

INTRODUCTION

This section of the Conservation Management Plan considers the significance of specific rooms, elements and outbuildings and makes recommendations for the future management of the school as a heritage asset.

GENERAL ADVICE

One of the major threats to the significance and historic integrity of a building is the cumulative effect of many small scale changes.

Where works are proposed, care should be taken to ensure that small interventions over time do not collectively undermine and destroy the character and historic significance of building elements or spaces. Care should also be taken where specifying or carrying out works to ensure that historic fabric is not lost or damaged. Often damage occurs through lack of consideration of the historic fabric, which would be avoidable if greater planning was carried out when commissioning or starting the work on site. For example, damage to ornate plasterwork during laying of cables could be avoided through rerouting via less sensitive areas or in some cases by use of wireless networking.

When carrying out repairs, care should be taken to respect the original structure. Appropriate, sympathetic materials should be used. The breathability and permeability of the structure should be considered, with a preference for breathable paints, or lime plasters and mortars in place of impermeable materials.

The house is a significant Grade II listed building, this does not prevent alteration or change to the building. There may be a need for change which is acceptable, provided it is justified and informed by a full understanding of the building. This potential for change must be viewed in accordance with the Council's own planning policies, together with the government's advice in the NPPF, para. 128. Which states "*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.*" they should then as required by para 129. "*take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*"

It is important for the future of the house as a heritage asset that it continues to be economically viable and appropriate in its use as a school, this will allow for the future maintenance and upkeep of the building and the site to a suitable standard. The need for development to maintain the economic viability of the school is supported by the NPPF, in para. 131. Which notes "*In determining planning applications, local planning authorities should take account of:*

- *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."*

Royds Mount was constructed sometime between 1862 and 1867, the architect and contractor are unknown.

The architectural style is domestic Gothic Revival, a dominant style of houses between 1850 and 1870 among the gentry and aristocracy. The Gothic style itself is the Early English or first pointed originally used from the late twelfth until the beginning of the fourteenth century however unlike the name suggests the style originated from France and was the first of the three styles of Gothic architecture.

The two prominent elevations - east and south - asymmetrical in design give the building its dominant imposing Gothic appearance which suggest the work was undertaken by an architect who was familiar and competent in this style of architecture. The workmanship of the building would also suggest the same degree of competence.

EXTERNAL FABRIC

Element	Location	Significance
External Walls	Royds Mount	High

Notes:

External walls are quarry faced. The stone is good quality, hard and durable local carboniferous sandstone. The east and south façades contain carved stonework, notably leaf capitals and Gothic cusped window arches. Some erosion has taken place to the carved stonework on the entrance porch. Two carved cats were once a prominent feature on the gable of the porch have been stolen. There is a gas pipe to the porch elevation which wraps around the building to its inlet point on the north elevation, this detracts from the historic ascetic appearance of the building as does the plastic soil vent pipe and rainwater pipe to the north elevation (c.1893 and 1903 additions).

Some of the tall chimney pots have been replaced with modern lower ones.

Other additions to the buildings façades which give a negative impact include the yellow burglar alarm box on the entrance façade and the satellite dish fixed to the pediment of the billiard room façade.

Cat slide roof to boiler house is a security concern, giving easy access to the buildings roof and the current trend for lead theft. The flue which penetrates the roof is bright galvanised steel and as a negative impact on the building.

The stone work to the roof of the oriel window is in a poor state of repair also there is spalling to the balcony stonework. Pointing is poor especially to the kitchen.

The garden room which replaced a conservatory is part of the houses morphology but does not enhance the Gothic appearance of the house to this elevation but rather is a more prominent feature. There may be an opportunity to replace/remodel this elevation.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Stone cleaning should be avoided. If repointing, use hand tools only (avoid abrasive wheels or mechanical hammers). Lime, not cement based, mortars should be used.

Where facings, carving, drips or cills are eroded, stone indents in matching material should be used rather than building up the surface with render or mortar. Past mortar repairs should be assessed regularly and replaced with stone indents should they start becoming detached or cause erosion of the surrounding masonry. Plastic rainwater and soil vent pipes should be replaced with cast iron.

Consideration should be given to replacing the modern chimney pots.

Rerouting of the gas pipe to the east and north elevations would improve the appearance of the building, as would rationalisation of rainwater goods, drain pipes and branches.





Element	Significance
Windows and Doors	High

Notes:

The formal access to the house is located on the east elevation with a porch giving the visitor protection from the weather. The stained glass window panels in the wide oak doors provide light to the lobby.

