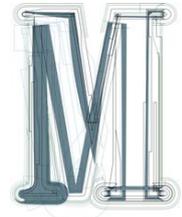


m b Heritage

Grove Congregational Church
And Sunday School
Oxford Road
Gomersal

Proposed Residential
Conversion

Built Heritage Statement



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1.0 INTRODUCTION

1.01 This Statement sets out an assessment of the potential impacts upon the built historic environment arising from proposals for the residential conversion of the Grove Congregational Church and Sunday School (now known as the Grove United Reformed Church), Oxford Road, Gomersal, Cleckheaton, BD19 4JS. The proposals relate to the adaptive conversion of the premises to provide residential accommodation and are assessed on an in-principle basis. The proposals are the subject of a full planning application to be submitted to Kirklees Metropolitan Borough Council.

1.02 The extent of the site is shown at Figure 1.



Figure 1: Site Extent

1.03 The site comprises the Grade II Listed Building, the Grove Congregational Church and Sunday School, situated to the east side of Oxford Road and opposite its junction with Grove Lane to the north of the centre of Gomersal. The Church, along with an adjoining Sunday School to

the north, was erected in 1825-26 (the School was possibly an earlier building) as a United Reformed Chapel. Both buildings are currently vacant.

- 1.04 The proposed development relates to the adaptive conversion of the Church and Sunday School buildings to form 10 no. one and two-bedroom apartments. The development includes minimal work to the external fabric of the building and the internal sub-division of the buildings. The works will directly impact upon the historic and architectural interest of the building and the nature and extent of this impact is assessed within this Statement. The site also falls within the Gomersal Conservation Area and the potential impact upon the character and appearance of the Area is also assessed.
- 1.05 Given the limited external works to the building no impacts upon the setting of other designated or non-designated built heritage assets in the locality will arise.
- 1.06 The Statement is structured as follows:

Section 1 – Introduction

Section 2 - Policy Context and Guidance

Summarises the principal policy and best practice guidance relevant to the assessment.

Section 3 – Baseline Assessment of Significance

Sets out an overview of historic environment baseline information, including mapping information, relevant to the site and identifies those heritage assets potentially affected by the development.

Section 4 - Assessment of Significance and Development Impact

Assesses the potential impact of the development proposal upon the significance of heritage assets falling within the vicinity of the site and where appropriate, makes recommendations on measures to remove or reduce any harmful impacts identified.

1.07 This Statement considers potential development impacts upon the built historic environment and does not assess archaeological potential. A site walkover, including external inspection, was undertaken in November 2022.

2.0 POLICY AND ASSESSMENT GUIDANCE

Legal Context

- 2.01 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 sets out a general duty for local planning authorities in respect of works affecting a listed building, to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 2.02 Section 69 enables local planning authorities to designate conservation areas, these being areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance. Section 72 requires that, in the exercise of planning duties, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 2.03 Case law (see particularly *E Northants DC v Secretary of State for Communities and Local Government* [2014] EWCA Civ 137) reaffirms that the duty imposed in the Act means that in considering whether to grant permission for development that may cause harm (substantial or less than substantial) to a designated asset (listed building or conservation area) and its setting, this a matter to which considerable importance and weight should be given. The presumption embodied within this statutory duty can be outweighed by material considerations powerful enough to do so. See also *James Hall v City of Bradford* [2019] EWHC 2899 (Admin) and *Pagham Parish Council v Arun District Council and Other* [2019] EWHC 1721 (Admin).
- 2.04 This approach is reflected in National Planning Policy Framework guidance.

National Planning Policy and Historic England Guidance

- 2.05 The protection and enhancement of the built historic environment is an over-arching environmental objective within the National Planning Policy Framework (the Framework) (paragraph 8). It indicates that ‘great weight’ should be given to the conservation of designated heritage assets (paragraph 199) (and the more important the asset, the greater the weight should be), conservation being defined as *“the process of maintaining and*

managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance” (Annex 2: Glossary).

