

HERITAGE STATEMENT

seven.

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REVISION

PROJECT TITLE	St Mary's C of E School		
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CONTENTS

- 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 the Watergrove Trust to support a listed building application for the refurbishment of the KS1 Reception Classroom and part of the adjacent corridor at St Mary’s C of E Primary School in Rochdale. The school is currently open to the public and used as a primary school however deterioration of the floor in the Reception Classroom has prompted remedial works to repair defective building fabric. The project will protect the replacement floor by improving ventilation of the sub-floor void and providing a french drain to the perimeter of the building, where ground levels have been raised over time, covering ventilation openings under the floor. While the opportunity to undertake works to the floor arose, it seemed prudent to address fire safety concerns to the classroom wall construction and improve secondary escape to the adjacent classroom introducing a connecting door. The replacement floor and fire protection works 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) 2024 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/>
- Rochdale Borough Council (<https://publicaccess.rochdale.gov.uk/online-applications/>)
- National Planning Policy Framework (NPPF) 2024
- Planning (Listed Buildings & Conservation Areas) Act 1990

- www.bing.com/maps
- www.maps.nls.uk
- National Planning Policy Framework, Ministry of Housing, Communities & Local Government, 27 March 2012
- Conservation Principles, Policy and Guidance, Historic England, 2008.

Site visit to the application site have been undertaken on the 8th and 27th April 2026.

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

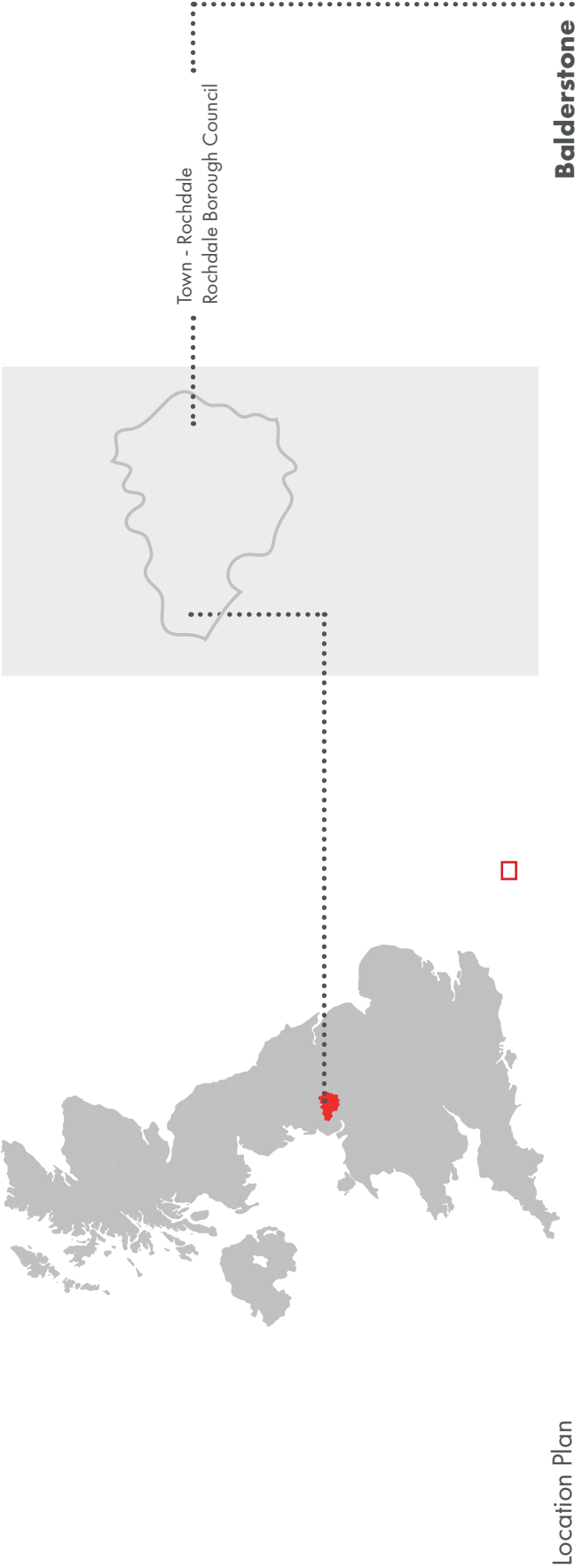
1.4 AUTHORSHIP

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

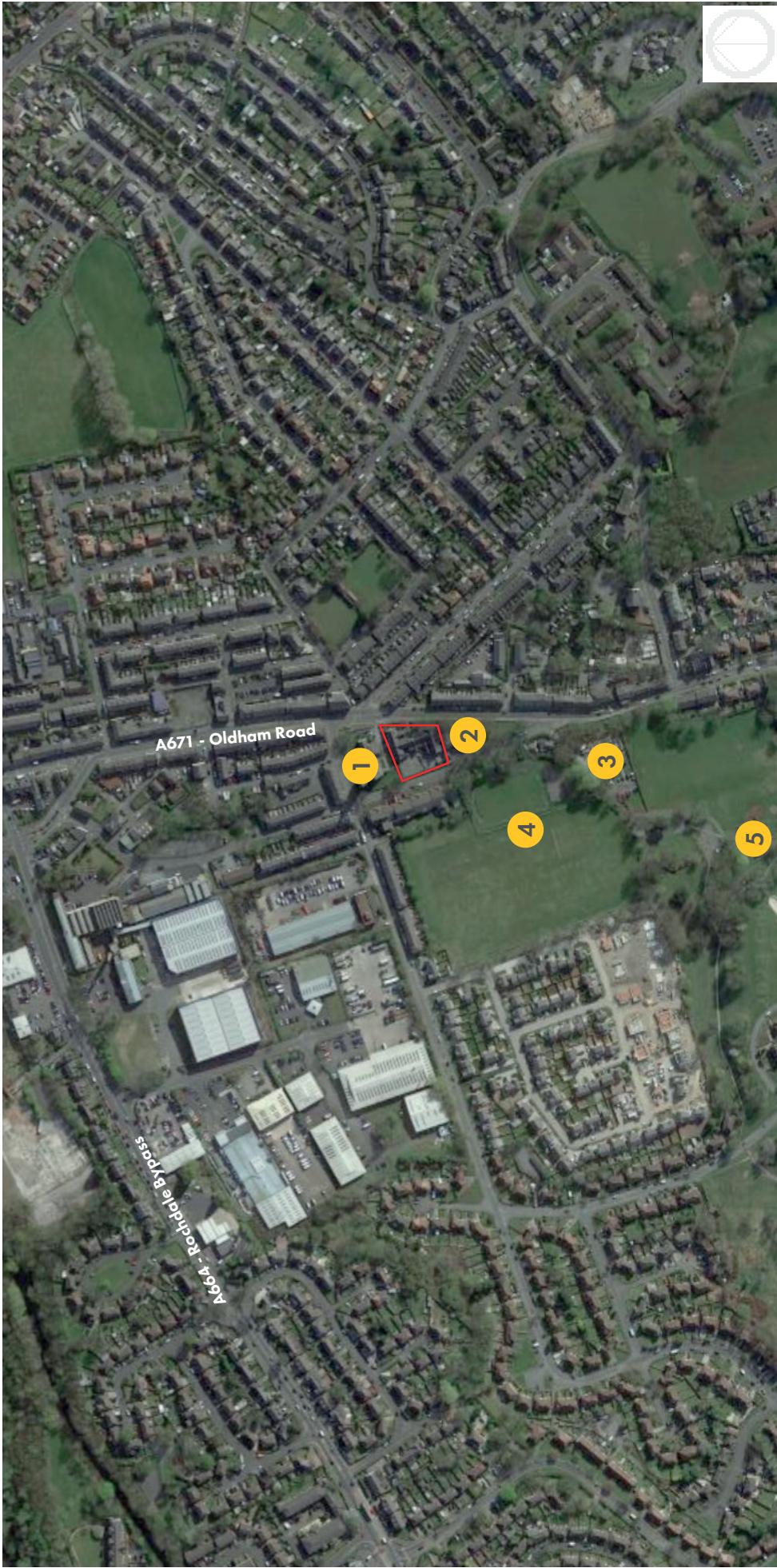
1.0 INTRODUCTION

1.5 LOCATION

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



Location Plan



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 KS1 Reception Classroom and adjacent corridor at 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

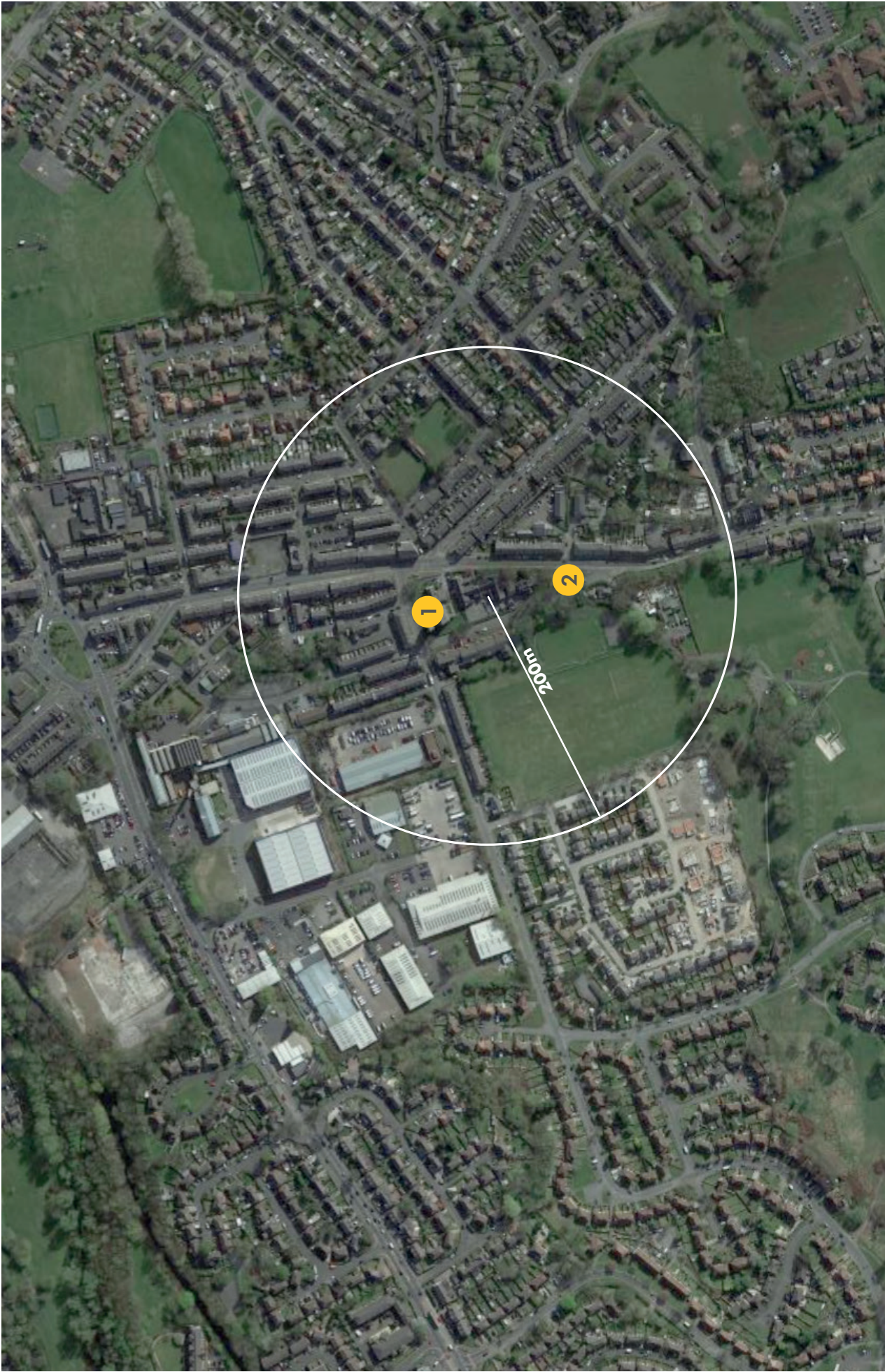
Location
Statutory Address:
SAINT MARYS CHURCH OF ENGLAND SCHOOL, OLDHAM
ROAD

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 April 2026 have been undertaken by Seven Architecture and the Watergrove Trust in order to review the works required. The Conservation Officer, Catherine Fenghour has been involved with initial online meetings, including an in person site visit on 8 April 2026

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) 2024 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

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 2026.