A tradesman entrance to the north elevation would have lead straight into the domestic part of the house. This entrance now includes a modern porch also this area has been altered to accommodate the different development stages.

Windows generally have their original frames and glass. The cusped Gothic windows largely retain their original stained glass however some windows have been adapted to allow part of the window to open. Plate glass has also been retained in places to the lower part of the Gothic windows.

The former billiard room still retains its acid etched borrowed light set within a hardwood frame.

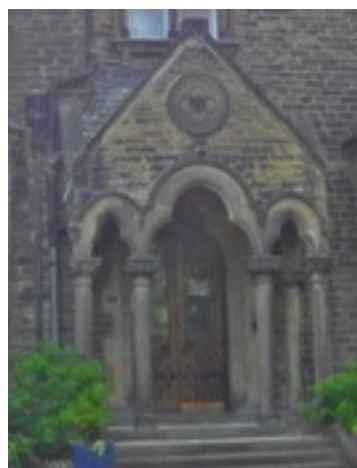
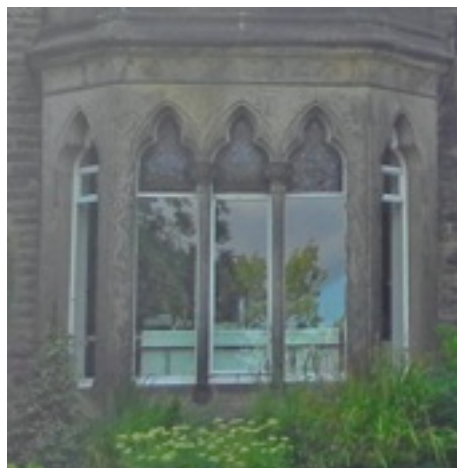
The panels of quarry glass to the windows which have been altered are retained in the basement and could be refitted.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

If upgrading of the windows it is suggested that the original windows and glazing should be retained. Panels of original glass are retained in the basement from previous alterations and should be reinstated if any alterations take place.

Secondary glazing may be considered, though care should be taken to ensure it is a reversible solution, which does not further divide areas of glazing nor detract significantly from the internal spaces or finishes.

Some windows have been altered in the past. If further alterations are proposed, there is scope for greater flexibility, though where original sash frames remain, these should be retained.



Element	Significance
Roof - Pitched	High
Notes: The pitched roofs of the house are Westmorland green slate, with terracotta ridge tiles. Later additions also are roofed to match. The west elevation pitch retains its snow guards which were to protect a glass building below. Recommendations: <i>Unless stated otherwise finishes and fittings should be retained.</i> Where reslating is to be carried out, matching slates should be used, fixed with copper, not galvanised nails. Flashings should be renewed in lead of a suitable code, at least equivalent to that which is removed. Given the trend for lead theft alternative materials such as terne coated stainless steel maybe considered, particularly for lower roof flashings if they are regularly stolen.	
	

Element	Significance
Roof - Flat	Low
Notes: The 1903 extension has a flat roof. The roof covering is a later addition (a lead roof would have been likely at the time of construction). Recommendations: <i>Unless stated otherwise finishes and fittings should be retained.</i> When the roof has reached its useful life span and replacement is needed, modern materials should be used that provide a long life span and durability.	

BASEMENT

Location	Use	Original Use	Significance
Basement	Store and maintenance office	Storage, food and wine store.	Low

Notes:

The basement is used by the schools maintenance staff and is accessed by an internal staircase. The rooms only have a basic finish and have low significance and comprises of stores, workshop and office. Some historic features have been retained - wine bins and cooling slab.

Rooms within the basement have only basic finishes and are of no significance, though the external appearance of the building and should be considered if alterations are proposed.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Wine bins and the large stone cooling table should be retained.

GROUND FLOOR

Room	Location	Use	Original Use	Significance
001	Ground Floor	Lobby	Lobby	High

Notes:

The lobby retains its original fabric including a terrazzo floor which is partly covered with carpet mats. The ceiling is plaster and is coved. The walls are panelled to dado height then papered in what may be the original Anaglypta or Lincrusta which dates from the late 19th century. The timber partition with stained glass panels is probably a later insertion as the glass is Art Nouveau in style and differs from the geometric stained glass pattern in the front door. A pattern can also be seen in the cusped windows on the half landing of the c.1893 addition.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

