

DESIGN AND ACCESS STATEMENT



WHALLEY OLD GRAMMAR SCHOOL, STATION ROAD, WHALLEY. BB7 9RH

PROPOSED EXTENSION AND ALTERATIONS

OUR REF : WHAL/01

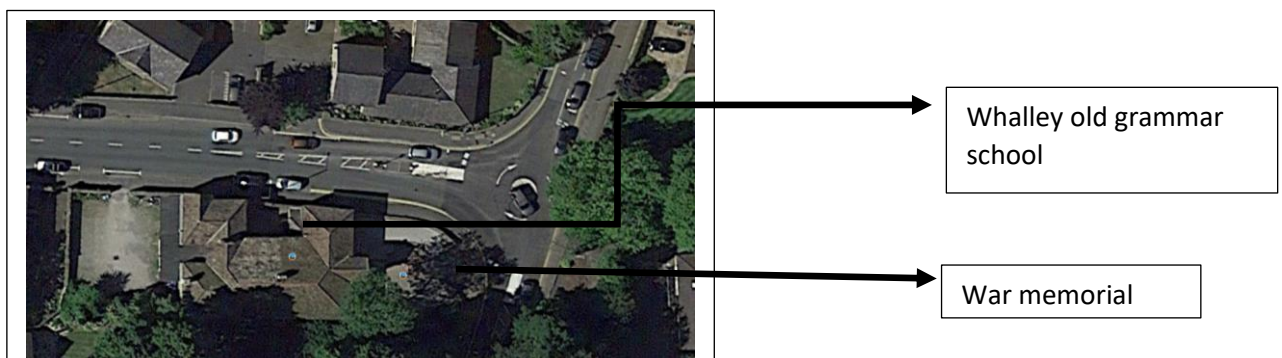
DATE : November 2020.

Introduction.

1. This statement is made in support of a planning and listed building application for works to The Former Whalley Grammar School as part of a scheme for extension and alterations. This is a combined statement covering the requirements of both listed building and planning permission, as advised in paragraph 033 of Planning Practice Guidance (PPG) Its contents follow those matters set out at paragraph 031 and 032 PPG, dated 06.03.20.14.
2. The building is a statutorily listed building (see section 3). This document will describe and illustrate the architectural features and qualities of the building, but it is as more properly described in the plans submitted with the accompanying application, which should be read in conjunction with this statement. The building is within a designated Conservation Area, Whalley Conservation Area. Given the Listed designation, the statutory provisions of sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended, apply.

Site Location and description

3. The building is situated at the junction of Station Road, King Street and Clitheroe Road, about 200 metres from the centre of Whalley. King Street is the main commercial street in Whalley. Station Road leads to the wider Ribble Valley area to the north. The site is within the main urban area of Whalley. There is relatively modern housing development to the north and west intermingled with some older style terraces and individual house plots along the main roads. To the front and east side of the building there is a War Memorial with stepped access onto the King Street/ Station Road junction. The War Memorial is a listed building in its own right. This together with 82 King Street and the application building, are the only listed buildings in this immediate locality.
4. The site itself comprises the main building, the former Whalley Royal Grammar School and its grounds which extend southwards about 40 metres to where they adjoin other properties on King Street. The building is two storey, of coursed and rubble sandstone construction with a slate roof. The principal elevation faces east towards the War Memorial where there are two bays with a central front porch and there is a recessed courtyard with a gated entrance to the north elevation accessed from Station Road. There are stone mullion cross windows to the south elevation and an external stone staircase, built around 1920-30. To the west elevation there is a brick built lean-to structure constructed in the early C20th. The original structure dates from around 1725. It originally functioned as a Grammar School until around 1914. Changes carries out in the C19th resulted in much of the present building's size and appearance.
5. The building was listed, Grade II, in 1986 and has been subject to many internal alterations that occurred when the building was in County Council ownership but the essential elements of the floor layout plans of the ground and first floor can still be recognised from the earlier layout plan.



The Special architectural or historic importance of the building.

