

HERITAGE STATEMENT

seven.

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Reference: 20818
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REVISION

PROJECT TITLE	St Mary's C of E School
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CLIENT	Rochdale Borough Council
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P01	First issue for client review.	20.10.23	SGi	LM
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P03	Amended scope re: fire strategy.	19.12.23	SM	-

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- 1.0 INTRODUCTION
- 2.0 THE HERITAGE AND ITS SIGNIFICANCE
- 3.0 IMPACT ON THE SIGNIFICANCE
- 4.0 CONCLUSION

1.0 INTRODUCTION

1.1 PURPOSE

This Statement has been prepared by Seven Architecture on behalf of Rochdale Borough Council to support a listed building application for the fabric repairs relating to St Mary's CofE Primary School in Rochdale. The school is currently open to the public and used as a primary school however remedial works to the roof have been identified as key to the continued use of the building.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that:

'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 assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.

To comply with these NPPF requirements, Section 4 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the Proposed Development.

Section 5 sets out the assessment of significance for the identified heritage assets. This assessment is based upon available published information, archival research and a visual survey undertaken on site.

1.0 INTRODUCTION

1.2 RESEARCH METHODOLOGY

This document has been prepared based on primary and secondary sources including historical maps, drawings and reports.

The following sources were accessed in the preparation of this report:-

- <https://historicengland.org.uk/> (accessed 05th Oct 2023)
- Rochdale Borough Council (<https://publicaccess.rochdale.gov.uk/online-applications/>)
- National Planning Policy Framework (NPPF) 2019
- Planning (Listed Buildings and Conservation Areas) Act 1990

- www.bing.com/maps (accessed 03rd October 2023)
- www.maps.nls.uk (accessed 10th October 2023)
- National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 27 March 2012
- Conservation Principles, Policy and Guidance, Historic England, 2008.

A site visit to the application site have been undertaken on the 18th Aug 2023.

1.3 STRUCTURE OF THE REPORT

The report is set out as follows :-

- Section 2.0 The Heritage and Its Significance
- Section 3.0 Assessment of Impact
- Section 4.0 Conclusion

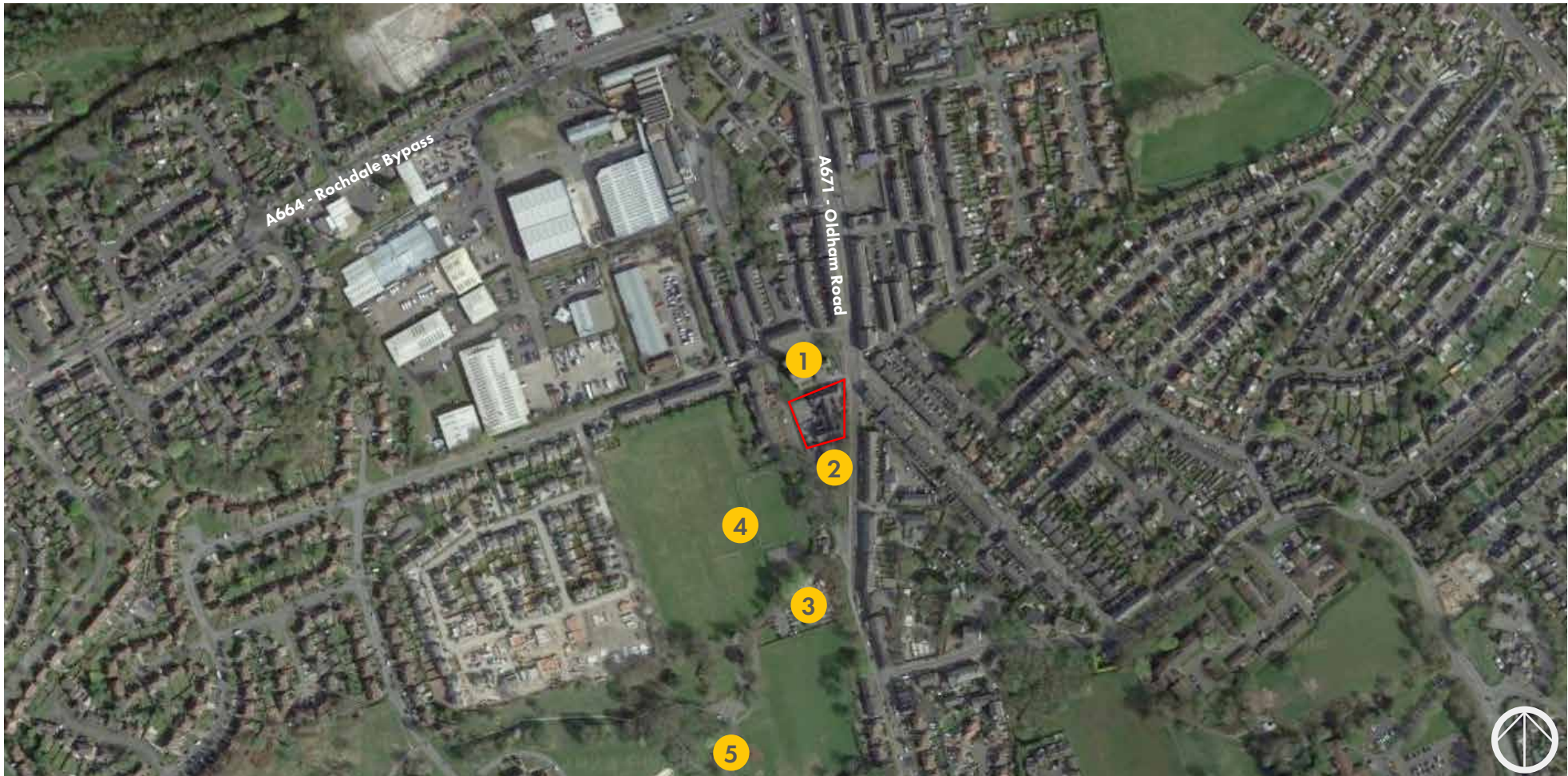
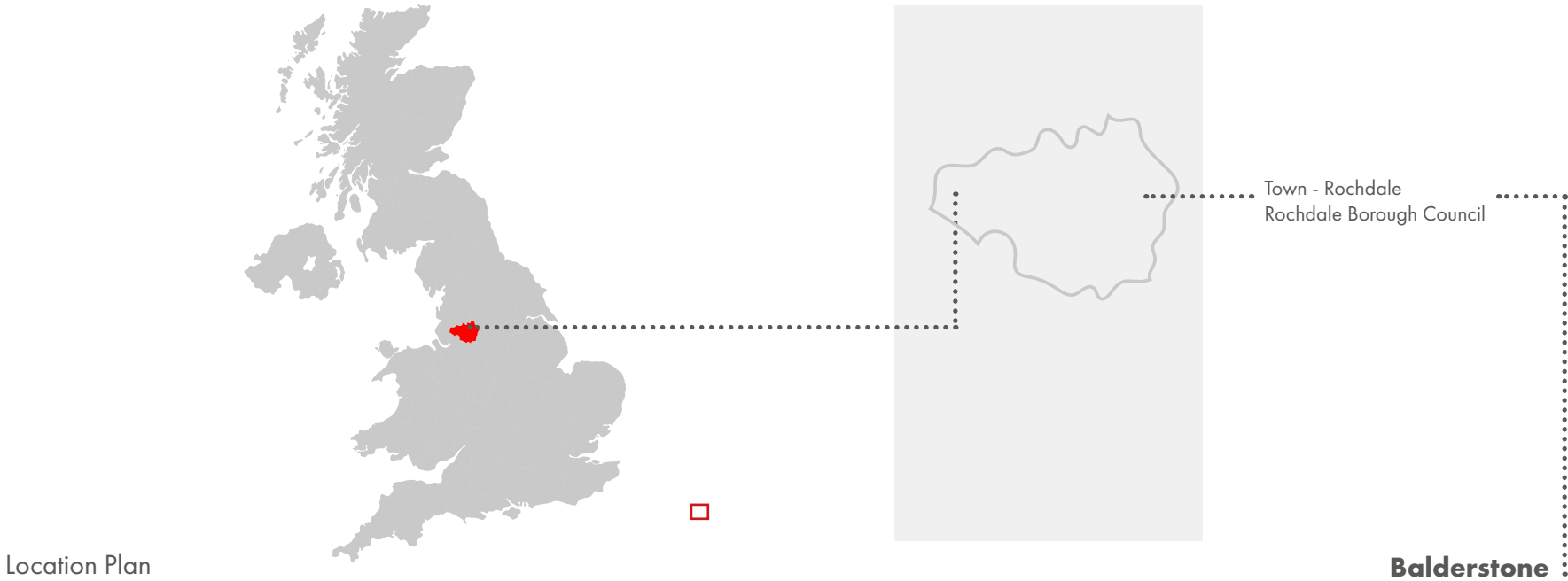
1.4 AUTHORSHIP

This report has been prepared by Samantha Gill of Seven Architecture, an Architect Accredited in Building Conservation (AABC) and RIBA-Accredited Conservation Architect (CA) and checked by Lisa McFarlane, a RIBA Accredited Specialist Conservation Architect (SCA) and Full Member of the Institute for Historic Building Conservation (IHBC).

