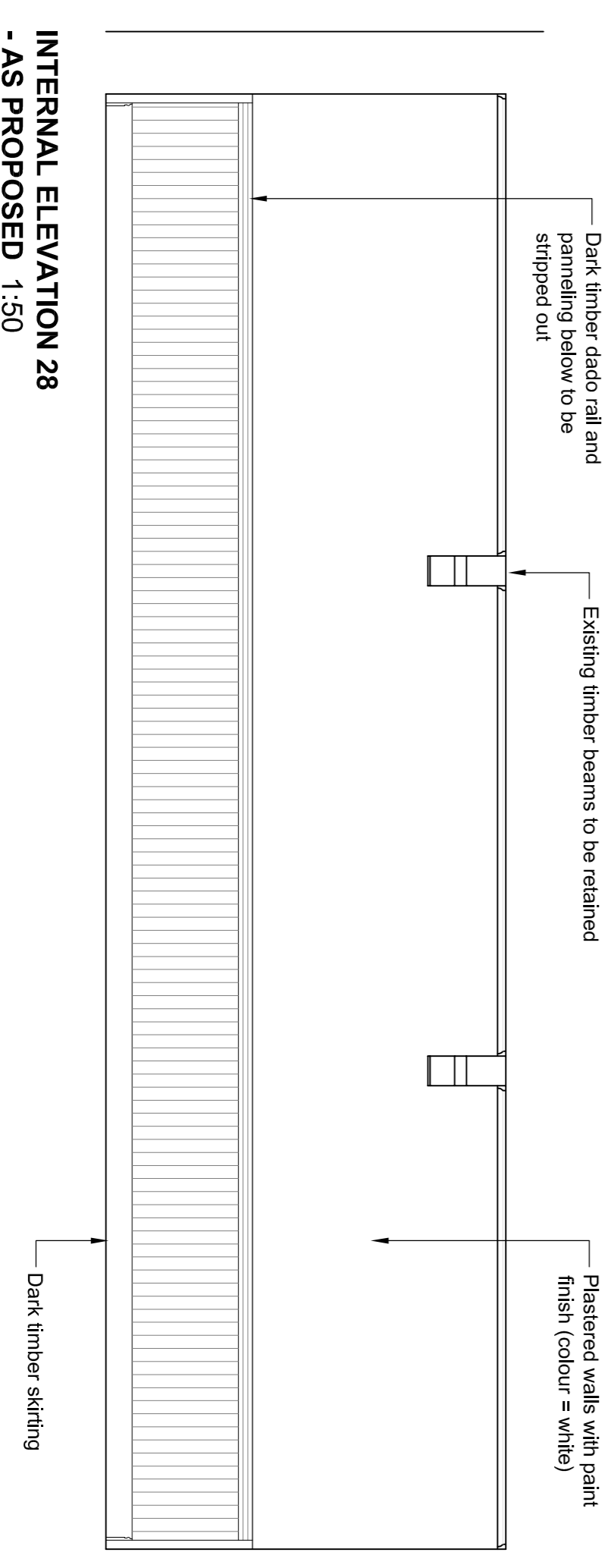
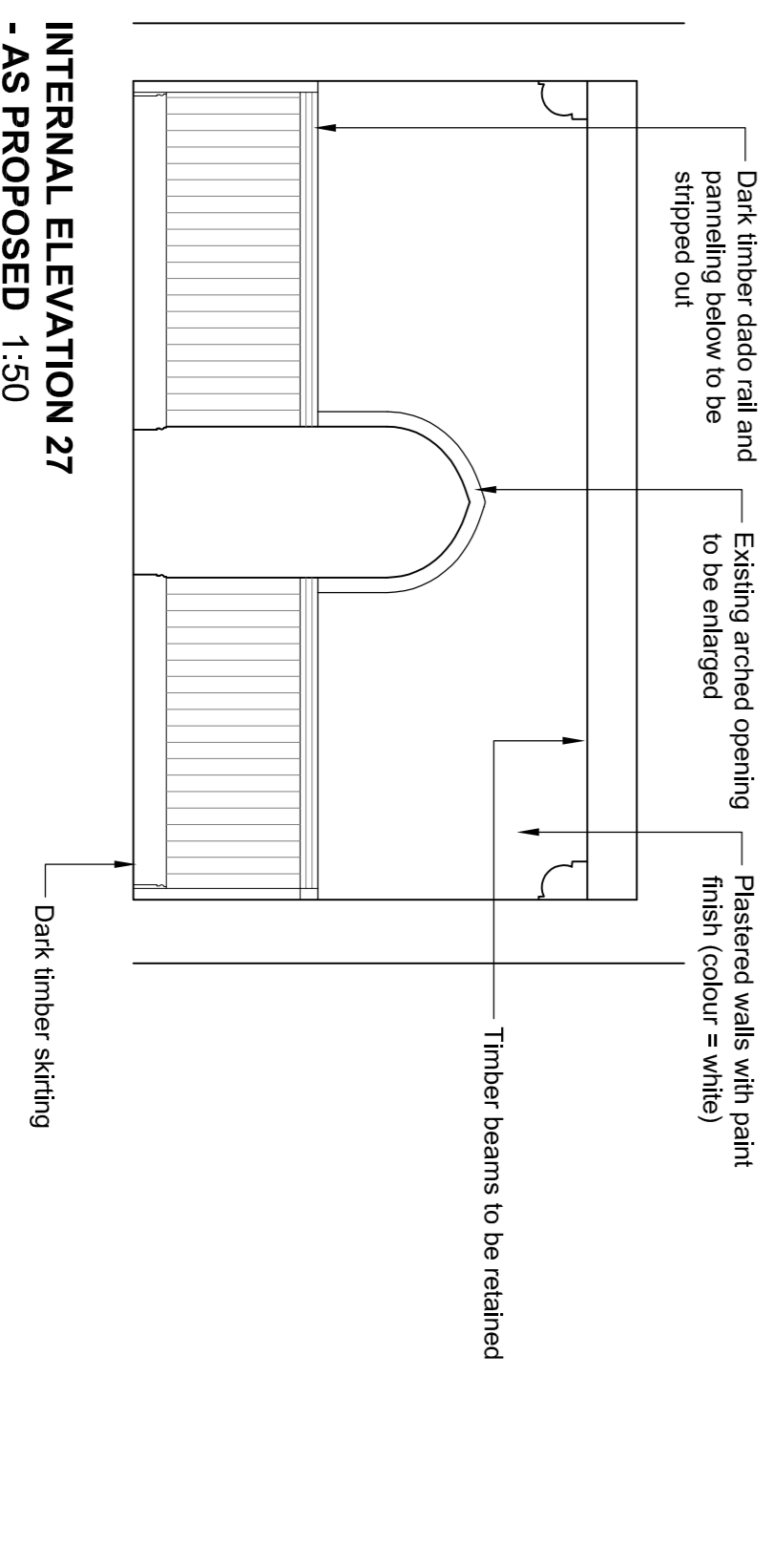
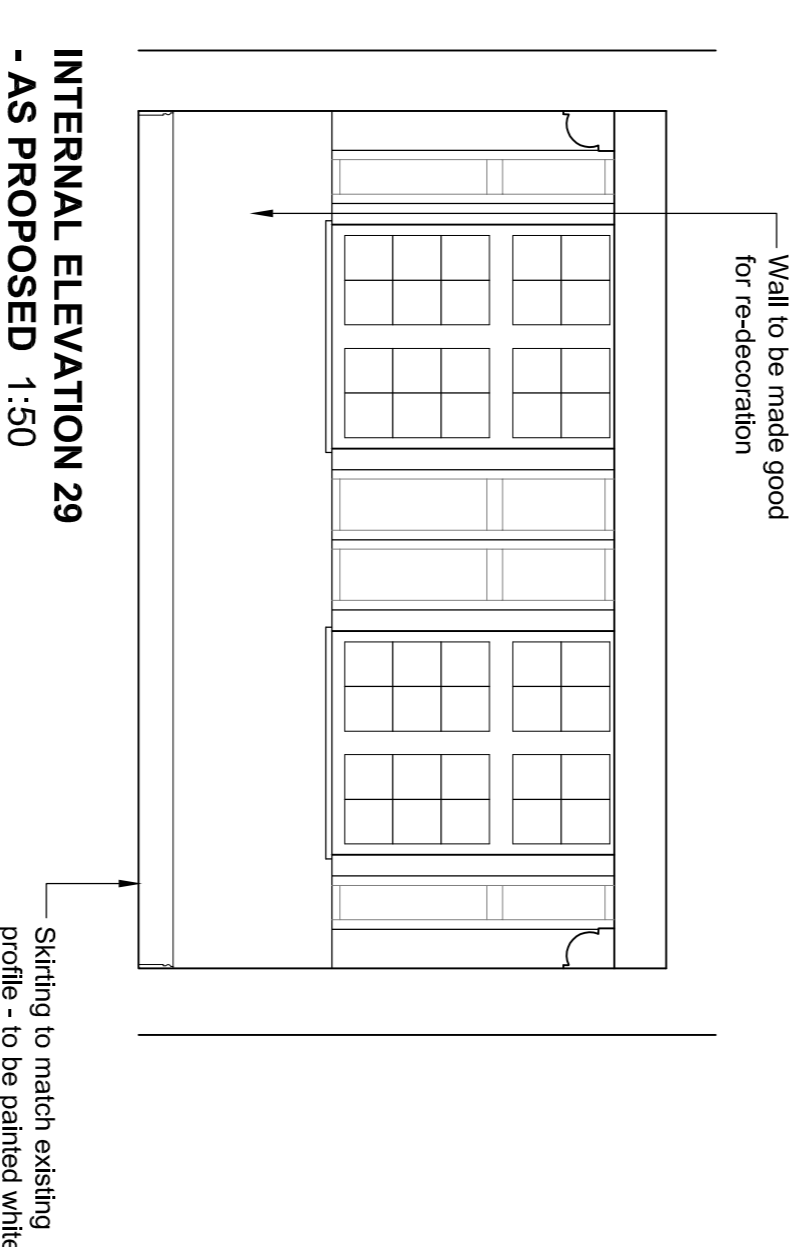
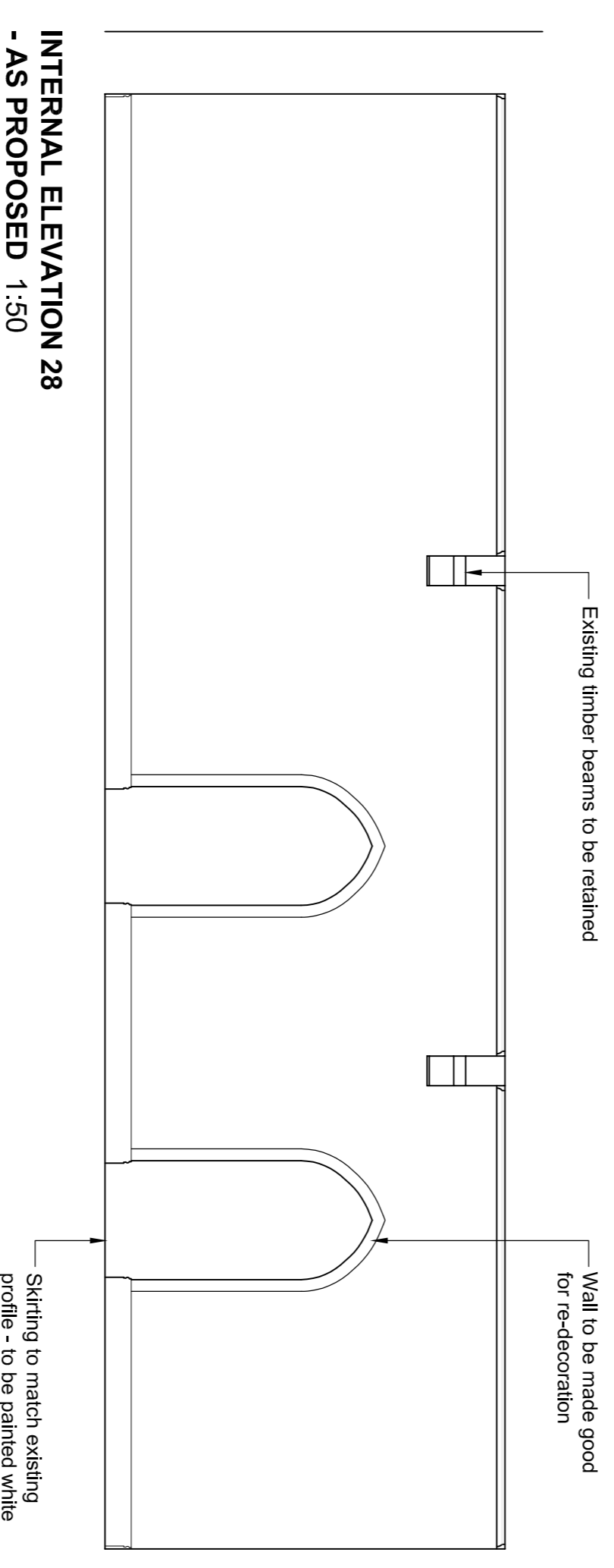
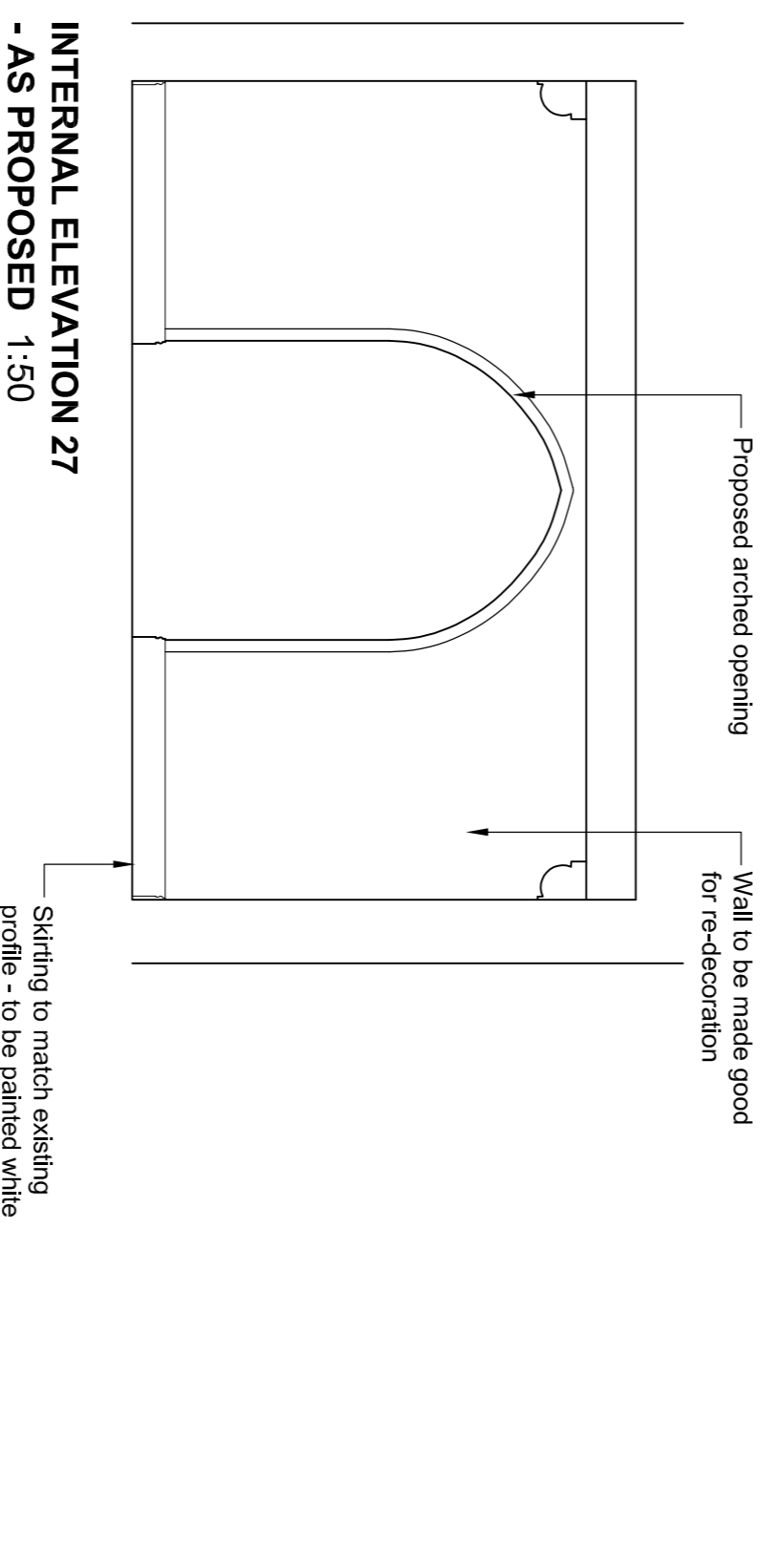
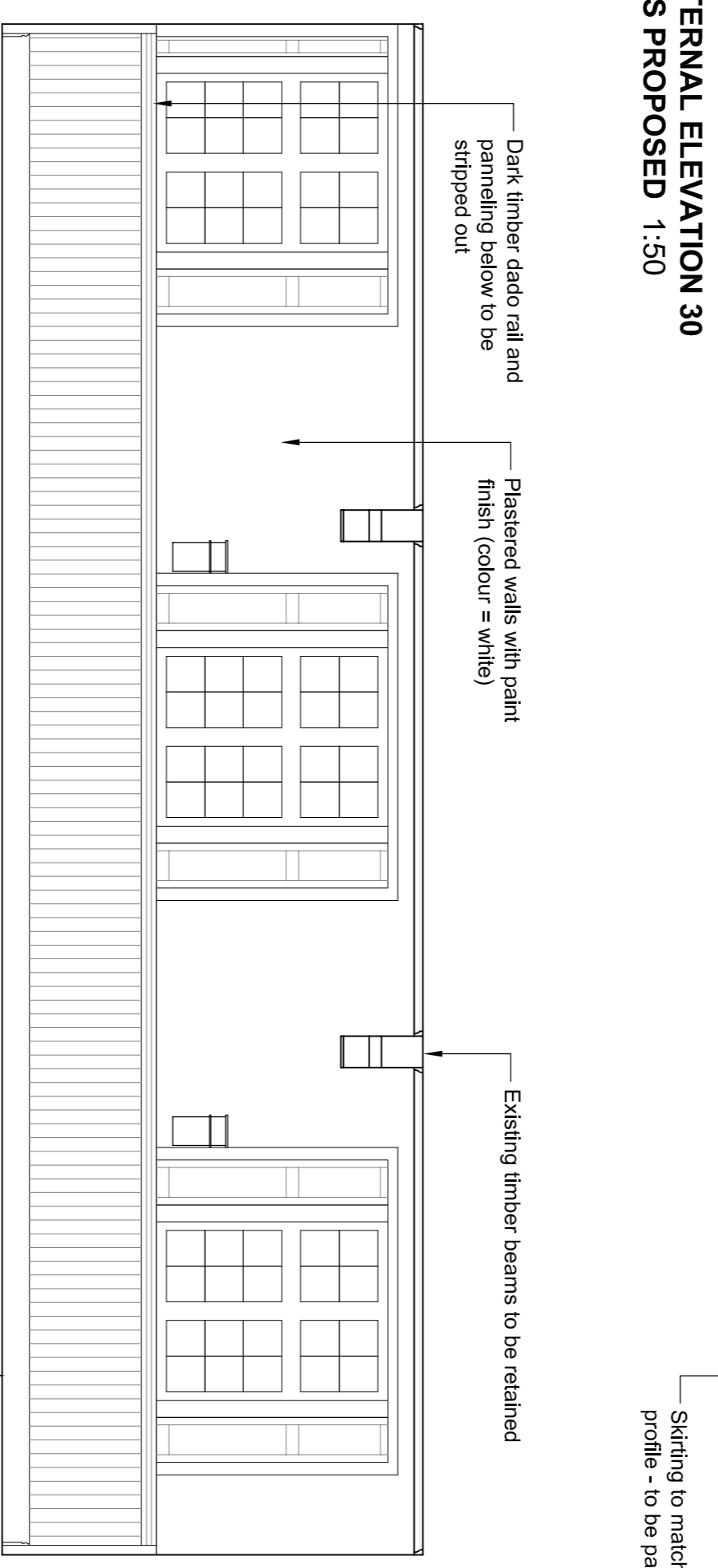
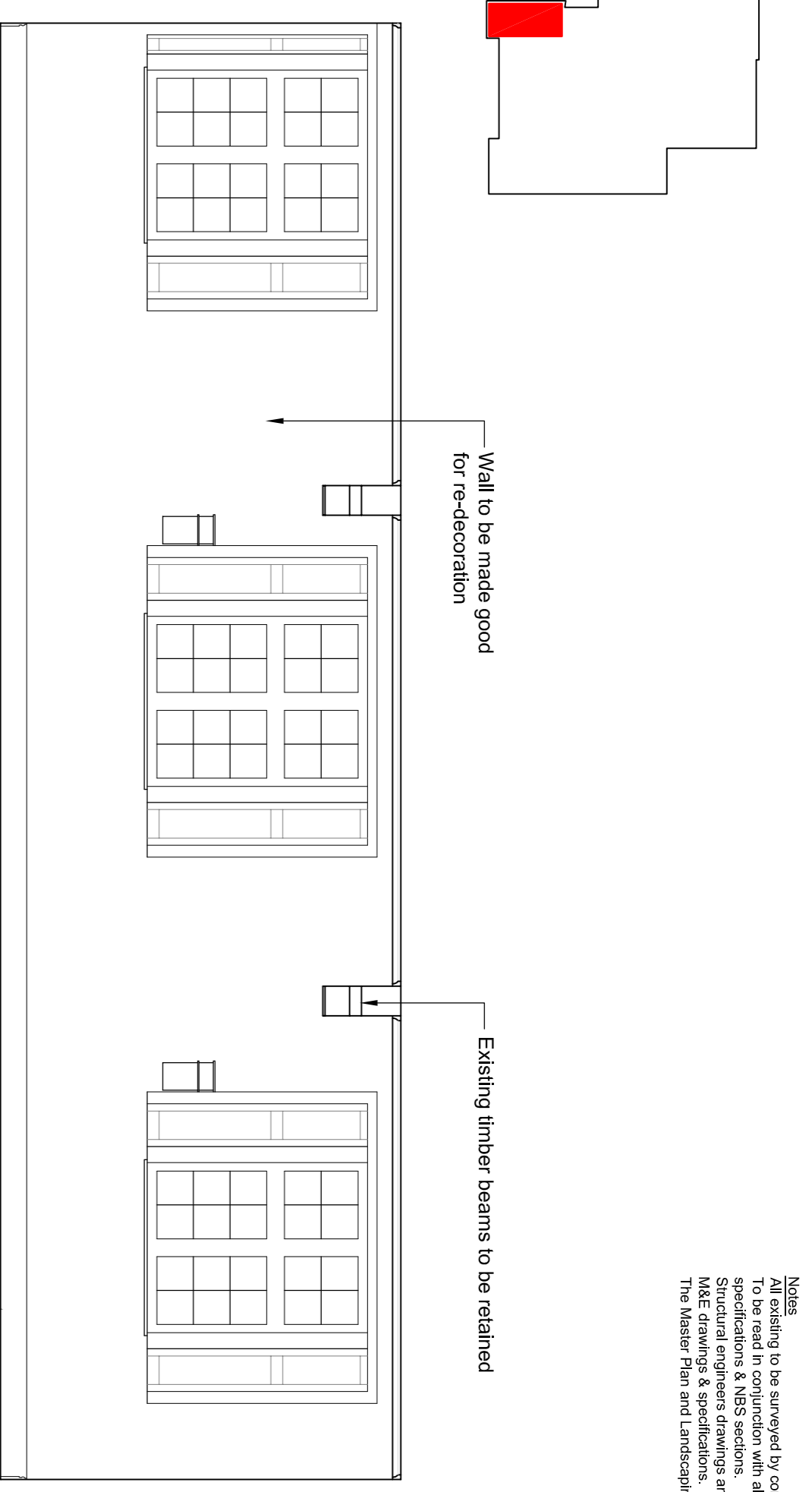
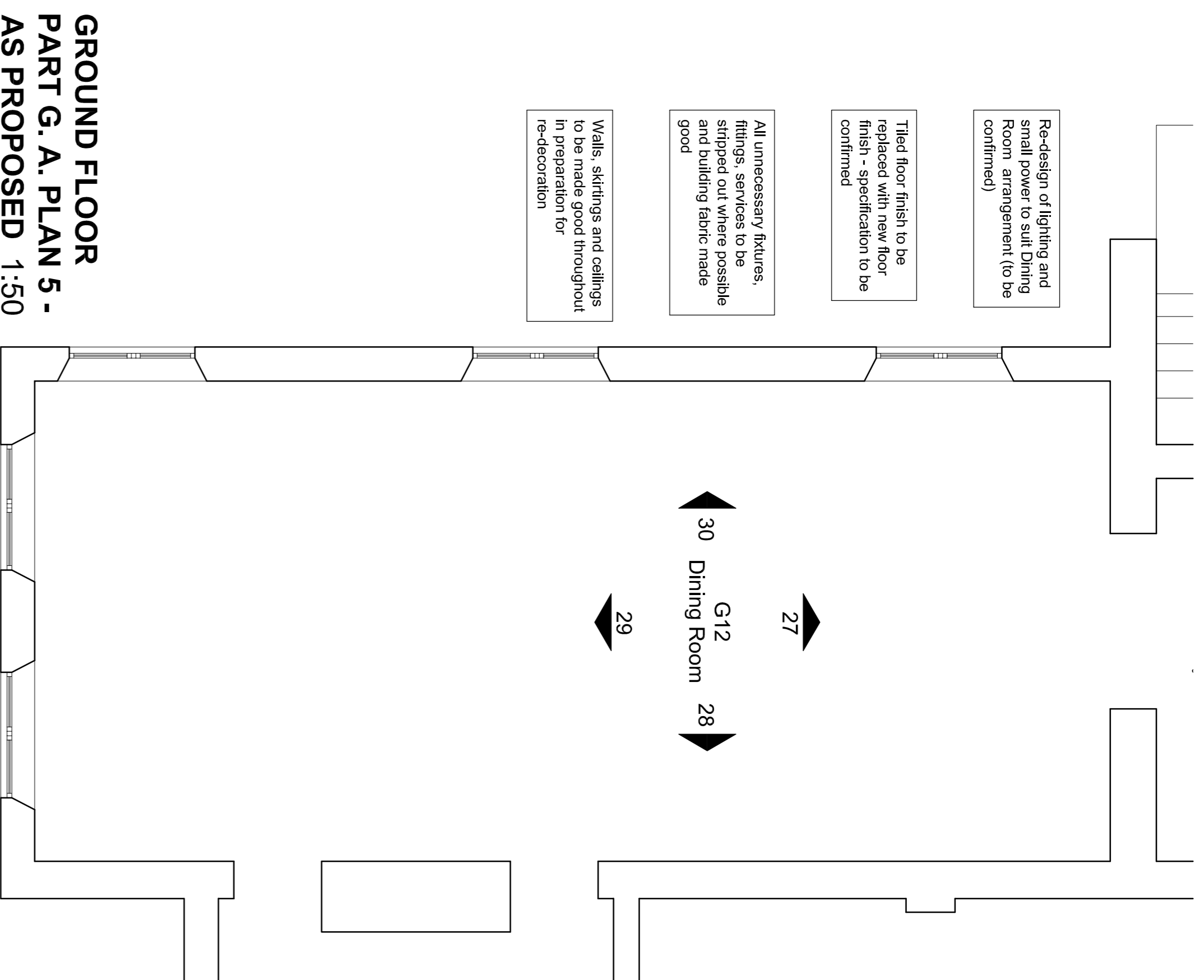
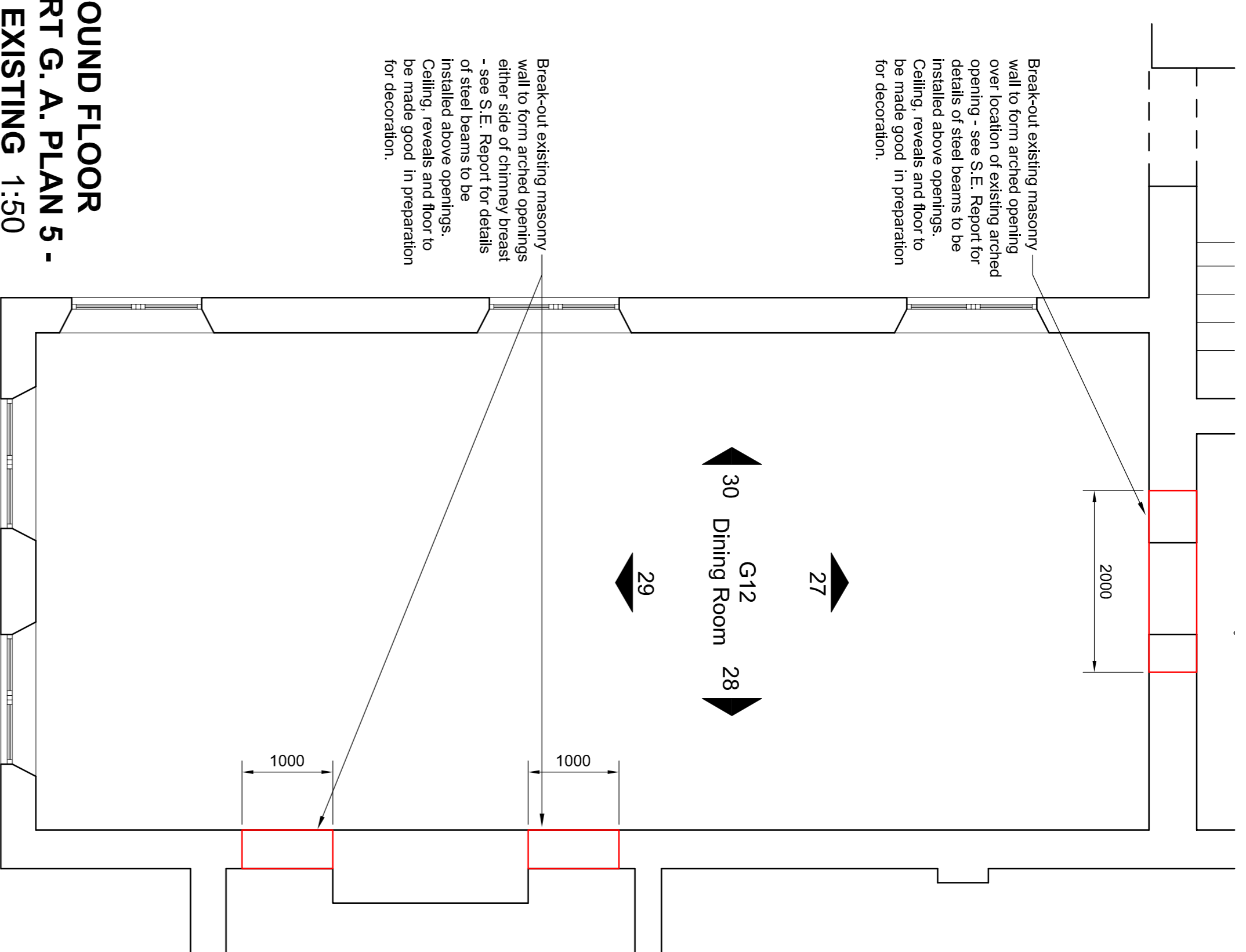
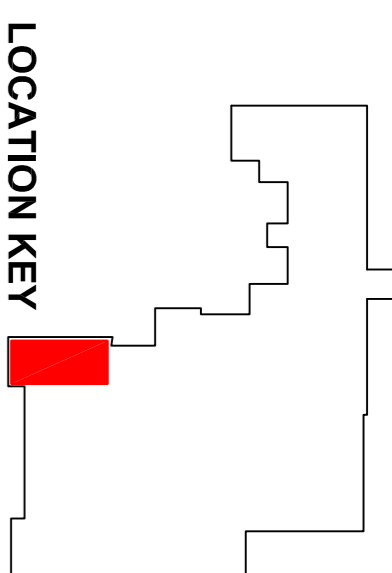
Do not scale from the drawing, use figured dimensions only.
 All dimensions to be checked on site.
 All drawings to be read in conjunction with other contract documents. Any discrepancies to be reported to the Architect immediately.
 All to be finished to the Architect's satisfaction.
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cavaleri partnership
 ENGLISH DOMINICAN CONG. ST DOMINIC'S CONVENT
 ENGINEER
 ST DOMINIC'S CONVENT, STONE
 GROUNDS FLOOR - SHEET B
 DATE: 14/02/2018
 SCALE: 1:50
 DRAWN: MJC
 CHECK: MJC

