



Hopwood CP School

Heritage Statement

Planning Application September 2022

Introduction

Purpose of the Report

The proposal is in support of a planning application for the erection of a new DDA compliant main entrance lobby to the existing school premises.

01

The Site





1.01 Site Location

The site is located along Magdala Street and backs onto playing fields to the south, with a school yard to the west.



1.01 Site Location

The school sits within the tight urban grain of terraced houses typical of late 19th/early 20th development within the area.

..... site boundary

1.03 Site Context

The character of the area is defined by historic 2-storey terraced residential properties dating back to the late C19th/early C20th..

Relatively simple in design with red brick facades and dual pitched slate roofs.

1.03 Site Context Photographs



02

Hopwood CP School Building





2.01 Built Form

Constructed in 1908 it is typical of the Edwardian style for municipal building forms with an arts and crafts influence.

A typical mix of twin gables, hipped roofs, extended bays, flush dormer windows and grouped window openings, visually break down a relatively deep plan, and reflect the division of internal spaces.

Materials are traditional red brick and natural grey slate with some decorative stone features.



2.02 Planning Legislation

The school has a non-designated heritage status relating to its contribution to the local built environment.

The NFPP defines a heritage asset as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

Non-designated heritage assets are locally-identified 'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets' (PPG).

Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, they are still important. Specifically, paragraph 197 of the NPPF states that '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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset'