1.0 INTRODUCTION

1.5 LOCATION

St Mary’s C of E School, Balderstone, Rochdale.



KEY

- 1 St Mary’s C of E Church, Balderstone
- 2 Laroche Day Nursery
- 3 Balderstone Library
- 4 St Mary’s C of E School playing fields
- 5 Malika Park Play Area
- Site Boundary

1.0 INTRODUCTION

1.6 THE NATURE OF THE PROPOSAL

The proposals look to undertake fabric repair work to the roof of St Mary's C of E School. These remedial works are required for the ongoing and safe use of the building.

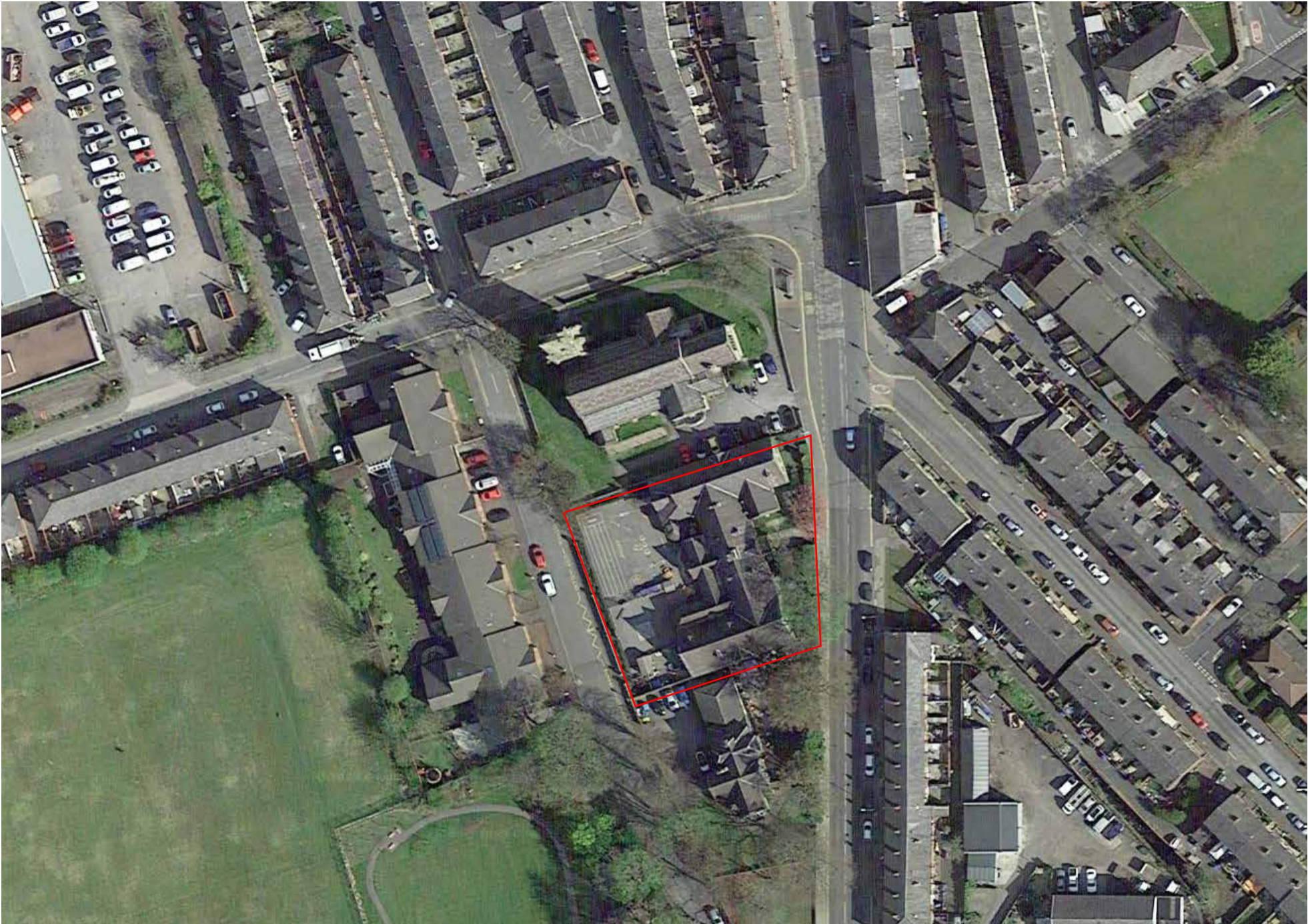


Figure 02
Aerial view showing the location of St Mary's School (outlined in red) within its immediate context
(Source : www.google-earth.com, accessed 18th Oct 2023).



1.0 INTRODUCTION

1.7 DESIGNATED RECORDS FOR THE HERITAGE ASSET

Location
Statutory Address:
SAINT MARYS CHURCH OF ENGLAND SCHOOL, OLDHAM
ROAD

District: Rochdale (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SD 90419 11564
Date of Designation: 04/01/1974

Grade II

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.

Listing NGR: SD9041911564

KEY

- 1 St Mary's C of E Church, Balderstone - Grade II
- 2 Balderstone War Memorial - Grade II



Figure 03
Map showing the Listed Buildings within a 200m radius of the building.



1.0 INTRODUCTION

1.11 CONSULTATION UNDERTAKEN

Site visits in August 2023 have been undertaken by Seven Architecture and Rochdale Borough Council in order to review the works required.

1.0 INTRODUCTION

1.12 APPROACH AND METHODOLOGY

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and its setting.

The National Planning Policy Framework (NPPF) 2019 sets out the Government’s national planning policy on the conservation of the historic environment. In respect of information requirements for applications, it states that:

‘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 assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’.¹

To comply with these NPPF requirements, Section 5 of this document identifies the heritage assets within proximity to the Application Site which may be affected by the proposed works.

Section 2 sets out the assessment of significance for the identified heritage assets potentially impacted on by the development.

This assessment is based upon available published information, and a visual survey undertaken on site in 2023.

¹ National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2019, p54

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.1 1889

The map of 1889 is the earliest map which shows clearly the school, church and the vicarage to the south. As can be seen from the wider context there are 2 large mills within close proximity to the buildings and it can be assumed both the church and school served the mill workers and there families.