6. The former Whalley Royal Grammar School is thought to date from around 1725 and was used as a Grammar School until 1914. After that it continued as an educational facility but outside the school system. Prior to the running of the building being taken back by the Whalley Education Foundation in 2013, when LCC withdrew from their lease at short notice, the building had been run on a full repairing lease by Lancashire County Council since 2005. There has been a long-standing pre-school at the building which still continues. The main architectural features are external, with much of this derived from the C19th. In respect of external features, the listing description notes the following to be of interest:
 - Sandstone rubble with hipped stone slate roof;
 - East façade has two bays one each side of a central 2 storey gabled porch;
 - Cross windows are rebated and chamfered with hoods;
 - Right hand ground floor window now cut through with doorway;
 - Porch has a cross window on the first floor with a blank shield within a plaque above;
 - The moulded Tudor arch doorway is C19th;
 - The left hand return wall facing south has 5 bays which have cross windows with linked hoods;
 - The central bay on the first floor is blank;
 - To the left the remainder of this façade has windows of early C19th type; sashed with glazing bars and stone surrounds;
 - Internally, there are no features of architectural interest.
7. Other than these points, the statutory listing does not note any features of interest inside the building. In fact, all of the features described relate to the east facing porch façade and south facade. Even on the south façade, it notes that windows are C19th. Internally there is no evidence of any remaining plasterwork, covings or mouldings that may have originally existed. The original floor layout remains discernable, particularly the main hall, but has had some disruption by opening up to larger spaces on the ground floor and by infill stud walling on the other floors and modern features such as kitchens and heating fittings have been installed. Externally there are stone walls to the northern Station Road elevations.
8. Attached at Document 1 is a copy of the Statutory Listing.
9. A separate Heritage Statement by Stephen Haigh accompanies this application.

The Building's Setting

10. The building is set in an urban location. The surroundings have changed dramatically since the building's first construction in 1725, the area becoming increasingly urbanised with many more modern buildings now impinging upon the building's setting.
11. The building is located within the Whalley Conservation Area. An appraisal of the area was carried out in 2005. This identifies this building as a landmark building but has no other proposals or designation of the site.

Planning Policy

12. National planning policy is to be found in the National Planning Policy Framework (the framework), issued in February 2019.
13. Paragraphs 184 to 202 of the framework sets out the approach to be taken to conserving and enhancing the historic environment. Paragraph 192 states that in determining planning applications Local Authorities should take into account:
 - the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.
14. Paragraph 193 of the framework makes it clear that great weight should be given to the conservation of a designated heritage asset.
15. Local Plan Policy is to be found in the Council's Core Strategy, adopted in 2014 and the Housing and Economic Development DPD, adopted in 2019.
16. Policy DME 4 of the Core Strategy aims to protect heritage assets, requiring conservation areas and listed buildings to be preserved or enhanced. This reflects Government advice in that the overall objective is to protect both designated and non-designated historic assets and that new development is required to conserve and enhance the historic environment through high standards of design. Proposals are not permitted that cause substantial harm or total loss of significance of a designated historic asset unless certain of five exception criteria can be demonstrated. These relate to achieving public benefits; achieving use of a site; no viable use can be found; funding or public ownership is not possible and any harm or loss is significantly outweighed by bringing the site back into use. Further development with the potential to affect the significance of any designated or non-designated heritage asset will be required to sustain or enhance the significance of the asset. Where less than substantial harm is caused, the public benefits should clearly outweigh any loss of significance of existing fabric of the building. Where new external new build element is proposed, the design philosophy adopted can be one of making those elements modern and 'of their time' thus distinguishing them from the existing historic fabric.
17. The adopted Housing and Economic Development DPD does not have any further policies of relevance.

The design principles and concepts that have been applied to the proposed works.

18. The approach to design with this building is one of minimum intervention and maximum retention of the existing fabric of the building.

Why the proposed changes are desirable and necessary

19. The changes to the listed building are nominal internally with a small extension and for the most part

maintain the existing layout of the building with minimal physical changes. The main change is to the west elevation where an unsympathetic brick built lean to is to be replaced with a new extension. There are some minor alterations externally to the building such as moving the external door on the east elevation to the south elevation, enclosure of an outside play area with railings and a new internal disabled lift facility. An additional classroom is also to be formed in the current void area over the Calder Room which is presently covered in by a false ceiling.

