

DESIGN ACCESS & HERITAGE STATEMENT TO SUPPORT A PLANNING APPLICATION

at

Chatburn C of E Primary School



Sawley Road, Chatburn, BB7 4AS

November 2021

1.0 Introduction

This Design and Access Statement / Heritage Statement accompanies the submission of a Planning Application for the erection of a first floor single storey extension on top of an existing flat roof extension at Chatburn Primary School

In conjunction with the first floor extension in order to comply with Building Regulations the application also seeks to incorporate an external means of escape staircase as part of the application

Reference should be made to drawings that are accompanied with the Listed Building Application.

2.0 Site Analysis

Chatburn CE Primary school is located off Sawley Road, Chatburn, and is accessed via existing site entrances to the North side of Sawley Road. The school is adjoined by public Library/public conveniences and associated car park to the west, school playground and wider sports field/cricket pitch to the North, and the church (Christ Church Chatburn) to the East.

The school has various classroom, cloakrooms, and toilets etc. There is a large multi-use hall which is used for PE, lessons and school meals. The school has an enrolment of approximately 145 pupils and currently serves the village of Chatburn and surrounding areas. An additional classroom is required to accommodate these figures.

The school building comprises an original traditional detached stone built building (circa 1930), with stone buttress and parapet detailing over which a large slate covered roof, topped with an ornate fleche. A flat roof porch is located to the South West Corner. Later extensions to the south/west elevation have been added which wrap around the original building and form the public library/public conveniences, of similar stone construction with slate roof coverings.

Later more modern extensions (circa 1960/1970s) wrap around the North/East elevations of the original building, forming the main teaching and administration accommodation, comprising masonry external walls with facing brickwork, and flat roofs with bitumen felt roof coverings.

Windows/doors generally comprise Upvc windows and aluminium doors incorporating double glazed windows throughout.

3.0 Historical Context / Significance

A school has been founded in Chatburn from approx. 1815, before being relocated to a newly built school in the centre of the village built in 1880 located opposite the Old Toll House. The school of the 1880's was demolished as part of a road widening scheme in the 1950's by which point the school was moved to its present site built circa 1930's.

The current school building is identified in the Chatburn Conversation Area Appraisal as a building of Townscape Merit.

The current school building is identified as:-

“an interesting example of 1930s design: the massive Welsh slated roof is topped by a small and ornate fleche, designed to ventilate the roof, and the classroom are lit by very tall windows set between buttresses with offsets. A flat roofed stone porch at the north-western corner is a good example of modernist design with three small windows whose spacing and proportions echo those of the main school, decorated with apron cills and dripmoulds. Around this porch has been wrapped a library block and public conveniences of recent construction, whose Welsh slate roofs have deeply projecting eaves that create a pleasing pagoda-like effect”

It is noted that there is no reference in the conservation area appraisal regarding the later circa 1960/70's additions to the north/east side of the original school building to which this application relates. These later additions are considered to be of less historical significance and not in keeping with the original character or conservation merit of the original building.

The proposed first floor single storey extension proposed as part of this application relates solely to the later 1960/70's additions and is designed and to be constructed of materials sympathetic to these later additions to match both in terms of material, scale and appearance. The proposal is located to the rear of the site largely screened from the main frontage and separated from the original building by existing later additions.

As such the proposals are considered to have a minimal impact on the historical significance of the building or the wider conservation area as a whole.

4.0 Design Proposals

The application proposal intends to gain approval for the erection of a single storey classroom above an existing classroom. There will also be a means of escape staircase for fire regulations. The proposal will create approximately 65m² of additional floor space to accommodate existing pupil numbers.

The extension is to be simple in form and the size is dictated by the existing classroom below.

The elevations intend to be simple and functional in form materials to match existing such as brick, render and UPVC windows.

The scale of the extension is in-keeping with the extension and the new roof will marry in at the same height.

Rainwater goods will be UPVC and connected into the existing surface water system on site.

The maximum height of the extension will be 7230mm above ground floor level. The roof will be flat and hidden behind a small parapet to form a continuation of the existing roof form.

5.0 Conclusion

This statement has been prepared to accompany a Planning Submission for the erection of a first floor single storey extension on top of an existing flat roof extension at Chatburn Primary School.

The proposed extension has been designed and is to be constructed in materials to match that of the existing later school buildings (circa 1960/70s), and be sympathetic to those of the surrounding wider site context, thereby reducing and having minimal impact, to the surrounding area, conservation and historical context of the building.

Although every effort has been made to provide a full account of the proposed development within this Statement, the applicant would be happy to discuss the proposal with the planning authority, and provide an additional information as required to assist with the consideration of the application.