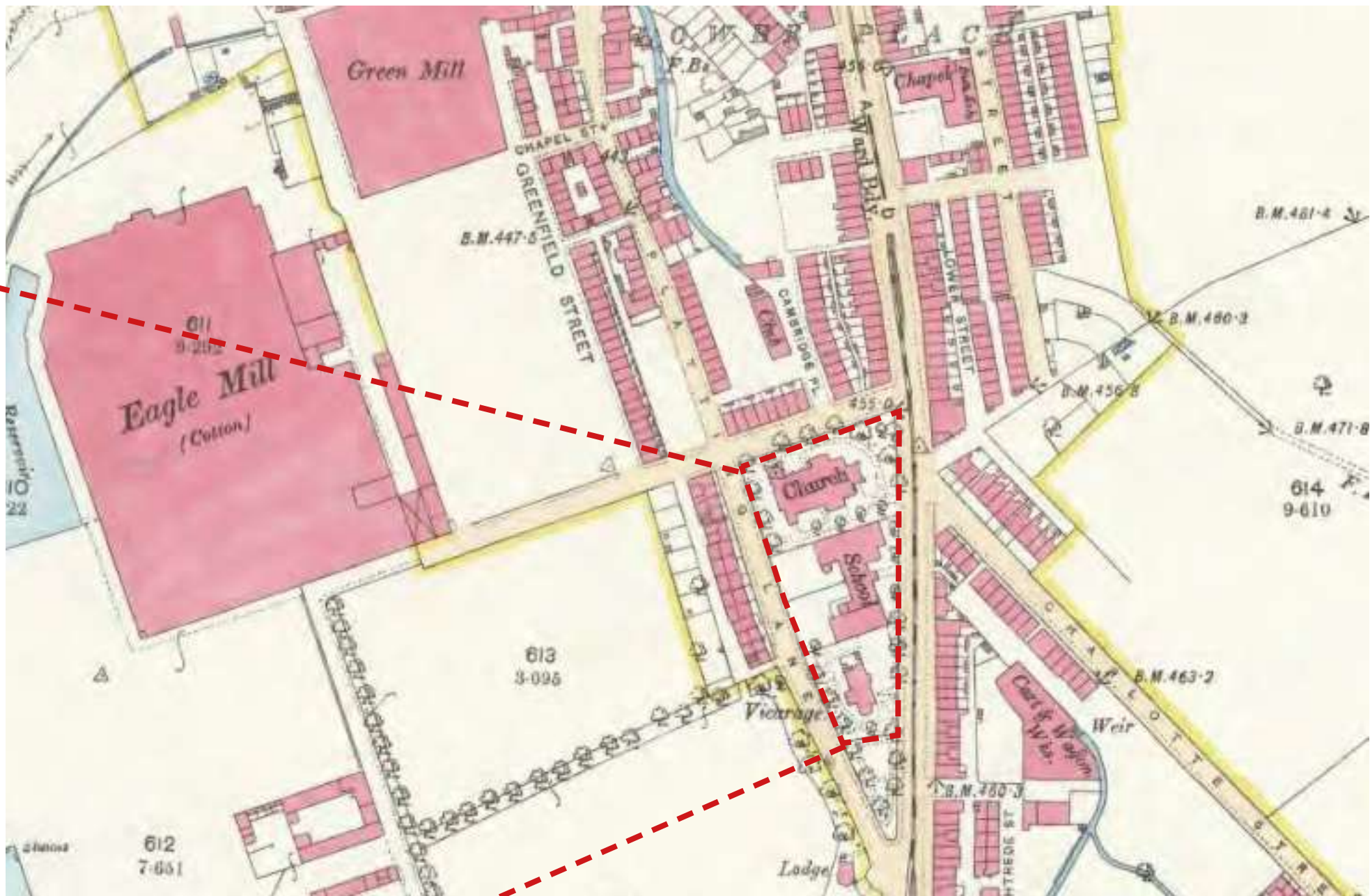


Figure 05
Ordnance Survey Map.
(Source : www.nls.uk/digital-resources accessed 10th October 2023).



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.2 1910

The 1910 map does not show much change within the buildings or the local context.



2.1.3 1930

The 1930 map illustrates again that little has changed within the area, with only minor additions to the residential provision within the area.



Figure 06 and 07
Ordnance Survey Maps.
(Source : www.nls.uk/digital-resources accessed 10th October 2023).



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.4 1947

1947 sees the start of development to the east of the site with the expansion of residential provision



2.1.5 1967

The 1967 map indicates the open space to the west has been given over to formalised playing fields with Balderstone Hall Farm being replaced by a new school..



Figure 08 and 09
Ordnance Survey Maps.
(Source : www.nls.uk/digital-resources accessed 10th October 2023).

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.6 2023

Since the 1989 map there seems to have been little change the external plans of the school, church and vicarage. The school retains its original plan with a small extension to the west elevation. The playground retains its historic separation which originally would have separated the boys and girls, indicated in the undated photograph below.

- A** St Mary's C of E School
- B** St Mary's C of E Church
- C** Historic Vicarage. Now a nursery



Figure 11
Local photo of St Marys C of E School.
Anon.

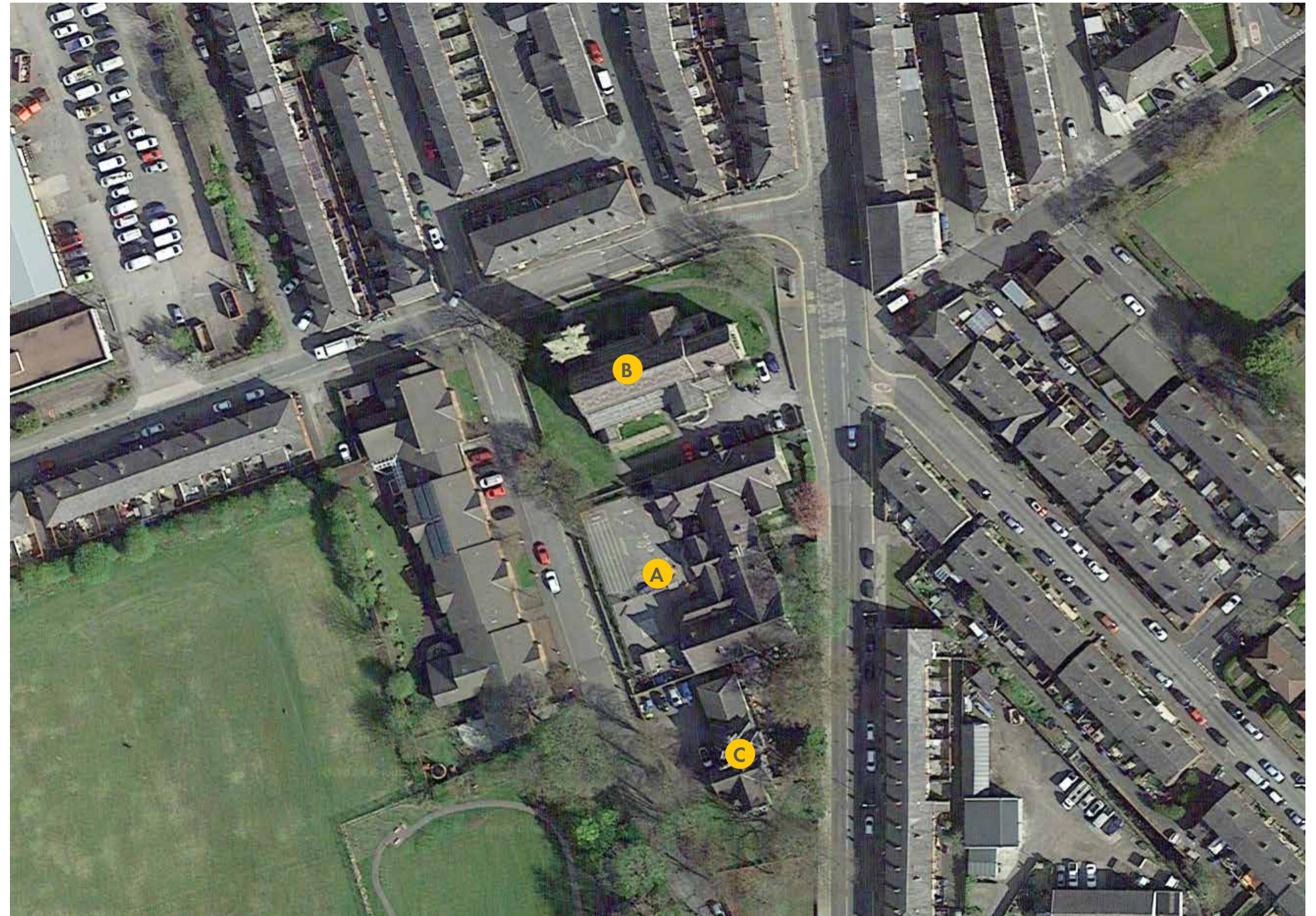


Figure 10
Aerial view showing the location of St Marys C of E School.
(www.earth.google.com accessed 12th October 2023).



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



1 View of the south elevation.



2 View looking towards the north elevation.



3 View of the west elevation.



4 View of the south elevation.



Key Plan

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

2.2.1 VALUE OF THE HERITAGE ASSET

The following assessment of significance looks at identifying the significance of St Mary’s C of E School heritage value, as outlined by Historic England’s Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England Advice Note 12) (2019). It is also informed by the Ministry of Housing, Communities and Local Government Planning Guidance on the Historic Environment (2019) and Historic England’s Conservation Principles for the Sustainable Management of the Historic Environment (2008).

Significance is defined in policy as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

Appraising significance provides a benchmark for the objective assessment of any proposed alterations to the building and is structured to enable the scale of harm to be balanced with the wider benefits to be assess in a considered and methodical manner.



EVIDENTIAL
VALUE

the potential of a place to yield primary evidence about past human activity.



HISTORICAL
VALUE

ways in which past people, events and aspects of life can be connected through a place to the present, either illustrative or associative.



AESTHETIC
VALUE

the ways in which people draw sensory and intellectual stimulation from a place.



COMMUNAL
VALUE

the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The assessment of significance is based on a desktop assessment of available archive information including primary and secondary resources along with site visual surveys undertaken by the author.