Unit A, Trinity Hall Farm, Woodford Green, Waltham Forest, London E11 1JG
 T: 01223 425044 F: 01223 524545 E: enquiries@cavaleri.co.uk
 Registered Number: 06006026

Notes
 All work to be surveyed by contractor at tender stage.
 To be read in conjunction with all cavellier partnership drawings, specifications & MSB sections and specifications.
 M&E drawings & specifications.
 The Master Plan and Landscaping information.



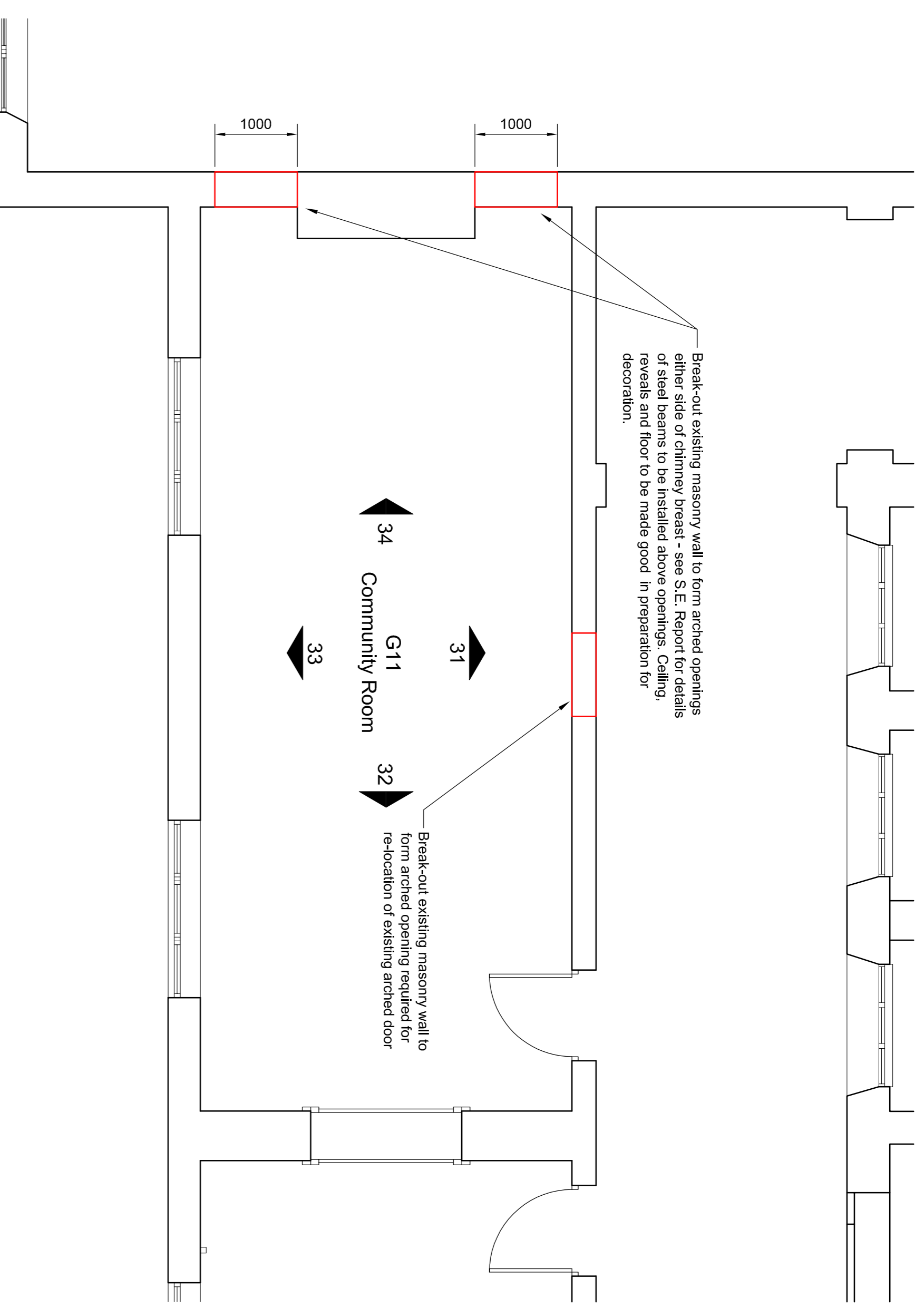
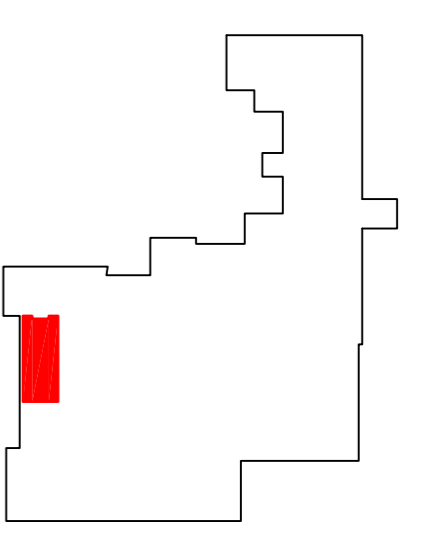
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Do not scale from this drawing, use figured dimensions only.
 All drawings to be checked on site.
 All drawings to be read in conjunction with other contract documents.
 Cavellier Partnership is not responsible for the actions of the Contractor Administrator before any work commences.
 All to be installed to manufacturer's recommendations.
 © Copyright cavellier partnership ltd