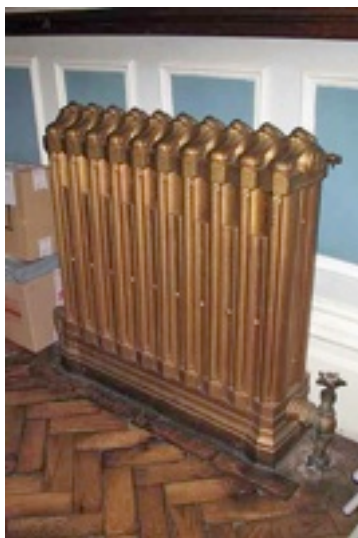


Room	Location	Use	Original Use	Significance
002	Ground Floor	Hall	Hall	High

Notes:

Many of the original features and those of the 1893 alterations are retained in situ. The wood parquet floor is probably later, dating from the mid 20th century. The wainscot paneling and other joinery is probably original however it has been painted but it would have been varnished. The radiator is an original Jobsons radiator which is rare. An in situ staircase leads from the hallway to a half landing. A classically detailed archway separates the different development stages of the house. The wallpaper is probably historic. Photographs and boards displaying former pupils names are displayed upon the walls and are part of the social history as a school. A bank of seven original brass light switches and push electric bell button on a hardwood board remains in situ.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
003	Ground Floor	Classroom		High

Notes:

The room's historic fabric is retained in situ. The door is a later addition is a fine example of an Art Nouveau as it the doors brass plate. The shirking and picture rail have been painted which would of been originally varnished. Some of the cusped windows have been altered to incorporate openings which probably date from when the house became a school. The embossed frieze is probably original and either Anaglypta or Lincrusta. The plaster cove has been slightly altered to the right of the bay window, probably resulting from a repair. The room retains its original fire place. The floor covering is modern.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
004	Ground Floor	Admin Office		High

Notes:

The historic fabric is largely retained in situ which includes joinery and fire place, the windows have partly been adapted to allow an opening and have probably been done when the house become a school. Original light switches have also been retained and continued to be used. The fireplace is also original however the fire may be a post addition. The room also has a wall unit constructed of hardwood and glass, the age of the unit is unknown.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

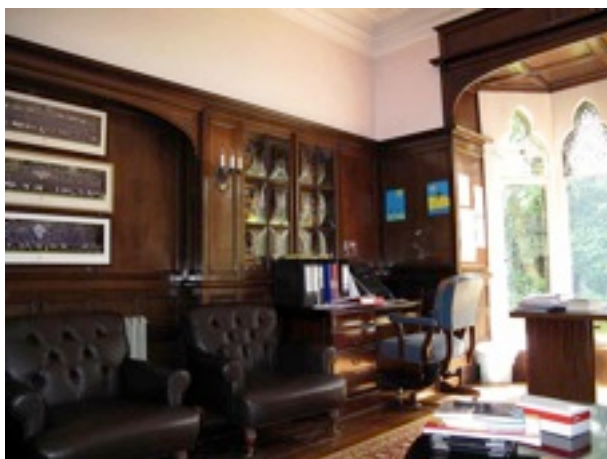


Room	Location	Use	Original Use	Significance
005	Ground Floor	Heads Study		High

Notes:

This room retains some of its original fabric, notably the plaster coving, quarry glass to the windows, however some of the window like the previous rooms have been adapted for openings. The timber panelling is historic but probably a remodeling when the house was extended in c.1893. The fire place is probably original to the 1867 house.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
006	Ground Floor	Classroom		

Notes:

The addition replaced a conservatory and probably postwar when the house became a school. An original cast iron, barley twist rainwater pipe is hidden within a cupboard while another cupboard hides the former external wall to the Heads Study (this wall has been painted and pointed with modern cement). This room leads to the Heads Study and the hall. Quarry glass windows between this room and the former billiard room also remain in situ and probably date from c.1893. The room has a modern false ceiling.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The walls and roof above the plinth are a later addition. If major roof repairs, glazing repairs or other changes are proposed, consider a simpler less fussy solution, more in keeping with the houses original design intent.



Room	Location	Use	Original Use	Significance
007	Ground Floor	Classroom	Billiard Room	High

Notes:

Room part of c.1893 extension. Historic fabric remains in situ, including - borrowed light with etched glass, doors, joinery and the fireplace. Curved seating is also likely to be original. Some modern fretwork panels have replaced some of the original hardwood radiator panels.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

If refurbishing consider replacing modern fret work radiator panels with historically correct panels.

