ST MARY'S C of E PRIMARY SCHOOL

HERITAGE ASSESSMENT



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SECTION A: INTRODUCTION

A1: KEY DATA

Heritage Assets: St. Mary's C of E Primary School

Location: Oldham Road, Balderstones, Rochdale, OL11 2HB

National Grid Reference: SD904115

Designation: Grade II

Building type/function: The building was constructed as and is still used as a school.

Date: 1866

Development proposal:

It is proposed to create a new working kitchen in what was the old Staff Room and a new Staff Room in what was the old Kitchen. Also included is the sub-division of a large classroom to create reduced sized classroom, a new office, a new store room and an entrance lobby.

A2: EXECUTIVE SUMMARY

This report relates to proposals for refurbishments to the existing Staff Room & Kitchen at St Mary's C of E Primary school which is a Grade II Listed building.

Rochdale MBC is seeking to create a new working kitchen to physically cook food on the premises. At the moment food is brought in from external schools and kept warm on site. The only function of the existing kitchen is to wash dishes. The unappetising nature of the warmed-up food is resulting in increasing numbers of children bringing in sandwiches, crisps and soft drinks which is not benefiting their health and has a direct effect on learning.

Both these areas have previously undergone modern refurbishments with only the original walls and window mullions being visible. Suspended ceilings are present in the Kitchen and Staff Room.

Additionally a ventilation extract will need to be provided through the slate roof over the proposed Kitchen. The intake and extract louvres are out of site in the hidden valley between two roofs. The vent extract from the proposed office space will be visible in the slate pitched roof but will be in keeping with the roof and kept as flush as possible.

It is planned that the special historic character of the building will be preserved.

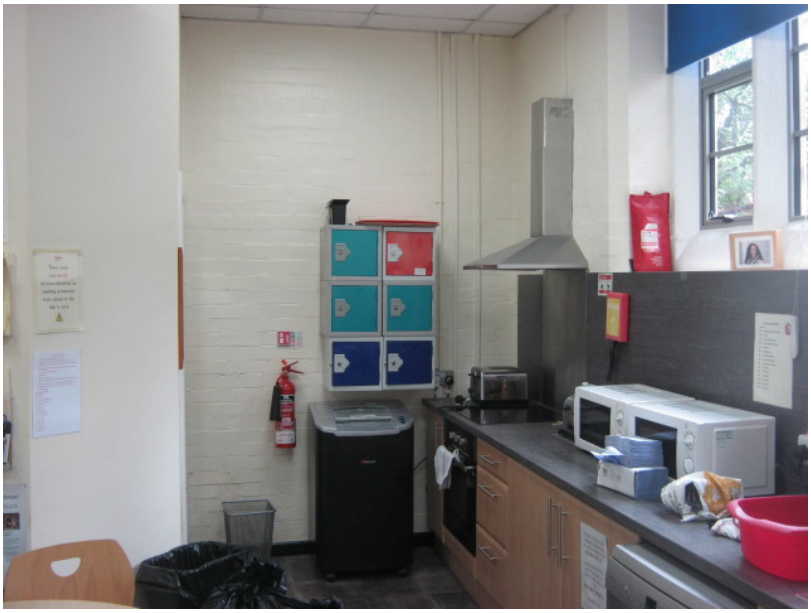
A3: LOCATION AND SETTING

The school is located on Oldham Road in the Balderstones area of Rochdale. The school stands alongside St. Marys C of E Church.

Within the existing Kitchen is located a storeroom which is a modern addition. This will be stripped out as part of the work. Within the existing Staff Room there is a modern addition office. This will be retained and used as a food store.



1. View of the existing Kitchen.



2. View of the existing Staff Room.

Classroom (Area 19) to be sub-divided and a small store and office provided to replace those taken out of commission in the proposed Staff Room and Kitchen.



3. View of the existing Classroom.



4. View of the existing Classroom.



5. View of pitched slate roof over Classroom.



6. Partial view of hidden valley over proposed Kitchen.

A4. PROPOSAL AND RELEVANT POLICIES

A4.1 The Site

The school is located between Oldham Road and Platting Lane in the Balderstones area of Rochdale. The site is accessed on Oldham Road via the main Reception area. There is an alternative access of steps and disabled access ramp from Platting Lane but this is via the rear playground.

A4.2 Designation

The school was first listed as Grade II on 4th January 1974 and is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: St. Mary's Primary School

List entry Number: 358914

Location: St Mary's Primary School, Oldham Road, Balderstones Rochdale.