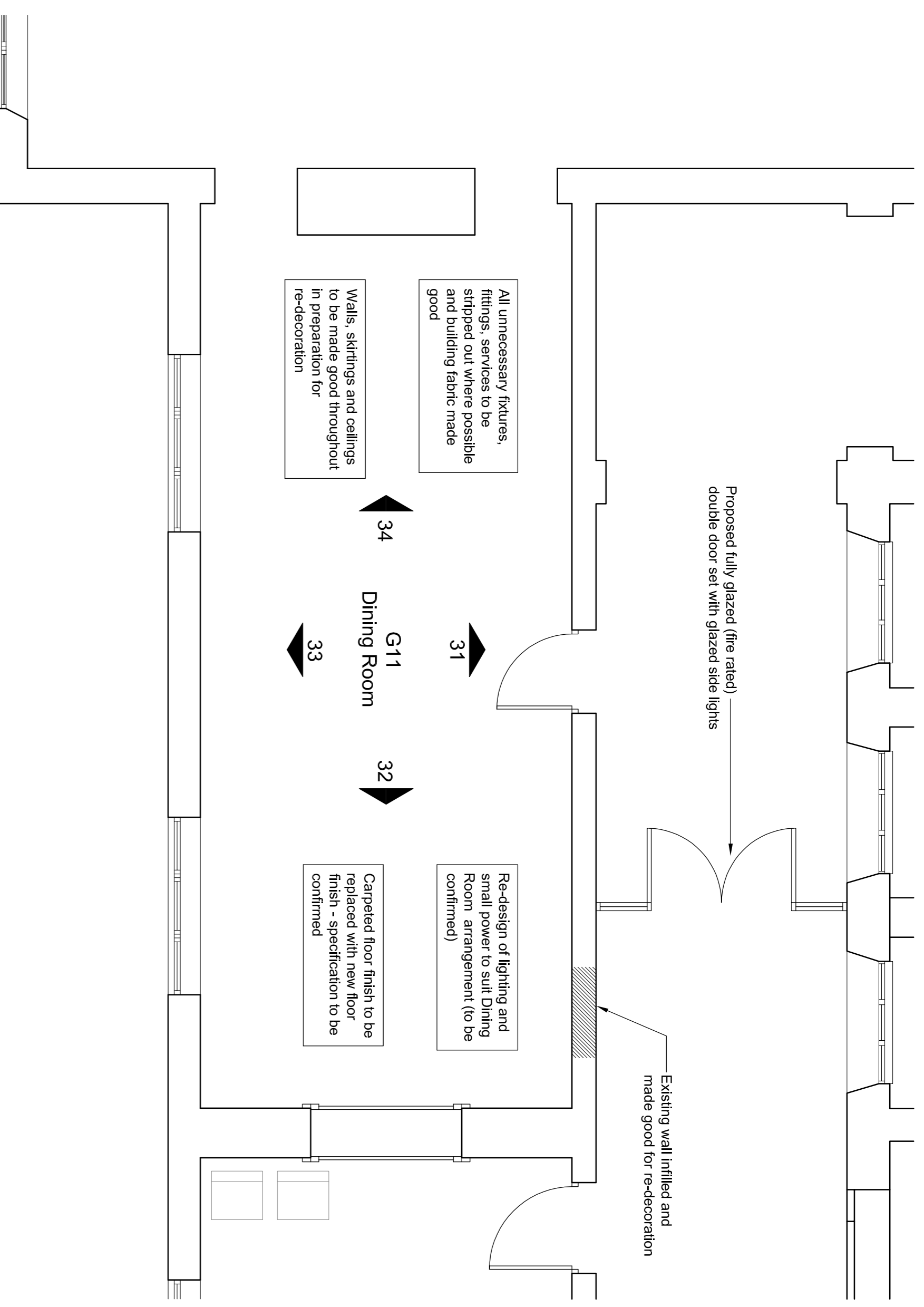
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Cavellier Partnership 10th Floor, 100 Broad Street, London, W1P 3JF T: 01223 425044 F: 01223 425045 E: enquiries@cavellier.co.uk Registered Number 06901828		14/02/2018 1:50	

Notes:
 All drawings to be submitted by contractor at tender stage.
 To be read in conjunction with all cavellid partnership drawings, specifications & MSB sections and specifications.
 M&E drawings & specifications.
 The Master Plan and Landscaping information.