¹ National Planning Policy Framework (NPPF), Ministry of Housing, Communities and Local Government, 2024, p60

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.

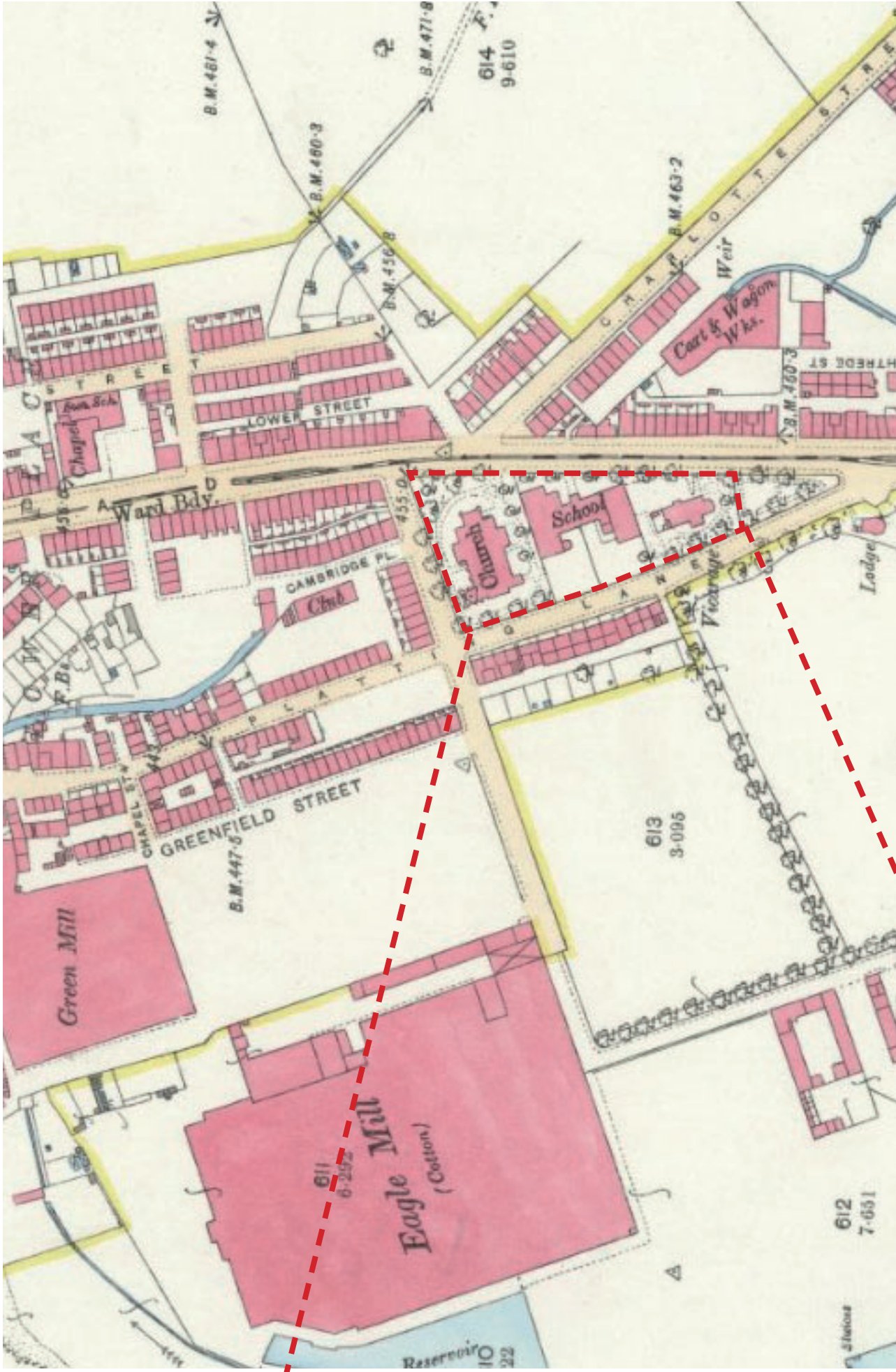
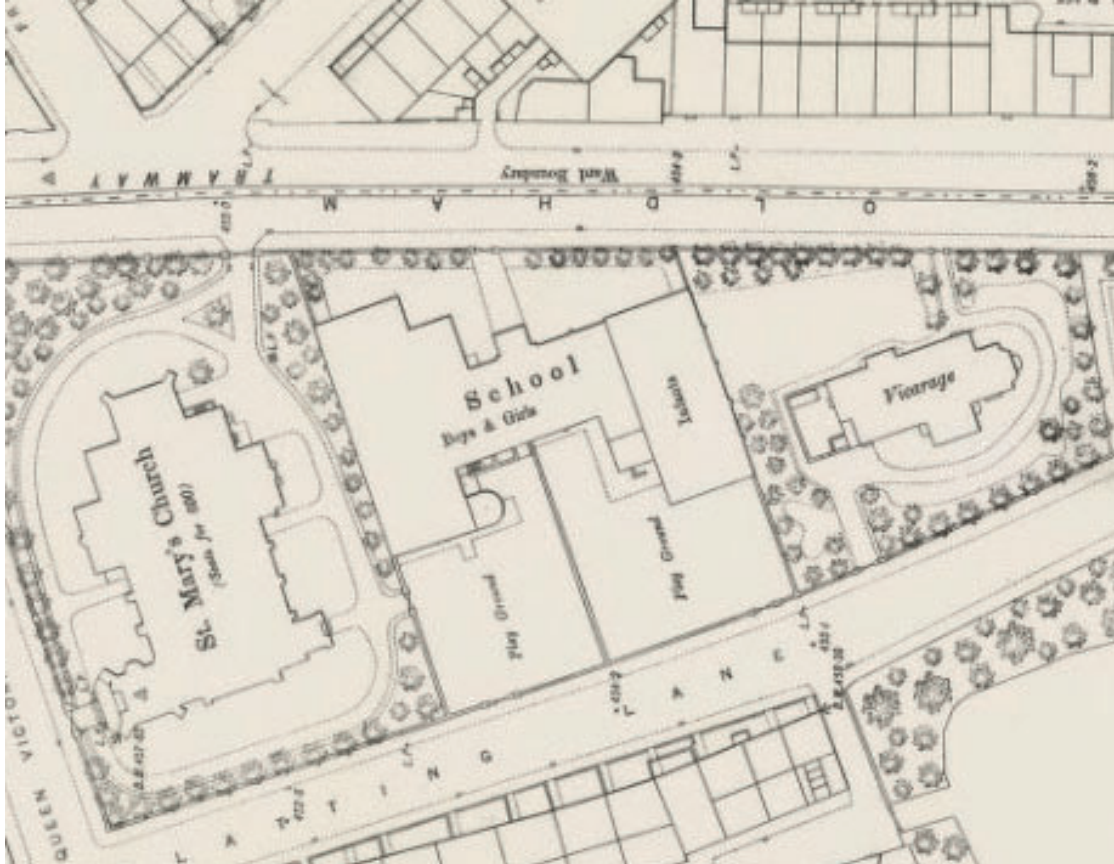


Figure 05
Ordnance Survey Map.
(Source : www.nls.uk/digital-resources accessed 29th May 2026).

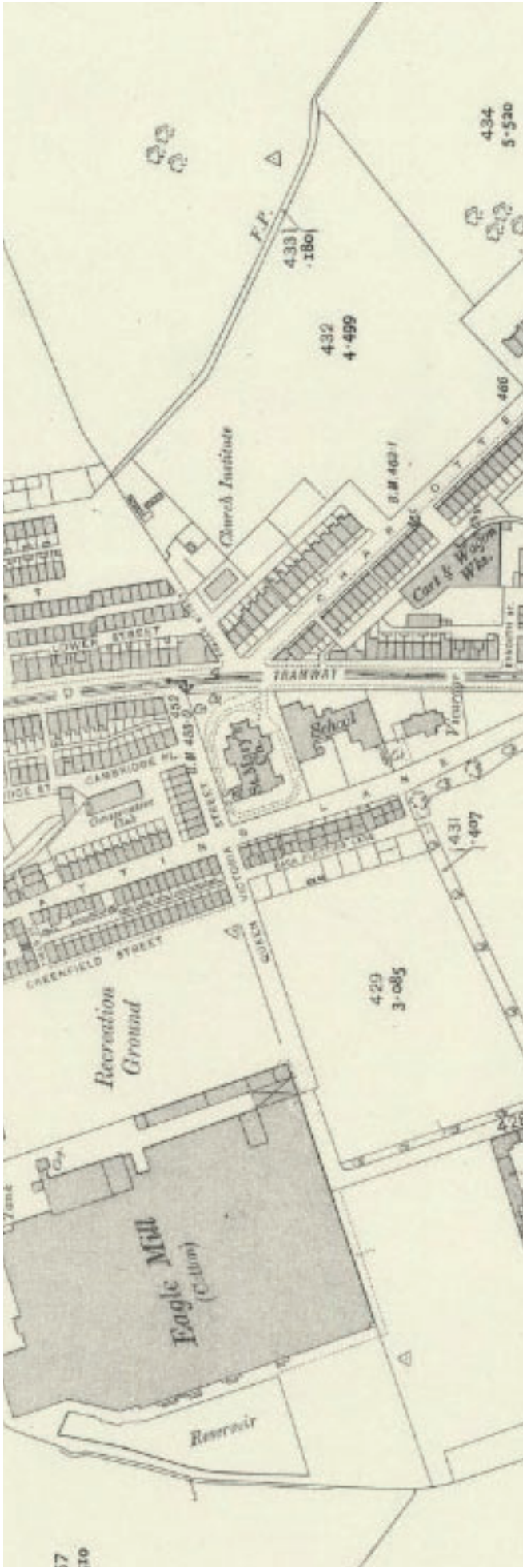


2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

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.

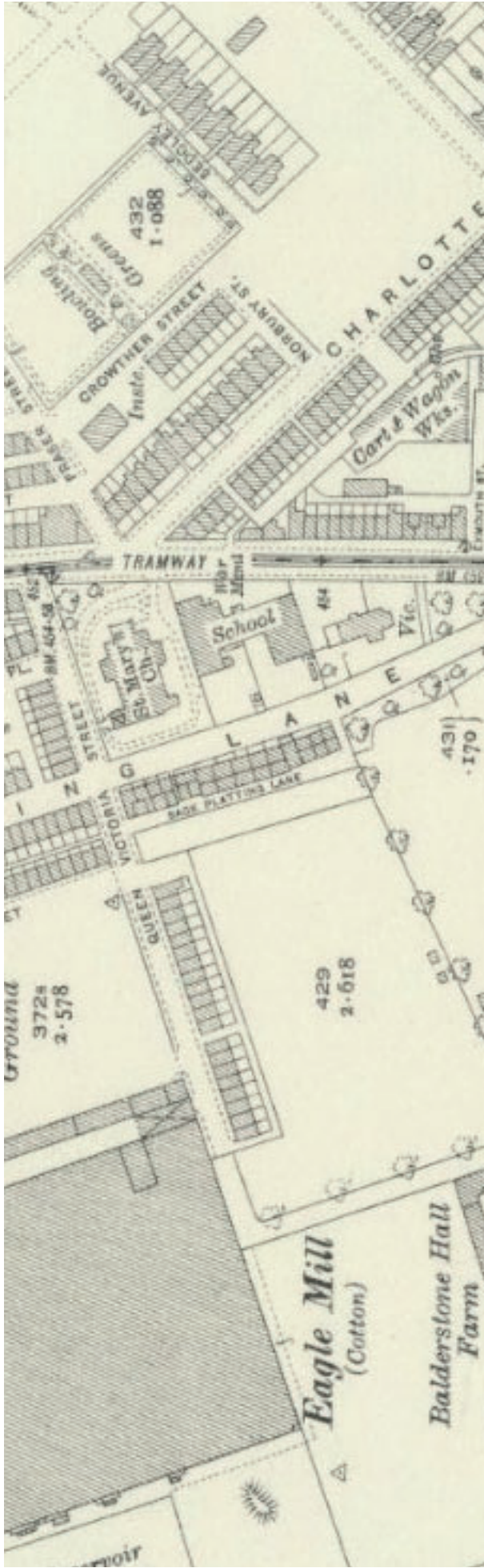


Figure 06 and 07
Ordnance Survey Maps.
(Source : www.nls.uk/digital-resources accessed 29th May 2026).



