CASTLETON PRIMARY SCHOOL

HERITAGE ASSESSMENT



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SECTION A: INTRODUCTION

A1: KEY DATA

Heritage Assets: Castleton Primary School

Location: Castleton Primary School, Hillcrest Road, Rochdale, OL11 2QD

National Grid Reference: TBC.

Designation: Lies within Castleton (South) Conservation Area, designated 2007 – extended 2012.

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

Date: Castleton Primary School was founded in 1903. Some of the original features are still visible today. The building is largely of Edwardian design with other sections added on over the years to increase capacity and to keep it up to date with the demands of the modern educational system.

Development proposal: It is proposed to strip out the existing single glazed, stained timber windows on each elevation of the Hall. The large windows on the playground elevation will be replaced with powder coated aluminium curtain walling and double-glazed units (with low-level panels).

The high-level windows on the other Hall elevations will be replaced with powder coated aluminium double glazed windows. All will match the profile and colour of the powder coated aluminium windows currently being fitted within the new adjacent extension.

A2: EXECUTIVE SUMMARY

This report relates to proposals for replacement of all glazing to the school Hall. The school itself lies within in a Conservation Area.

At present the school Hall is fitted with stained timber windows and low level 'Steni' stone chipping cladding panels on the front playground elevation. All other elevations have high-level stained timber windows. All windows are single glazed and therefore lose heat quickly. The glazing bars are coming loose and the timber windows are showing signs of decay. Lateral movement is now visible to the windows on the front playground elevation and this is now becoming a Health & safety issue. The remaining windows on the other three elevations are also single glazed and in the same physical condition as the large windows.

On the Link Corridor the existing powder coated door set and combination frame will remain in place but the two windows at either side (4nr in total) will be replaced with new powder coated glazed window frames. It is proposed to spray paint the existing door and windows in a grey colour to match the proposed windows.

All proposed windows will be double-glazed to current Building Regulation standards to retain heat and reduce bills. The windows on the front elevation will be solar reflective glazing to reduce the thermal heat build-up over summer. The high-level windows will be controlled using electronically operated winders. The low-level windows will be manually operated and will have lockable handles.

The high-level white PVC cladding on each elevation is dirty and is not particularly well secured. It is proposed to replace this with new white, 'V' jointed, Tongue and Grooved, cladding (fire resistant) to match the existing.

A3: LOCATION AND SETTING

The school is a single storey school and is self-contained on a large site. The school is overlooked on the East, South & West by housing. To the North lies the school's playing field. The school has its own car park, which is accessible on Hillcrest Road. The site is close to Castleton Train Station and the M62 motorway link.

A4. PROPOSAL AND RELEVANT POLICIES

A4.1 The Site

The school is located between Hillcrest Road to the South, Melville Street to the East and Newchurch Street to the West.

A4.2 Designation

The school lies within Castleton (South) Conservation Area, designated 2007 – extended 2012 under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: Castleton Primary School

List entry Number: Not a Listed building.

Location: Castleton Primary School, Hillcrest Road, Rochdale, OL11 2QD

Description:

Castleton Primary School was founded in 1903. Some of the original features are still visible today. The building is largely of Edwardian design with other sections added on over the years to increase capacity and to keep it up to date with the demands of the modern educational system.

Clarification

Castleton Primary School Lies within a Conservation Area 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:

It is proposed to strip out the existing single glazed, stained timber windows on each elevation of the Hall. The large windows on the playground elevation will be replaced with powder coated aluminium curtain walling and double-glazed units (with low-level panels). The high-level windows on the other Hall elevations will be replaced with powder coated aluminium double glazed windows. All will match the profile and colour of the powder coated aluminium windows currently being fitted within the new adjacent extension.

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.