Description:

School 1866. J. M. and H. Taylor. Coursed rubble with ashlar dressings and slate roof. Central hall is entered by porch and is flanked at either end by cross-wings, the left projecting a little, the right considerably and having appendages to either side. The entrance porch has a flat balustraded roof and two semi-circular headed openings. It is accentuated by a small gable on the hall roof behind, and an elaborate bellcote on the roof ridge. The window openings generally in an Early English style are of 2, 3 and 4 lights, and circular windows are placed in the gables of the cross-wings. The steeply pitched roof has a crested ridge, several gables and numerous gabled dormer windows; it plays an important role in this balanced asymmetrical composition. Designed en-suite with the Church.

Clarification

St Mary's C of E Primary School is Grade II Listed and must comply with the following:

Section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990

In this Act "listed building" means a building which is for the time being included in a list compiled or approved by the Secretary of State under this section; ***and*** *for the purposes of this Act—*

(a)any object or structure fixed to the building;

(b)any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948, shall be treated as part of the building.

A4.3 Proposal

The proposal comprises of the following items:

- Existing Staff Room - Strip out kitchen units, refrigerator, cooker hob, dishwasher, worktop, suspended ceiling and grid. Supply and fix new suspended ceiling grid and tiles, mesh fly-screen, stainless steel industrial kitchen units, cooker, hob, dishwasher, vent extract system, vinyl floor covering and skirting, decorate walls, doors, door frame and architraves,

- Existing Kitchen – Strip out storage cupboard, stainless steel shelving, kitchen units, suspended ceiling, dishwasher, refrigerators store & cupboard. Supply and fix new suspended ceiling grid and tiles, vinyl floor covering and skirting, decorate walls, door, door frame and architraves.

- Existing Classroom (Area 19) - Sub-divide classroom with partition wall, relocate radiator, sink, sink unit, fluorescent light fittings. Supply and fix new Store Room and new Office.

A4.4 Relevant planning policies

As the building is part of designated heritage assets, both national and local planning policies relating to the historic environment are relevant to the application. Nationally, these policies are contained within Section 12 (Conserving and Enhancing the Historic Environment) of the National Planning Policy Framework (March 2012), and locally by Chapter 19 (Design and the Built Environment) of Rochdale MBC's Unitary Development Plan, 2006. These policies are examined further in Section D of this report.

A4.5 Heritage Assessment/Methodology

Paragraph 128 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of the heritage assets affected, including the contribution made by their setting. Consequently, Rochdale MBC Property Services has produced this heritage assessment to evaluate the significance of the area and the impact of the proposal upon this significance.

To reach an understanding of this significance, the following approach was adopted:

1. Documentary research to place the area in its historic context, using documentary sources identified in the text.

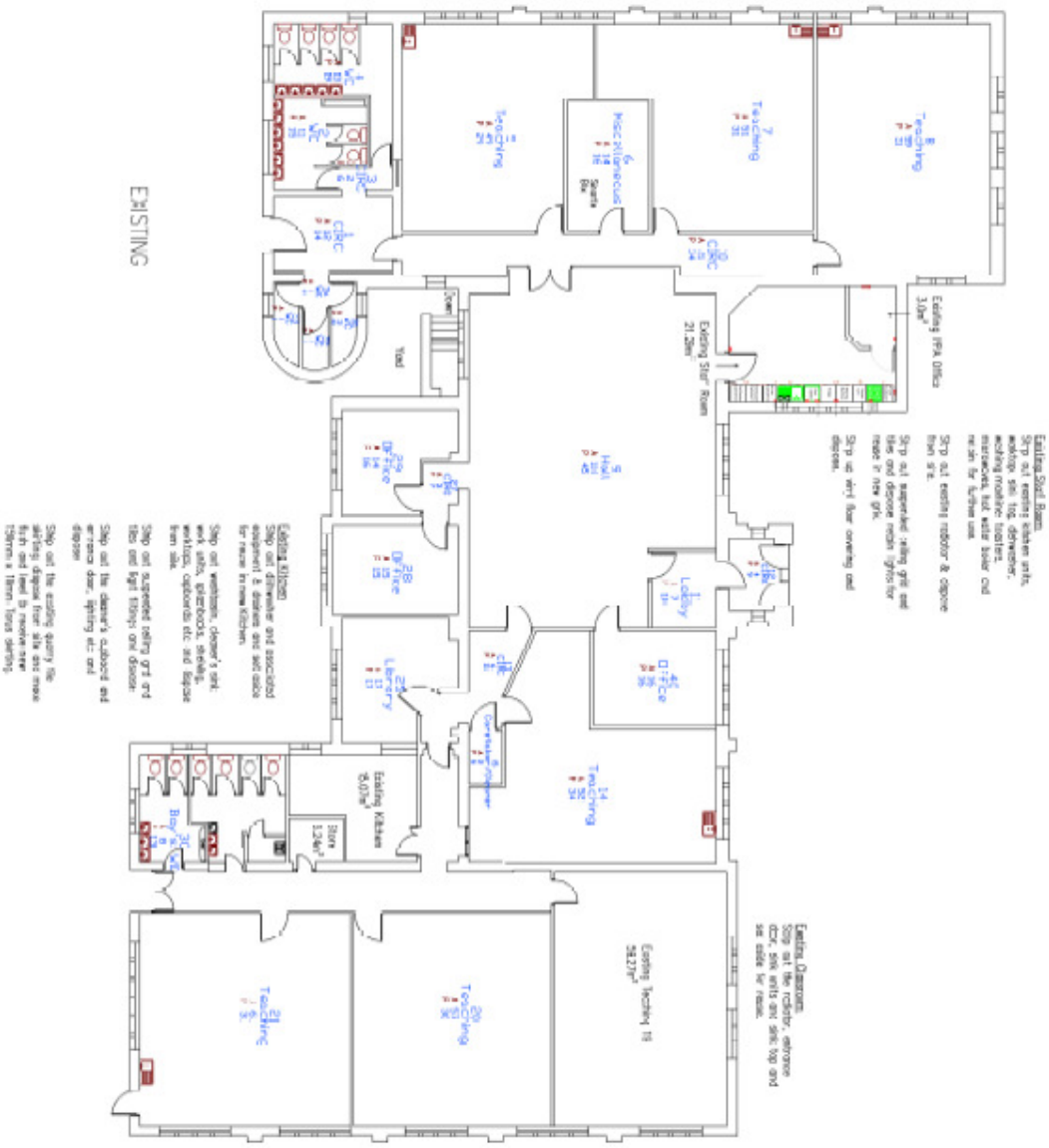
2. Interior survey of the area to gain an understanding of the date, evolution and historic character, and identify features of importance.