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.

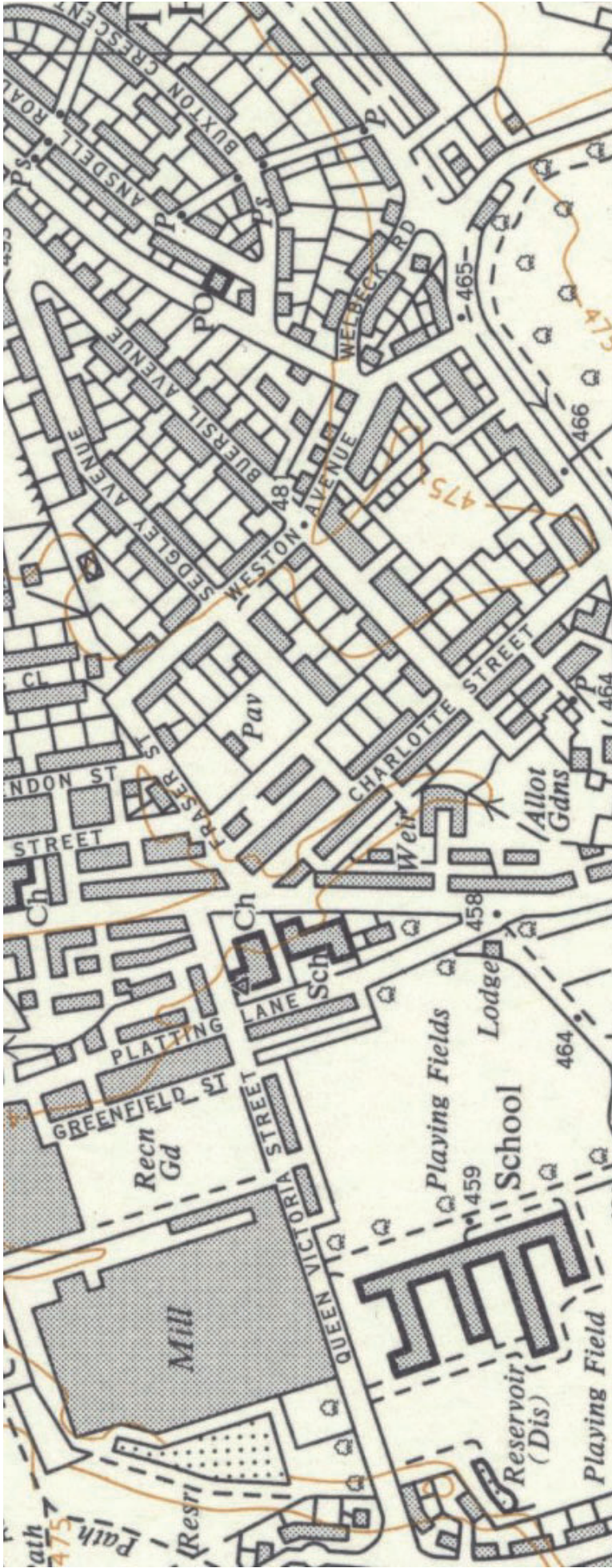


Figure 08 and 09
Ordnance Survey Maps.
(Source : www.nls.uk/digital-resources accessed 29th May 2026).

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET

2.1.6 2026

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.



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.



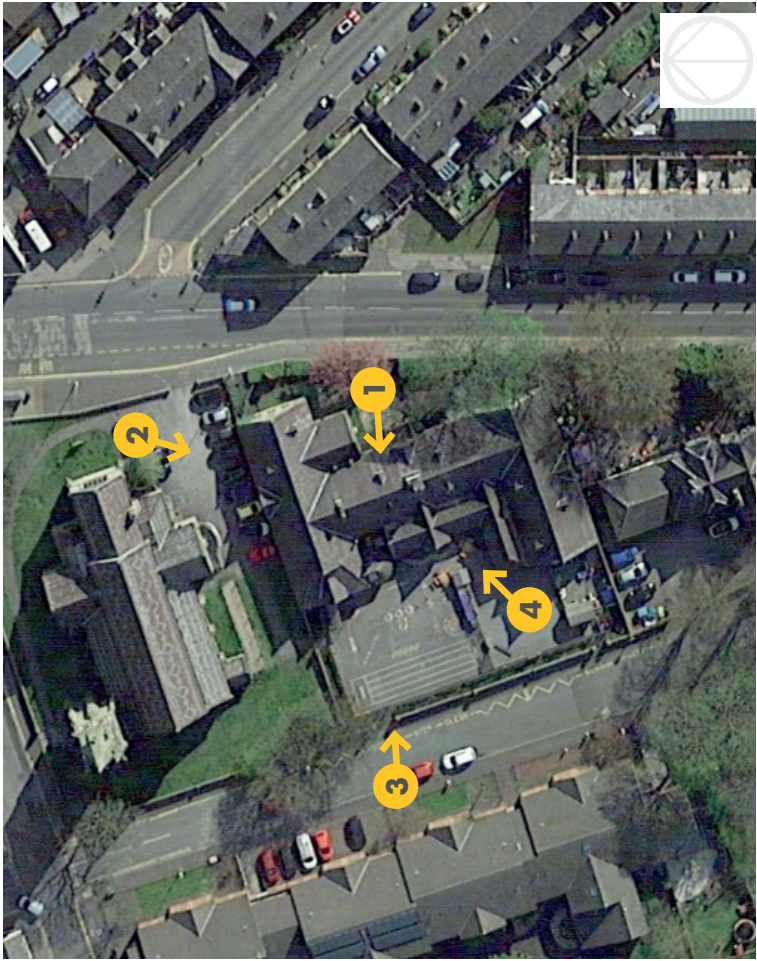
2 View looking towards the north elevation.