2.06 Significance, for heritage policy, is defined in the Framework (Annex 2: Glossary) as:

“The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”

2.07 In undertaking any heritage assessment, the aim should be to demonstrate understanding of the nature of significance and the particular interest which contributes to that significance, the extent of the building fabric that holds this interest and its comparative level of importance. Historic England Advice Note 12, Statements of Historic Significance, Analysing Significance in Heritage Assets, 2019 (HEAN12), indicates that heritage assessments of significance should provide an impartial analysis of significance and the contribution of setting:

“A Statement of Heritage Significance is not an advocacy document, seeking to justify a scheme which has already been designed; it is more an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance.”

2.08 Historic England Advice Note 12 (Statements of Heritage Significance) advocates a staged approach to decision-taking in applications affecting heritage assets:

1. Understand the form, materials and history of the affected heritage asset(s).
2. Understand the significance of the asset(s).
3. Understand the impact of the proposal on that significance.
4. Avoid, minimise and mitigate negative impacts in a way that meets the objectives of the National Planning Policy Framework.
5. Look for opportunities to better reveal or enhance significance.

2.09 Further guidance on the assessment process is provided in Historic England Good Practice Advice in Planning 2, Managing Significance in Decision-Taking in the Historic Environment,

2015 (GPAP2). This notes that if there is apparent conflict between the proposed development and the conservation of a heritage asset, consideration *may* need to be given alternative means of delivering the development which leads to a more sustainable result which reduces potential harm to significance. This process, reflected in HEAN12 advice, should be undertaken before weighing the public benefits of a proposal against any harm.

- 2.10 In considering the extent of harm, Paragraph 200 of the Framework states that any harm to, or loss of, the significance of a designated heritage (from its alteration or destruction, or from development within its setting), asset should require ‘clear and convincing justification’. Paragraph 201 indicates that, where it is concluded that an application will lead to substantial harm to, or total loss of, significance to a designated heritage asset (particularly those of higher significance), authorities should refuse consent unless it can be demonstrated that:

“The substantial harm or loss is necessary in order to achieve substantial public benefits that outweigh that harm or loss.”

- 2.11 The Framework does not provide a definition of “substantial harm’ but National Planning Practice Guidance considers the process of assessing harm, stating that:

“Whether a proposal causes substantial harm will be a judgement for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework [.....] It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from the works to the asset of from development within its setting.”

- 2.12 Where *less than substantial harm* is identified to the significance of a designated heritage asset the Framework advises, at paragraph 202, that authorities should weigh the public benefits of the proposal against any harm identified.

- 2.13 Recent case law has set out the clear requirement for decision makers to undertake a clear planning balancing exercise which weighs any alleged heritage harm against the public benefits of the proposals. This is an express requirement and a fundamental part of decision making involving designated heritage assets in accordance with Framework guidance.

- 2.14 High Court decisions in R (oao CPRE Kent) v Dover District Council [2016] EWCA Civ 936 and R (oao Shasha) v Westminster City Council [2016] EWHC 3282 (Admin) dealt with the duty to give adequate reasons. Together, they make it clear that there is an expectation for decision makers to ‘grapple with’ the complexities by properly considering and particularly provide adequate reasons where a decision is taken not to accept professionally qualified evidence. This was further reinforced in August 2019 in the case of Gare, R (On the Application Of) v Babergh District Council [2019] EWHC 2041.
- 2.15 Individual elements which are perceived as ‘harmful’ cannot be distinctly considered from other elements which are ‘beneficial’. Those benefits need not relate solely to the physical alterations to the building itself, but may also include wider public benefits.
- 2.16 Public benefits include heritage benefits and the National Planning Practice Guidance provides the following examples:
- *“Sustaining or enhancing the significance of a heritage asset and the contribution of its setting.*
 - *Reducing or removing risks to a heritage asset*
 - *Securing the optimum viable use of a heritage asset in support of its long-term conservation.”*
- 2.17 In any assessment, it is also important to have regard to the contribution made to the significance of a heritage asset by its setting and the contribution it may make to the significance of other assets. As regards setting this is defined by the Framework as:
- “The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*
- 2.18 Historic England has published guidance in respect of the setting of heritage assets (Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets, 2017). It indicates, at paragraph 9, that:

“Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.”

- 2.19 The advice note sets out a staged approach to proportionate decision-taking and recommends a broad approach to assessment, undertaken as a series of steps that may be applied proportionately to complex and more straightforward cases (paragraph 19).

