

1.0 Introduction

AHR Building Consultancy have been commissioned to produce a Heritage Impact Assessment for St Mary's Catholic Primary School, Batley in relation to proposals to demolish the 1898 extension to the former school on Upton Street. Demolition is required to reduce the risk of antisocial behaviour, vandalism and arson which are affecting the adjacent school and may impact on the attached buildings including the listed St Mary's Church.

The Heritage Impact Assessment has been produced to inform the owner, their agents and the planning authority of the significance of the building and the impact of the proposals. Comments on the condition of the fabric of the Building and the costs are outside of the scope of this report, though the condition is referred to where this impacts on the proposals.

This statement has been prepared by Richard Storah of Aedas Building Consultancy.

The school and it's extension are unlisted. They are attached by a link passage to the grade II listed St Mary's Church (see Appendix), but are within their own separate curtilage. They are in the Cross Bank Conservation Area.

2.0 Historical Background

Batley is recorded in the Domesday Book (1086) as Bateleia, the manor was granted to Ilbent de Lacy after the Norman conquest and there after being passed onto other noble families. Before the Industrial Revolution reached Batley in the last decade of the 18th century the main employment of the town was farming and weaving. With the advent of the Industrial Revolution in 1796, factories powered by water to drive the machines produced woollen goods. In the 19th century Batley established itself as the centre of the 'Shoddy Trade', the name given to the process of recycling woollen goods which were torn and or cut up to respin the fibres. These fibres were shorter in length compared to virgin wool and as a consequence the uses were limited, for example; carpets, blankets and uniforms. The recycled wool fibres could also be mixed with virgin wool and other organic fibres such as cotton, which increased the shoddy fibres length. The area of West Yorkshire which employed this trade was known as the 'heavy woollen district' of which included Batley. By 1861 there were around thirty shoddy mills in the Batley area. The railway came to Batley in 1848, this brought increased trade and population.

The shoddy trade owners were known as the 'Shoddy Barons', there was a 'Shoddy King' and a 'Shoddy Temple' the Mount Zion Methodist Chapel.

After the reformation, Catholicism is reported to have largely disappeared from the area. Its revival followed the introduction of Irish labour by employers in response to a strike by shoddy trade workers in 1832. The local Irish population was quickly established with 300 living around Dewsbury and Batley by 1841. The first Holy Mass since the reformation was performed by a Father O'Leary of the newly established Parish of St Paulinus. This took place in a room at the Cloth Hall in Dewsbury in April 1841. The Irish population and the number of practicing Catholics grew, fueled by poverty and later famine in Ireland.

The parish of St Mary of the Angels was established by the Rev Canon James Wells in a small loft in Calico Lane, to the rear of Commercial Street, Batley, in 1853. The schools to the east of Upton Street, the church, presbytery and nunnery were constructed in the 1860's and 1870's.

The Municipal Borough of Batley was formed in the late 1860s and increased in size in 1937 when the Urban District of Birstall was absorbed. In 1974 the Municipal Borough of Batley ceased to exist when it became part of Kirklees Metropolitan Borough, with its administrative centre in Huddersfield, Batley's civil affairs are now administrated from there.

2.1 The development of mass education in England

Until 1870 there was no state system for education in England. The Anglican Church was the major provider of free education, which was generally through local voluntary initiatives, with the churches as main providers. There were also private, endowed or sponsored schools, together with schools attached to chapels and day schools in the workplaces of enlightened employers.

In 1847 the Catholic Poor School Committee was established. This focused on the promotion of Catholic primary education, with many Catholic schools established in this period to meet the needs of poor Catholic immigrants from Ireland. The Catholic Poor School Committee was followed by the re-establishment of the Catholic hierarchy in England and Wales in 1850.

The Education Act of 1870 aimed to create school boards, to provide for education where church schools did not already exist. This resulted in a large flurry of school building in the mill towns of the West Riding.

The 1902 Education Act created Local Education Authorities. By this time the dual system of educational provision was firmly established, and the Act made LEAs financially responsible for both voluntary and Board school education (though not all school buildings). Under the Education Act of 1944 (The Butler Act), Catholic schools became 'voluntary aided' schools. This meant that they became part of the state system of education, whilst retaining their distinctively Catholic ethos.