3 View of the west elevation.



4 View of the south elevation.



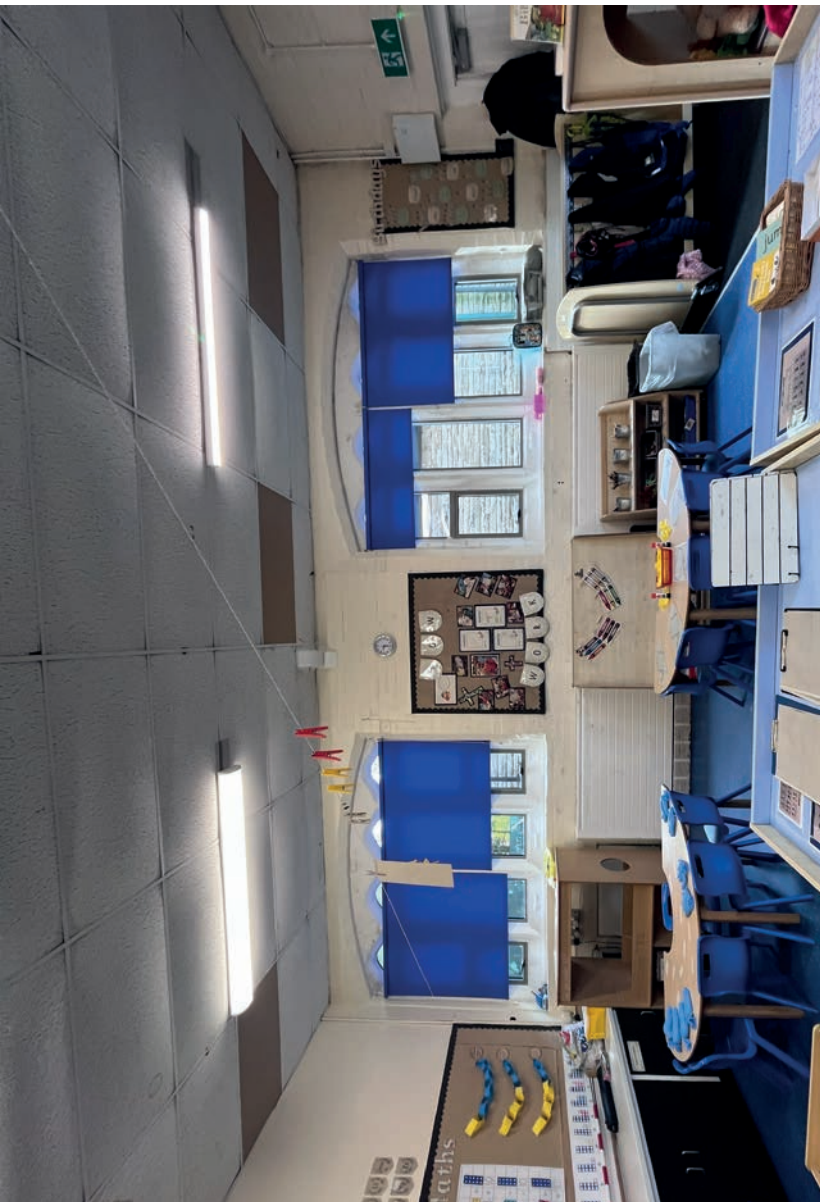
Key Plan

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

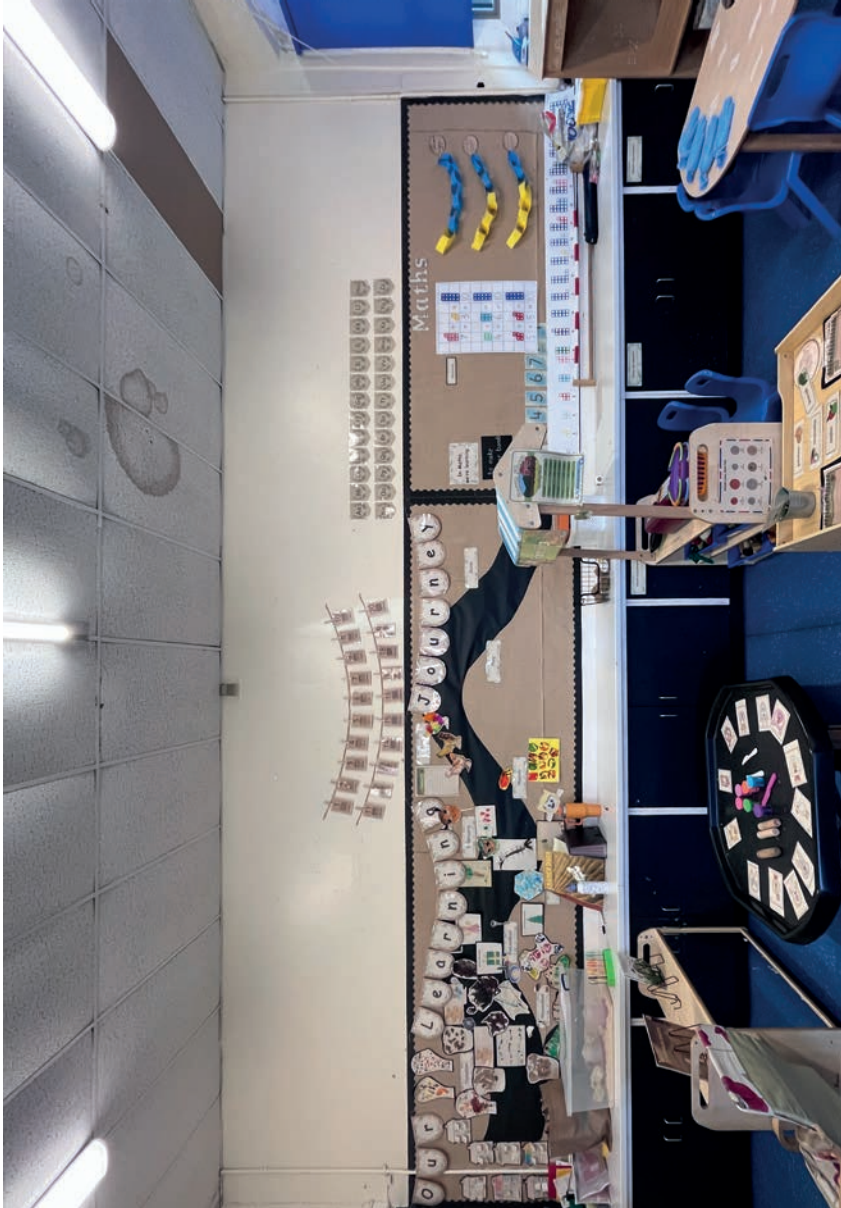
2.1 UNDERSTANDING THE FORM AND HISTORY OF A HERITAGE ASSET



1 View of timber panelling in the corridor



2 View looking towards the South side of Reception Classroom



3 View looking towards the East side of Reception Classroom



2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

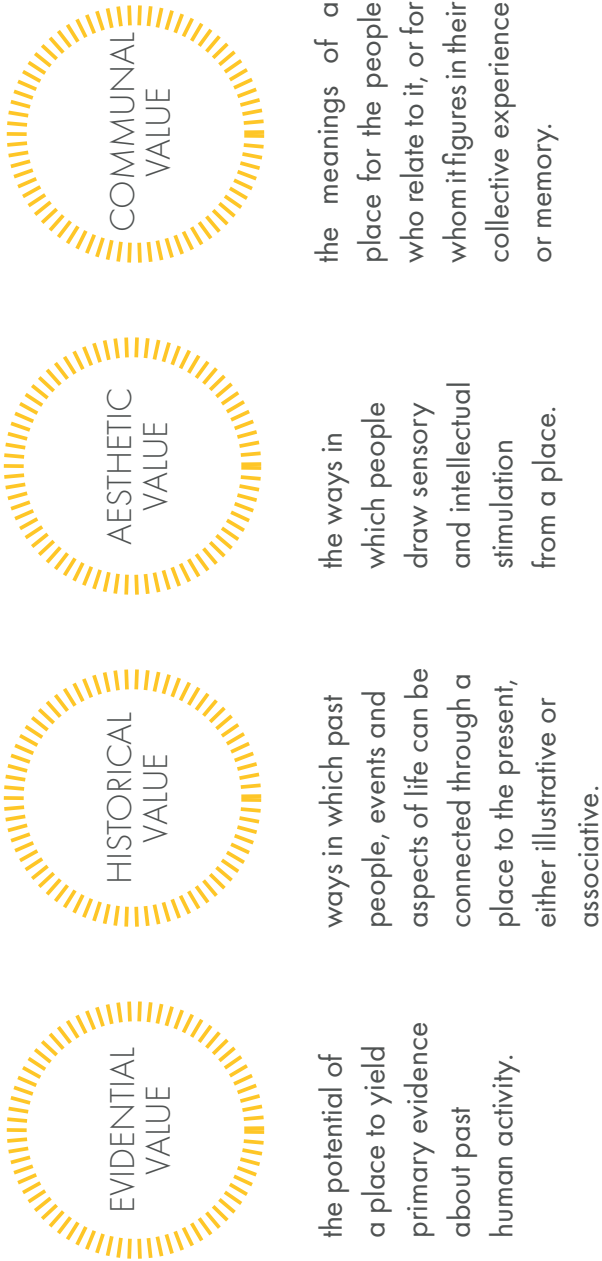
2.2.1 VALUE OF THE HERITAGE ASSET

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).

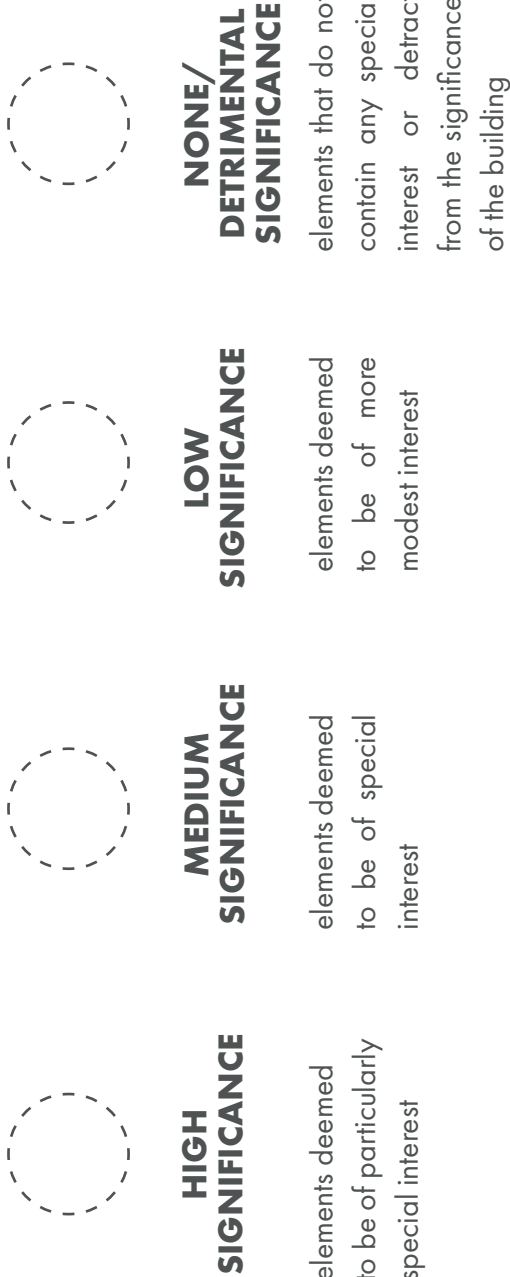
Significance is defined in policy as:

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.



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.

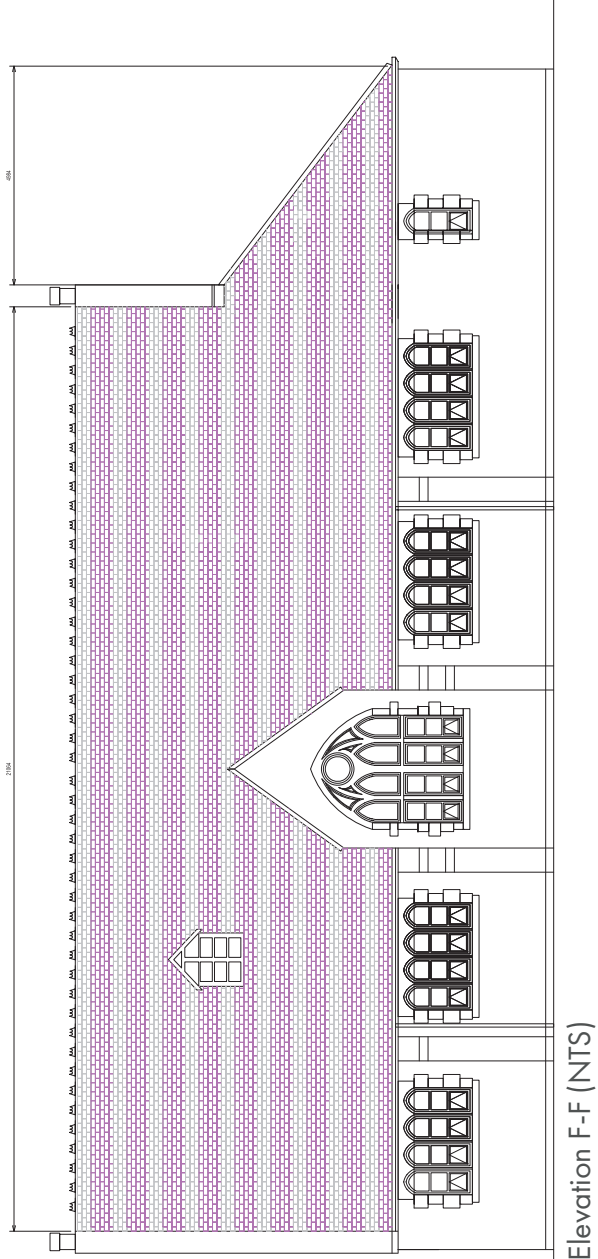


2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

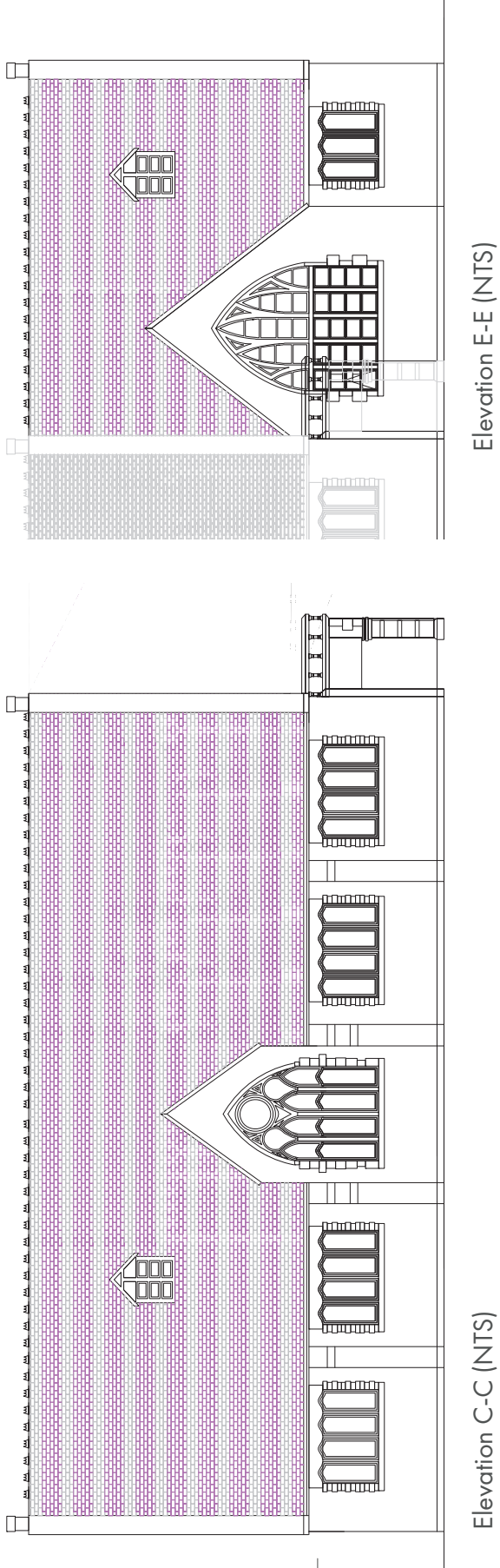
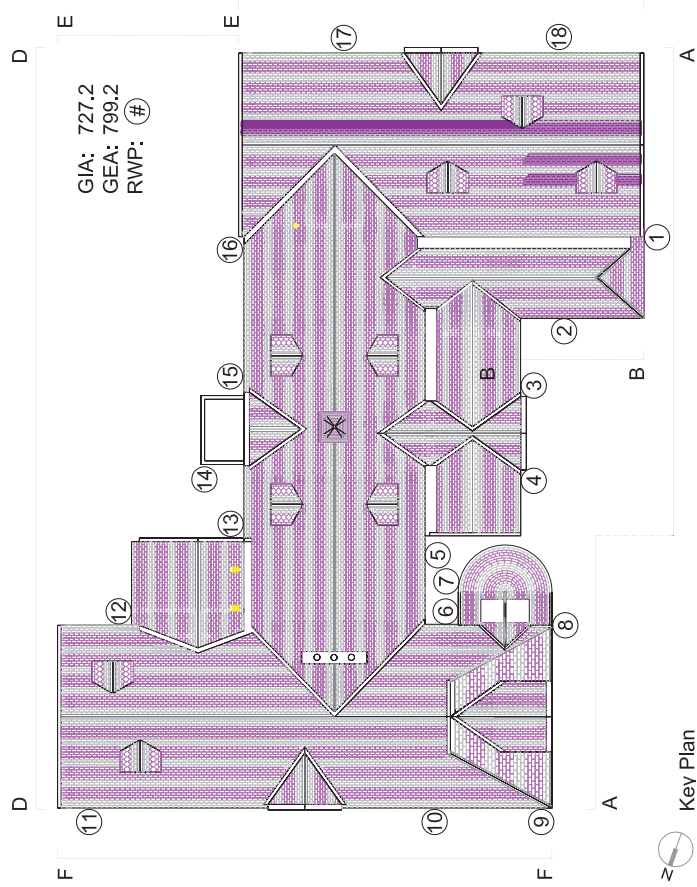
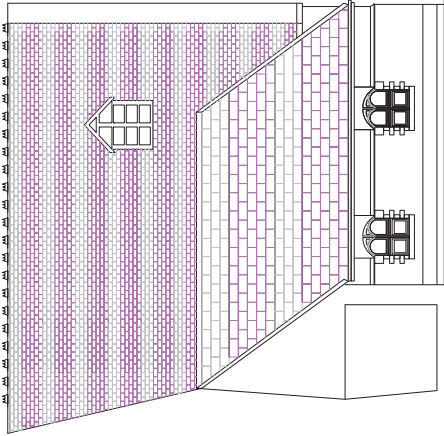
2.2 SIGNIFICANCE