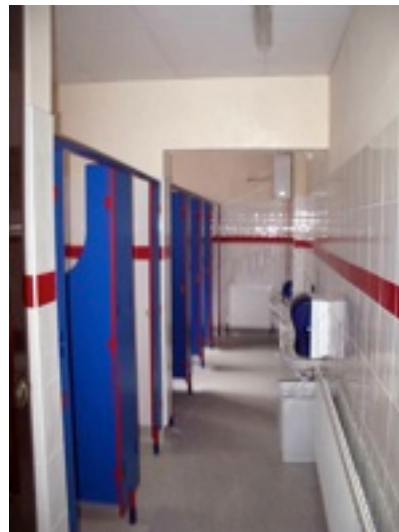
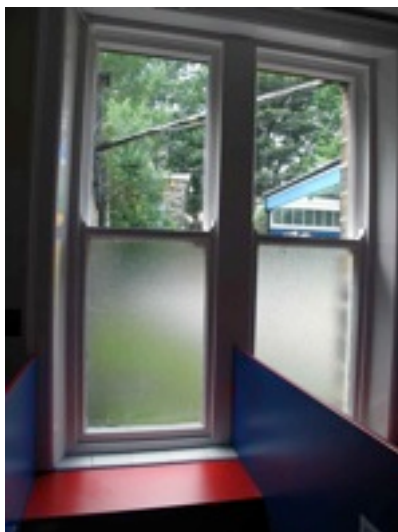


Room	Location	Use	Original Use	Significance
008	Ground Floor	Toilets		Low

Notes:

Generally modern, retaining sash windows. Two windows also retain original glass.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

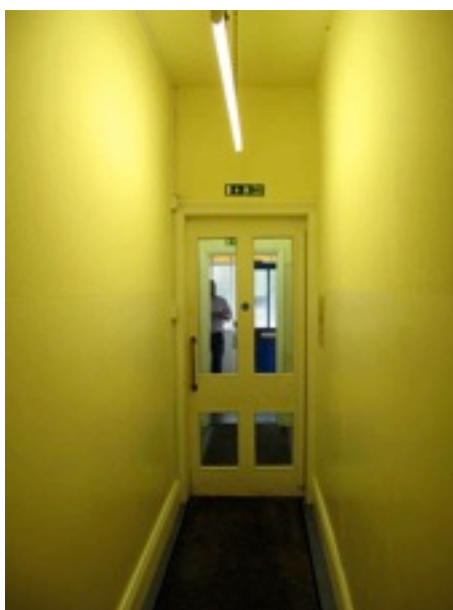


Room	Location	Use	Original Use	Significance
009	Ground Floor	Corridor		No

Notes:

Modern finishes

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
010	Ground Floor	Corridor and Porch		

Notes:

Corridor has modern finishes with the exception of the serving hatch which is historic fabric. The porch probably dates from the 1960s.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
011	Ground Floor	Cloakroom	Kitchen	Medium

Notes:

Original cupboards are retained in situ, original sash windows. This room also leads to the servants staircase. Floor covering and doors are modern.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
012	Ground Floor	Food store		Low

Notes:

Only historical fabric retained in this area is a quarry glass screen. There are original cupboards and door which leads to the basement.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



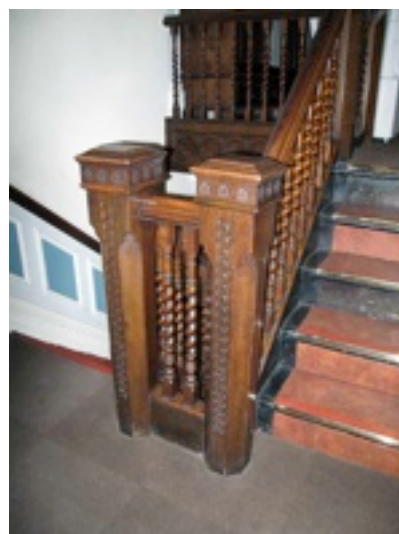
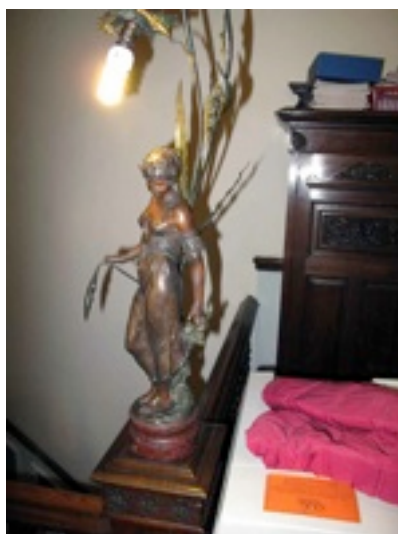
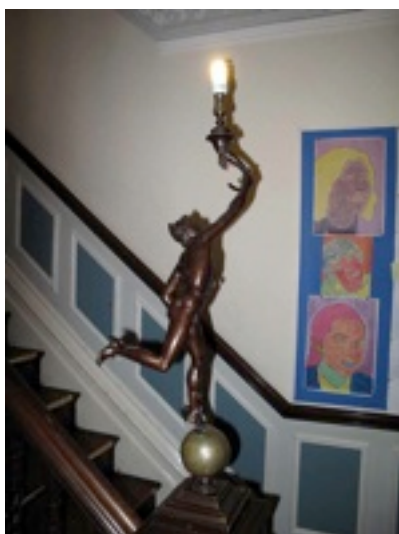
FIRST FLOOR