3.0 BASELINE ASSESSMENT

3.01 In order to understand the nature of the historic environment in the vicinity of the site and to identify any heritage assets likely to be affected by the development proposals, a baseline assessment study has been undertaken. This identifies, where relevant:

- Designated heritage assets, including buildings statutorily listed as being of special architectural or historic interest, scheduled monuments and conservation areas;
- Non-designated heritage assets, including buildings or structures of local interest; and
- The elements, both built and within the human-made landscape, which contribute to the significance and setting of the identified heritage assets.

3.02 To inform the baseline assessment the following information sources have been reviewed:

- The National Heritage List for England (NHLE)
- The Historic England Research Record (HERR)
- The West Yorkshire Historic Environment Record (WYHER)
- Historic maps of the site and surrounding area.

3.05 Baseline data and background information is summarised below.

Historic Environment Baseline

Heritage Assets

3.06 The **Grove Congregational Church and Sunday School** is a Grade II Listed Building recorded on the NHLE (list entry number 1135399) and added to the statutory list in 1982. The identifying description held on the NHLE states:

United Reformed Chapel with adjoining Sunday School. 1825-6. Sunday School possibly earlier. Dressed stone. Stone slate roof. Two storeys with plinth and 1st floor sill band. 3-bay pedimented front to hall, 5 bays long. Central doorway in architrave, with frieze and cornice over. Double door with narrow fielded panels. Rectangular fanlight with marginal glazing. Round arched ground floor windows in round-arched recessed panels which extend to plinth. Round-arched windows to 1st floor, the centre one in recessed panel. All with marginal glazing.

Oculus in tympanum of pediment. Galleried interior partly refurbished in the 1860s.

The Sunday School wing is of 2 storeys, with hipped stone slate roof. Four bays and round-arched sashes with glazing bars.

- 3.07 At the Oxford Road entrance to the Church are associated Grade II Listed **forecourt walls, gatepiers and gates** (1135400) dated to 1825-6 and comprising a dwarf stone wall, central ashlar gate piers with panels and cornice cap and cast-iron gates.
- 3.08 The site falls within the Gomersal Conservation Area (CA15) which takes in the linear form of historic settlement along Oxford Road and Moor Lane. It extends west to take in a number of higher graded listed buildings and their grounds including the 17th century Pollard Hall (1313297) and Red Hall (1135404) to the south of the Area. A number of later 19th century villa developments to the west side of Oxford Road also fall within the Area and include Gomersal Hall and an associated lodge set within relatively extensive parkland and Broad Yards. The wooded grounds of these properties provide a verdant character to the west side of Oxford Road. To the east the Area predominantly takes in more traditional 18th and 19th terraces and cottages constructed in a vernacular style with stone and slate roof coverings.
- 3.09 To date, the Council has not published a Conservation Area Appraisal for Gomersal.
- 3.10 The West Yorkshire Historic Environment Record hold no records referencing the site or falling within proximity to it.
- 3.11 The Historic England Research Record references the Congregational Church (Monument Number 1505717) as part of an inventory of non-conformist chapels and meeting houses in the north of England.

Historic Context and Mapping Record

- 3.12 The first edition Ordnance Survey map, published in 1854 based upon an 1847-51 survey, shows the Church and Sunday School as constructed and marked as the *Grove Chapel (Independent)*. Land to the east and south is in agricultural and orchard land use with buildings, including Grove Manse to the north. The extensive areas of parkland, associated with large

detached residences including Ratten Hall, Broad Yard and Croft House are shown to the west of Oxford Road with higher density development to north within *Great Gomersall* and south within *Gomersall Hill Top* (Figure 2).



Figure 2: 1854 OS Map Extract

- 3.13 The 1894 OS map, based on an 1888-1892 survey, provides greater detail and suggests some alterations to the east of the main Church and Sunday School although this may reflect some inaccuracies in the 1854 map. The two buildings are shown with a track running to the east and a burial ground beyond with agricultural land to the south and south-west. A footpath or track is shown linking with a detached building to the south-east although this building is not shown on subsequent mapping. The relationship of the Grove Manse suggest some historical association with the grounds of the house and Church open to the south and west.