**HIGH
SIGNIFICANCE**

elements deemed to be of particularly special interest



**MEDIUM
SIGNIFICANCE**

elements deemed to be of special interest



**LOW
SIGNIFICANCE**

elements deemed to be of more modest interest



**NONE/
DETRIMENTAL
SIGNIFICANCE**

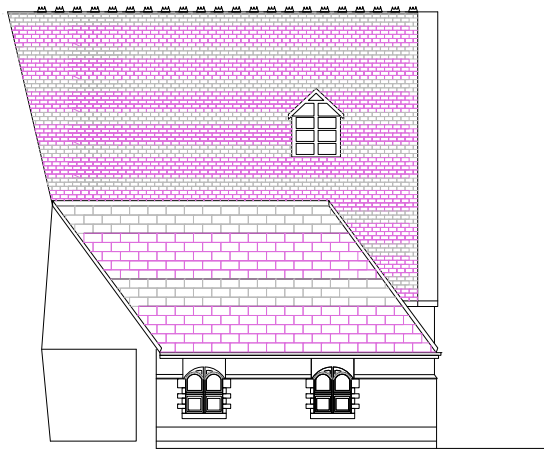
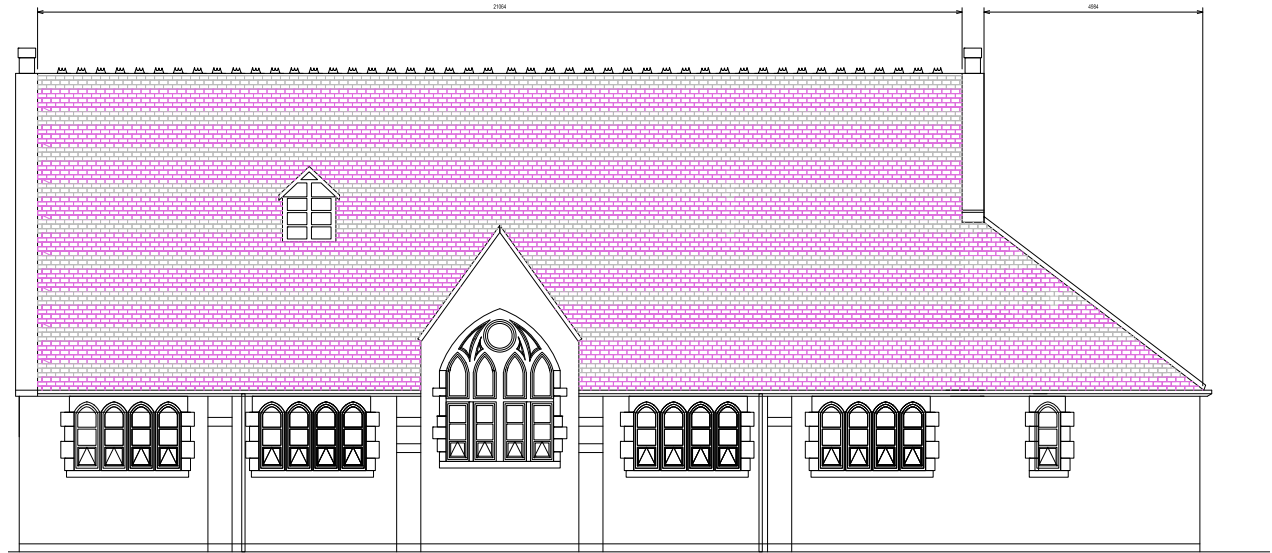
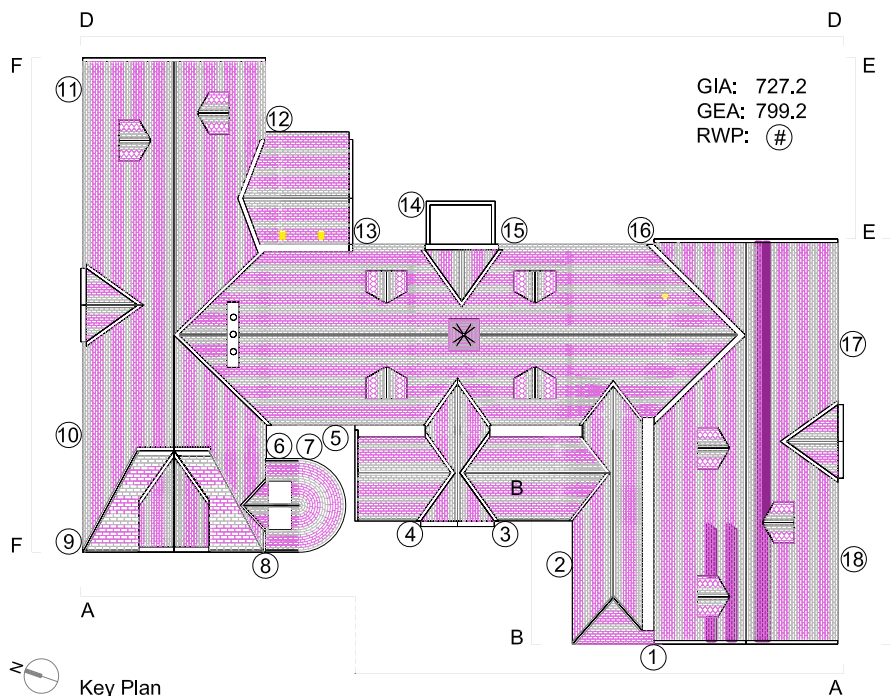
elements that do not contain any special interest or detract from the significance of the building

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

2.2.2 VALUE OF THE HERITAGE ASSET

Current Existing Elevations

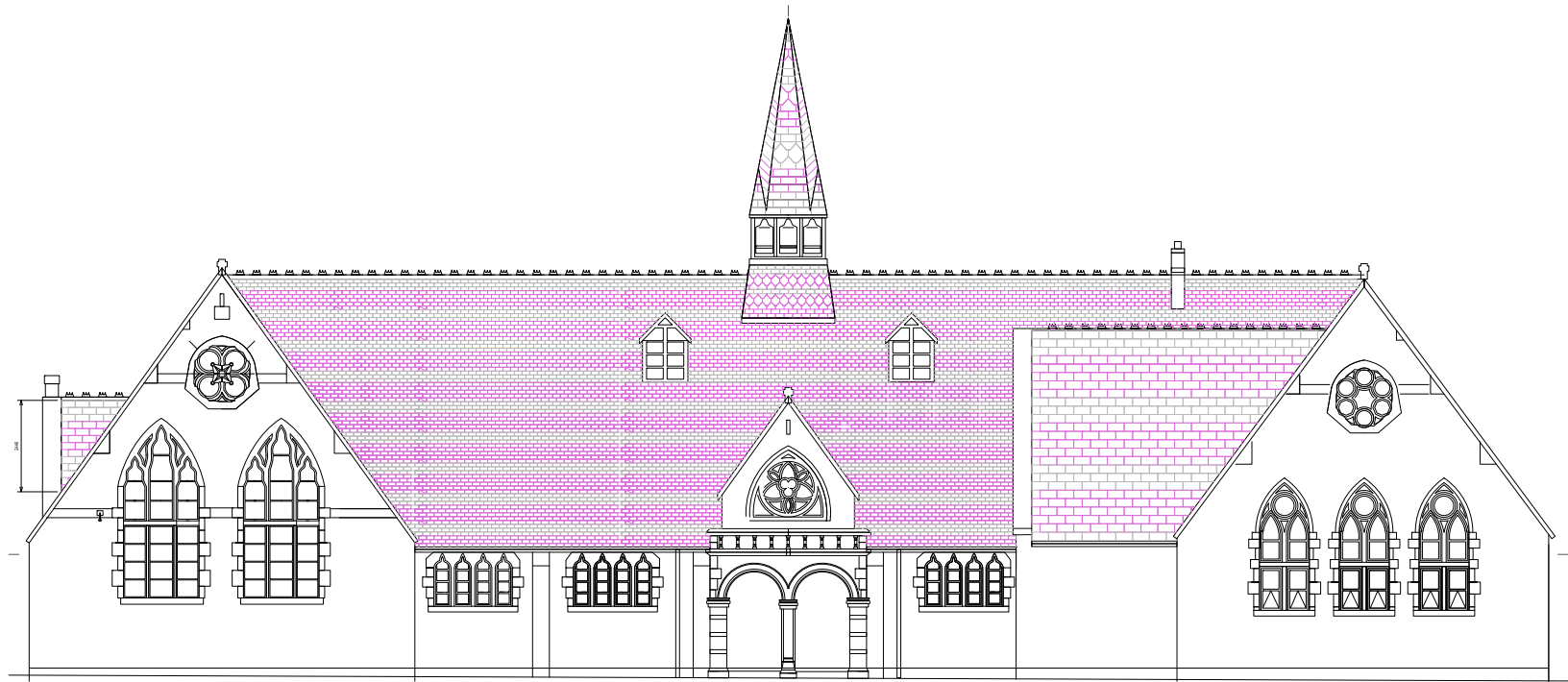


2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

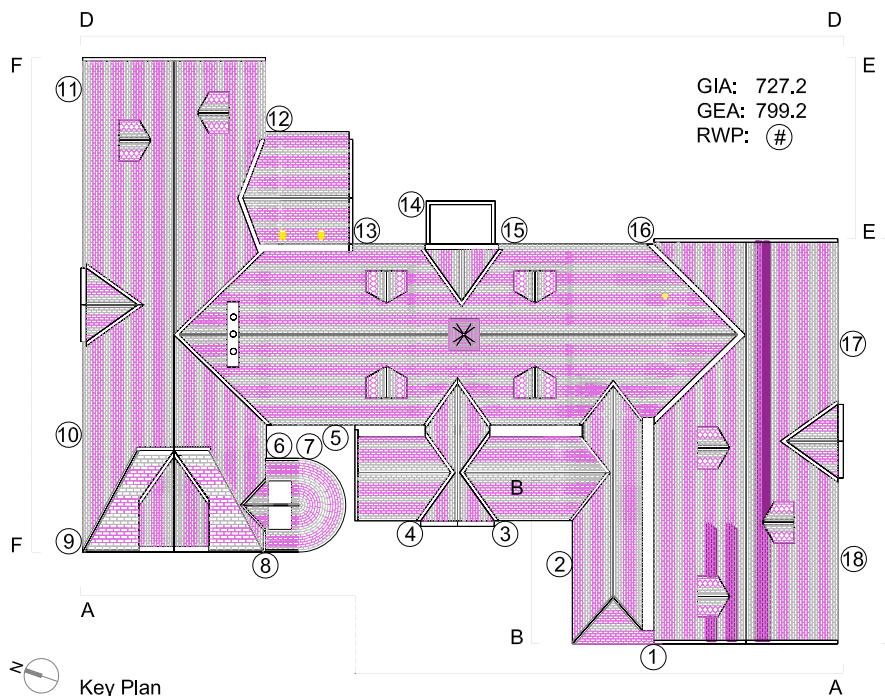
2.2 SIGNIFICANCE

2.2.2 VALUE OF THE HERITAGE ASSET

Current Existing Elevations



Elevation D-D (NTS)