2.2.2 VALUE OF THE HERITAGE ASSET

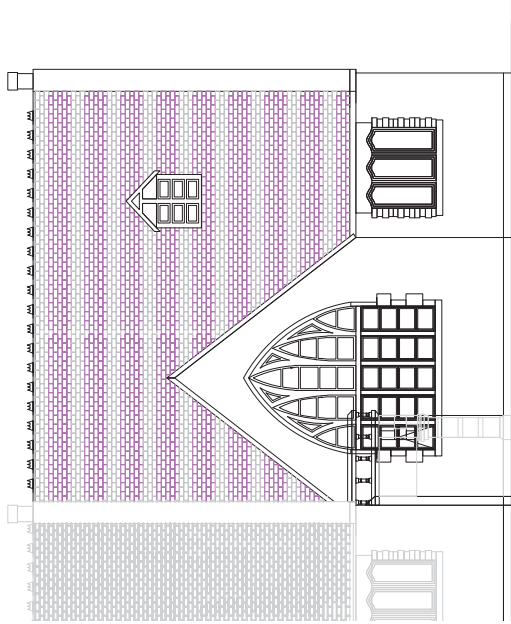
Current Existing Elevations



Elevation B-B (NTS)



Elevation E-E (NTS)

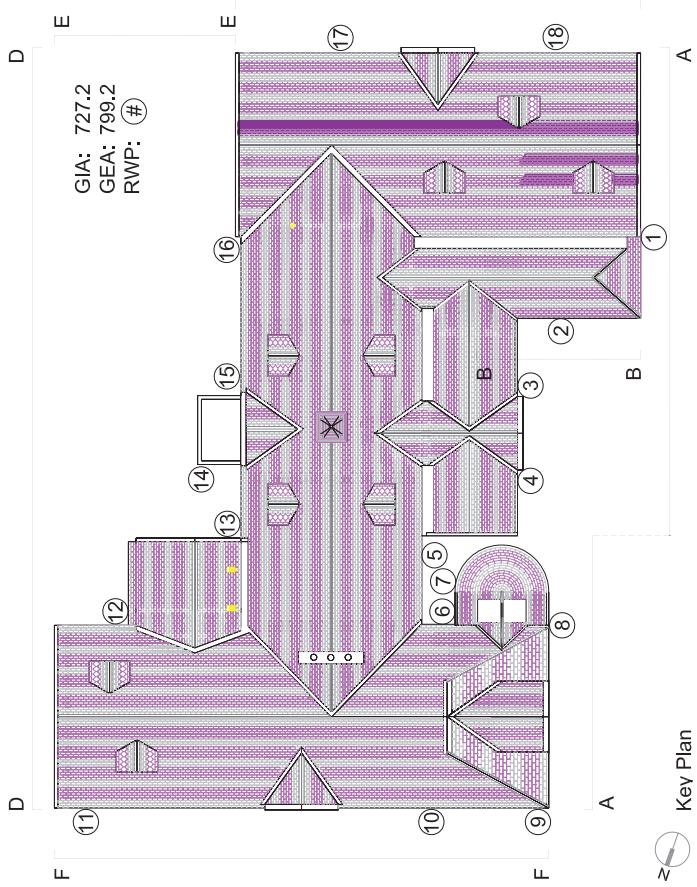
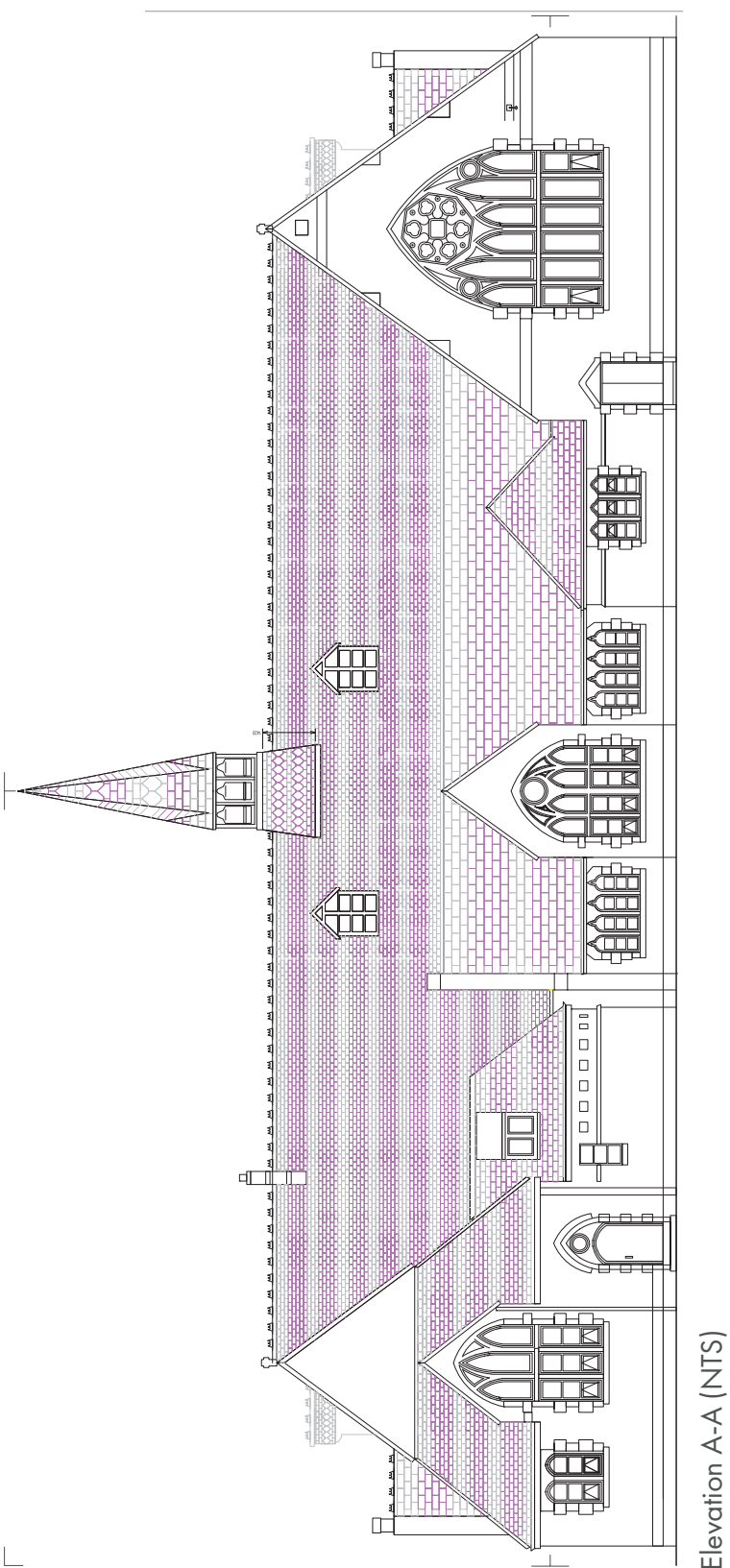
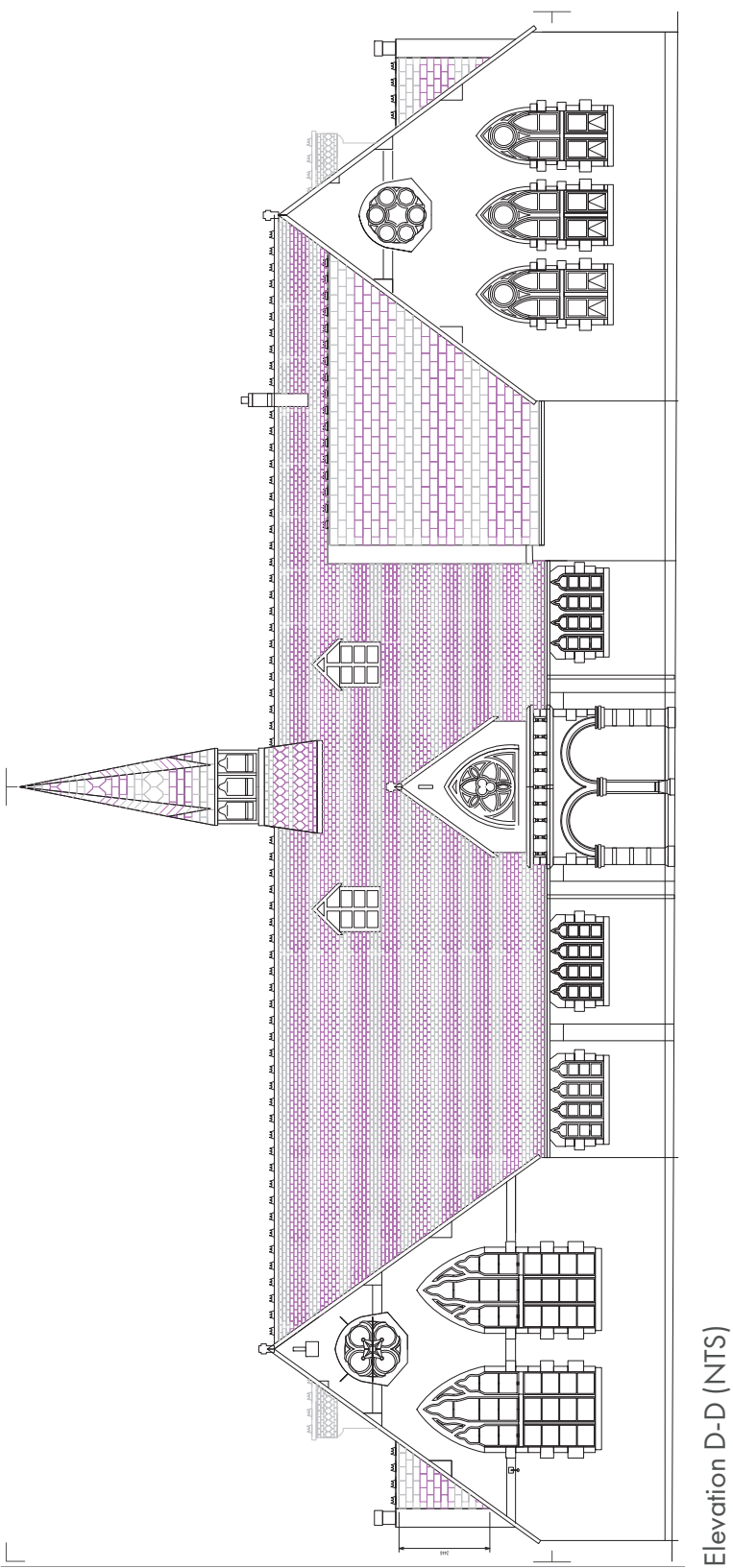