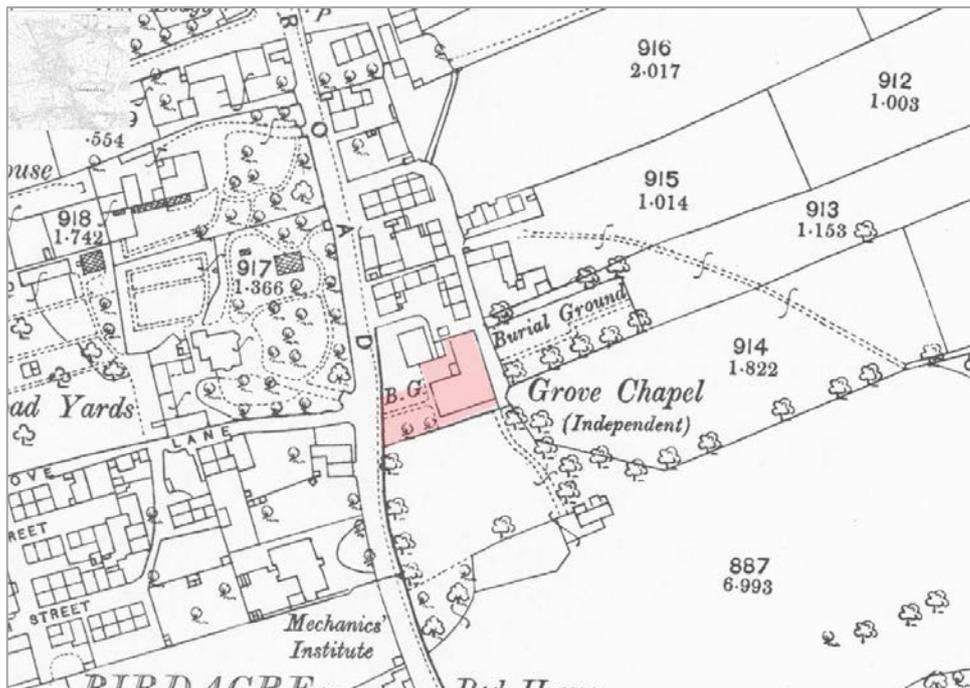


Figure 3: 1894 OS Map Extract

- 3.14 The 1922 OS map, surveyed 1915, shows the construction of the school to the south of the site, the building retained and extended although now vacant (Figure 4).

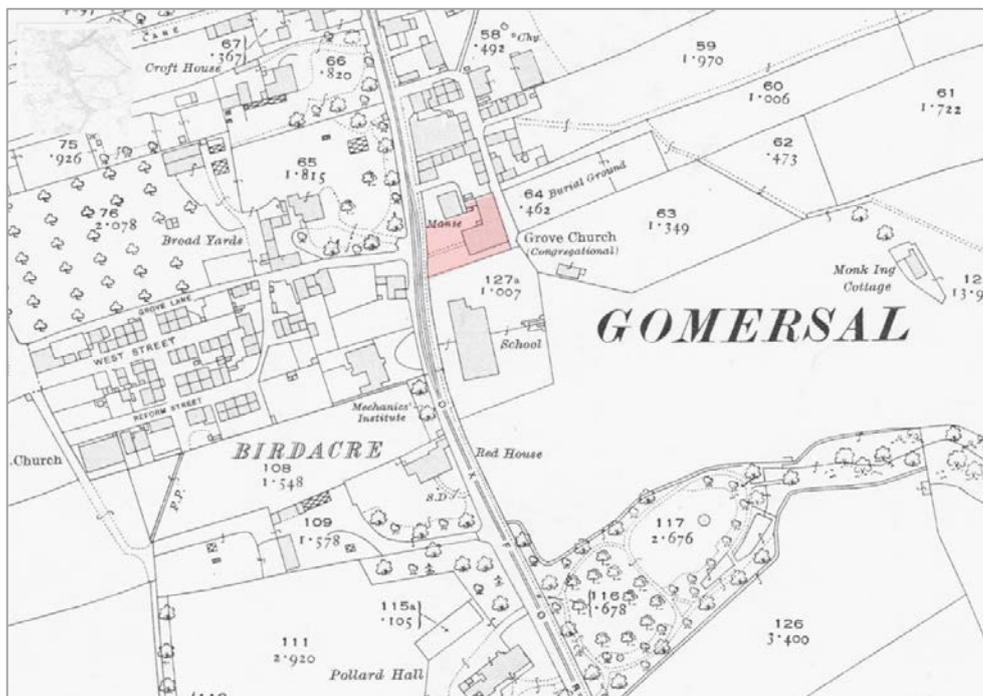


Figure 4: 1922 OS Map Extract

3.15 Subsequent mapping through the 20th century shows no significant changes to the layout of the Public Hall. In the latter half of the 20th century residential estate development was laid out along Scott Lane to the north and north-east. The burial ground is retained to the east along with open grounds to the east of Church and school building.