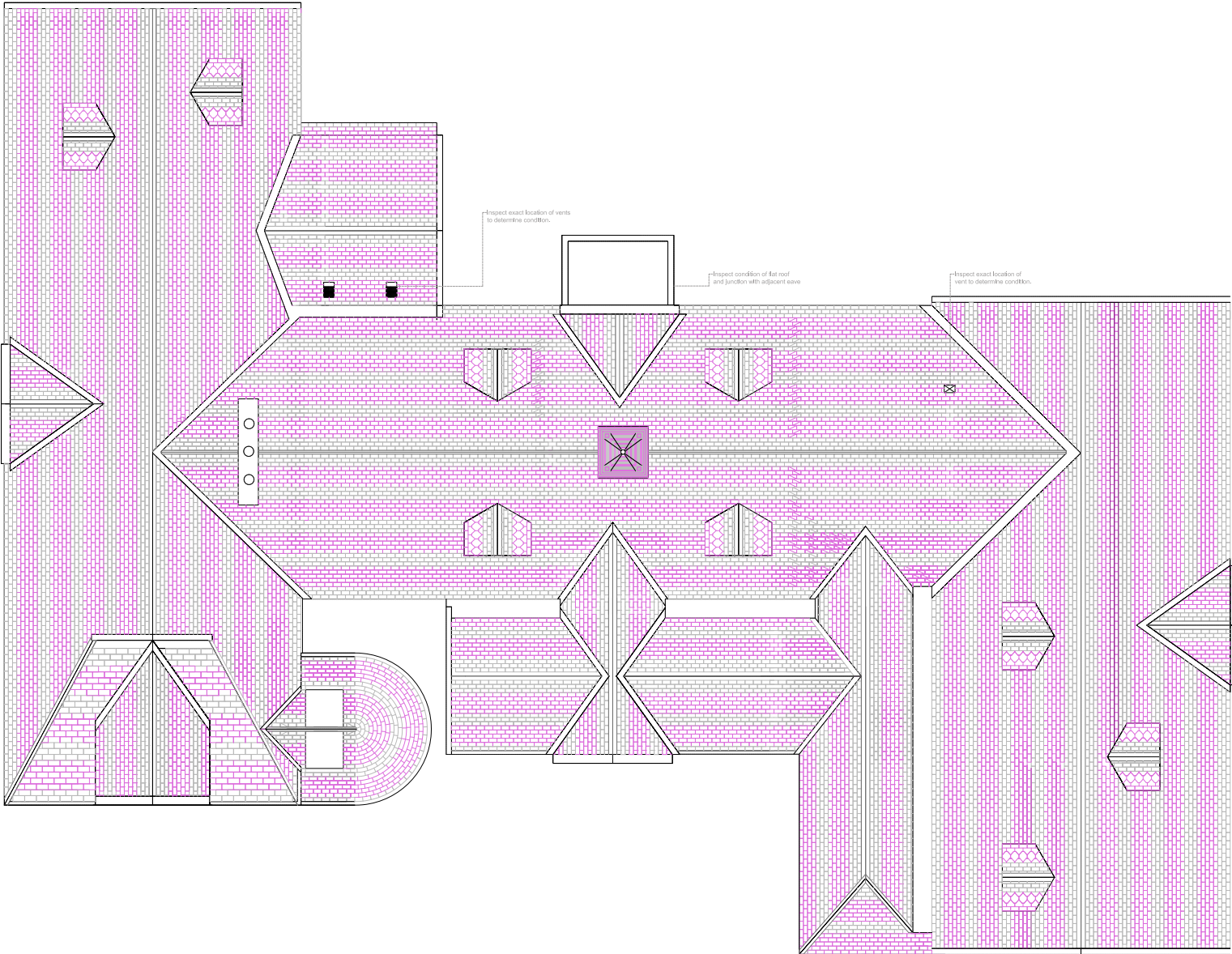
Elevation A-A (NTS)

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

2.2.2 VALUE OF THE HERITAGE ASSET

Current Roof Plan



Key:



Slate Tiles:
Green and Yellow hatched tiles.
To be relocated in the same location/pattern as existing.

Existing Roof Plan NTS

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

2.2.3 STATEMENT OF SIGNIFICANCE

EVIDENTIAL VALUE

The school was built in 1866 and provides primary evidence of this era within the local context. Both school and church are still both visually and physically linked with a similar and largely unaltered aesthetic and physical links through the church grounds.

Its location next to the church and former vicarage is indicative of the importance the building would have had within the area at the time, in serving the local community, most probably the mill workers children. The building is therefore considered to be of MEDIUM EVIDENTIAL VALUE.

HISTORICAL VALUE

St Mary’s C of E school is a designated Grade II Listed building protected by Historic England. The building is therefore considered to be of ‘special interest, warranting every effort to preserve it’.

The school demonstrates the 19th century growth of both the population and wealth of Rochdale at that time and is deemed to have MEDIUM HISTORICAL VALUE.

AESTHETIC VALUE

The building’s single storey squat nature alongside its large and steeply pitched roof is indicative of its time giving the building gravitas and distinction within the local community.

Externally the building has received a small extension but this does not detract from the originally intended proportions. The building is therefore considered to be of MEDIUM AESTHETIC VALUE.

COMMUNAL VALUE

The school is still used as such and is valued by the local community. The building retains its presence and purpose within the local community and is therefore considered to have a HIGH COMMUNAL VALUE.

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The proposed works look to re-roof the building, renewing all lead valleys and flashings and upgrading the rainwater goods throughout.

EXTERNAL

The careful removal of the roof finishes and re-application, upgrading fixings, damp proof membranes and batons. The original tile patterns will remain and any broken slates will be replaced to match the originals.

Insertion of insulation within the original roof structure, to improve the overall thermal envelope of the building as part of the roof works.

Removing all of the lead work and renewing with new lead, making sure the lead work is adequately lapped and sealed into existing brickworks and underneath tiles where appropriate.

Removal of the existing rainwater pipes and upgrading them to a 6inch diameter throughout.

Repairing defective and rotten timbers to dormer windows and cupola and the renewal of the paint finish throughout.

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent roof plan illustrate the proposed works to the existing fabric as follows.

Key:



Roof Slate Restoration: 762sqm / 8220sqft
Strip existing slate roof coverings and set aside salvaged slates for re-use. Strip existing battens, felt, lead-lined gutters and gutter structure then safely dispose of any defective material. Insulate, re-felt, batten, counter batten existing roof slope.
As per detail A-A in drawing SMP-SEV-XX-XX-DR-A-03100 (Typical Roof Build-Up)



Dormer Window: 09 no.
Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Roofing section per detail F-F in drawing SMP-SEV-XX-XX-DR-A-03105 (Typical Dormer Window)



Ridge Tiles: 105 Lm
Ridge tiles to be removed and set aside with salvaged tiles for re-use.
Replace damaged tiles as per the existing style. Vent ridge with stainless steel vent.
Ridge venting per detail F-F in drawing SMP-SEV-XX-XX-DR-A-03105 (Typical Dormer Window)



Ridge Tiles: 50 Lm
Ridge tiles to be removed and set aside with salvaged tiles for re-use.
Replace damaged tiles like-for-like.