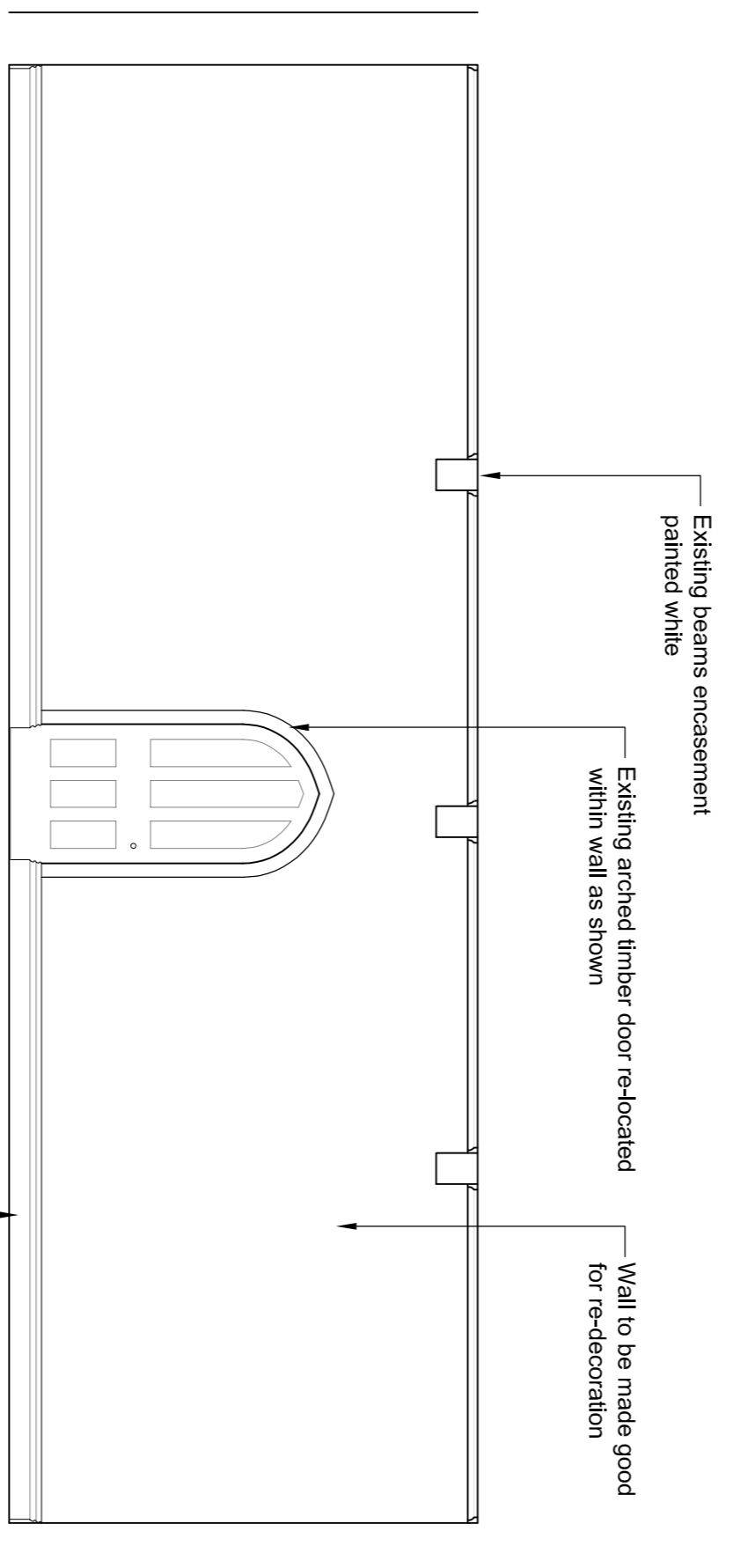
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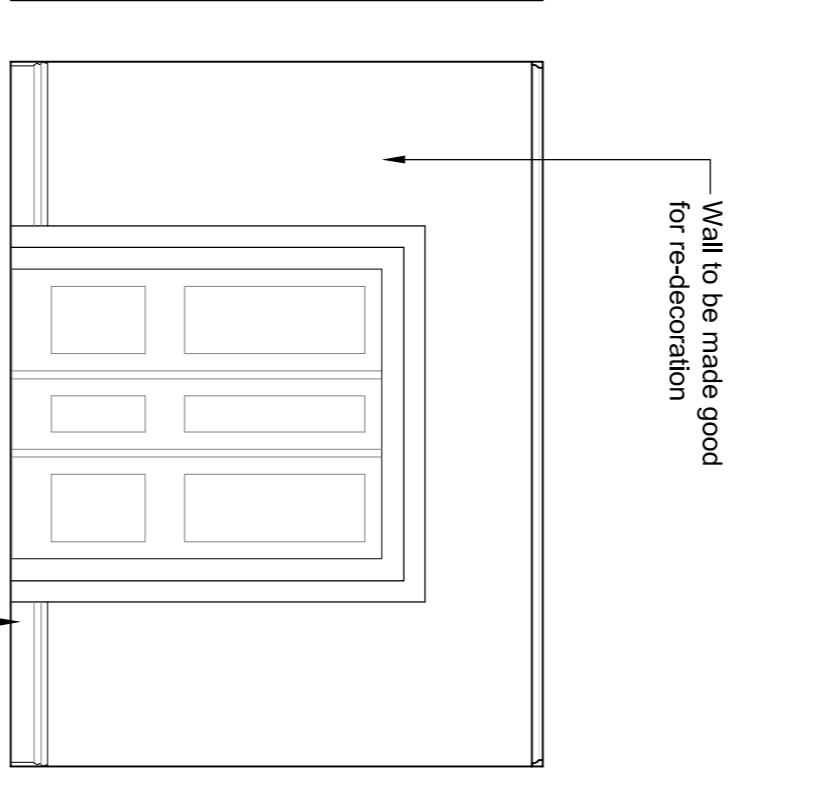
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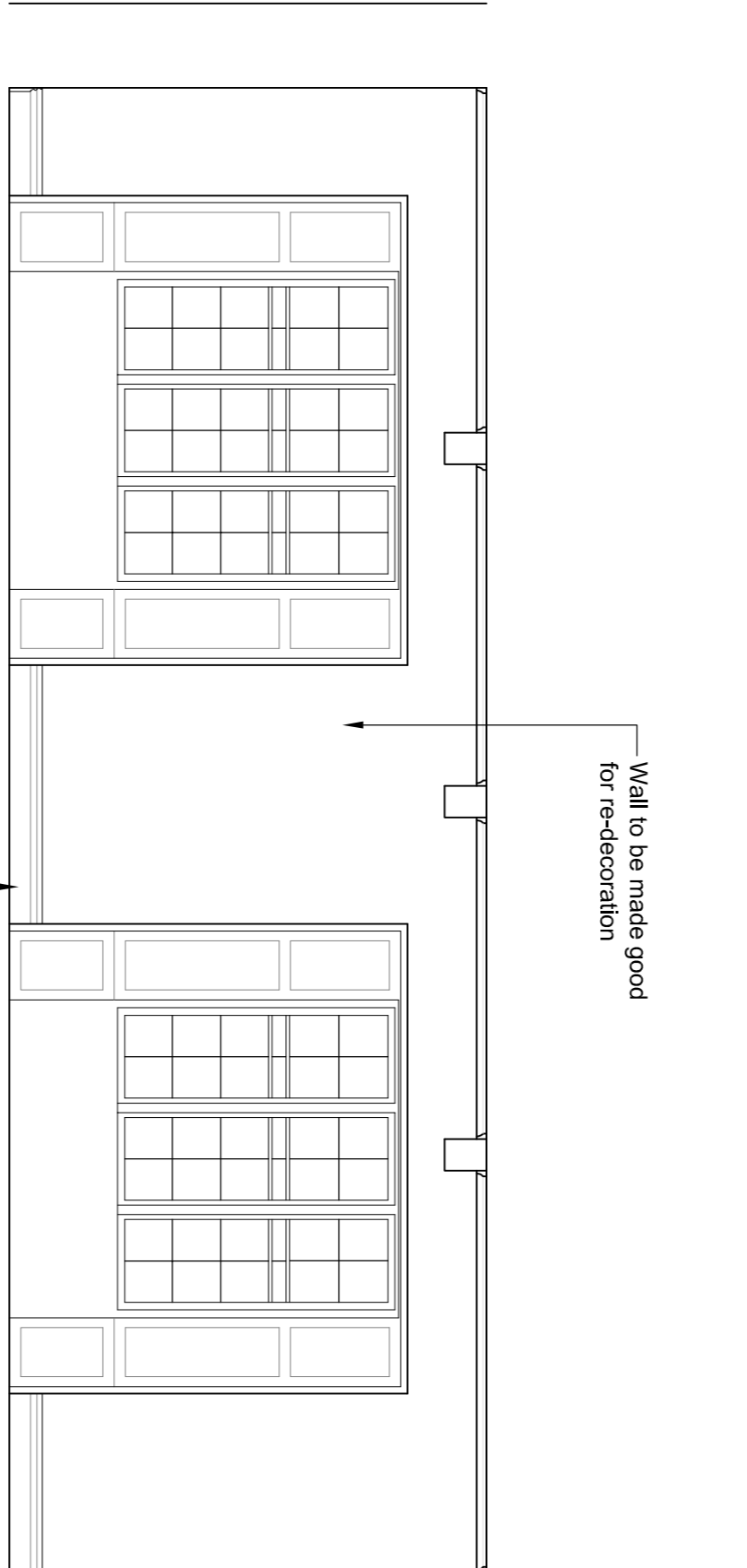
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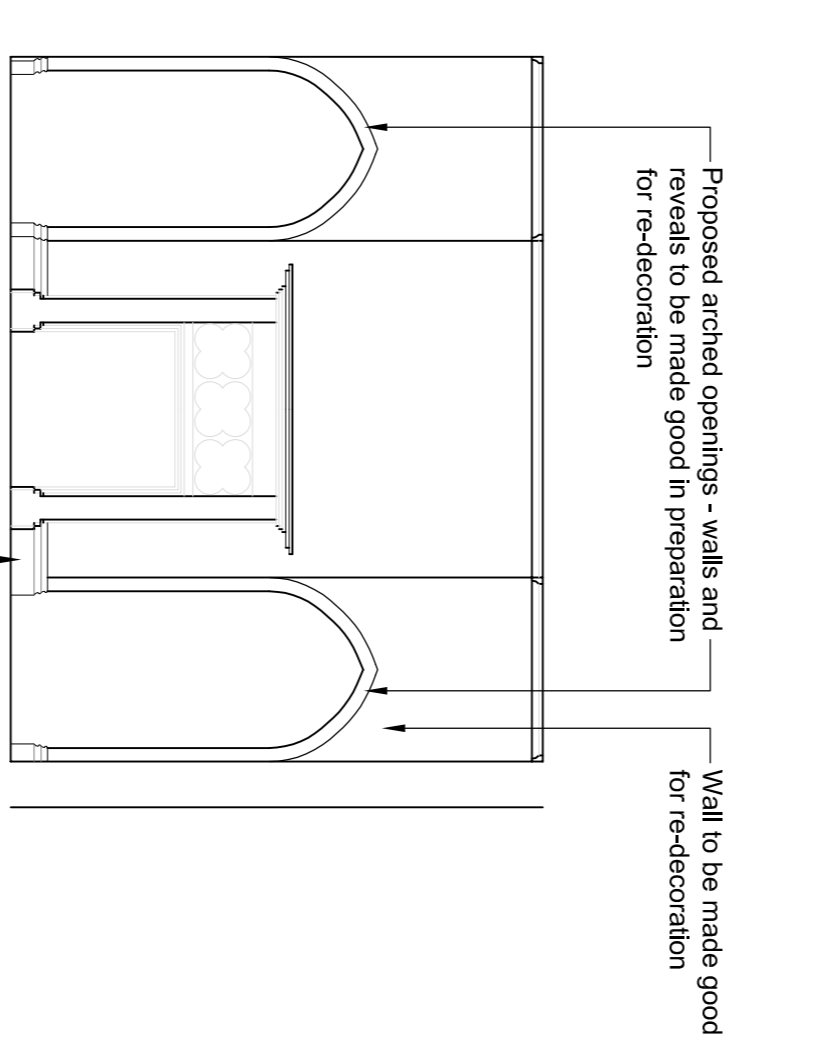
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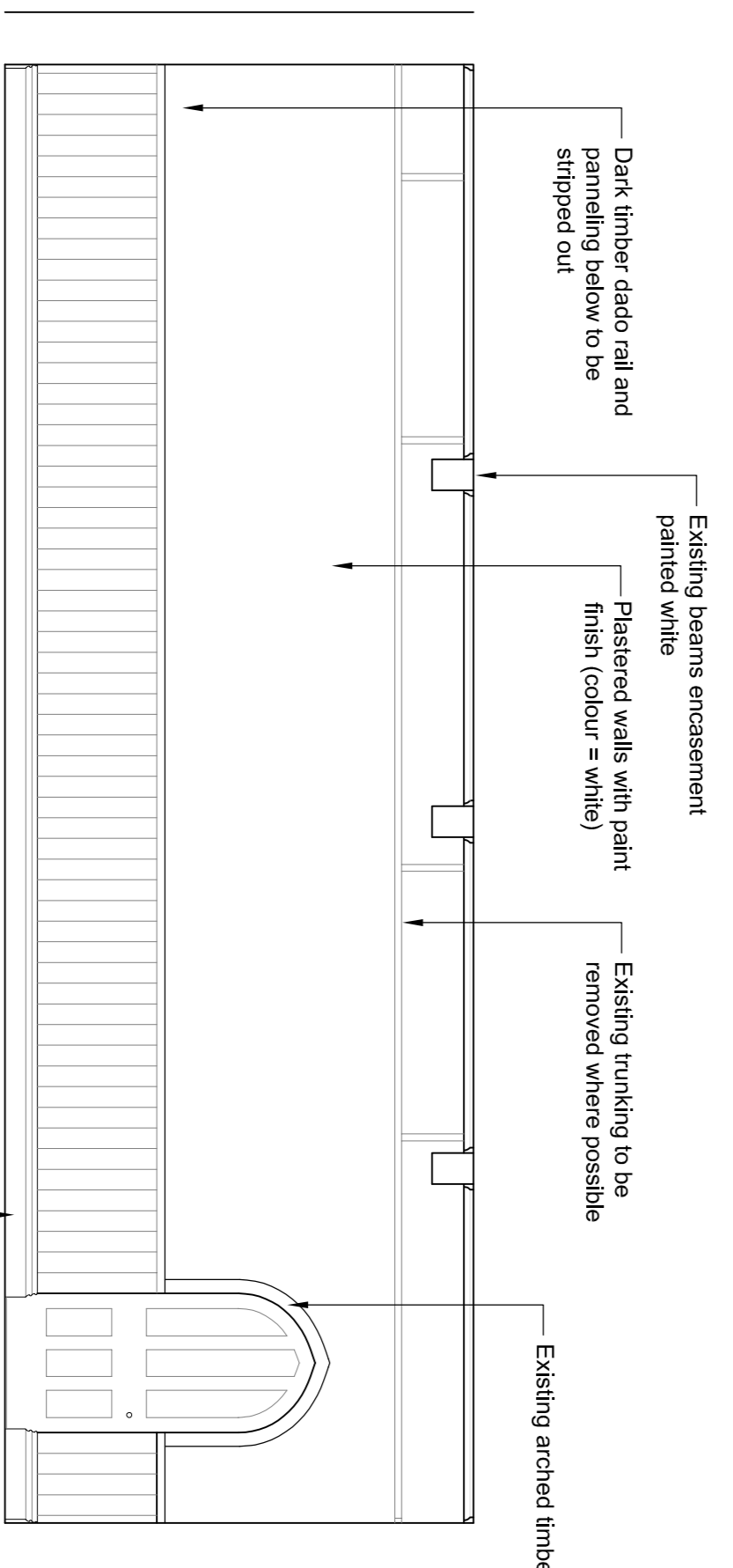
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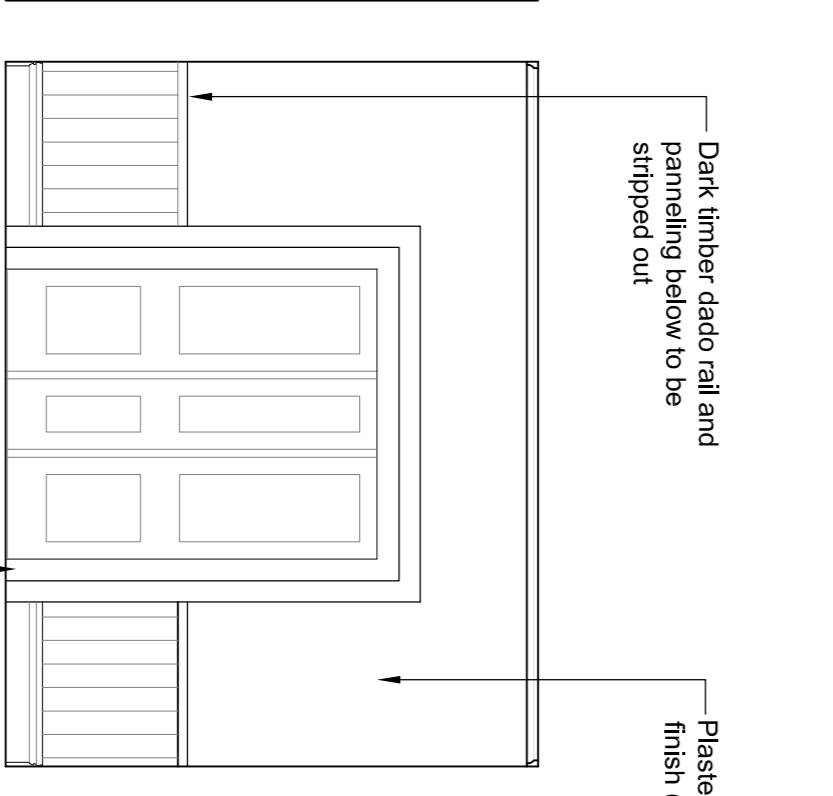
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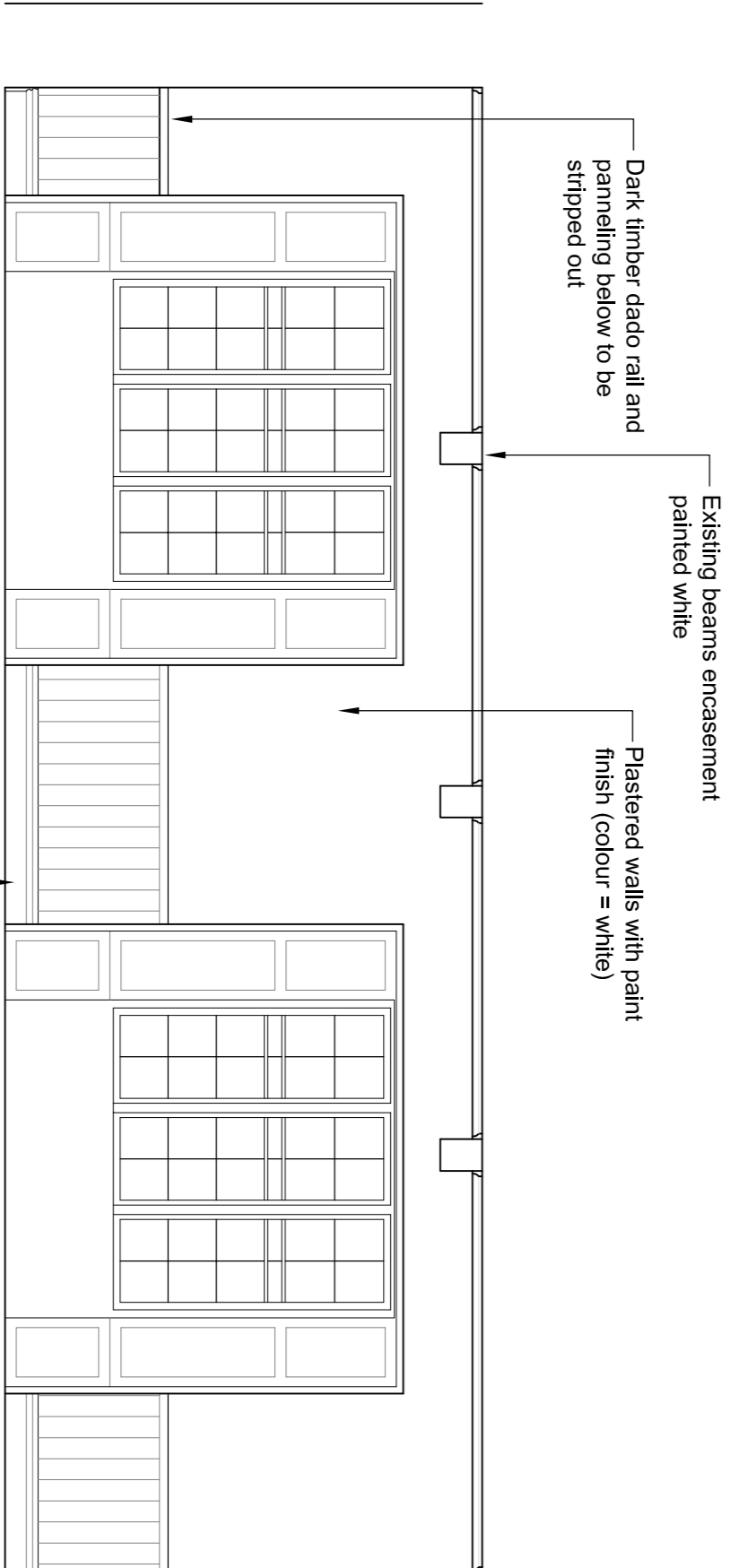
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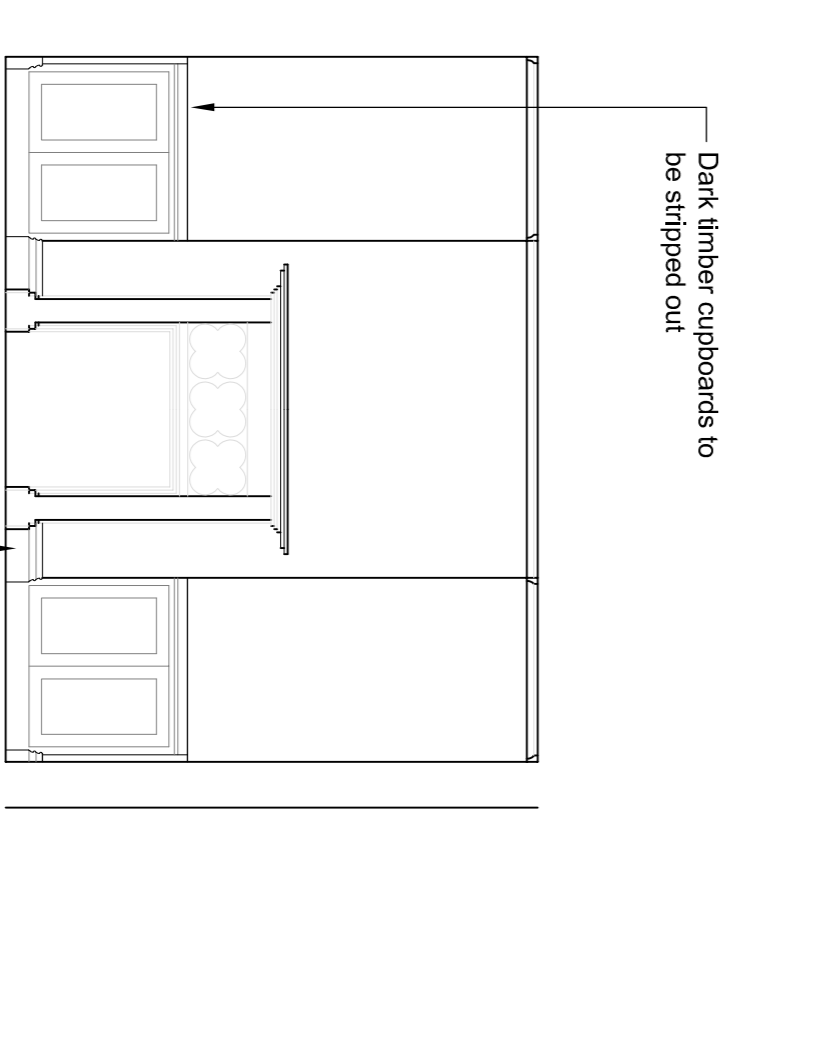
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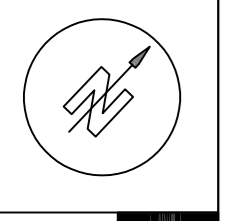