The building has had long standing community use since it ceased to be used as a Grammar School. There are currently a variety of community groups that use the building throughout the day and evening. There is a pre-school group that uses the main hall during the day, pottery and art rooms to the rear and other rooms throughout the building used for educational purposes. These all have their own demands but the building as a whole is not well provided for disabled access to the first floor, there is a lack of external space for the pre-school use and the brick lean-to at the west end of the building is not fit for purpose because it is not well insulated, has restricted circulation for access and does not fit in well with the character of the building.

It is these issues that these proposals seek to address to improve the service provided at the building and to future proof the community provisions of this building as far as is currently possible. To not do so would be to the detriment of a valuable community asset and to the beneficial use of the building.

The impact of the development on the character of the listed building.

20. The proposed alterations are designed to have minimal impact of the fabric of the building and as such, there is little architectural change to the overall appearance of the building. The main physical change is that to the west elevation where a brick addition is to be demolished and replaced with a stone built extension. There is little or no historic architectural detailing inside the building such as coving, plasterwork or original doors that restricts the intended works.

Loss or changes to any historic fabric.

Walls – walls to later single storey brick extension at the west elevation to be removed. All other external walls to be retained. Internally, original walls to be retained where they are evident and these are worked into the proposed scheme.

Windows – to the principal elevations all of the existing windows are to be retained. On the west elevation new glazing provided to new extension to be of timber and traditional construction.

Doors – all doors to be retained. Existing door to east elevation to be moved to south elevation with the existing surrounds reused.

Roof - roof timbers and slate covering to be retained to main building. Corrugate roof over brick extension to be removed. New extension to have slate covering.

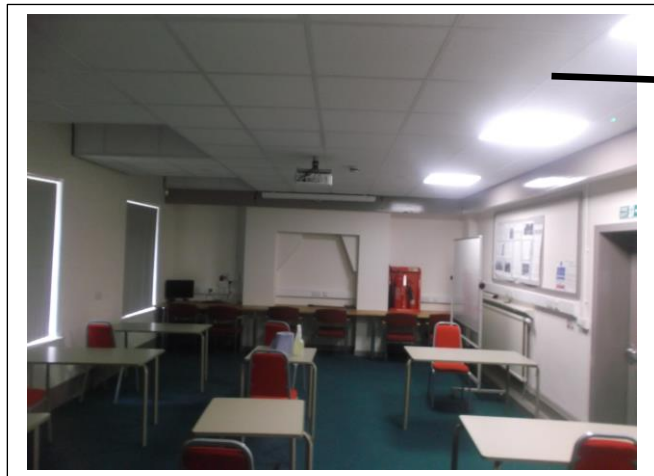
Ceilings - to remain unaltered on ground and first floor with the exception of the false ceiling over the Calder Room, which is to be removed. New ceiling to replace.

Rainwater goods - any original ironwork goods to be retained and refurbished. Where replacement goods required these are to be ogee style aluminium painted matt black.

Chimneys – existing external stacks to be retained.

Changes to the shape of rooms and spaces within the building, layout and plan form.

21. The original plan form has had minor changes over its life, such as the modern office /reception room next to the main stairs and room changes to accommodate storage and W.C's, for example. The main change now proposed to the floor layout is the creation of a room at first floor over the Calder Room. This space is currently blocked off by modern false ceilings, probably installed by the County Council during its tenure of the building. The new room can be created in the void space without major alterations as there was a room there previously. Exposed ceiling/floor to be retained and repaired where necessary.



False ceiling over the Calder Room to be removed.

22. The installation of the disabled lift requires some change to the Mitton Room at first floor. The lift will have a store created next to it which squares off the room but whilst this reduces the size of that room, this can be done without affecting existing window or door positions and so is not intrusive. On the ground floor, the lift uses the space of a modern cupboard area in the open kitchen and so no loss of historic floor layout results.
23. The first floor headmasters room requires an access change to be used for the pre-school leaders office. This requires a new door access from the first floor landing and removal of the existing corridor and staircase access. This will enable use of the room as the current stairs are inadequate because they are self built and do not meet any standard for fire or Building Regulations.

Impact of the alterations on the appearance, character and setting of the building.