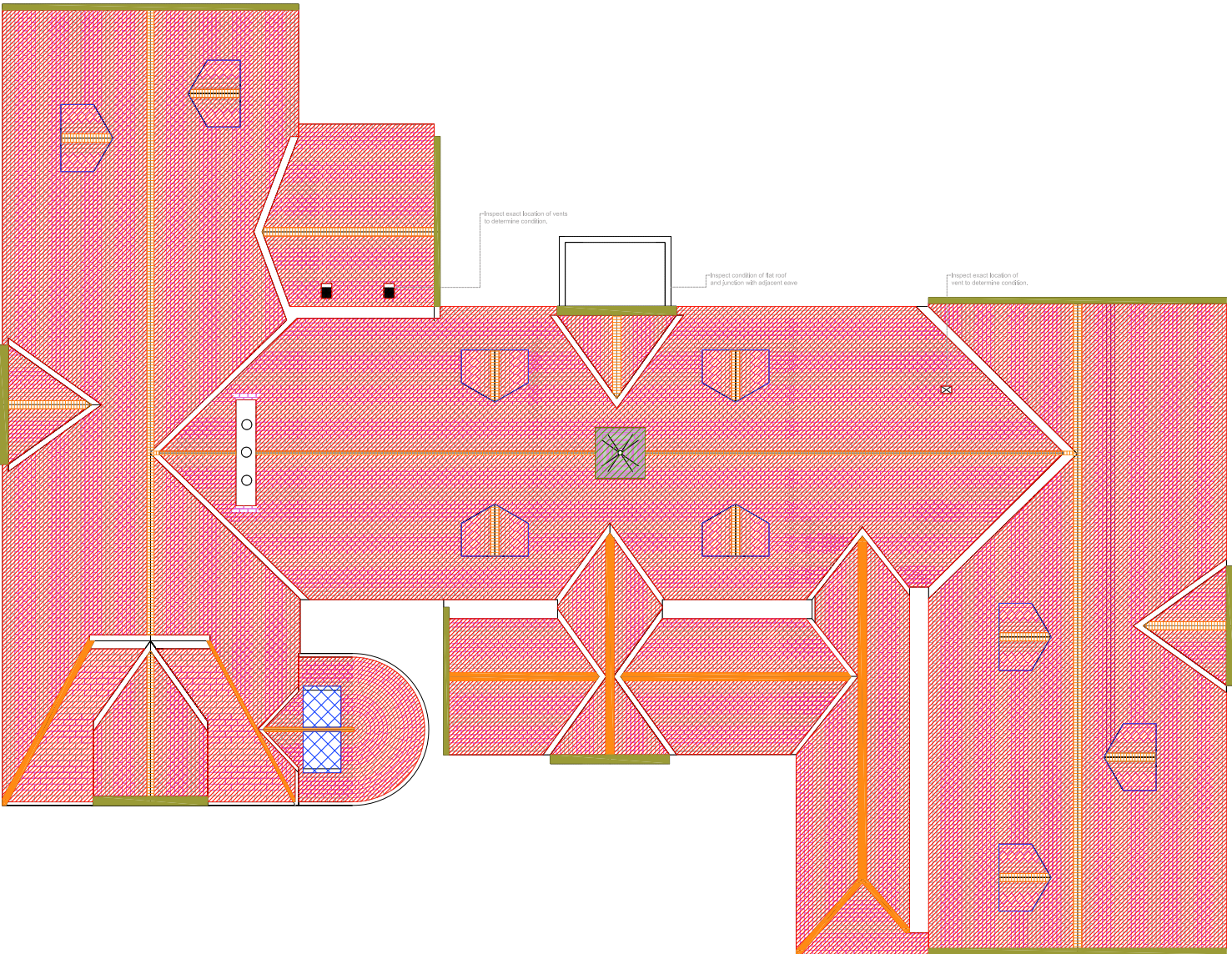
Stone Capping:
Take up and re-bed existing stone capping pieces and re-point. Ensure appropriate stiff mortar (NHL 3.5 Lime Mortar) applied to capping sections. Sample cappings to be provided to ensure secure structure.



Non-Gabled Dormer Windows:
'Shed Dormer' windows with flat felt topping.
Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Re-felt top cover if deemed necessary after inspection.



Slate Tiles:
Grey and Grey-Purple slate tiles.
To be relocated in the same location/pattern as existing.

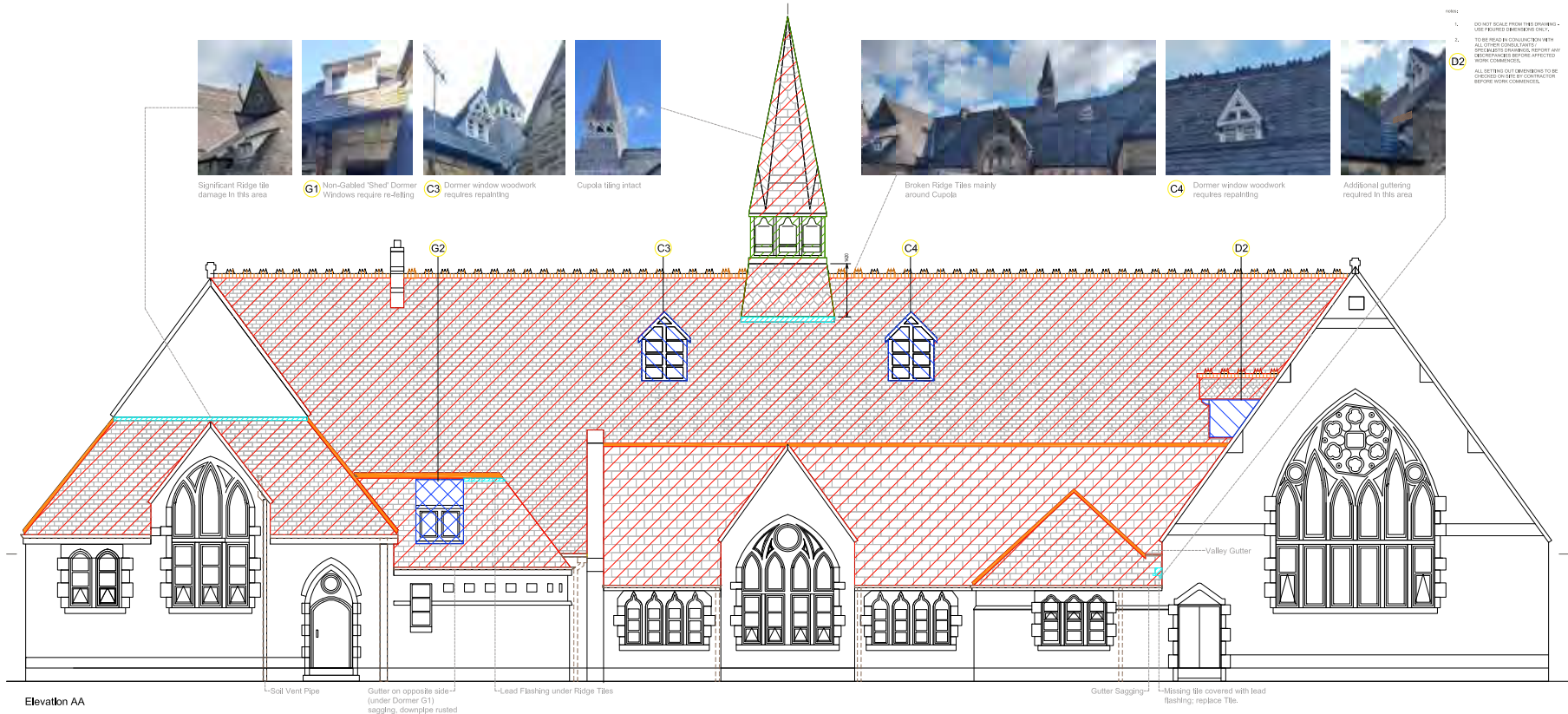
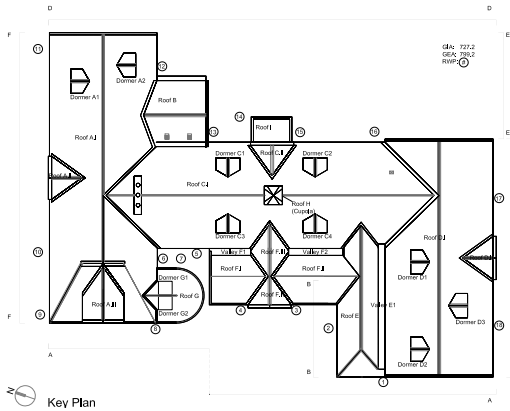


