

Combined Heritage/Listed Building Consent/Design and Access Statement for Brennand's Endowed Primary School at Church Street, Slaidburn, Clitheroe, BB7 3ER

Overview

This heritage, listed building consent and design and access statement has been prepared in support of an application to install a heating and ventilation system and aluminium double door sets to the rear of the building.

This statement forms part of a submission for Listed Building Consent including drawings which detail the existing/proposed floorplans and elevations.

The building in question lies within a conservation area and is Grade II* listed (See figure 1 in Appendix). The English Heritage List entry number is 1072224. It was first listed on 16 November 1954. It is listed under the Planning (Listed Buildings Conservation Areas) Act 1990 for its special architectural or historical interest. At present, the property is used as a primary school education establishment.

The guidance in relation to heritage, design and access statements accentuates the need for the documents to be appropriate in length. The nature of the property, which contains a number of distinct elements with different features, and the extent of the proposed works have determined the length of this document.

Relevant Planning Policies

This statement has been prepared in accordance with the following:-

National Planning Policy Framework (NPPF).

Historical Context

An analysis and review of documented histories of Slaidburn Village and Brennand's Endowed Primary School have been comprised and condensed below.

Slaidburn Village is situated around 11km from Clitheroe to the south and more than 15km from Settle, to the north-east. There is one conservation area within the defined urban area therefore, covers the majority of the whole of the survey area.

The village entails minimal modern development, and its extent is similar to that of the nineteenth century. The village is entirely stone built as stone was easily obtainable for construction locally. Sandstone is the most common building material and it was commonly used for door and window dressings. Limestone was also used and a few buildings have been created with an assortment of the two. The older buildings are built mostly of slobbered limestone or sandstone rubble, sometimes with sandstone dressings or sometimes rendered. There are few remaining roofs covered with stone flags as the majority are now slate covered.

In approximately 1717, a free Grammar school (present day known as Brennand's' Endowed Primary School) was built with an endowment by John Brennand. The structure is a seven-bay two storey building incorporating a central doorway with a broken pediment on fluted pilasters. The current school includes the original eighteenth century structure with the inclusion of some internal alterations and extensions. There is a playground to the front and playing fields to the rear.

The description under this entry number is as follows:

School, early C18th. Squared limestone rubble with sandstone dressings and stone slate roof. 2 storeys. The west facade is a 7-bay symmetrical composition having quoins with channelled rustication and a string course. The ovolo-moulded cross windows have architraves and glazing bars. The central 1st floor window has a head carved on its lintel. The door, in the central bay, has an architrave with a worn carved head on the lintel. It is flanked by fluted pilasters supporting an open segmental pediment. Within the pediment is an inscribed slate with moulded border: 'THIS GRAMMAR SCHOOL was Erected and Endowed by JOHN BRENNAND late of Panehill in this Parish, Gentleman, who died the 15th day of May in the Year of our LORD 1717'. Both gable walls have 2 blocked windows on each floor, similar to those at the front, 2 string courses, a circular opening at attic level with plain stone surround, and a gable coping. At the rear is a single-storey wing with 2 bays facing south. The left-hand bay has a cross window similar to those at the front. To the south of the wing are 3 bays of the main building facing east, having windows similar to those at the front of the building, except for the right-hand ground-floor window, which is modern. Interior; the 1st floor was removed c.1880; the main building now comprises a single large room with a flat ceiling with some later C19th plaster decoration.

Design Proposals/Amount of Development

External Works

To the rear of the building, there are proposals in place to remove an existing white hardwood window unit and to replace the fenestration with the installation of IROKO Stained Timber double door sets (See Dwg 4218 03). The structure in question is a modern single storey addition with slobbered stone walling with stone quoins. The building comprises of a three layer flat roof felt system incorporating PVCu fascias.

The proposal will enable the room which is currently occupied as a classroom to lead out onto the playing fields and will also form a means of emergency escape.

Amount

The proposed works can be seen on drawings 4218: 01, 02 & 03.

Layout

The only changes will be to the rear of the structure with the installation of the new double doors, and easing existing timber windows to allow the opening lights to be used for ventilation.

Scale

The proposals are refurbish existing windows to ensure correct operation and to the rear of the building and install new IROKO Stained timber double door set.

Landscaping

The proposals for the doors will ensure there is level landing in place consequently, the existing Concrete slabs will be used to form the level landing to the external doors and the gradient will be feathered to existing external levels.

Appearance

The refurbishment of windows to the staffroom and gymnasium/hall areas will help sustain the appearance of the heritage asset and the existing colour scheme will be retained. The key appearance change will be to the rear of the property as the hardwood window will be removed and new IROKO Stained timber doors installed: to match the new Outdoor Timber Canopy/Outdoor Room which has been added recently as the new doors will match this design.

Access

Additional access to the rear of the property will be provided due to the installation of the new IROKO Stained timber doors. Egressing the property from these doors will allow the occupants to go out onto the open fields. Furthermore, in the event of a fire, this additional access will form a means of emergency escape.

Impact of the development

As this document has emphasised the nature of the building and the surrounding area, careful considerations have been accounted for hence, the proposals outlined aim to 'conceal' the majority of the proposed works without degrading the significance of the building. The objective is to try and ensure the buildings significance remains integral but habitable for the occupants.