24. It is evident from the listing description that the architectural interest of the building lies with its exterior. The proposed alterations only affect these features to a minimal degree, the main change being the removal of the existing brick lean-to on the east elevation and its replacement with a stone constructed extension. This is seen to be an improvement to the architectural form of the building as the current brick extension is inappropriate because of its brick and corrugated roof form.
25. The other main changes are to the main east elevation where a doorway is to be removed and a window reinstated, which will serve to complete the former architectural balance of that façade. That doorway will be moved to the south elevation, where it can be accommodated without unduly unbalancing the pattern of that façade.

26. The external railings to the south façade that will provide for an external amenity space for the pre-school are not an unusual feature of buildings such as this and an appropriate styling of the rails in matt black would be appropriate.

Account taken of Building Regulations and compliance with their requirements.

27. The Approved Building Regulations make some allowances for works to listed buildings where the requirements would unacceptably alter the character or appearance of such a building. This scheme as proposed is drafted to take these requirements into account in the following ways:

Fire protection.

The use of the building will not change and so there is no requirement to mitigate for a further fire strategy as the staircase and exit routes already exist. Where new doors are proposed, these will be fire doors. Fire resistance will need to be installed in floors and ceilings in the new classroom area but as there are no historic features here, this can be achieved. The new extension will be fitted with fire resistant doors, windows and adaptation of the existing fire alarm system.

Means of Escape.

The means of escape for the building are already in place and not affected. The new extension provides an improved means of escape to that side of the building. In these circumstances, there is no adverse works needed to meet means of escape requirements.

Thermal Insulation.

The works to provide for insulation requirements to meet Building Regulation emission standards where new rooms are to be made in the existing building, can be achieved without disturbing the existing fabric of the building, as insulation can be inserted between the existing joists in the floor and ceiling and the walls do not have any historic plasterwork, woodwork details or features to be disturbed.

Improving accessibility.

There is no evidence that there has been any internal adaptation of this building for disabled access for the first floor. In this proposal, disabled access will be provided to the first floor in the form of a lift. Again, this can easily be achieved without being at odds with the character of the building.

Approach to Access.

28. As a listed building, the policy approach to access has been to gain access into the building by using existing external entrance doorways. This is to be achieved by the main opening to the building from the north elevation via existing available entrance.

In the case of this building, there are already level thresholds at the entrances so there is no need for the provision of unsightly external ramps. Neither does the site contain any significant level changes

externally that affect accessibility

Concluding Comments.

- 29 This building has been in community use for many decades following its closure as a Grammar School in 1914. Many alterations to the building were carried out under the previous LCC tenure such as lighting, ceilings, office room and doors that are non-traditional but which are still retained. As such, whilst the building is not in a state of disrepair, most of the internal features have over these years been lost. These proposals however are not radical but are limited to such changes as are deemed necessary for the functioning of the building for communal, educational use. Those changes are deemed to cause less than substantial harm and will enable the current incumbent of the building to continue the local community use that the building was originally designed for.
30. Overall the proposals do not have an adverse effect of the significance of this building and therefore do not require overriding justification. However, securing the incumbent community use for the future of the building is a matter that should be given considerable weight.

DOCUMENT 1

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Location

Statutory Address:

OLD GRAMMAR SCHOOL, STATION ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Lancashire

District: Ribble Valley (District Authority)

Parish: Whalley

` ` National Grid Reference: SD 73334 36438

Details

WHALLEY STATION ROAD SD 73 NW 2/75 Old Grammar School - - II Adult education centre, formerly grammar school, 1725, extended early C19 and altered probably mid-to-late C19. Sandstone rubble with hipped stone slate roof. 2 storeys. East facade has 2 bays on each side of central 2-storey gabled porch. Cross windows are rebated and chamfered with hoods. Right-hand ground-floor window now cut through by doorway. Porch has a cross window on the 1st floor with a blank shield within a plaque above. The moulded Tudor-arched door surround is C19. The left-hand return wall, facing south, has 5 bays which have cross windows with linked hoods. The central bay on the 1st floor is blank. To the left the remainder of this facade has windows of early C19 type, sashed with glazing bars and plain stone surrounds. Inside, there are no visible features of architectural interest.

Listing NGR: SD7333436438