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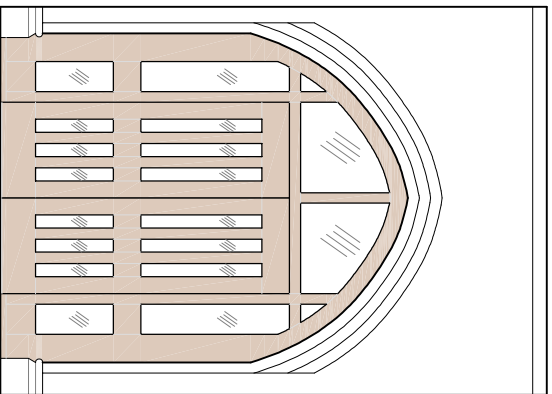


INTERNAL ELEVATION 34 - AS EXISTING 1:50

Scale:	Do not scale from this drawing, use figured dimensions only.
Notes:	All drawings to be read in conjunction with other contract documents and specifications.
Contract Administrator:	All to be installed to manufacturers recommendations.
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cavellid partnership	CLIENT: ENGLISH DOMINION GROUPS	DATE: 15/02/2018
PROPOSED RESIDENTIAL DEVELOPMENT	PROJECT: ST DOMINIC'S CONVENT STONE	SCALE: 1:50
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15/02/2018	1:50	1:1

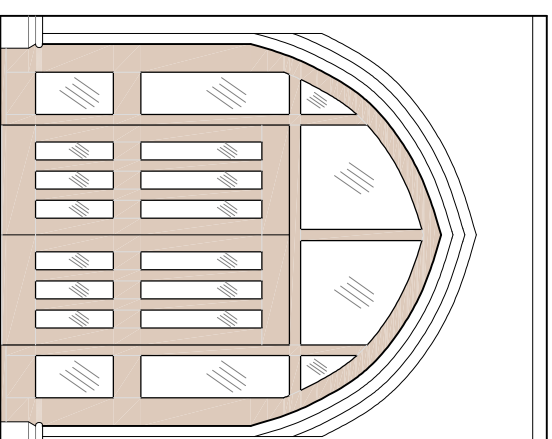


Proposed bespoke double door set within existing arch - hardwood timber with vision panels and glazed sidelights and toplight - all to match existing corridor doors

Design indicative only - final detail to be agreed with Conservation Officer

Door to provide separation between EDC and Senior Living

DOORS IDP-C-001 - AS PROPOSED

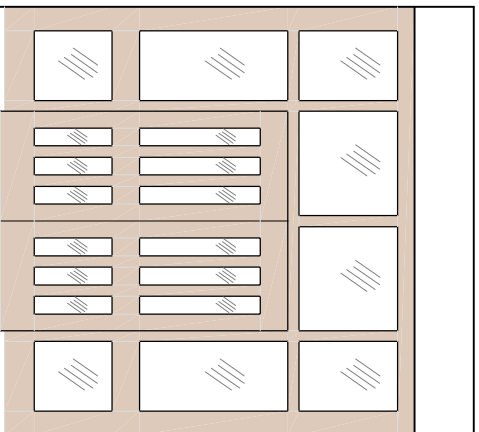


Proposed bespoke double door set within existing arch - hardwood timber with vision panels and glazed sidelights and toplight - all to match existing corridor doors. Door to achieve FD30 Fire Rating

Design indicative only - final detail to be agreed with Conservation Officer

Doors to provide fire compartment

DOORS IDP-C-002 - AS PROPOSED

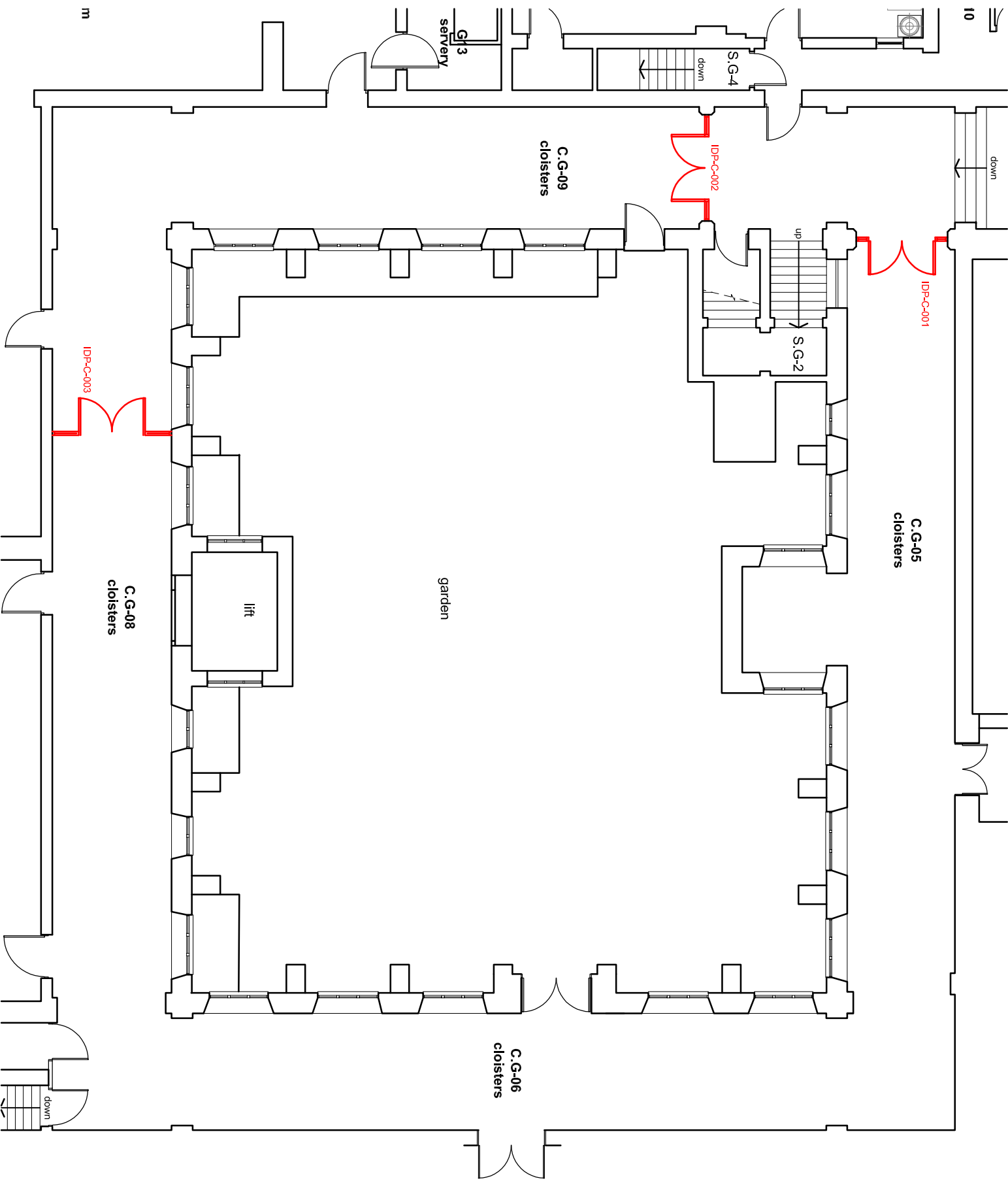


Proposed bespoke double door set within existing corridor (bulkhead formed as necessary) - hardwood timber with vision panels and glazed sidelights and toplight - all to match existing corridor doors

Design indicative only - final detail to be agreed with Conservation Officer

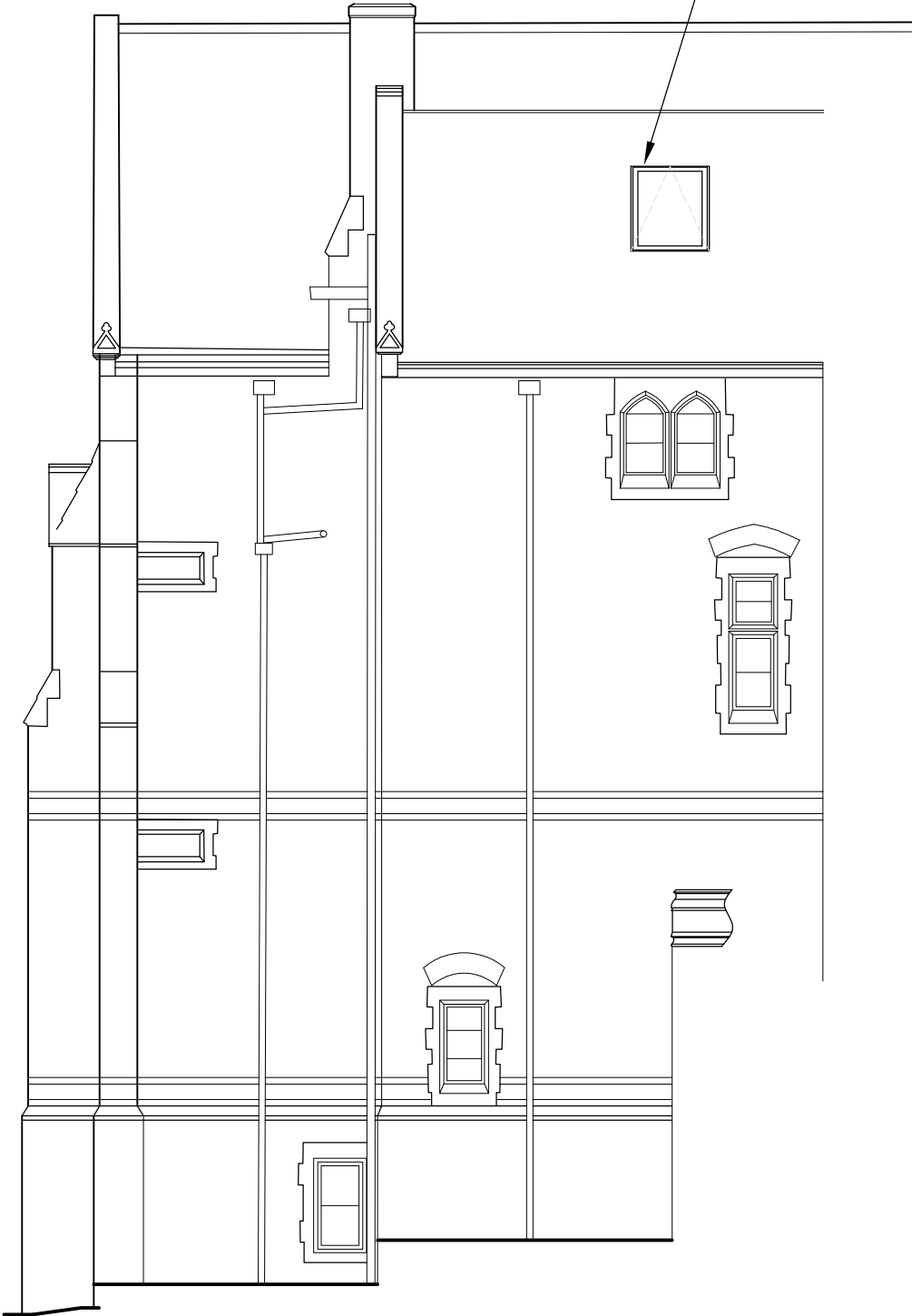
Doors to provide separation between EDC and Senior Living