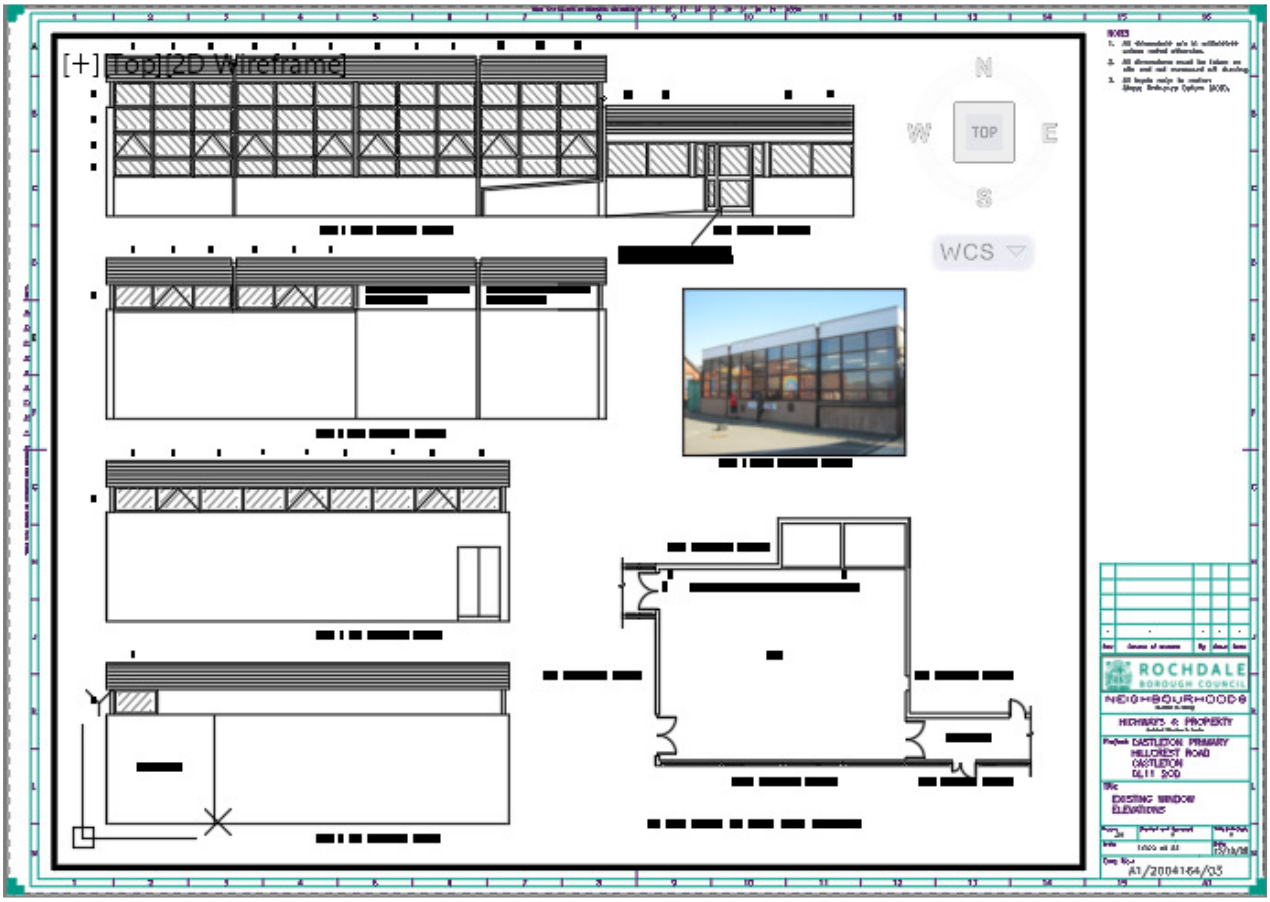
2. Interior survey of the area to gain an understanding of the date, evolution and historic character, and identify features of importance.