Proposed Roof Plan NTS

3.0 IMPACT ON SIGNIFICANCE

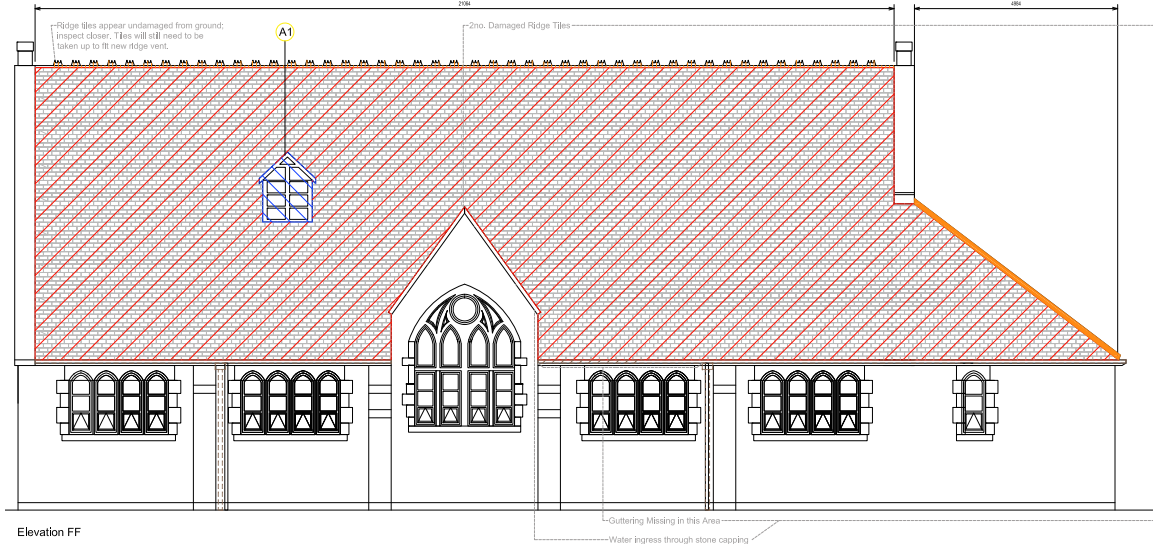
3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent elevations illustrate the proposed works to the existing fabric as follows :-

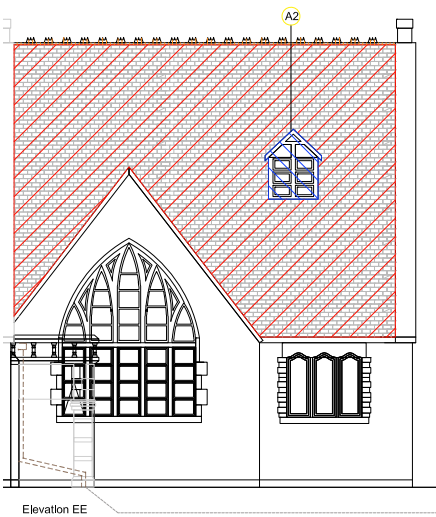


Elevation A-A (NTS)

- Key:**
-  Roof Slate Restoration: 762sqm / 8220sqft
Strip existing slate roof coverings and set aside salvaged slates for re-use. Strip existing battens, felt, lead-lined gutters and gutter structure then safely dispose of any defective material. Insulate, re-felt, batten, counter batten existing roof slope.
As per detail A-A in drawing SMP-SEV-XX-XX-DR-A-03100 (Typical Roof Build-Up)
 -  Dormer Window: 09 no.
Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Roofing section per detail F-F in drawing SMP-SEV-XX-XX-DR-A-03105 (Typical Dormer Window)
 -  Cupola: 01 no.
Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Cupola roofing is as per the building's other slate roof eaves, but is at a steeper gradient.
 -  Rainwater Goods: 18 no.
Down-pipe to be removed and replaced with cast-iron rainwater goods allowing for increased diameter (6 inch) to mitigate increased rainfall.
Guttering per detail B-B in drawing SMP-SEV-XX-XX-DR-A-03100 (Typical External Gutter)
 -  Lead Flashing: 75 Lm
Replace with new lead flashing where appropriate.
Access to be provided for detailed inspection and methodology agreed.
 -  Ridge Tiles: 105 Lm
Ridge tiles to be removed and set aside with salvaged tiles for re-use.
Replace damaged tiles as per the existing style. Ridge ventilation provided with new linear vent.
Ridge venting per detail F-F in drawing SMP-SEV-XX-XX-DR-A-03105 (Typical Dormer Window)
 -  Ridge Tiles: 50 Lm
Ridge tiles to be removed and set aside with salvaged tiles for re-use.
Replace damaged tiles like-for-like.



Elevation F-F (NTS)

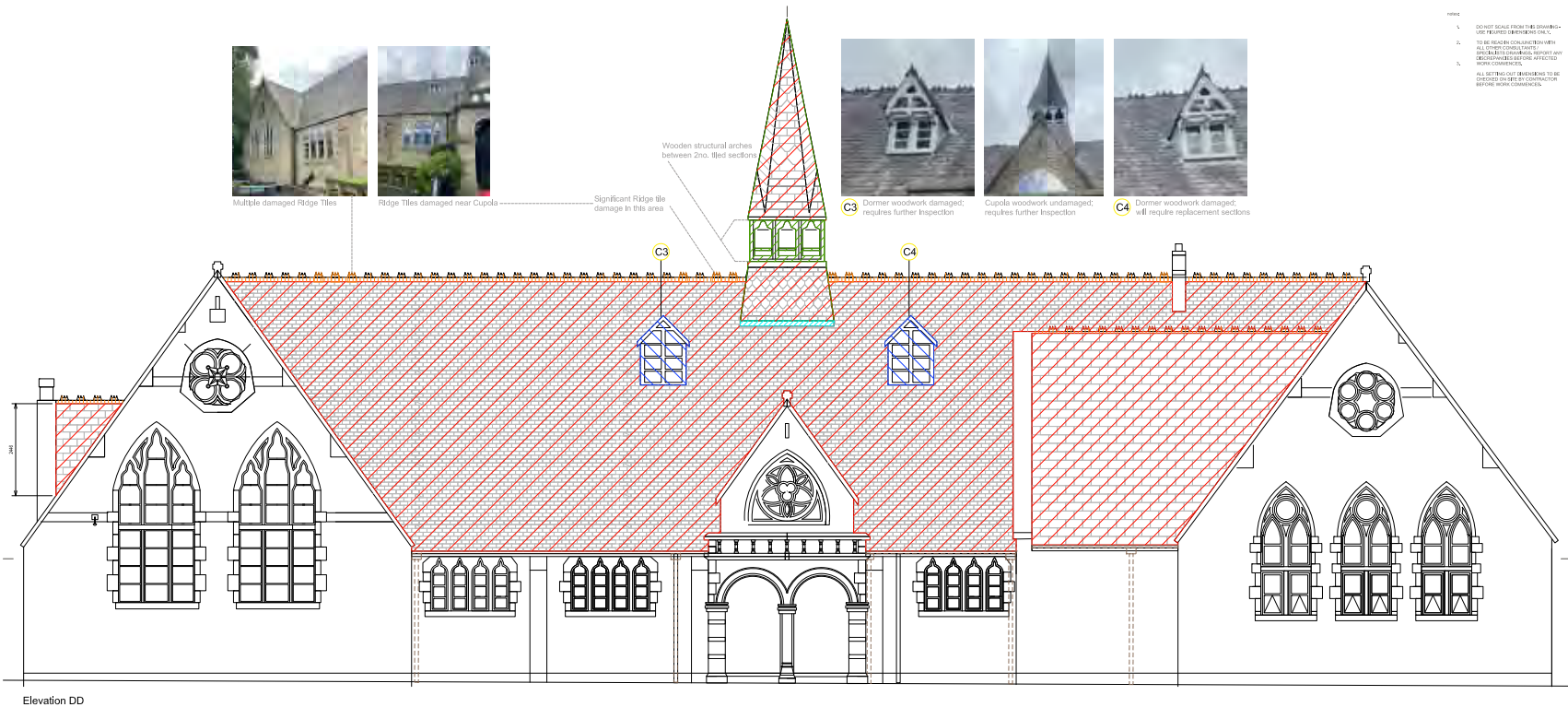
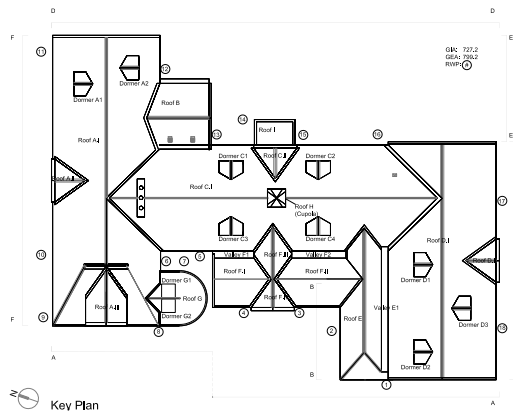


Elevation E-E (NTS)

3.0 IMPACT ON SIGNIFICANCE

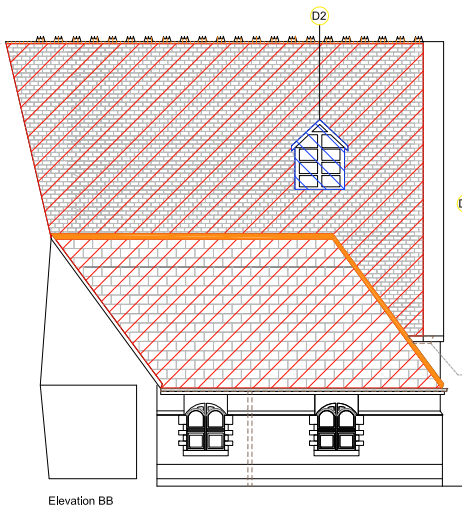
3.1 SUMMARY OF THE PROPOSED WORKS

The adjacent elevations illustrate the proposed works to the existing elevations :-