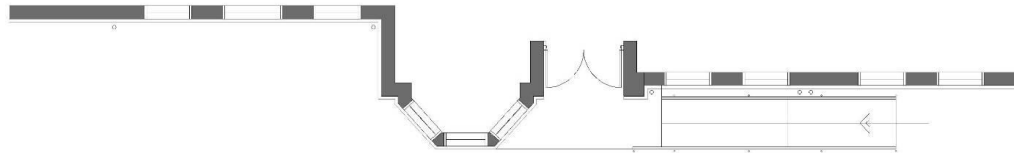
03

Proposals





front elevation



plan of entrance

Hopwood CP School Proposed Entrance Lobby Magdala Street Hopwood Heywood	Plans as Existing	contract no	drawing no	revision	planning	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cjpartnership.com www.cjpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS	
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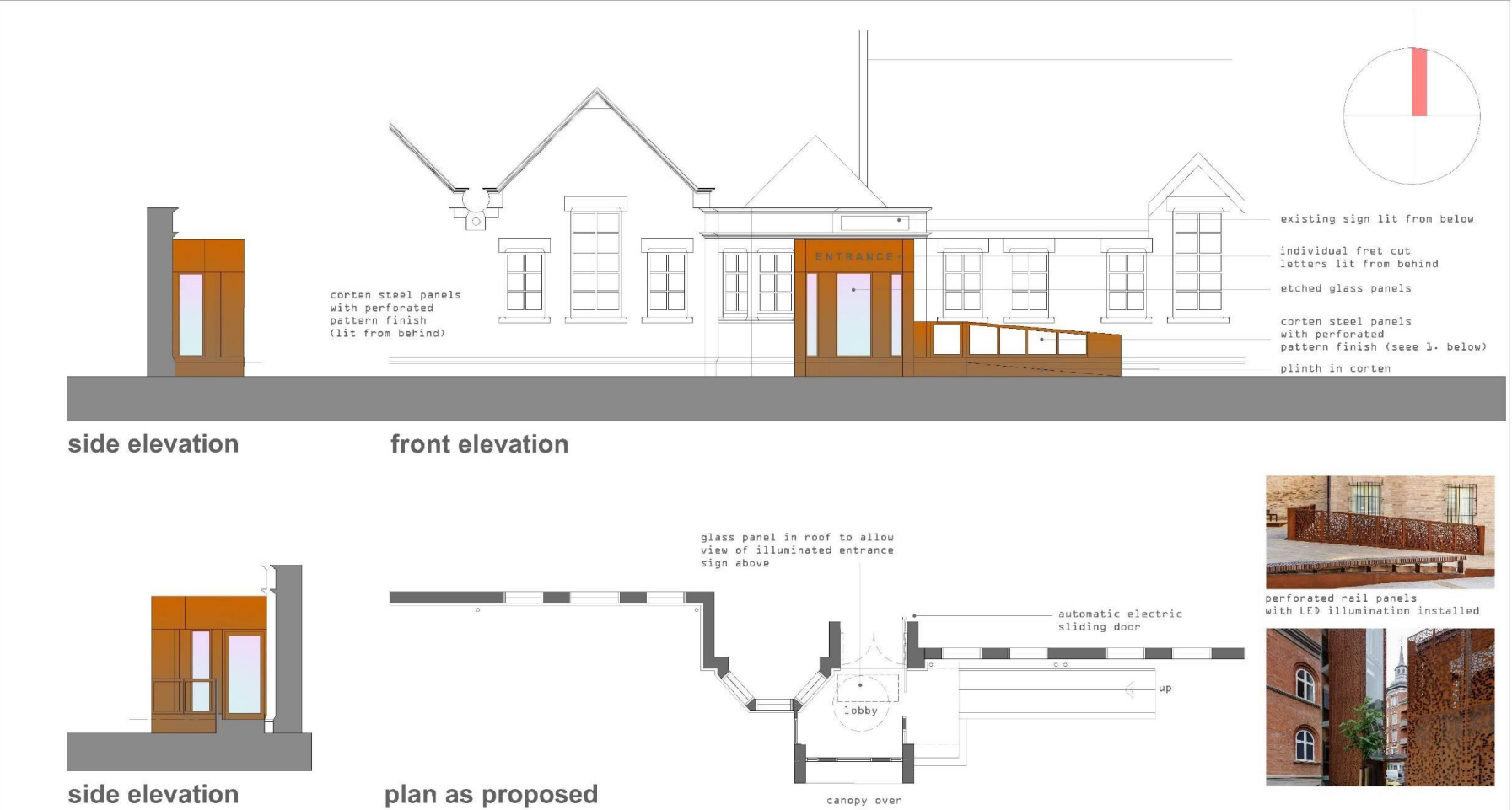
3.01 Existing Entrance

The main entrance for pupils is across the playground and through the former girl's entrance to the right of head-teachers office bay window.

There is a simply constructed pedestrian ramp to the right-hand side, however, the limited turning space, outward opening doors, and lack of any shelter makes it awkward for wheelchair users to enter the building.

The internal entrance area is cramped and cold and detrimental to the everyday working environment for staff; pupils and visitors.