4.0 ASSESSMENT OF DEVELOPMENT IMPACT

Development Proposals

- 4.01 The proposed development is currently in concept design stage with initial layouts proposing the following.
- The change of use of the existing building to provide 10 no. residential apartments arranged at ground and first floor levels and provide 1 and 2-bedroom accommodation.
 - The main Church space will be sub-divided to provide 6 no. apartments with 4 units arranged over two floors within the entrance and gallery areas. The existing main entrance, foyer and side stairs to the gallery will be retained with a new central stairwell providing access to units 4 and 5 allowing the full height of the original gallery space to be partly reopened.
 - Two units at ground and first floor level will be provided to the east side of the Church within room spaces to the rear of the gallery. These units (3 and 10) will be accessed via the Sunday School building.
 - The former Sunday School will be sub-divided to form 4 no. apartments.
 - Minimal external works are proposed to the building. An existing window opening to the ground floor of the Sunday School will be altered to form a new doorway to the west elevation. No other significant works are proposed. Existing door and window inserts will be refurbished.
 - The initial concept proposals make provision for 10 no. car parking spaces to be laid out to the frontage of the Church building. Access to the spaces from Oxford Road will be facilitated by the widening of the existing access and relocation of the gate pier/s.
- 4.02 Details of the proposed development will be set out in plans and particulars to be submitted as part of the Full Planning and Listed Building Consent applications.

Development Impact

- 4.03 Having regard to the baseline assessment set out in Section 3 it is considered that the principal impacts of the development, in heritage terms, will be upon the significance of the Grade II Listed Grove Congregational Church and Sunday School (1135399). The development will also have the potential to impact upon the significance of the Gomersal Conservation Area. The nature and extent of these impacts is assessed below. No other designated or non-designated heritage assets will be affected by the proposals. In undertaking the assessment regard is had to Framework guidance and best practice guidance provided by Historic England.
- 4.04 A series of plates showing the existing building, including interior space, are included as Appendix 1.
- 4.05 The Church was constructed in 1825-26 as a United Reform Chapel in two-storeys set back to the east side of Oxford Road. The building is constructed in a coursed dressed sandstone with grey slate roof covering to a traditional pitch. The main entrance elevation is in 3-bays and rises to a pediment with central oculus set within the tympanum and capped with finials. The entrance retained a two-leaf panelled door and fanlight recessed and set under a cornice. Round arched windows are set within recessed panels and sash framed inserts have painted margin panes. The north and south long elevations are in 5-bays with windows having square heads and stone sills.
- 4.06 The Sunday School is set back to the east with principal elevation to the west and attached as a wing to the Church, extending to the north. The building is in 4-bays and constructed in a coursed sandstone under a grey slate hipped roof covering. Windows have sash frames with glazing bars with arched heads and surround and stone sills. The side elevations have similar windows at first floor with ground floor windows have flat stone heads, the majority now infilled and blank. A single storey store building with hipped roof extends from the west, left elevation. The difference in design treatment to the Sunday School may support a slightly earlier dating.
- 4.07 The low stone wall and gate piers to the Oxford Road frontage defines the historic boundary to the Church and contribute positively to the setting of the building. The retained burial ground to the east similar contributes positively to the historic setting of the building and

evidences past use. The Manse House (No. 342 Oxford Road) was likely historically associated with the Church and School and appears to have been re-fronted during the later 19th or early 20th century. The building has similar material and design detailing to original elevations to that of the Sunday School and boundary walling and gate piers onto Oxford Road are a continuation of those to the frontage of the Church. The association is also supported by historic mapping which indicates a shared curtilage between the building group. Trees and shrubs within the west grounds of the Church provide a positive verdant setting to the buildings.