Room	Location	Use	Original Use	Significance
101	First Floor	Stairs	Stairs	High

Notes:

Original oak stairs with barley twist balustrade. Torchères (Light fittings to newels) are probably later and dating from when the house was converted to electricity. The bottom torchère figure depicts 'Mercury' and is similar to one which was displayed on a pedestal outside the main elevation (now removed). The first floor torchère figure is Art Nouveau in style. The wainscot paneling and dado continue from hallway up to the half landing. The ceiling also retains its original plaster coving, picture rail and either Lincrusta or Anaglypta frieze.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

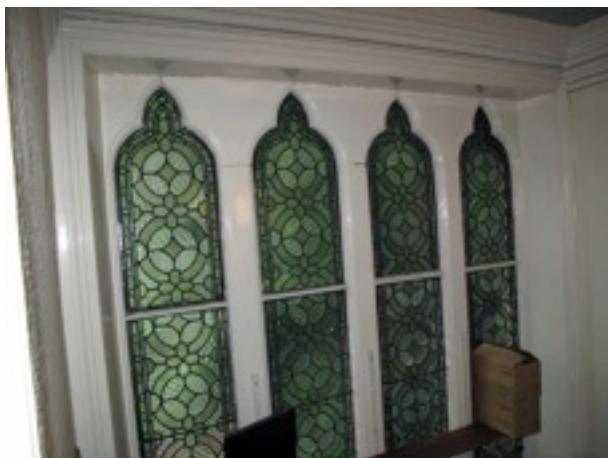


Room	Location	Use	Original Use	Significance
102	First Floor	Half landing	Half landing	High

Notes:

The half landing which is part of the c.1893 addition is subdivided by a Robert Thompson screen. The screen has been moved from another location and made to fit in its present location. The screen was originally made in the 1960s. Retained historic fabric includes the plaster coving, stained glass and ceiling decor which is either Lincrusta or Anaglypta wallpaper. The quarry glass pattern is identical to the pattern found the front door. This half landing leads to an office and WC.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
103	First Floor	Bursar's Office		High

Notes:

This room is part of the c.1893 extension to the north and east elevations. The room retains its original fire place, rare Jobsons radiator and writing bureau. The original joinery, door and window are also retained in situ.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

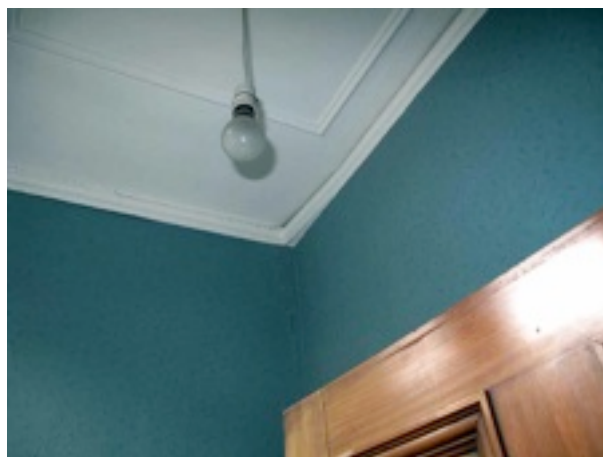
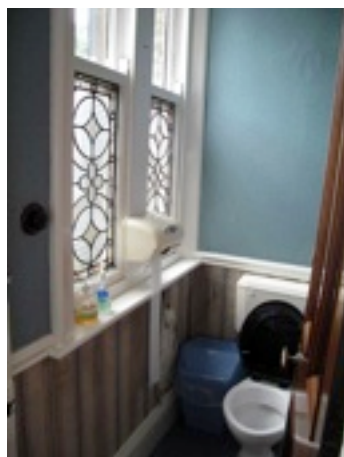


Room	Location	Use	Original Use	Significance
104	First Floor	WC	WC	Medium

Notes:

