

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 refurbish the existing windows to the Main Building to the Front & Rear Elevations. The existing windows are a mixture of Metal and Timber but all the windows are single glazed.

The school does suffer with Condensation within the Main Hall and this has been reduced by the installation of a Positive Pressure Unit installed in 2018. The school can't open any of the top light openers and part of the application is to allow these to open to provide ventilation into the Hall space when in use.

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 several 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

The proposed works relate to the replacement and refurbishment of existing windows to the Front and Rear Elevations to the Main Building as shown on Drawing Nr 13068 02. There are some windows being replaced on the Side Elevation adjacent to the Main Entrance but the proposal will not touch the main extension to the rear which was constructed in the 1960's.

Appearance

The timber windows to the side of the Main Elevation will be replaced in PVCu Casement Style frame with an Extractor Fan located to the top to provide ventilation to the toilets. These windows can be replaced in PVCu as they are not within the Historic part of the building as they are within the 1960's extension. Also due to the windows sitting within Stone Mullions and Transoms replacing these windows in timber would prove to be a maintenance issue due to water not draining from the transom etc without the need to reducing the height of the frame to incorporate a timber cill which would change the appearance of the windows. The use of a PVCu Casement frame is that the frame mimics the appearance of a traditional timber window as the joints are Mechanically fixed and not welded as per PVCu windows. Also these windows are set back from the Main Elevation and will not detract from the overall appearance of the Historic Main Façade. Obscure Glazing.

The existing Metal Windows to the Front Elevation will be refurbished and repaired to bring them back to their original condition with excess paint removed, new putty pointing to the glazing, the Obscure glazing will be removed within the frames and replaced with Conservation glazing and frames resealed to prevent future water damage to the frames. Where the opening lights are located these will be either replaced with new timber frames using the same glazing or refurbished to enable the school to provide ventilation to the Main Hall. Once all the works have been completed the frames will be painted an off white to reflect the period colour of the time the building was first constructed. Clear Glazing.

Unlike the Front Elevation the Rear Elevation windows have been replaced over the years and consist of Timber Casement Windows which are single glazed, and the majority have top opening Lights to the ground floor and side opening casements to the Upper floor windows. As part of the works, it is proposed to replace these timber windows with new Double glazed timber windows with side and top opening lights to provide ventilation into the rooms. The timber frames will be fitted within the existing Stone Mullions and Transoms. The window at the far end which is currently an in-appropriate design will be made to match the new design except for a Stone Mullion & Transom. Again, the windows will be finished in an Off-White paint finish to protect the timber. Glazing to be clear.

The side elevation Windows will be replaced in Timber and the design will match the existing style with a Glazed opening and Timber boarding where appropriate. As the windows have storerooms behind the glazing will be obscure.

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' most 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.

In addition to the above paragraphs the proposed works will also incorporate the recommendations of 'Traditional Windows; their care, repair and upgrading (Historic England, 2017 pg 53- 56).

Drawings Accompanying the Application

13068 01 Location Plan

13068 02 School Plan as Existing

13068 03 Elevations as Existing

13068 04 Window Details