3. Brief examination of the historic character of the school based principally upon the listing details January 1974.

SECTION B: THE HERITAGE ASSETS

B1: ELEMENTS OF THE SITE

The application is for decorations and refurbishment works in the existing Kitchen, existing Staff room and existing Classroom (Area 19) only. External works will be limited to ventilation extract grilles in the pitched slate roofs.



Existing School Floor Plan



Proposed Floor Plan

B2: DESCRIPTION OF THE BUILDING

B2.1 List Description

School 1866. J. M. and H. Taylor. Coursed rubble with ashlar dressings and slate roof. Central hall is entered by porch and is flanked at either end by cross-wings, the left projecting a little, the right considerably and having appendages to either side. The entrance porch has a flat balustraded roof and two semi-circular headed openings. It is accentuated by a small gable on the hall roof behind, and an elaborate bellcote on the roof ridge. The window openings generally in an Early English style are of 2, 3 and 4 lights, and circular windows are placed in the gables of the cross-wings. The steeply pitched roof has a crested ridge, several gables and numerous gabled dormer windows; it plays an important role in this balanced asymmetrical composition. Designed en-suite with the Church.

B2.2 Form

St. Mary's C of E Primary School is located on ground floor level with an additional service basement below. The building is used for teaching primary aged school children.

B2.3 Interior

a. Present Arrangement.

The school consists of seven Classrooms, Hall, Offices, Storage, Circulation, Toilets, Reception, Staff Room and Kitchen.

SECTION C: SIGNIFICANCE ASSESSMENT

C1: INTRODUCTION

C1.1 Relevant policy: Section 12 of NPPF

Paragraph 187 of the National Planning Policy Framework states that local planning authorities should identify and assess the particular significance of the heritage asset or its setting, and take this into account when considering the impact of a proposal in order to avoid or minimize conflict between the heritage asset's conservation and any aspect of the proposal.

C1.2 Methodology

The nature of a building's significance may be varied and complex. A means of evaluating the significance of a heritage asset is to apply the criteria used when assessing a building for listing purposes, which are:

Age and Rarity: Most buildings built before 1700 which survive in anything like their original condition are listed, as are most built between 1700 and 1840

Architectural Interest: Through architectural design, decoration and craftsmanship and also important examples of particular building types and techniques

Historic Interest: Encompassing buildings which illustrate important aspects of the nation's social, economic, cultural or military history, or close historical association with nationally-important people or events

Group Value: Especially where buildings are part of an important architectural or historic group or are a fine example of planning (such as squares, terraces and model villages) Furthermore, a heritage asset derives significance from its setting, as this represents the surroundings in which it is experienced.

In the following sections, the significance of the buildings overall will be examined (Section C2) and thereafter the significance of their surviving features and details (Section C3).