The WC was part of the 1903 extension scheme. The door, joinery, ceiling detail and leaded glass windows are retained in situ.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
105	First Floor	Landing	Landing	High

Notes:

The landing retains its original fabric which includes - plaster coving, borrowed light with etched glass, either Lincrusta or Anaglypta frieze and joinery.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Room	Location	Use	Original Use	Significance
106	First Floor	Store	Bedroom	High

Notes:

The room retains its original plaster cove, windows, fire place, joinery which includes doors, skirting and panelling in oak. Also within the room is oak furniture inlaid with Art Nouveau flowers in the door panels and therefore post dates the original construction date of the house. An electric push bell is retained. The heavy formica top detracts from the rooms historic appearance.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*
If room is to be refurbished, consider removing formica top above the corner sink



Room	Location	Use	Original Use	Significance
107	First Floor		Bedroom	High

Notes:

Within the 1903 addition, the room retains its historic fabric - wall paneling, sash windows, plaster coving and Art Nouveau style furniture identical to the furniture found in room 106. Modern white coloured electric and data sockets have been fixed to the bottom of the wall paneling. Also retained is an original Edwardian wash basin within its original oak unit.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
108	First Floor	Kitchen		None

Notes:

Modern refit, no historic value.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
109	First Floor	Toilet	Dark room	None

Notes:

Modern refit housing toilets, originally the area was a dark room and part of the Lunn's 1903 addition.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
110	First Floor	Store		None

Notes:

Original door retained. No historic interest.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Room	Location	Use	Original Use	Significance
111	First Floor	Stairs	Stairs	Medium

Notes:

Staircase and first floor landing originally used by the servants. Historic fabric consists of stop chamfered balustrades, handrail and wall mounted cupboards. Door leading to landing is original but backed with modern cladding.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
112	First Floor		Bathroom	Medium

Notes:

Original wallpaper, part of the plaster coving is retained as is the door and its ironmongery.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Room	Location	Use	Original Use	Significance
113	First Floor	Staff Room	Bedroom	High

Notes:

The room retains its original plaster coving, picture rail, door and skirting. The fire place and hearth are also probably original. The cusped windows have clear glass and some have been adapted to allow for an opening. This room leads to the kitchen.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



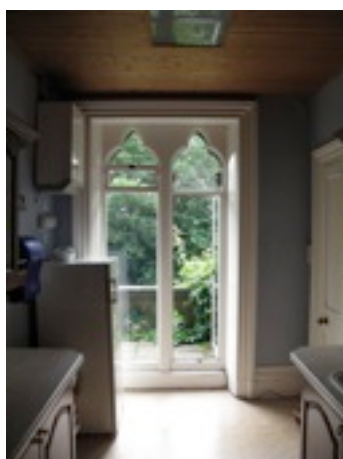
Room	Location	Use	Original Use	Significance
114	First Floor	Kitchen	Box / Dressing room	Low

Notes:

The staff kitchen was described as a box room, but probably a dressing room. This room leads to the balcony. The joinery and door are original. One of the windows as been adapted to allow it to open. The room is mainly modern in decor with a false pine paneled ceiling.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

If refurbishing consider removing the pine suspended ceiling.



Room	Location	Use	Original Use	Significance
115	First Floor	Office	Bedroom	High

Notes:

The room largely retains its historic fabric which includes, fireplace, sink, plaster coving, ceiling wallpaper, writing bureau and joinery. The fireplace and sink may be a latter addition as they have elements of classical styling as opposed to Gothic which is the architectural style of the house. Brass wall lights have been converted to electric from gas and the room retains the original light switches.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
116	First Floor	Bathroom		Medium

Notes:

Original sash windows, paneling behind modern radiator, door and architrave. Sink and bath are probably 1930s.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
117	First Floor	Vacant	Bedroom	Medium

Notes:

Original fabric retained includes fire place, plaster coving, sash windows, skirting, picture rail, panelling behind the modern radiator and door. Modern electrical sockets have been fixed above the skirting with the wire in conduit as well has fixed into the skirting.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



ATTIC FLOOR

Room	Location	Use	Original Use	Significance
201	Attic	Stair	Stair	Low

Notes:

Staircase and first floor landing originally used by the servants. Stair with stop chamfered balustrades, handrail. Doors leading to landing are original but backed with modern cladding.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
202	Attic	Landing	Landing	None

Notes:

Little historic interest. Balustrade missing.