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

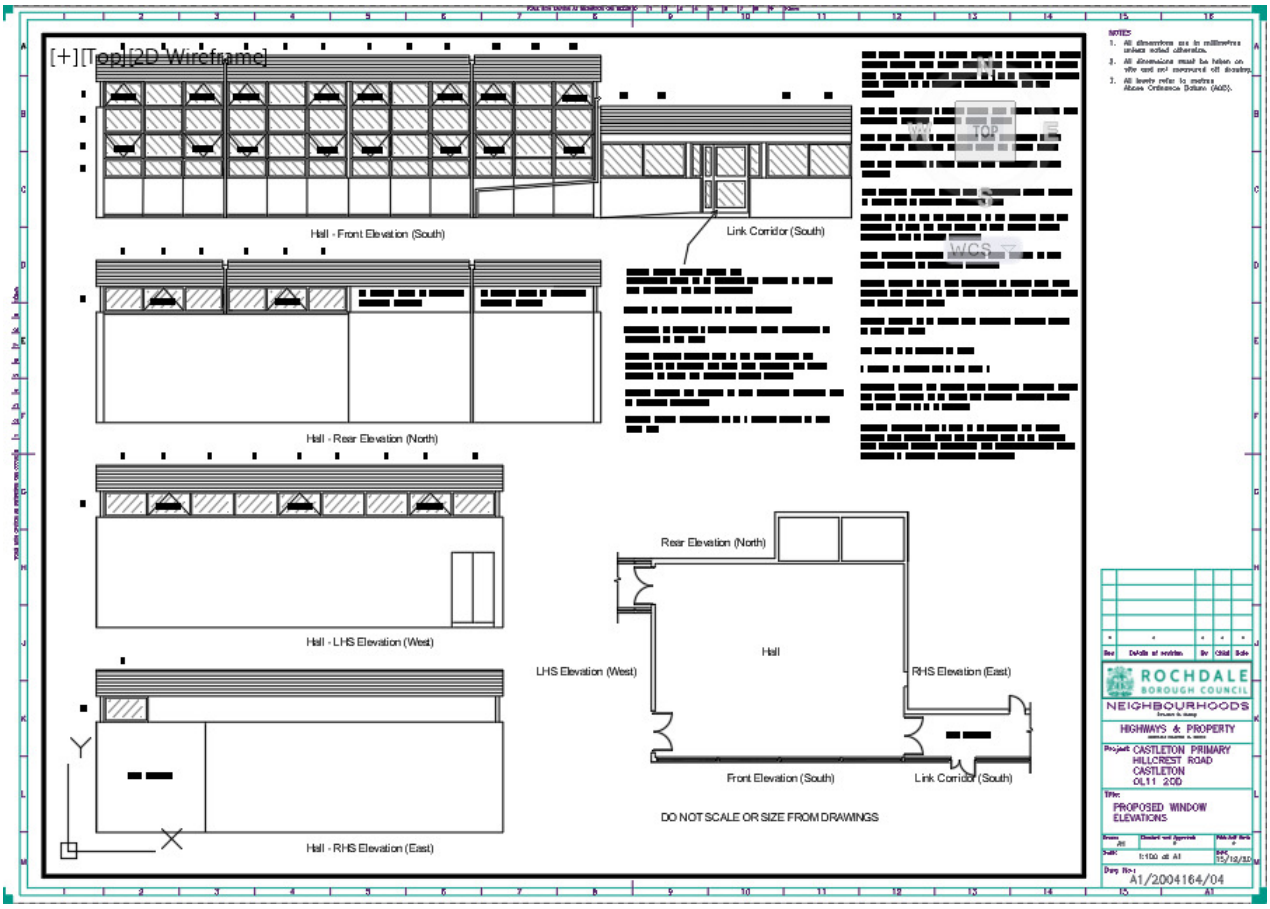
SECTION B: THE HERITAGE ASSETS

B1: ELEMENTS OF THE SITE

The application is for replacement of all timber windows to the Hall and Link Corridor and provision of powder coated aluminium curtain walling and windows.



Existing Hall Elevations & Floor Plan



Proposed Hall Elevations & Floor Plan

B2: DESCRIPTION OF THE BUILDING

B2.1 List Description

Not Listed.

B2.2 Form

Castleton Primary School is located on ground floor level and is used for teaching primary aged school children.

B2.3 Interior

a. Present Arrangement.

The school consists of 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 CASTLETON 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 circa 1903 and therefore belongs to the Edwardian period.

Architectural Interest: As an example of its type of the early Edwardian 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.

C2.2 Summary of significance

The school lies within Castleton (South) Conservation Area, designated 2007 – extended 2012 under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

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

TBC.

C3.3 Features of Medium Significance

TBC.

C3.4 Features of Low Significance

None

C3.5 Features of No Significance

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

C3.6 Summary

The school Hall itself along with all fixtures and fittings, doors and windows are modern additions and have little architectural and historic interest.

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 proposed windows have little cosmetic impact on the building.

D2.2 Impact upon the Building

The proposed refurbishment work will have very little impact on the school as a whole and will blend in with the new windows currently being fitted in the adjacent extension.

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.