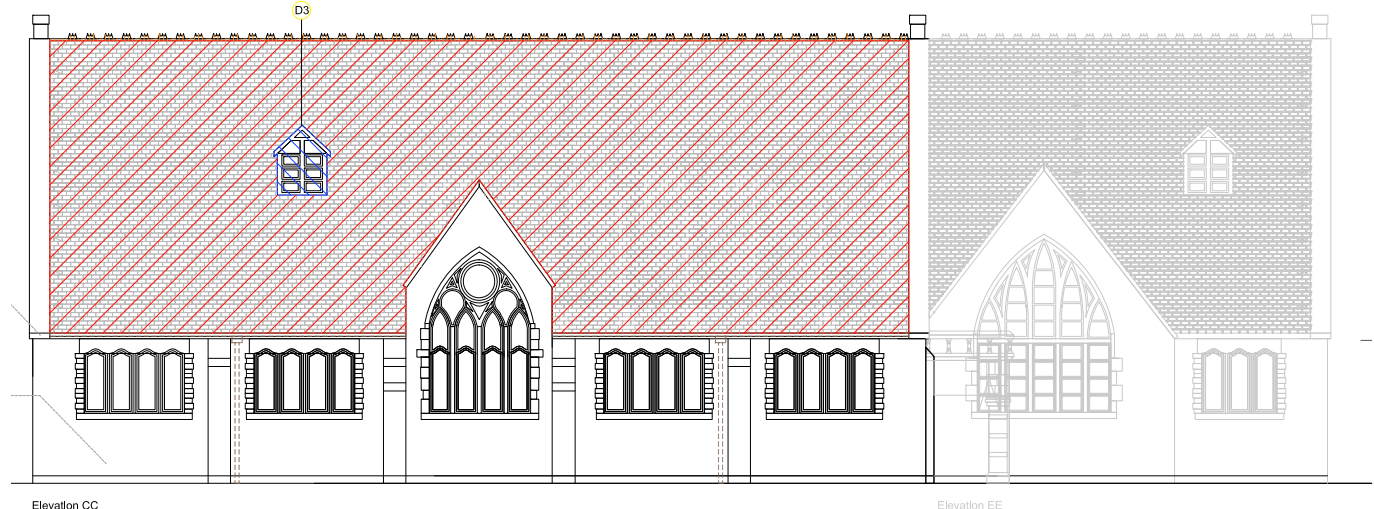


Elevation D-D (NTS)

- Key:**
- Roof Slate Restoration: 762sqm / 8220sqft**
Strip existing slate roof coverings and set aside salvaged slates for re-use. Strip existing battens, felt, lead-lined gutters and gutter structure then safely dispose of any defective material. Insulate, re-felt, batten, counter batten existing roof slope.
As per detail A-A in drawing SMP-SEV-XX-XX-DR-A-03100 (Typical Roof Build-Up)
 - Dormer Window: 09 no.**
Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Roofing section per detail F-F in drawing SMP-SEV-XX-XX-DR-A-03105 (Typical Dormer Window)
 - Cupola: 01 no.**
Splice in new timbers where appropriate. Access to be provided for detailed inspection and methodology agreed. Carefully sand down and repaint in appropriate materials as per the specification. Cupola roofing is as per the building's other slate roof eaves, but is at a steeper gradient.
 - Rainwater Goods: 18 no.**
Down-pipe to be removed and replaced with cast-iron rainwater goods allowing for increased diameter (6 inch) to mitigate increased rainfall.
Guttering per detail B-B in drawing SMP-SEV-XX-XX-DR-A-03100 (Typical External Gutter)
 - Lead Flashing: 75 Lm**
Replace with new lead flashing where appropriate.
Access to be provided for detailed inspection and methodology agreed.
 - Ridge Tiles: 105 Lm**
Ridge tiles to be removed and set aside with salvaged tiles for re-use.
Replace damaged tiles as per the existing style. Ridge ventilation provided with new linear vent.
Ridge venting per detail F-F in drawing SMP-SEV-XX-XX-DR-A-03105 (Typical Dormer Window)
 - Ridge Tiles: 50 Lm**
Ridge tiles to be removed and set aside with salvaged tiles for re-use.
Replace damaged tiles like-for-like.



Elevation B-B (NTS)



Elevation C-C (NTS)

3.0 IMPACT ON SIGNIFICANCE

3.2 ASSESSMENT OF IMPACT ON SIGNIFICANCE

The following sets out the impact on value that the proposed works set out in this document will have on the identified significance.

EVIDENTIAL VALUE

The proposed works look to repair the roof and upgrade the finishes through the installation of new sarking boards, batons, membranes and vents. This is not seen to have an impact on the evidential value of the school and will secure the buildings use into the future. The works are seen to have a **NEUTRAL IMPACT ON THE EVIDENTIAL VALUE** of the school.

HISTORICAL VALUE

St Mary's C of E School is a designated Grade II Listed building protected by Historic England. The building is therefore considered to be of 'special interest, warranting every effort to preserve it' and is therefore considered to be of **MEDIUM HISTORICAL VALUE**.

Removal of any fabric within a listed building can be seen to harm the significance of the building however within this context it could be argued that if the works were not undertaken the building could deteriorate further and become unusable, with its capacity as a safe school building reduced. The works do not look to alter the historical significance of the building but the repair it in order for its use and historic connection to the church be continued into the future. Therefore the proposed works are considered to have a **NEUTRAL IMPACT ON THE HISTORIC VALUE** of the school.

AESTHETIC VALUE

A significant aesthetic feature of the school building is its steep sloping roof. As with any building its maintenance is key to its condition and continued use.

The proposals look to address the decline in the condition of the roof by sensitively restoring the roof finishes, whilst upgrading sarking, lead flashings and valley gutters. This will provide little to no change

to the aesthetic appearance of the roof but will ensure the building is safe to use into the future. This is deemed to have a **NEUTRAL IMPACT ON THE AESTHETIC VALUE of the school building**.

It is appreciated that any change to a historic building could be deemed as harmful however there is also a requirement to keep our historic buildings well maintained and fit for purpose. The removal of the existing rainwater goods could be deemed as harmful and upgrading the diameter of the rainwater pipes will have a minor visual change to the building however this will largely be unreadable and, on balance, this change is mitigated by the added protection larger rainwater goods will have to the asset. Therefore, the works are deemed to have a **NEUTRAL IMPACT ON THE AESTHETIC VALUE of the school building**.

COMMUNAL VALUE

The communal value of the school building is currently deemed as HIGH. The building is heavily used by the local community and still acts as a local school to the surrounding communities.

The works to the building look to protect the building into the future, providing much needed repairs, enabling the building to remain safe and open. If the works are not undertaken the building could start to become unsafe for the community and children to use and its current communal value put at risk. The works are seen to have a **POSITIVE IMPACT ON THE COMMUNAL VALUE** of the school.

4.0 CONCLUSION

The proposed works look to make required repairs to the roof of St Mary's C of E School. The repairs look to be sensitive to the building's aesthetic, making fundamental repairs to keep the building in active use.

The works look to repair and re-fix the roof finish, salvaging as much of the existing as possible whilst replacing fixings, sarkings and lead vallies and flashings and upgrading the damp proof membrane and ventilating the roof. This work will not alter the aesthetics of the roof but will make required repairs to keep the building users safe. It is believed that the works will have a **NEUTRAL IMPACT ON THE BUILDING'S SIGNIFICANCE.**

The proposal looks to upgrade the rainwater goods throughout, upgrading them and increasing the size to 6inch diameter pipes. Through this upgrade it will allow more water to be safely removed from the roof and away from the building, protecting the roof and elevations from saturation and standing water. This is a preventative measure in order to react to the UK's changing climate and given the expanse of the roof and its slope it is hoped that these measures will add further protection to the building fabric into the future. Although any change to a historic building could be deemed as harmful, the position and aesthetic will match the existing and as such these works are deemed to have a **NEUTRAL IMPACT ON THE BUILDING'S SIGNIFICANCE.**

The timber works throughout the roof are showing clear signs of degradation, with paint peeling away and possible rot within the structures. The works look to splice in new timber, to match the existing, where required, and carefully sand back and refinish with a linseed oil paint. This work is seen as a like for like repair and will ensure the safe and continued use of the school into the future. This work is deemed to have a **NEUTRAL IMPACT ON THE BUILDING'S SIGNIFICANCE.**

The works to St Mary's C of E School are much needed repairs in order to protect the heritage asset into the future. If these works are not undertaken there is a strong possibility the school may not be

able to use the building for much longer on the grounds of health and safety. It is commonly understood that the best way to protect our heritage assets is to occupy them, with buildings more likely to fall into disrepair when left vacant and defects not addressed. These works are vital to the continued use of the building and the long term protection of the asset and its significance.

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