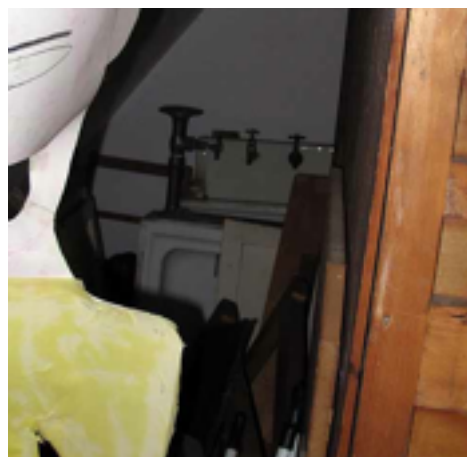
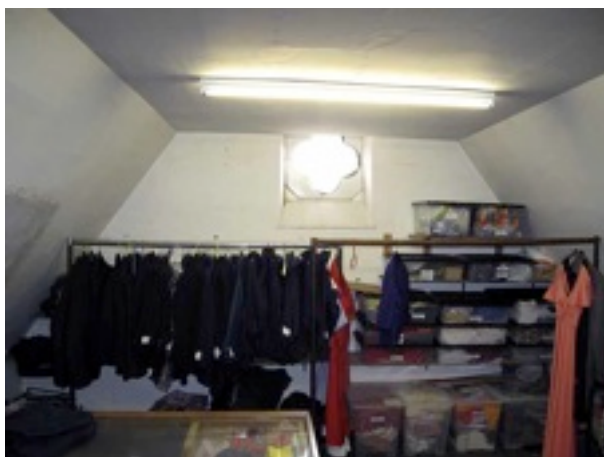
Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Room	Location	Use	Original Use	Significance
203	Attic	School Shop	Servant Room	Low

Notes:

Room retains an original wash basin and door and a quatrefoil window. Former rooflight has been sheeted over.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
204	Attic		Servant Room	None

Notes:

No interest apart from the original door

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Room	Location	Use	Original Use	Significance
205	Attic	Roof Void	Roof Void	None

Notes:

No interest

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Room	Location	Use	Original Use	Significance
206	Attic	Roof Void	Roof Void	Not Assessed Assume None

Notes:

No access

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Room	Location	Use	Original Use	Significance
207	Attic	Store Room	Servant Room	Not Assessed Assume None

Notes:

No access

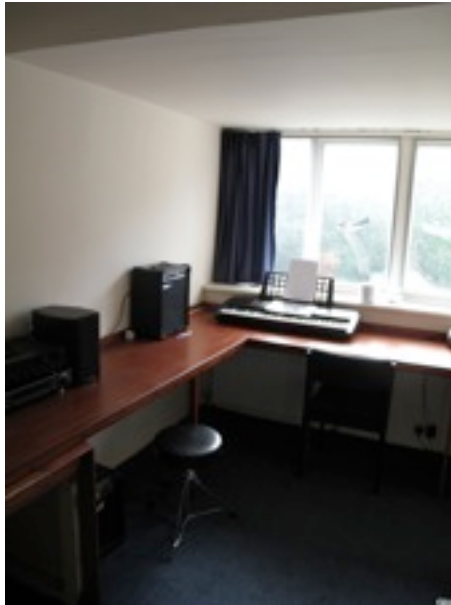
Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Room	Location	Use	Original Use	Significance
208	Attic	Music Room	Servant Room	None

Notes:

Modern refit

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*



Other Buildings

The site contains several other annex buildings which serve the school, including permanent and temporary structures. With the exception of the Argyle building, which was built with the house, the other buildings date from the period when the house was used as a school. The grounds contain mature trees and rhododendrons, with traces of pathways and large fernery or rockery structures. Within the forecourt to the school are a lamppost and the base of another lamppost, these are listed in their own right. The original planting scheme is unknown.

Building	Name	Use	Original Use	Significance
2	Argyle Building	Classrooms, IT, Changing	Coachhouse and Stables	High (exterior) No (interior)

Notes:

The Argyle Building was originally a stable and constructed in five phases with the original building built in situ with the house which is identified by the green Westmorland slate roof as opposed to the Welsh blue slate roofs on the later addition which would have been phase two. The ridge on both builds is covered by terracotta ridge tiles. The cast iron and glass canopy to the original façade probably dates from the early twentieth century, probably added on the purchase of a motor car.

The internal layout and decor has been altered and subdivided with modern refits to serve as classroom. Some of the concrete flooring 'setts' have been retained which probably date from the early/mid twentieth century. This feature is also repeated in the stable yard under the cast iron canopy.