- 4.08 Internally the main Church Hall space is retained with the gallery opening, supported on cast iron columns with floral capitals. The Hall is accessed from an entrance lobby with flanking stairs, now partly over-covered and with later handrails, leading to the first-floor gallery. The Hall retains timber bench seats and altar set to the east end of the space. The gallery similarly retained bench seats surrounding the central oval opening. At first floor windows have decorative moulded architraves with cornice, linked by a continuous dado rail and cornice. The ceiling retains boxed cornice, beams and circular ceiling ventilators, now blocked.
- 4.09 Rooms spaces to the east side of the Church have more limited decorative detailing and original features and spatial character has been masked by later sub-division and installation of suspended ceilings. Fielded panel doors, timber architraves and skirting boards are retained and some plaster cornice work remains evident.
- 4.10 The Sunday School building shows a more significant extent of internal alteration with the installation of stud-wall partitions, wall boxing and new plaster finishes to walling and suspended ceilings. The ground floor Hall space is retained, albeit altered by later wall boxing, although decorative detailing is minimal or masked by later interventions. The upper floor space has similarly been sub-divided and retains limited decorative detailing with surface finishes to walls and ceilings now modern. A number of fielded panel doors with timber architraves are retained and some elements of plaster cornice work is evident although cut-through by later stud-walling.
- 4.11 The proposed sub-division to form the new apartments will impact upon the original spatial arrangement of the listed building and the principal Hall space at ground and first floor within

the Church building will be lost. The main entrance, foyer and flanking stairs will be retained and some sense of the original vertical space within the main hall retained by the creation of full height voids with Units 4 and 6. The removal of box pews and benches, along with the altar and pulpit/lectern will similar remove evidence of the original functional use of the building. Architectural and decorative elements, including ceiling plasterwork, cornices and cast-iron support columns will be retained.

- 4.12 The sub-division of secondary spaces to the north side of the Church and within the Sunday School building will have a more limited impact. However, having regard to the later adaption of the space for office use this impact will be relatively minor. The sub-division of the ground floor hall space within the School will have a greater degree of impact upon spatial character and will remove evidence of original layout and function.
- 4.13 The proposed new access works will directly impact upon the Grade II Listed forecourt walls and gate piers (1135400) to the frontage of the Church. In order to facilitate vehicular access, the southernmost stone pier and a section of wall will require removal and the pier relocated. This will give rise to harm to the significance of the structure through loss of fabric although, subject to the retention of the north pier in situ, will not wholly remove it. Harm is therefore assessed, subject to confirmation of detailing, as less than substantial albeit of a relatively high level. The hard surfacing of the forecourt area will remove areas of lawn and existing hard surfacing within a fenced play area. The new access will also likely require the removal of matures which will impact upon the setting of the Church and upon the appearance of the Conservation Area.
- 4.13 The proposed works will not significantly impact upon the external appearance of the two buildings and now works are proposed within the curtilage. The residential use will be in keeping with the predominantly residential character of the Gomersal Conservation Area and the development will not impact upon the appearance of the Area. The loss of the original Church use will impact upon historic character although the retention of the external façades of the building will retain its value in evidence historic use and function.
- 4.15 Overall, it is considered that the proposed sub-division and loss of decorative and functional elements, most notably within the main hall and gallery to the Church will give rise to harm

to the significance of the Hall. Harm will also arise through the widening of the existing access to the site from Oxford Road and potential loss of trees. This will impact directly on the significance of the listed walling and piers and upon the character and appearance of the Conservation Area. In accordance with Framework guidance this harm should require clear and convincing justification demonstrating that the proposals represent the optimum viable use for securing the refurbishment and re-use of the building.

4.16 Subject to this justification the proposed harm should be minimised as far as is practical and opportunities for enhancement secured. A number of recommendations in this regard can be made:

- Where practical original decorative elements within the internal spaces such as cornices, coving, dado rails, timber doors, architraves and skirting boards, should be retained or restored where damaged. Decorative plasterwork, including to the ceiling, within the main hall space holds the greatest level of significance and should be prioritised.
- Details, including sections, of the method for encapsulation of decorative elements and margins where new walling intersects with these elements should be provided and assessed.
- The possible retention and relocation of sections of bench pews within the new units should be considered.
- Original timber flooring should be retained where practical.
- Original internal doors and architraves should be retained and re-used where practical.
- Where original internal door openings are to be closed off the openings should remain legible, for example by recessing blocking walls, and architraves, where original, retained.
- Specification of works, including details of repairs and finishes, should be provided for each apartment. This should include detailing of any secondary glazing or insulation requirements and drainage/extraction installations.
- The extent of take down of the existing boundary walling to accommodate a new access should be minimised as far as possible. The southern gate pier should be re-sited on line with the reduced section of walling.