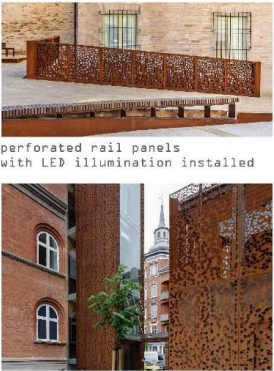


3.02 Proposed Entrance

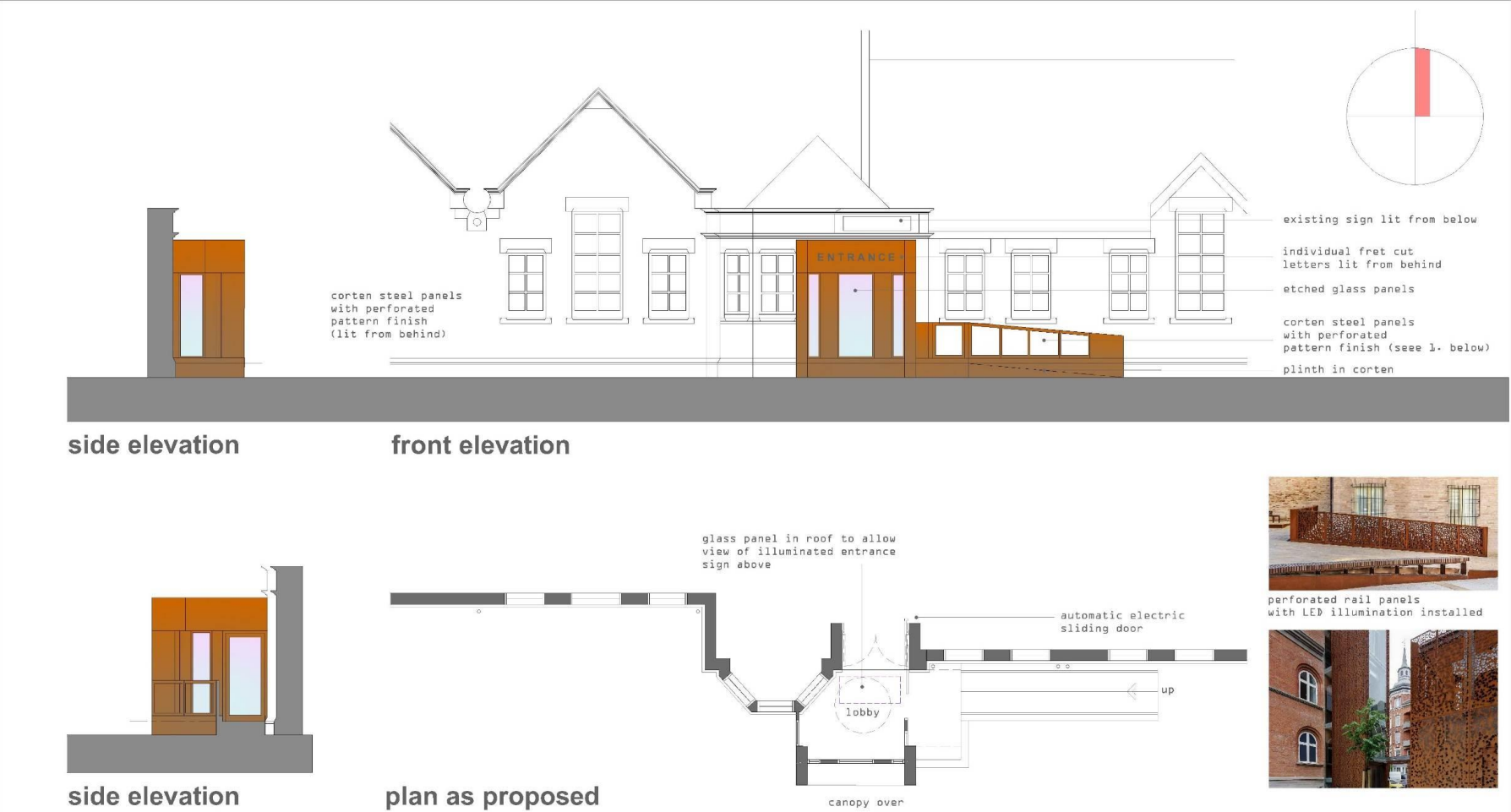
The design of the new entrance seeks to limit any harm o the NDHS, whilst providing an improved and inviting DDA compliant entrance to the main reception area.

With regards to this the following principles have been applied:

- 1.The extended area is lower in height to maintain a subservience to the main building.
- 2..A contrasting light-weight construction is proposed which looks to compliment the existing building, of which there several good examples to be found elsewhere.
- 3.The engineered corten cladding allows for a crisp finish against the existing masonry back-drop, avoiding an awkward junction with the existing building which a masonry structure could present.
- 4.Removing the external security shutter and installing permeable shutters internally presents a more inviting and attractive focal point.



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3.03 Conclusion

The design for the new entrance provides a much-needed inviting and DDA compliant entrance to the school, which improves the day-to-day experience for all users of the building. It provides a more inviting entrance focal point and being lightweight in construction terms does not impede on the clarity of the original design.

The engineered design negates any awkward construction junctions with the existing building fabric, reading as a complimentary contemporary independent form.

For these reasons, the benefits of the proposals outweigh any perceived harm.

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