DOORS IDP-C-003 - AS PROPOSED

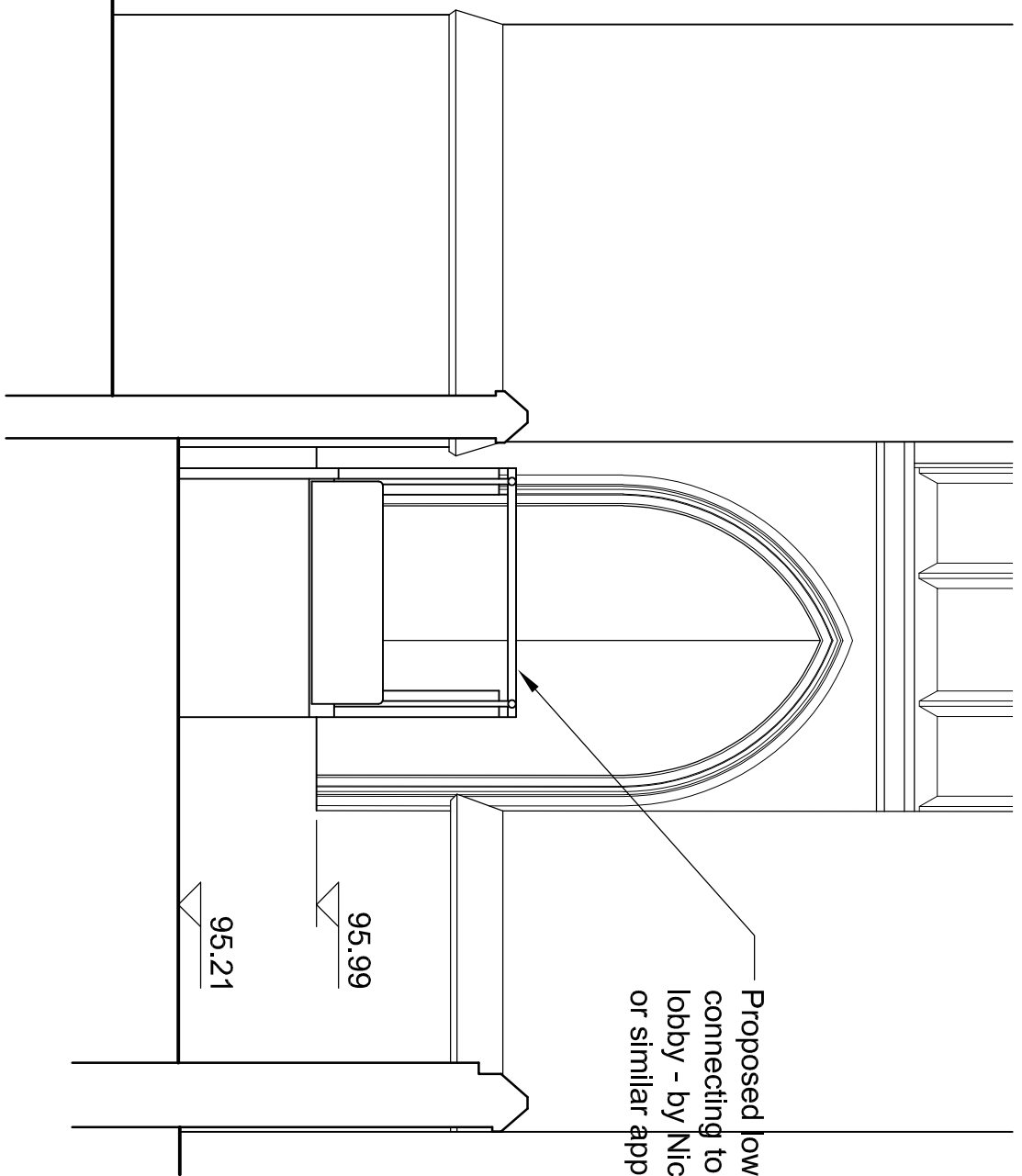
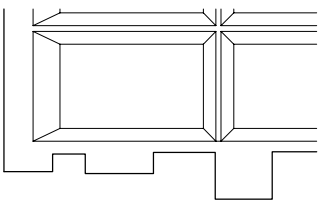


APPENDIX 5

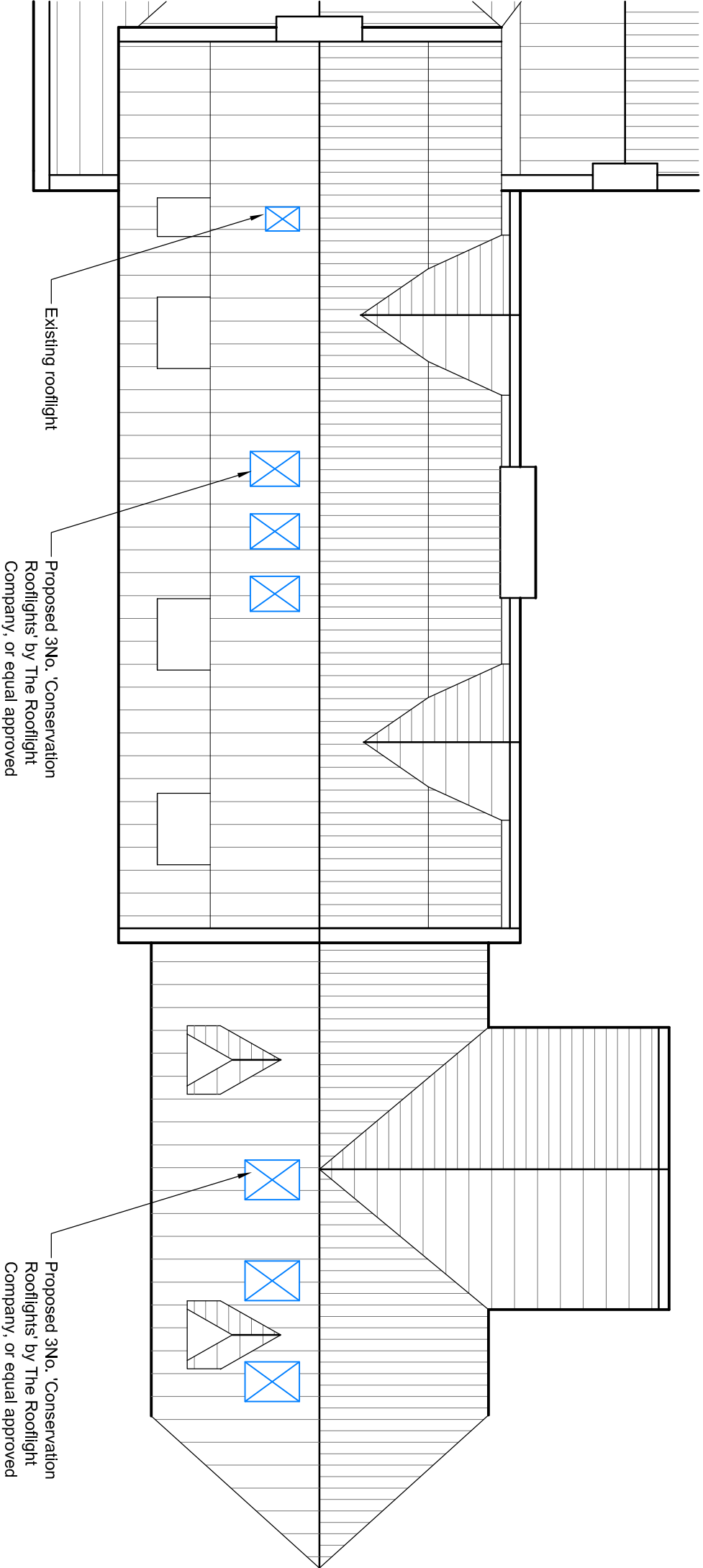
Proposed roof light with electric actuation to meet smoke ventilation requirements - by Fakro or similar approved



EAST ELEVATION (Elevation 6)



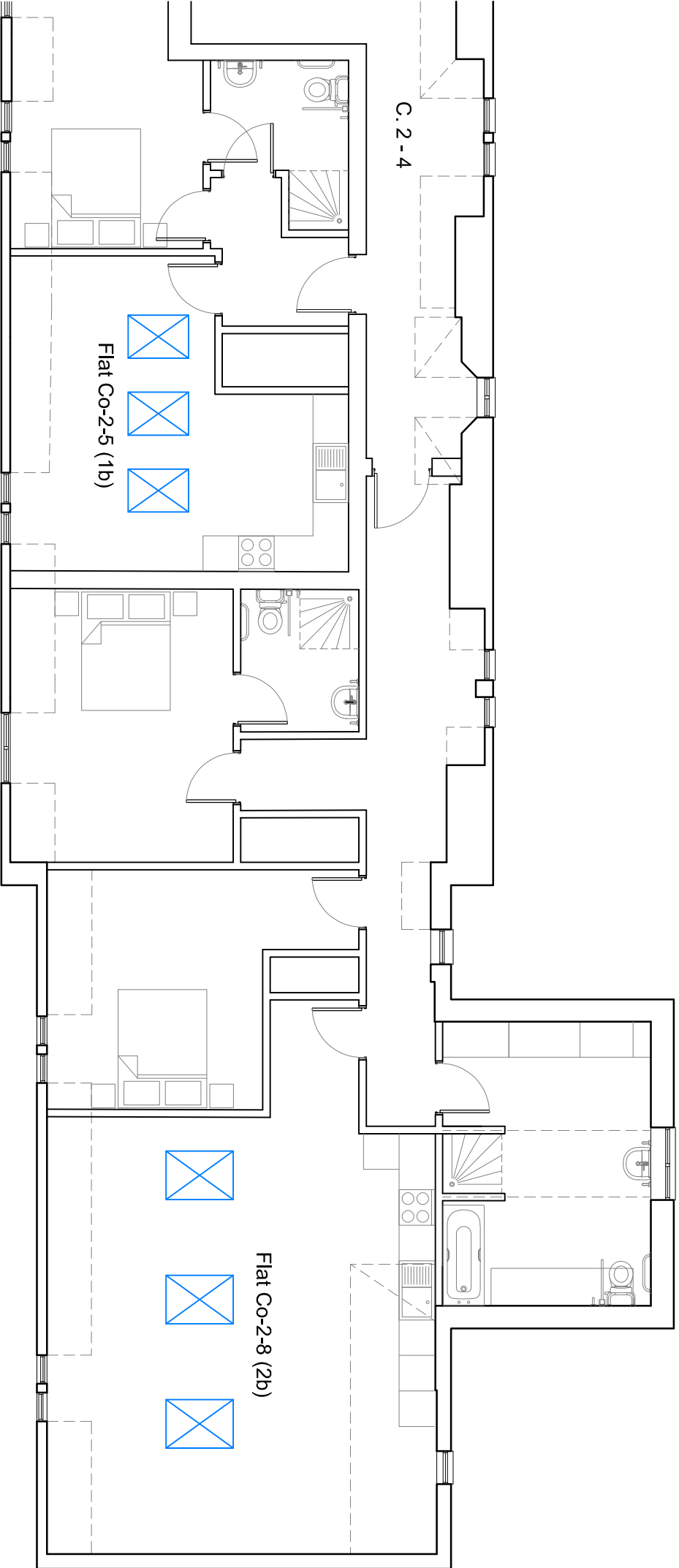
Proposed low-rise platform lift connecting to church external lobby - by Niche Lifts Ltd., or similar approved