2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

2.2.2 VALUE OF THE HERITAGE ASSET

Current Existing Elevations

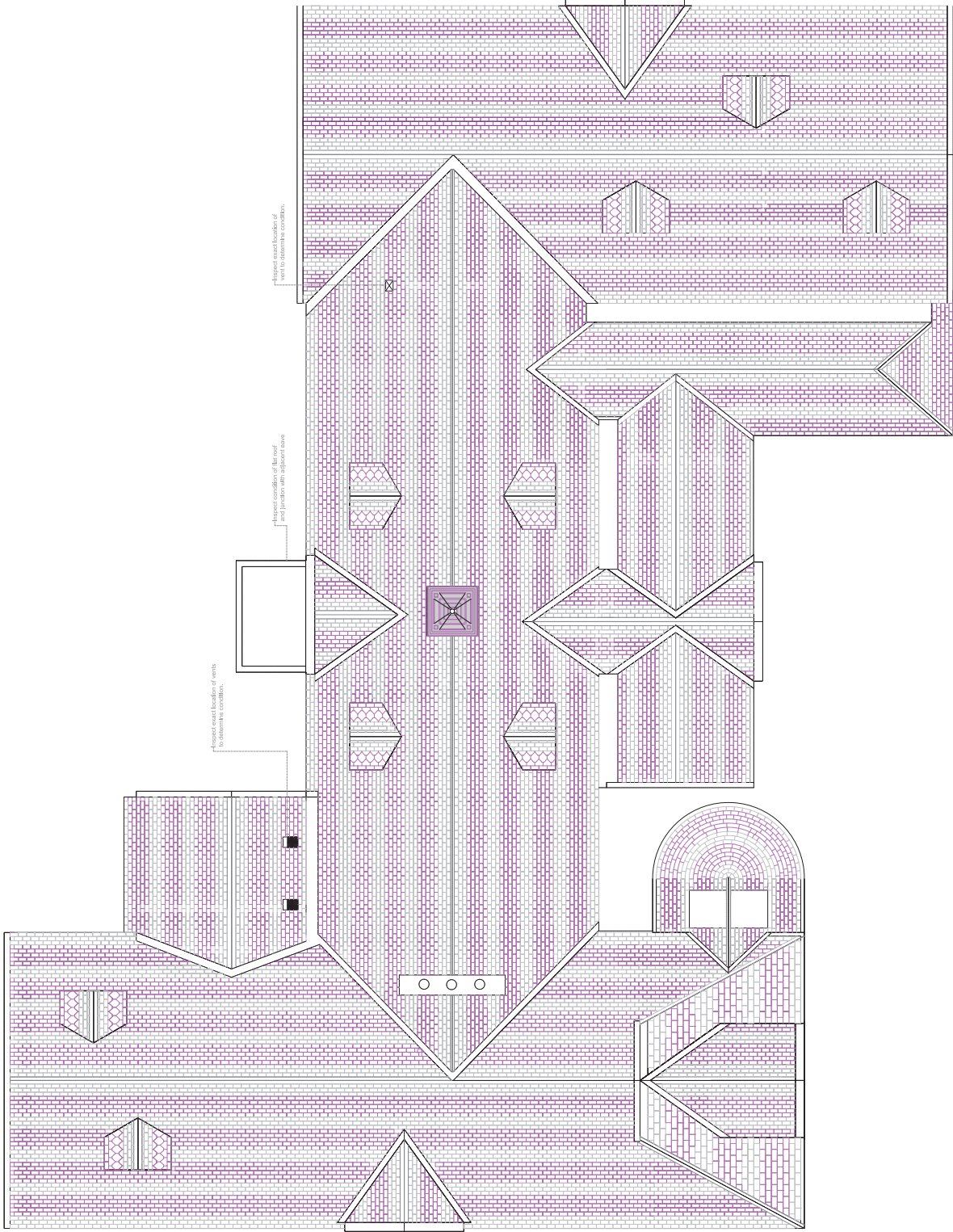


2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

2.2.2 VALUE OF THE HERITAGE ASSET

Current Roof Plan



Key:



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

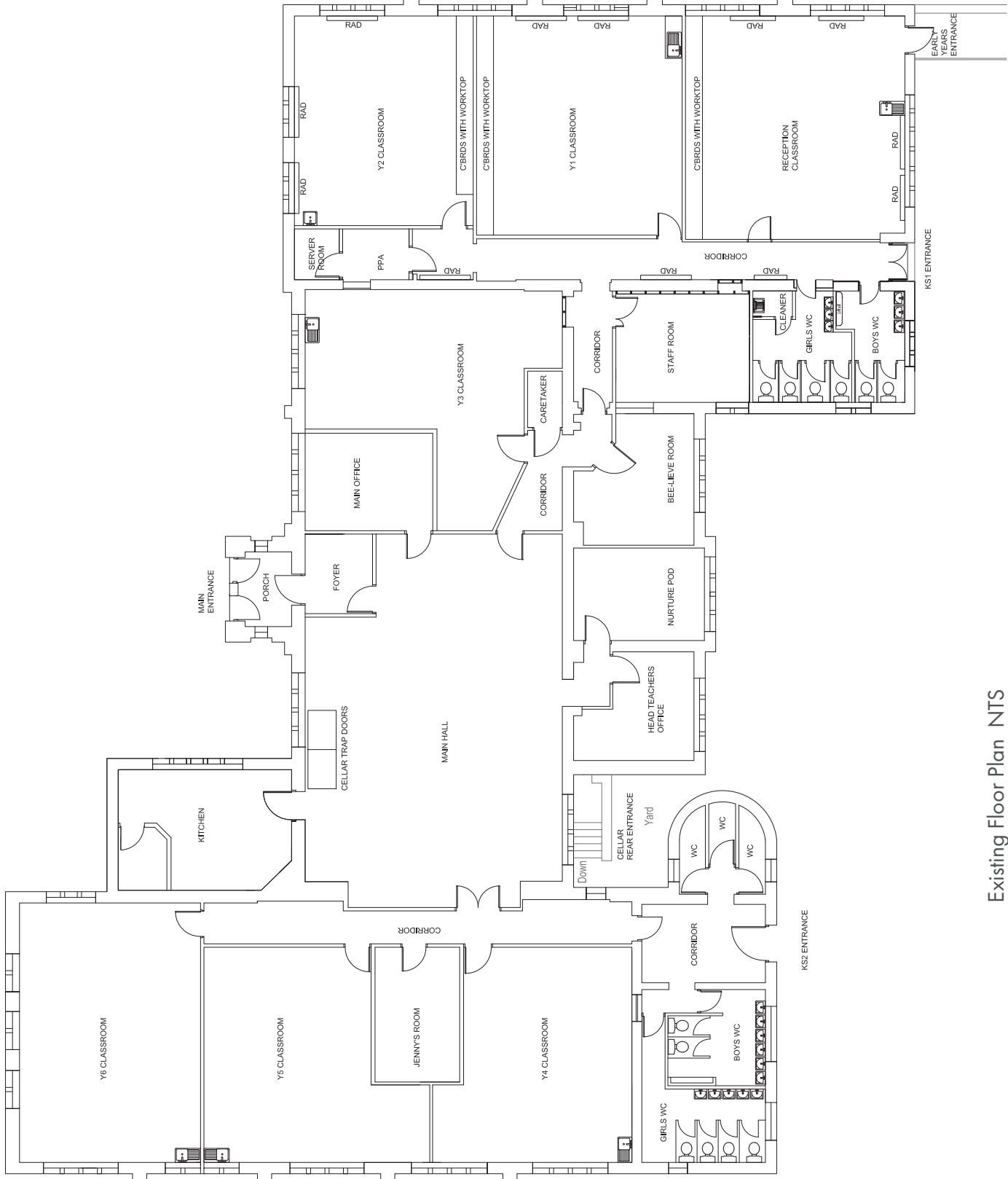
Existing Roof Plan NTS

2.0 THE HERITAGE ASSET AND ITS SIGNIFICANCE

2.2 SIGNIFICANCE

2.2.2 VALUE OF THE HERITAGE ASSET

Existing Floor Plan



Existing Floor 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 the refurbish the KS1 reception classroom and part of the adjacent corridor. A full description of the proposed internal works is listed below:

RECEPTION CLASSROOM FLOOR:

The deterioration of the floor in the Reception classroom has prompted remedial works to repair defective building fabric. Recent temporary repairs have explored the level of deterioration of the existing floor and it is thought that at least 75% of the reception classroom Floor and the associated timber floor joists may need replacing. It's anticipated that any sound existing timbers will be reused in the project including any sound historic timber floor boarding and/ or parquet uncovered. Where timber floor beams and boarding is replaced this will be on a like for like basis.

The existing vinyl floor in the reception classroom and adjacent Year 1 classroom will be replaced with new vinyl floor finishes to meet the specification of low allergen requirements of the school.

The project will protect the replacement floor by improving ventilation of the sub-floor void with new cast iron periscope vents. The raised ground level is contributing to additional moisture in the sub-floor void so a French drain is proposed to the perimeter of the building adjacent to the old vicarage, where ground levels have been raised over time, covering ventilation openings under the floor. When the opportunity to undertake works to the floor arose, it seemed prudent to address fire safety concerns to the classroom wall construction and improve secondary escape to the adjacent classroom introducing a connecting door. The replacement floor and fire protection works have been identified as key to the continued use of the building.

INTERNAL PARTITIONS

A fire risk assessment undertaken by the Watergrove Trust has identified that the existing partitions to the reception classroom are deficient in providing the required fire performance. The design of the existing school around a central hall with two classroom wings subdivided with folding timber and glass paneled screens,

necessitated the installation of plasterboard internal partitions in the second half of the Twentieth Century to provide greater acoustic attenuation to classrooms. The corridor wall of the reception classroom retains a two metre high remnant of the timber paneled wall. This has been adapted to insert a modern flush door. The existing fire strategy relies on the linear corridor in the wing to facilitate escape from three additional classrooms which do not have external doors due to the design of the existing building. As escape distances are extended to the classroom at the East end of the wing, a fire protected corridor is a recommended upgrade to ensure evacuation is not compromised. The upgrade of the reception classroom partitions is the first phase to improve the performance of the partitions in the classroom wing to meet the required levels of fire compartmentation. In upgrading the corridor partition it will be necessary to reposition the 2m high section of timber paneling into the classroom side of the corridor wall. Relocating the timber paneled screen will also enhance the accessibility of storage in the classroom. It will be moved across in the same configuration, with the right hand section being used to construct the store cupboard in the classroom.

CEILING TO RECEPTION CLASSROOM

It is proposed to replace the poor condition Twentieth Century lay-in-grid suspended ceiling in the reception classroom with a new plasterboard ceiling raised slightly so that the ceiling can be supported from the underside of the existing timber roof trusses. It is proposed that the ceiling will incorporate radiant panels, insulation and vapour control layer to improve thermal performance of the ceiling and minimise condensation in the roof space above. New LED light fittings will improve the artificial lighting in the classroom.

CEILING TO SECTION OF CORRIDOR ADJACENT TO RECEPTION CLASSROOM

It is proposed a new plasterboard fire rated ceiling is installed to the section of corridor adjacent to the reception classroom to create a fire protected corridor. To maintain the integrity of the ceiling new electrical services such as the new LED lighting will be wall mounted.

NEW INTERNAL DOORS

There are two new flush doors to the classroom with single vision panels to match the appearance of the modern flush doors already installed in the building. The kitchen door is to be replaced with a paneled fire door to match the existing historic door in appearance, but with improved fire performance suitable for the modern day use of the room. This historic door which reflects the original design of the internal doors is to be retained on site as a record of the School's original doors.

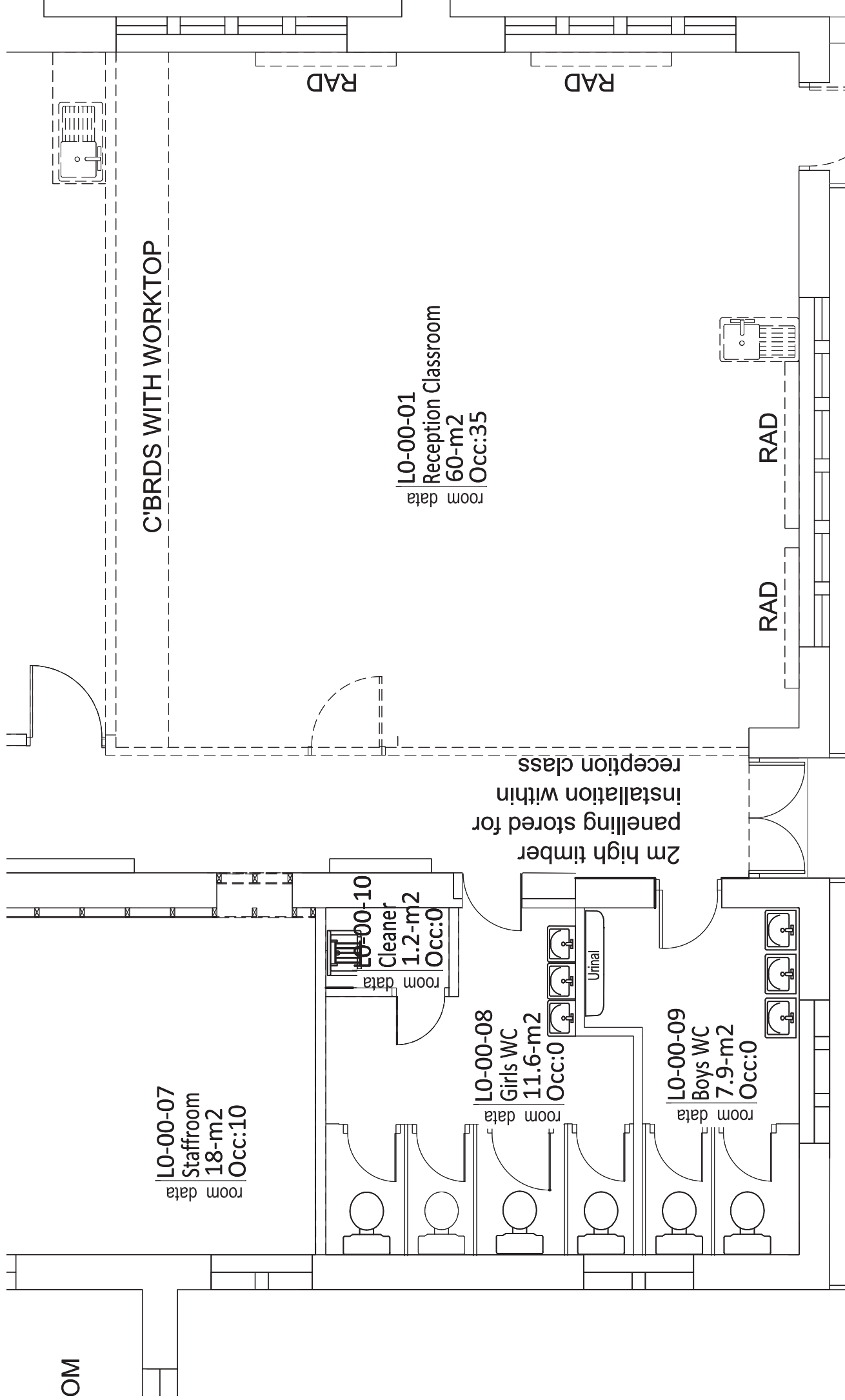
NEW EXTERNAL DOOR

The external door to the reception classroom is suffering from timber degradation at low level. As this door has flush stone paved surfaces to its base providing level access to the Reception Classroom, it is vulnerable to water splashing back onto the lower portion of the door. To remedy this situation the door will be replaced in hardwood for durability and painted to match the existing door aesthetically. A slot drainage channel will be introduced to the threshold of the door to reduce splash-back onto the door leaf.