C2: SIGNIFICANCE OF ST. MARY'S PRIMARY SCHOOL

C2.1 Evaluation

Using the criteria given in C1.2, the significance of the buildings is evaluated thus:

Age and Rarity: The property was completed in 1866 and therefore belongs to the mid Victorian period.

Architectural Interest: As an example of its type of the early to mid-Victorian period, this reflects the typical architecture used in schools at that time.

Historic Interest: The school demonstrates the 19th century growth of both the population and wealth of Rochdale at that time.

Group Value: The school is not known for its group value.

Setting: The school is well-known in the area and is adjacent to St. Mary's Church which remains in ecclesiastical use.

C2.2 Summary of significance

Grade II designation shows the school is regarded as being of both local and national significance for its special architectural and historic interest. It makes an important contribution to its status on the English Heritage's Register.

C3: RELATIVE SIGNIFICANCE OF INDIVIDUAL FEATURES OF THE BUILDING

C3.1 Introduction

The purpose of this section is to inform the planning and design processes by identifying the original historic features of the buildings and assess their significance.

This is evaluated on a relative scale as follows:

High Significance – Features which make an important contribution to the architectural and historic interest and character of the buildings, through age, rarity, architectural merit or historical association or group value, and whose preservation and enhancement is considered essential

Medium Significance – Those making a lesser contribution, but which nevertheless are also considered worthy of preservation or enhancement

Low Significance – Those making only a limited contribution overall, although not necessarily detracting from it

No Significance – Those which make no contribution to the interest of a building, or could be considered detractive

C3.2 Features of High Significance

Architectural form characterised by tall steep pitched slate roofs above coursed rubble and ashlar dressings.

The entrance porch has a flat balustraded roof and two semi-circular headed openings. It is accentuated by a small gable on the hall roof behind, and an elaborate Bellcote on the roof ridge

The window openings generally are in an Early English style. Circular windows are placed in the gables of the cross-wings. The roof has a crested ridge, several gables and numerous gabled dormer windows.

C3.3 Features of Medium Significance

Internally

The internal form and finishes are less rare but still important as historic architecture such as the cast iron column roof truss supports.

C3.4 Features of Low Significance

None

C3.5 Features of No Significance

Modern installations including modern ceilings, doors, vinyl floor coverings, suspended ceiling grids, kitchen equipment, staff room equipment.

C3.6 Summary

All surviving unaltered original internal and external features are of medium significance as they embody the architectural and historic interest and character of the school. Great weight should therefore be given to their conservation. However later 20th Century additions and alterations are of no significance.

SECTION D: IMPACT ASSESSMENT

D1: INTRODUCTION

The planning process will judge the impact of the proposal in the context of both national and local policies governing the historic environment.

Nationally, the NPPF states (Paragraph 131) that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation. It adds (paragraph 132) that 'great weight' should be given to the conservation of a heritage asset; the more important the asset, the greater that weight should be; and that significance can be lost through development within its setting. Locally, guidelines for conservation of the historic environment are contained within Chapter 19 (Design and the Built Environment) of the Rochdale Unitary Development Plan, 2006. Relevant to this application is Section BE/14 (Alterations and Extensions to Listed Buildings), which states:

Development proposals affecting the character of a Listed Building must not harm the architectural value or historic interest of the host building, its curtilage and the surrounding area. In particular, applications for Listed Building Consent involving alterations and extensions (and repairs where materials and/or techniques differ from the original) will need to demonstrate, through the provision of detailed plans, that:-

a. Account has been taken of the scale and proportions of the host building, and its relationship to other buildings and their setting;

b. Sympathetic and high quality materials are used;

c. Internal spaces, features and fixtures are retained;

d. Appropriate detailing is employed throughout, particularly the arrangement and design of fenestration and appropriate roof forms. In cases where Listed Building Consent for alteration or extension is given, and where it is appropriate to record the character of the building before works commence, a condition may be attached to such consent, or a legal agreement sought with the applicant relating to a proper programme of recording.

D2: IMPACT OF THE PROPOSAL

D2.1 The Scheme

The proposal incorporates minor cosmetic works such as decorations, vinyl floor covering and suspended ceiling replacement. An air extract system will be located in the proposed Kitchen and will be largely hidden in the suspended ceiling void.

D2.2 Impact upon the Building

The proposed refurbishment work is intended to preserve where possible the historic internal fabric of the building. Minor ventilation work will be undertaken.

D2.3 Summary

The proposal is consistent with the conservation of the buildings, will respect the remaining historic fabric and will sustain or enhance their significance. The nature of the works means there will be no impact upon the school. The proposal appears therefore to be in accordance with paragraphs 131 and 132 of the NPPF, and with Rochdale MBC Policy BE/14.