Existing rooflight

Proposed 3No. Conservation Rooflights' by The Rooflight Company, or equal approved

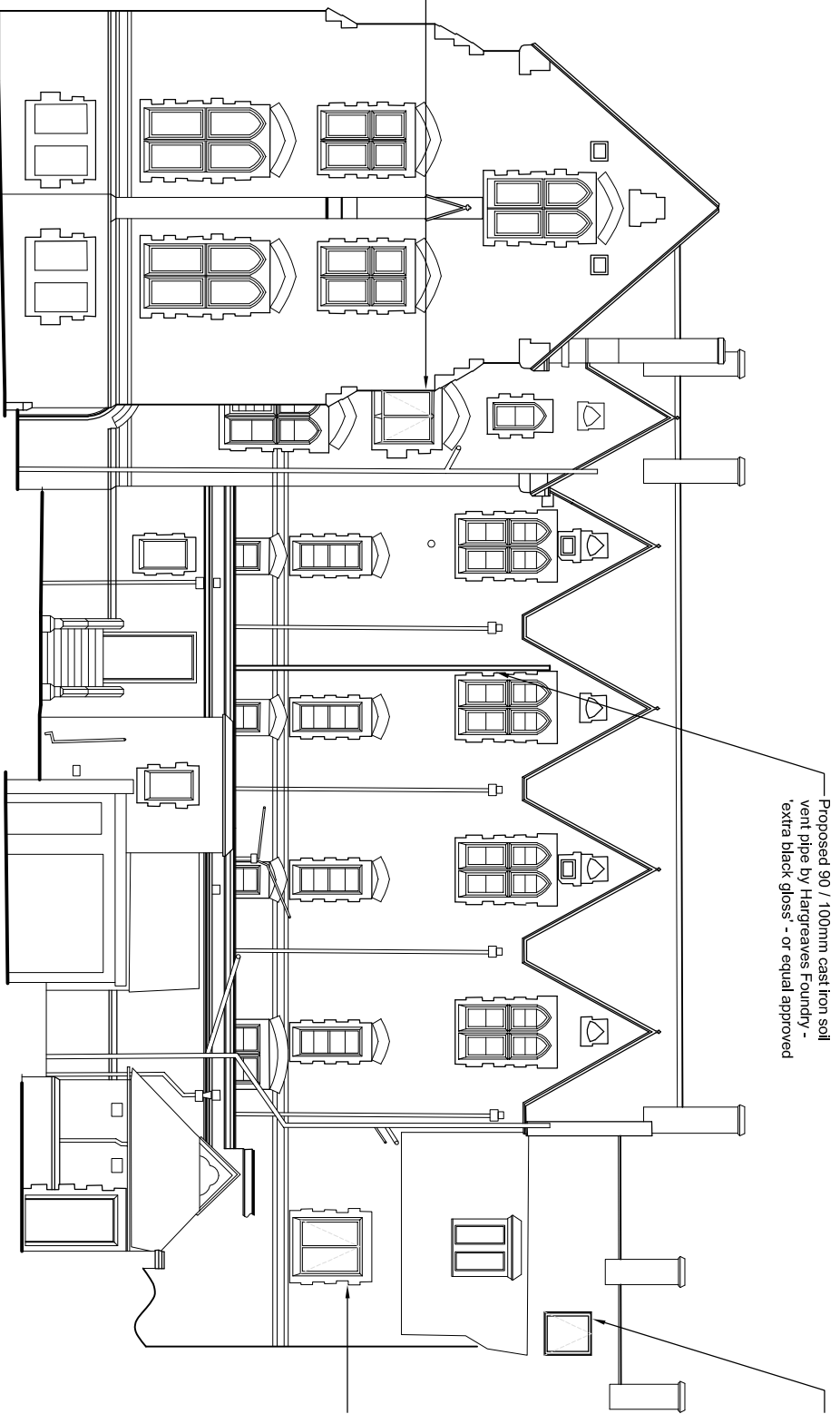
Proposed 3No. Conservation Rooflights' by The Rooflight Company, or equal approved



C.2-4

Flat Co-2-5 (1b)

Flat Co-2-8 (2b)



Proposed hardwood window (frames painted white) with electric actuation to meet smoke ventilation requirements

Proposed 90 / 100mm cast iron soil vent pipe by Hargreaves Foundry - extra black gloss - or equal approved

Proposed roof light with electric actuation to meet smoke ventilation requirements - by Fakro or similar approved

Proposed hardwood window / frames painted white) with electric actuation to meet smoke ventilation requirements

SOUTH ELEVATION (Elevation 5)



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APPENDIX 6

PLANNING AND RELEVANT GUIDANCE

This HIS has been prepared within the context of Government policy relating to the conservation of the historic environment as set out in Section 12 of the NPPF entitled *Conserving and Enhancing the Historic Environment* (DCLG 2012).

National Planning Policy Framework (NPPF).

Government policy relating to the conservation of the historic environment is set out in Section 12 of the NPPF entitled *Conserving and Enhancing the Historic Environment* (DCLG 2012). Sites of archaeological or heritage significance which are material considerations within the planning system are known collectively as *heritage assets*.

The NPPF acknowledges that heritage assets are a finite and irreplaceable resource and that their conservation can bring wider social, cultural, economic and environmental benefits and overall seeks the delivery of sustainable development in addition to the conservation of England's heritage assets in a manner appropriate to their significance.

NPPF states in relation to proposed development:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on their significance (Section 12 paragraph 128).

Paragraph 129 states that:

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Designated heritage assets are distinguished from assets of lesser significance:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional (Paragraph 132).*

Paragraph 134 states that:

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

In terms of new development Paragraph 137 makes clear that:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal

their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

With regard to non-designated heritage assets NPPF states:

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-

designated heritage assets, a balanced judgement will be required having regard to the scale of harm or loss and the significance of the heritage asset (Section 12 paragraph 135).

It is acknowledged that non-designated sites will normally be preserved through excavation and recording in accordance with their significance and the extent of the harm to their significance from the proposals.

NPPF states that this is to:

Avoid or minimise conflict between the heritage asset's conservation and any aspects of the proposals (Section 12 paragraph 129).

Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (Section 12 paragraph 132).

Planning Practice Guidance (PPG)

Advice on enhancing and conserving the historic environment is also published in the PPG which provides guidance on how the historic environment should be assessed within NPPF (DCLG 2014). This document states that:

The appropriate conservation of heritage assets forms one of the Core Planning Principles that underpin the planning system... and ...planning decisions 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 present and future generations.

The main factor in the NPPF paragraphs 132-134 is whether a proposed development will result in substantial harm or less than substantial harm. Whilst these are not defined in the NPPF the PPG provides guidance:

*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the NPPF makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. **It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed** (Paragraph 017).*

The PPG also provides guidance for the interpretation of less than substantial harm where the harm arising should be weighed against the public benefits of the development:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in NPPF (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

The Listed Buildings Act (1990)

The Listed Buildings Act sets the general duty as regards the exercise of planning functions in relationship to any listed building:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority, or as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (section 66).



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APPENDIX 7

METHODOLOGY

Introduction

All work undertaken in the preparation of this report is consistent with the guidance set out in Historic England's publication *Managing Significance in Decision-Taking in the Historic Environment* (HE2015a) and *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2008);

Importantly these documents provide assistance in the interpretation and implementation of the NPPF and PPG and provide crucial guidance on how to assess the potential effects of a proposed development on a heritage asset. There are six main guidance points:

- To understand the significance of the affected assets;
- To understand the impact of the proposal on that significance;
- To avoid, minimise and mitigate impact in a way that meets the objectives of NPPF;
- To look for opportunities to better reveal or enhance significance;
- To justify any harmful impacts in terms of the sustainable development aim of conserving significance and the need for change, and
- To offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving the archaeological and historical interest of the heritage assets affected.

The following criteria will be used in this report to assess significance:

- **Evidential value** which arises from the potential of a place or building to provide evidence about past human activity, very often in the form of archaeological remains;
- **Historical value** which arises from connections between the place or building with past people, events and aspects of life which can be connected to the present;
- **Aesthetic value** which represents the ways in which people draw sensory and intellectual inspiration from a place or building;
- **Communal value** which derives from the way in which people relate to the place or building, perhaps through a collective experience or memory;
- **Architectural Interest** which relates to a building's importance in terms of its architectural design, decoration, craftsmanship, its technological innovation or significant planform;
- **Historic Interest** requires a building to illustrate important aspects of the nation's social, economic, cultural or military history and/or have close historical associations with nationally important people.

The terms *architectural and historic interest* are incorporated into legislation where places and buildings considered of *special* interest are statutorily protected by inclusion into lists and/or registers (DCMS 2010). St. Dominic's Convent and St. Anne's Chapel are grade II listed buildings and therefore considered of moderate/regional significance because of their special architectural and historic interest.

In accordance with Paragraph 132 of the NPPF the impact of the proposals on the significance of the listed buildings and their settings will be considered as **less than substantial harm** or **substantial harm**. This terminology will be used in relation to assessing the degree of harm to the asset's significance and not to the scale of the development. In addition, the guidelines set down in *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (Historic England 2008) will also be used in this report to consider the proposed changes to the convent and its setting.

Similarly, where a proposal could impact on potential non-designated below ground archaeological remains the magnitude of that impact on those remains will be considered in this report. As with the convent building itself the effect of those proposals on the significance of any below ground remains will also be considered in accordance with NPPF. A judgement will be made regarding the scale of harm or loss to the significance of the below ground remains balanced against any public benefits (Section 12 paragraph 135).

As part of preparing this HIS site meetings have been undertaken attended by Helen Martin-Bacon, MCIfA, Director at Commercial Archaeology, Cavaleri Partnership Architects, Carter Jonas LLP Planning Consultants and Alan Taylor Stafford Borough County Council Conservation Officer along with Della Templeton. All proposals both to the interior of the convent and to the convent's setting were discussed in detail during these meetings.

Dissemination

A copy of the Heritage Impact Statement will be deposited with the Staffordshire Historic Environment Record for public viewing.

Terminology

The HIS has been compiled using the following standard terminology:

Conservation Area – an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires every local planning authority to identify areas of special architectural or historic interest to designate as conservation areas.

Listed Building – a building, object or structure considered to be of special architectural and historic interest. Listings comprise Grades I and II* for the most exceptionally important buildings and Grade II for those considered of special interest. Buildings can also be locally listed which means that their conservation as heritage assets is an objective of the National Planning Policy Framework (NPPF) and a material consideration when determining the outcome of a planning application.

Designation – this recognises the significance of a heritage asset and increases its status of protection within the planning process. Designated assets can be statutorily protected as in the case of listed buildings and scheduled monuments or non- statutorily protected as is the case with registered parks and gardens and conservation areas.

Heritage Asset – this term refers to buildings, sites, places, monuments and landscapes which have been recognised as having a level of heritage significance which makes them a material consideration in the planning process.

Historic Environment Record (HER) – a repository which stores data on heritage assets within a defined geographical area.

Significance – the value of a heritage asset to this and future generations based upon its heritage interest which may be archaeological, architectural, aesthetic or historic.

Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the development of its surrounding. Setting itself is not a heritage asset nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset (HE, GPA 3 2015).

DOCUMENTARY SOURCES

For the purposes of the Heritage Impact Statement the Historic Environment Record held by Staffordshire County Council has been consulted and historic maps and other archival material have been viewed at the Staffordshire Record Office.

A number of relevant online sources have also been consulted including:

- the Archaeology Data Service (<http://archaeologydataservice.ac.uk/ifp/wiki/pdf>);
- the National Heritage List (<http://historicengland.org.uk/listing/the-list>);

PastScape (<http://pastscape.org.uk>).



HERITAGE SERVICES:

Constraints reports for land acquisition.
Desk-Based Assessments.
Heritage Impact Assessments.
Heritage Statements and Assessment of Significance.
Listed Building and Scheduled Monument Consents.
Historic Landscape Assessments.
Conservation Area Appraisals and Management Plans.
Historic Building Recording.
Setting Assessments.

ARCHAEOLOGICAL SERVICES:

Project Management and Set Up.
Preparation of Methodologies.
Scoping and negotiation with LPAs
Preparation of Mitigation Strategies.
Preparation of WSIs.
Full range of Fieldwork Services.
Consultancy and Advice.
Preparation of Risk Assessments.
PR & CSR/Public Outreach.

Contact Helen Martin-Bacon MClfA, Director Commercial
Archaeology

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