Externally the building is constructed with the same quarry faced sandstone as the house with cast iron rainwater goods. The main elevation incorporates a gable with carved stone bird perched on the apex. The windows and door openings to the original building have pointed segmental arch however the doors and windows are modern timber replacements.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Repairs should be sympathetic in traditional materials as noted for the exterior of the house. The long valley gutter presents a maintenance liability. It should be regularly cleaned to prevent leaks into the building.

The interior has been much changed over time. Features and fittings which predate school use should be retained where practicable.



Building	Name	Use	Original Use	Significance
3	Senior Block	Classrooms		None

Notes:

The block is a modern building of cavity wall construction, faced in stone with flat roofs on two levels.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Due to the location tot he rear of the Argyle Building and partially tree screened, there is little impact on the setting of the house.

Building	Name	Use	Original Use	Significance
4	Pre-Prep Blocks	Classrooms Labs, Sports		None

Notes:

The pre-prep blocks comprise of two modern modular units with a spar panel finish to the walls and coloured profiled metal sheet cladding to the roof. They are separated by a multi use games area and screened by mature trees to the south and east elevations.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Upon redundancy, the buildings should be removed and the landscaping restored. Due to the tree screened location, there is little impact on the setting of the house, and this area may therefore be suitable for the siting of replacement buildings.

Building 5 - The former Marley building was destroyed by fire.

Building	Name	Use	Original Use	Significance
6	The Hall	School Hall		None

Notes:

The block is a modern building of cavity wall construction, faced in stone with a flat roof. It is partially shielded from the core of the school by fernery landscaping and planting.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The building is visibly of its time. It is considered to have a neutral impact on its setting.

Building	Name	Use	Original Use	Significance
7	The Prep Block	Classrooms, Dining		Negative

Notes:

The block is a composite of linked single and two storey modular units. These are faced in grey textured panels with partially rounded aluminium framed windows and flat roofs. Despite their bulk and massing they are partially shielded from the core of the school by planting but nether the less, set within the context of the school grounds are of negative impact.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Upon redundancy, the buildings should be removed and the landscaping restored. Due to the tree screened location, there is little impact on the setting of the house, and this area may therefore be suitable for the siting of replacement buildings.

Building	Name	Use	Original Use	Significance
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8	Sports Pavilion	Classroom	Sports Pavilion (school)	Low
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Notes:

A small timber prefabricated pavilion, with a verandah. Possibly dating from the 1950's, in style and appearance it is typical of many found on small sports pitches throughout the country. Now almost completely shielded from the school and all play areas by planting, it is of no particular evidential, historical and aesthetic value, but may be of social significance through association with past school sports events. Due to the growth of tree planting it sits outside its original context.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

The building has a quaint charm, but constructed in relatively short life materials is approaching its life expiry. Due to the tree growth, the location is unsuitable for use as a sports pavilion. Due to the history of small incidental buildings serving both the house and school on the site, there may be validity in placing another small building in or near this location.



Building	Name	Use	Original Use	Significance
9	Modular Blocks	Library, Art Room		None

Notes:

A modern modular unit, light coloured and situated on the approach to the school, within the principal grassed area of the school in direct view. The building is of no merit and considered to be of considerably negative impact.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Upon redundancy, the buildings should be removed and the landscaping restored. Due to the prominent location the site is unsuitable for the siting of replacement buildings.

Building	Name	Use	Original Use	Significance
10	Tractor Shed	Storage	Storage?	None

Notes:

Part back to earth outbuilding, in stone with flat asphalt roof. Screened in location to rear of Argyle Building.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Due to the screened location, there is little impact on the setting of the house, if considered redundant, this area may therefore be suitable for the siting of replacement buildings.

Building	Name	Use	Original Use	Significance
11	Garage	Storage		None

Notes:

Modern modular garage. Screened in location to rear of Argyle Building.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Due to the screened location, there is little impact on the setting of the house.

Other Elements	Significance
Lamposts	High

Notes:

A pair of mid 19th century lampposts were situated to the front of the house. They are listed separately in their own right, but also affect the setting of the listed house. Only one lamp post has been retained, whilst the base for another is still in situ. On enquiry we were informed that the missing post was broken by a car and is retained on site.

The retained lamp post has been altered, the glass globe seen on a 1977 photograph has been replaced with a lantern. The lamp post is not visible on the 1867 photograph of the house however it is probable such a feature would of been implemented soon after.

Recommendations: *Unless stated otherwise finishes and fittings should be retained.*

Replacement of the missing lamppost should be considered. Dependent on condition, a new lamppost may need to be cast.