3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

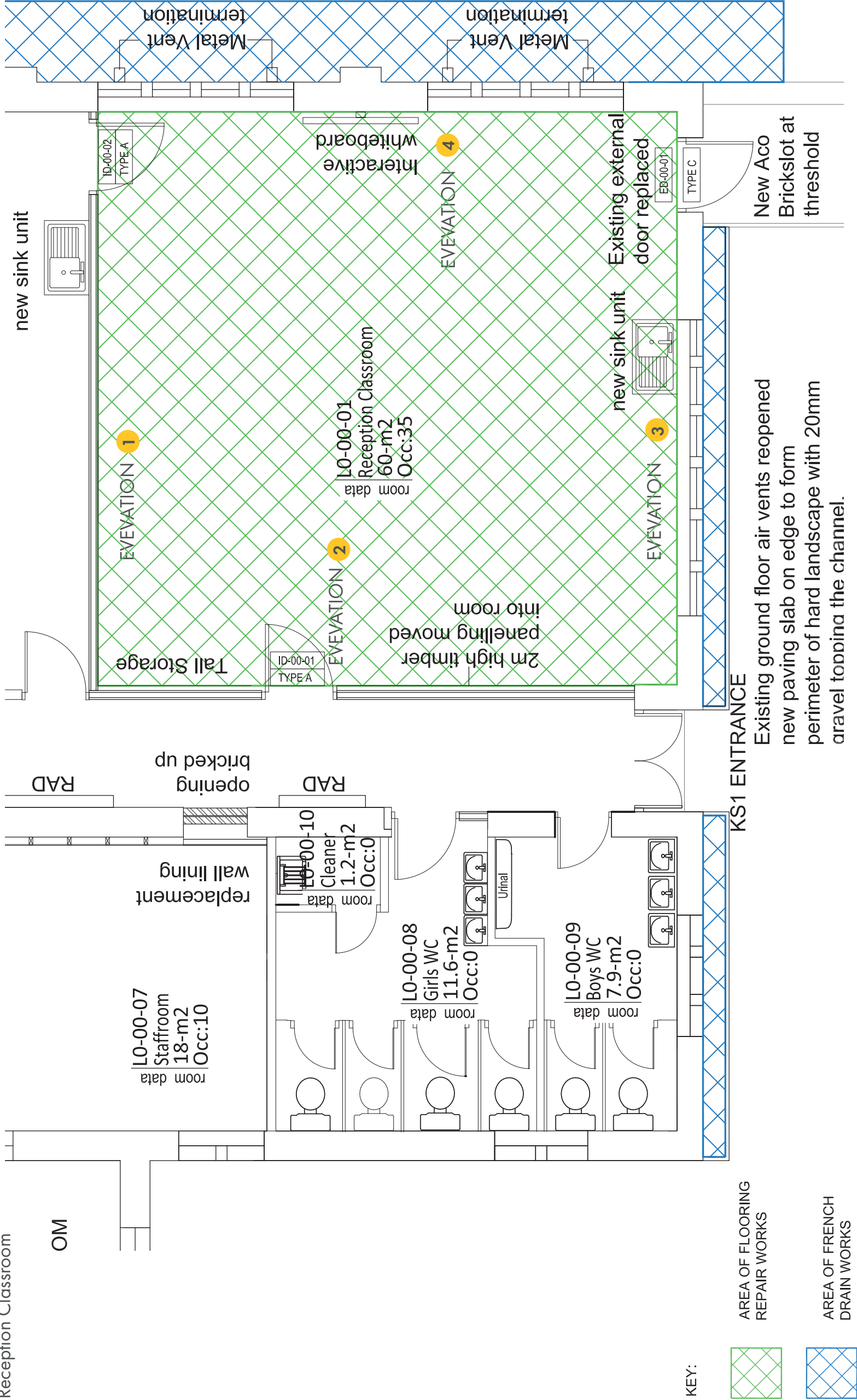
The proposed demolitions illustrate the partitions removed and retained to the existing School interior.



3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

The proposed floor plans illustrate the proposed works to the Reception Classroom

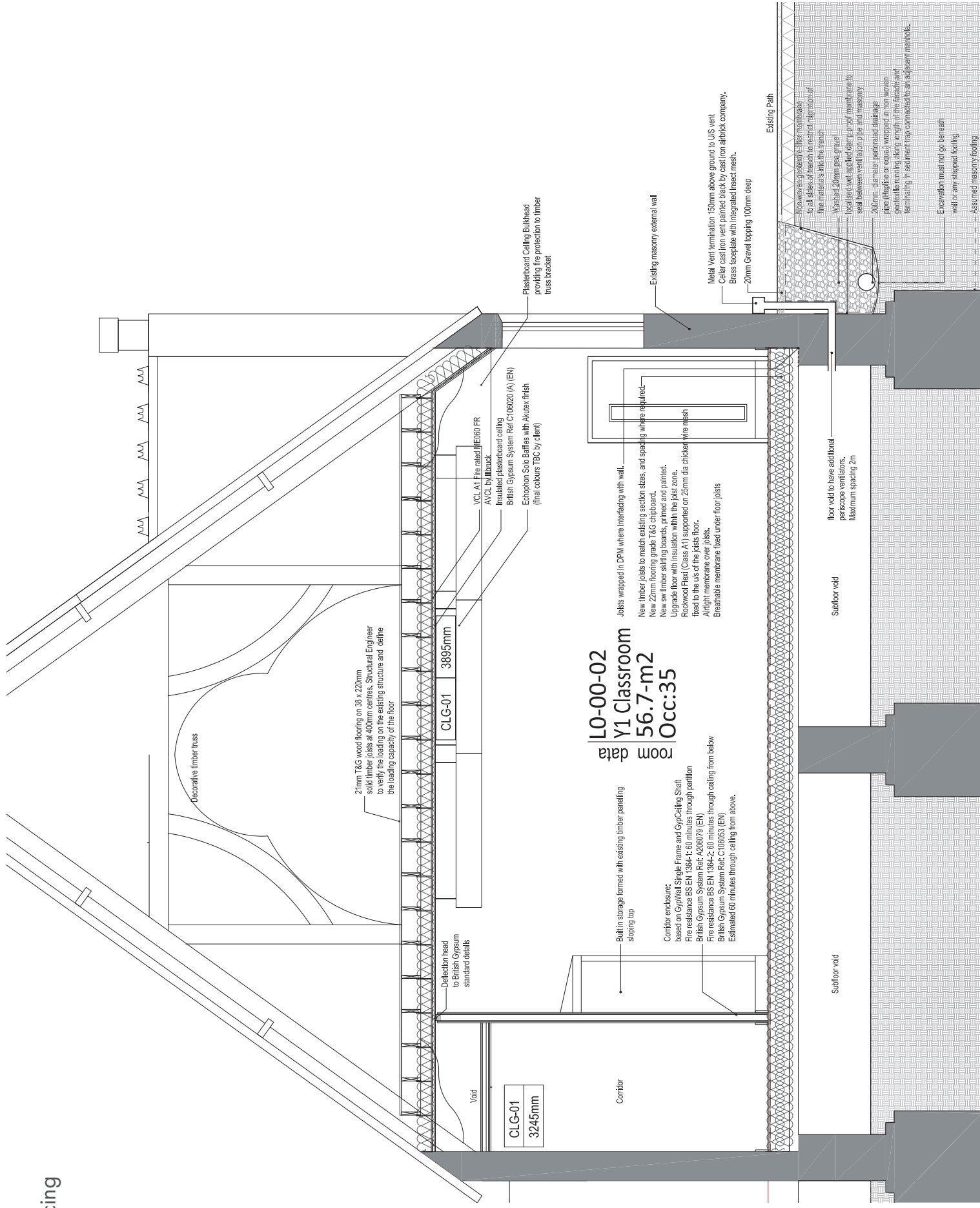


3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

EVEVATION 1

The proposed internal elevation of the Reception Classroom facing East, illustrates the proposed works to the existing fabric.

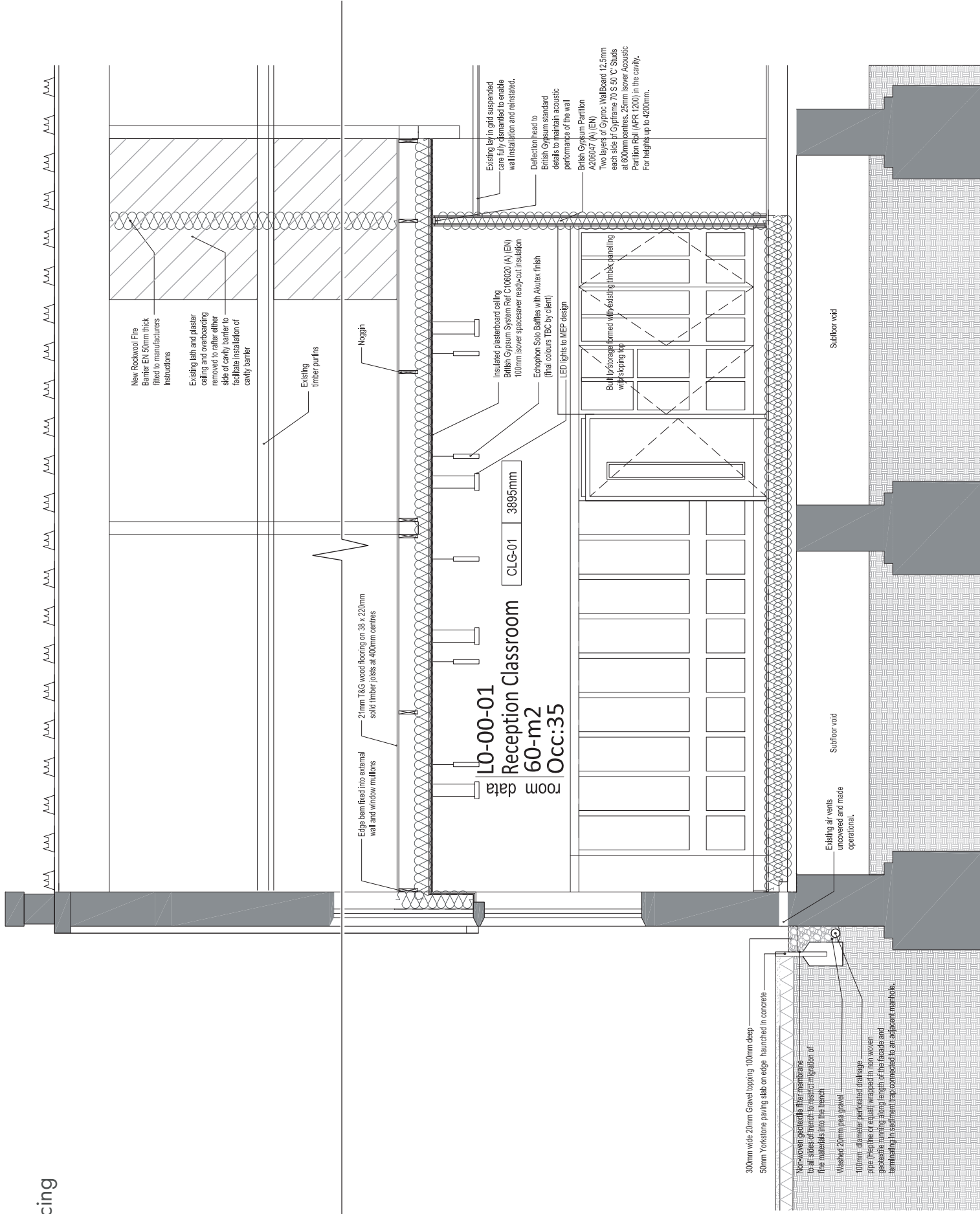


3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

ELEVATION 2

The proposed internal elevation of the Reception Classroom facing North, illustrates the proposed works to the existing fabric.