- Prior to works of conversion being undertaken, a building record, including photographic record should be taken.
- 4.17 In accordance with Paragraph 202 of the Framework, the less than substantial harm identified should be balanced against the public benefits of the proposal, which include heritage benefits, of bringing the building back into active use and securing necessary repairs to original fabric, including original windows.
- 4.21 Subject consideration of the justification for the proposed development, assessment of details where required and undertaking of the Framework balance it is considered that the development can be brought forward in accordance with Development Plan policy and Framework guidance and without conflict with the 1990 Act.

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APPENDIX 1

PLATES



PLATE 1:
Grove Congregational Church entrance elevation onto Oxford Road. Sunday School to left.



PLATE 2:
Sunday School, west facing elevation.

Plates (Sheet 1 of 6)

SITE: Grove Congregational Church, Gomersal
PROJECT: Built Heritage Statement



PLATE 3:
Church and Sunday School, east elevations from the burial grounds.



PLATE 4:
Sunday School, north facing elevation.

Plates (Sheet 2 of 6)

SITE: Grove Congregational Church, Gomersal
PROJECT: Built Heritage Statement



PLATE 5:
Later outbuildings to the west side of the Sunday School.

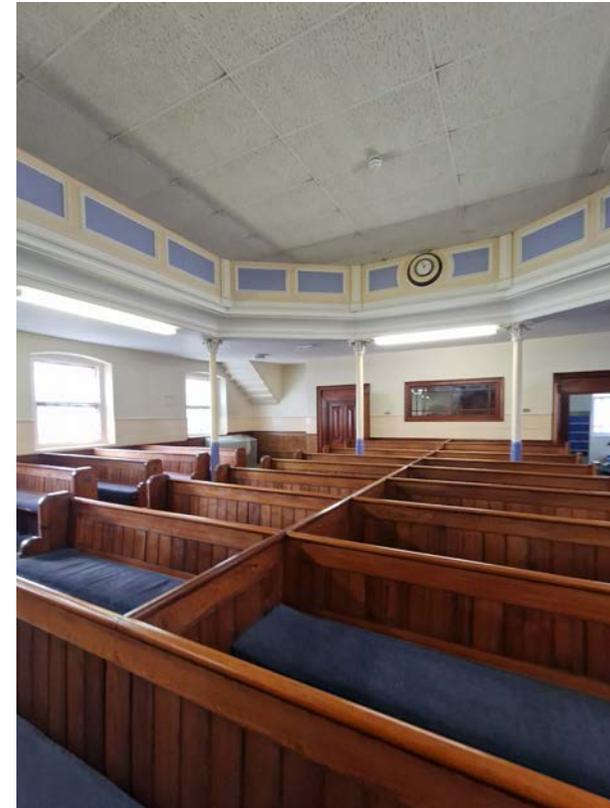


PLATE 6:
Church main hall interior, gallery opening now blocked off.

Plates (Sheet 3 of 6)

SITE: Grove Congregational Church, Gomersal
PROJECT: Built Heritage Statement



PLATE 7:
Main hall pulpit, lectern and rails. Likely later 19th century.



PLATE 8:
Church gallery space.

Plates (Sheet 4 of 6)

SITE: Grove Congregational Church, Gomersal
PROJECT: Built Heritage Statement



PLATE 9:
Retained cornice detailing to gallery space within the Church.



PLATE 10:
Cast iron support columns with foliated capitals.

Plates (Sheet 5 of 6)

SITE: Grove Congregational Church, Gomersal
PROJECT: Built Heritage Statement



PLATE 11:
Sunday School ground floor hall space



PLATE 12:
Secondary rooms to both the Church and Sunday School show a greater degree of alteration and sub-division.