2.2 Church funded schools

In 1847, when the Catholic Poor School Committee was established, access to education for the majority of the population was strictly limited and the education which was provided tended to be based on the teachings and principles of the Anglican Church.

Because the Catholic Church viewed education as vital to the formation and development of the whole person, it put the setting up of Catholic schools for the Catholic community ahead of building Churches, often using its schools as places of worship until churches could be built. This would appear to be the case at St Mary of the Angels, as both schools on the site appear to have preceded the church, if only by a few years.

Following the 1944 Education Act, church schools of various denominations were absorbed into the state systems, with the churches retaining some degree of autonomy in their running either as Voluntary Aided or Voluntary Controlled schools. The Roman Catholic Church chose to retain control of its schools. As a result, Roman Catholic schools are state-funded but with contributions to building costs by the Roman Catholic church.

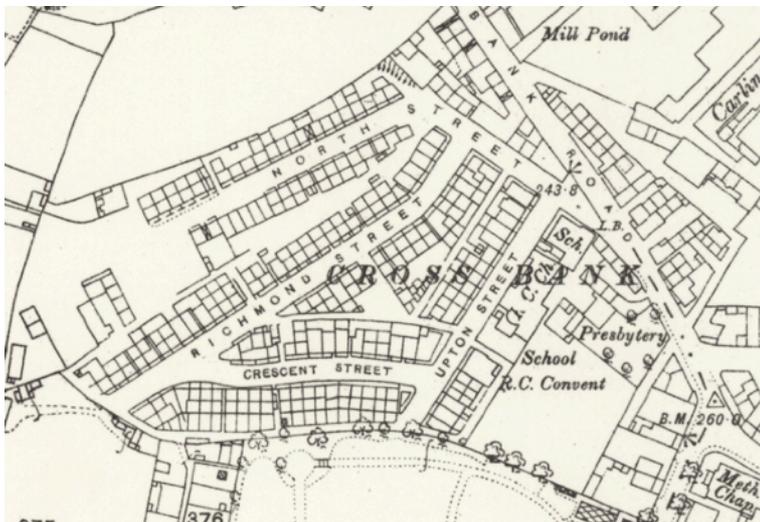
2.3 The Development of the Site.

The site was previously occupied by a tenter field, possibly for Carlinghow Woollen Mill to the east of the site.



Map of 1847-51, showing tenters set out on the site of the church and school. The fields to the west were developed as terraced housing, cleared to make the 1974 school site. (Ordnance Survey 6" series: Yorkshire 232 Surveyed: 1847 to 1851, Published: 1854)

The School was built in three phases. The lower roadside section was constructed in 1868, prior to the construction of the church in 1870. The presbytery would have been constructed around the same period.



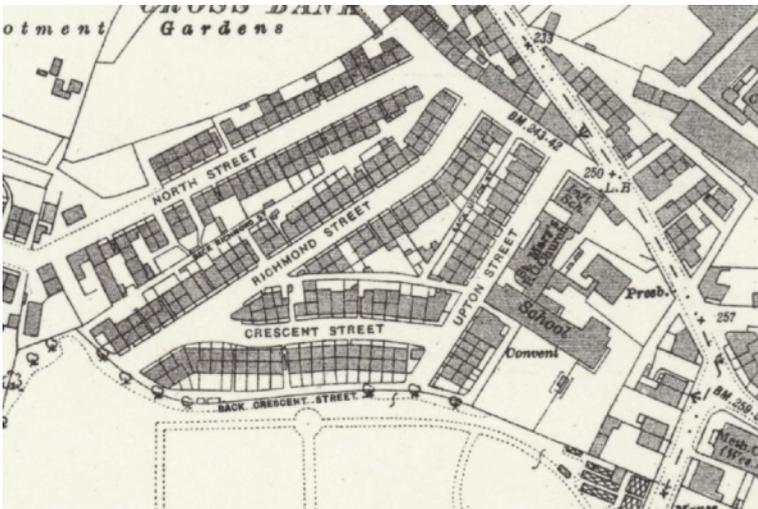
Map of 1893, showing the nunnery, school, church and presbytery. A further school building is noted to the north of the church (Ordnance Survey 25" series: Yorkshire CCXXXII.11 Surveyed: 1889 to 1892, Published: 1894)

The Nunnery for the Sisters of the Charity of St Paul Nunnery dates from 1876. It is domestic in scale, facing onto Upton Street. The nunnery became vacant around 2010.