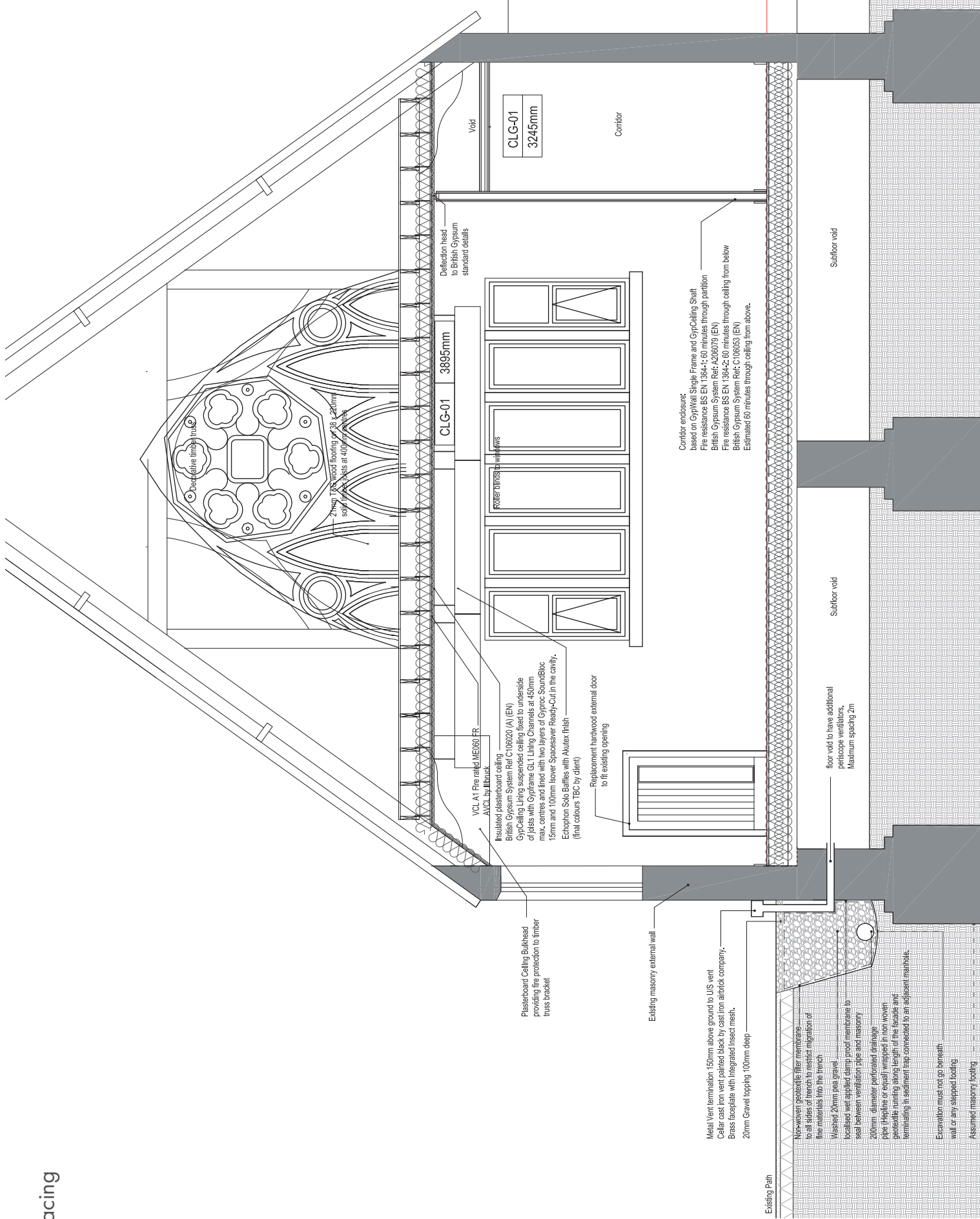


3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

ELEVATION 3

The proposed internal elevation of the Reception Classroom facing West, illustrates the proposed works to the existing fabric.

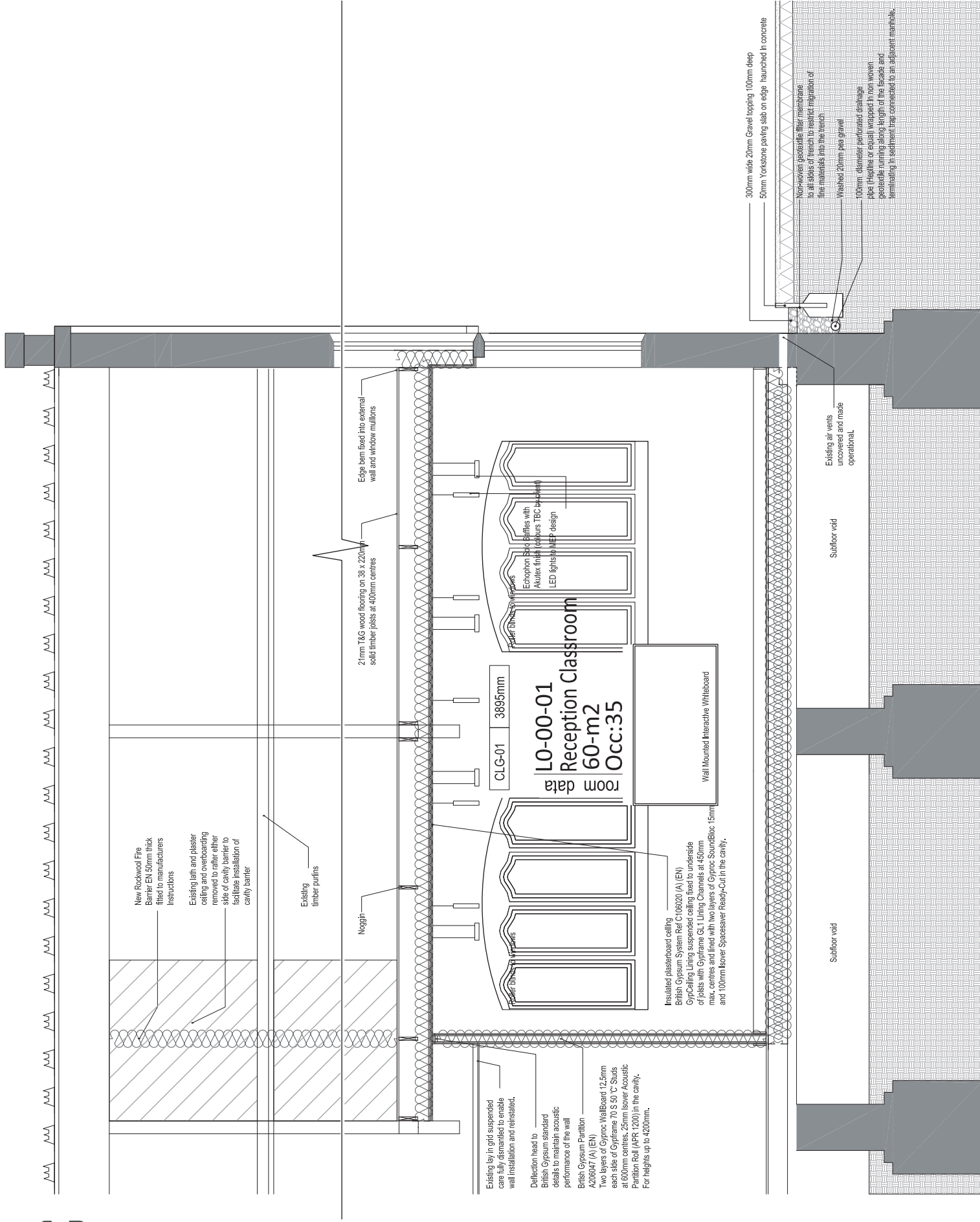


3.0 IMPACT ON SIGNIFICANCE

3.1 SUMMARY OF THE PROPOSED WORKS

ELEVATION 4

The proposed internal elevation of the Reception Classroom facing South, illustrates the proposed works to the existing fabric.



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

According to Historic England, ‘*Evidential value derives from the potential of a place to yield evidence about past human activity.*’ The building was designed as a school and continues to be used as a school and therefore evidence of learning on the site dates back to its construction in 1866. The building is deemed to be of **MEDIUM EVIDENTIAL VALUE**

The proposed works look to repair the existing floor of the reception classroom and upgrade the performance of two internal partitions and associated doors. 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 to improve its performance to ensure its continued 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 external appearance and relationship with the adjacent listed church and it is therefore deemed to be of **MEDIUM AESTHETIC VALUE**.

The proposals look to address the decline in the condition of the reception classroom floor and upgrade internal partitions, doors and ceiling of this classroom. Although the existing paneled remnants of the corridor wall are being moved into the reception classroom, this ensure that the interior feature can be retained close to its original location. This will provide minimum change to the aesthetic appearance of the internal partitions as the paneling will still be visible in the reception classroom and repurposed to form a storage cupboard. 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. This is deemed to have a **LOW IMPACT ON THE AESTHETIC VALUE of the school building**.

COMMUNAL VALUE

The school building is currently deemed to be **HIGH COMMUNAL VALUE**. 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 looks to protect the building into the future, providing much needed internal 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 looks to make required repairs to the interior of the reception classroom and adjacent corridor 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 the existing reception classroom floor, salvaging as much of the existing as possible whilst replacing two existing internal partitions to improve fire safety. This work will not alter the interior aesthetics of the building 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 timber floor construction of the reception classroom is showing clear signs of degradation, with areas of rot within the floor structure. The works look to splice in new timber, to match the existing, where required, and carefully retain any existing sound timber joists, floor boards and timber floor finishes where possible. Reinstatement of the under floor ventilation and improved drainage around the building perimeter will ensure the replacement floor structure has the longest lifespan possible. 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 proposal looks to upgrade two internal partitions to improve fire performance and ultimately the fire safety and evacuation strategy. The remnants of the timber paneled corridor wall will be utilised in the interior of the refurbished reception classroom, ensuring that the existing building features are maintained as close as possible to their original location. It is hoped that these measures will add further protection to the building fabric into the future improving the evacuation strategy and ensuring the buildings continued use as a school. Although any change to a historic building could be deemed as harmful, the position and aesthetic will match the

existing and the timber paneling has been reused. These works are deemed to have a **NEUTRAL IMPACT ON THE BUILDING’S SIGNIFICANCE.**

The proposal looks to upgrade the existing reception classroom ceiling from a poor quality lay in grid suspended ceiling to a new insulated plasterboard ceiling is considered to be an enhancement to the existing building enabling installation of ceiling mounted radiate panels, new LED lighting and improved fire protection to the ceiling void. The ceiling is slightly raised in height to the underside of the existing timber trusses increasing the sense of space in the reception classroom. These works are deemed to have a **NEUTRAL IMPACT ON THE BUILDING’S SIGNIFICANCE.**

As part of the proposed works, three internal doors and one external door are proposed to be replaced with new fire rated door-sets and a new external door. Two of these are in the new partitions to the reception classroom and will comprise of paint grade modern flush fire doors with single vision panel to ensure the fire performance of the partitions is maintained. The kitchen door off the hall is currently not a certified fire door, so it is proposed to replace this with a new fire door to match the historic detailing and aesthetics of the existing kitchen door, which is paneled with generous half height subdivided vision panels. The external door has been added in the recent past, so this is a like for like replacement within the existing stone structural opening. The addition of an concealed slot drain underneath the flush threshold of the door should assist in improving its longevity. These works are 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.