The school expanded with construction of the main hall and the larger range of buildings in 1898. In 1915 maps describe the school to the north of the church as an infants school.



Map of 1905, showing the extension of 1898. (Ordnance Survey 25" series: Yorkshire CCXXXII.11 Surveyed: 1905, Published: 1907)



Map of 1931, showing the church and presbytery now linked by a passageway. (Ordnance Survey 25" series: Yorkshire CCXXXII.11 Surveyed: 1931, Published: 1933)

The detached school building was constructed in 1934, as the Senior Boys' Department, this later became the Junior School, possibly at the time of the construction of St John Fisher Secondary School, Dewsbury in 1958. This building was demolished recently following an arson attack.

Use of the school buildings reduced following the construction of the adjacent school in 1971. Parts were used as an after school club, with the buildings finally becoming redundant around 2005.

2.3.1 The 1868 School Building

The school is the earliest of the Roman Catholic buildings surviving on the site. The architect of the building is unknown, but was likely to be Richard Adams, architect of the later church. Adams was later appointed as architect to the Leeds School Board in 1873.

The School is built in pitch faced local sandstone, with ashlar details to quoins, cill bands, copings, and window surrounds. It has gables facing the road and yard. There is a small chimney to the original school building. The school is attached to the Church and Presbytery by a pyramidal roofed link to the vestry in the liturgical north east (south) of the church.



The 1868 School, with church (left), with later nunnery and 1898 addition to the rear.

2.3.2 The Church of St Mary of the Angels

The church was constructed in 1870 in Gothic Revival style to the designs of Richard L Adams (d. 1883), who was partnered with John Kelly (1840-1904) at Park Row, Leeds. The church is in dressed stone, with a pitched slate roof. It has a four bay buttressed nave with a porch to right and an apsidal baptistry to the left. The church has north and south transepts and a circular apse. The church has additions by Kelly dated 1883.

2.3.3 The Presbytery

The presbytery was constructed around the same period as the church. It is sited in gardens to the south. The presbytery was later extended, with a passageway linking it to the church.

2.3.4 The Nunnery

The Nunnery dates from 1876, but has been altered and extended. The exterior is in a typical style for middle class local houses of the period, though economically built, with differing elevations displaying different qualities (and economy) of materials in relation to their prominence. The front elevation to the street is in coursed pitch faced stone with ashlar details; large coursed local stone has been used to the school elevation, with much cheaper brick to the side and rear. The plan form displays a more complex arrangement more typical of Presbyteries and, possibly an indication of the more communal nature of dwelling and the interaction between domestic and religious use. The roofs are blue slate. The nunnery has been extended and now also displays patches of render in addition to stonework and brickwork of varying ages.



The Nunnery

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2.3.5 The 1898 School Extension

The architect of the extension is unknown, it is built to match the earlier school in pitch faced local sandstone, with ashlar details to quoins, cill bands, copings, and window surrounds. It has gables facing the road and yard, together with tall windowed gablets to each roof pitch. There are bases of ventilator cowls on the roof suggesting that the building was fitted with gas lighting.



The 1898 school extension.



Inside the 1898 school extension.

2.3.6 The Senior Boys' Department

The detached Senior Boys' Department of 1934 was typical of its time, with a large framed and glazed elevation to the yard and rendered brick walls, scored as stonework. It has now been demolished.

2.3.7 Site Features

The boundary walls and some metal railings (now altered) are retained, though there has been subdivision of the spaces and additional security fencing provided.

All traces of original surfacing and external facilities have been lost under tarmac or self seeded vegetation.

2.4 Change and Survival

2.4.1 The Church and Presbytery

The church and presbytery remain in use.

2.4.2 The 1868 School Building

The 1868 block is now vacant. It has survived with little external change since construction and the addition of a later extension. The gables, eaves detailing, ridge tiles, chimneys and the window openings are retained. The elevations retain their original window openings, though with altered fenestration.

The interior of the 1868 block was altered in 1898 as the boys entrance was relocated at this time. Interiors have been altered further, with the introduction of suspended ceilings and the subdivision of internal spaces.

The building is in poor condition. The roof has lost many slates and the windows are boarded and damaged. Water ingress has led to loss of plaster and finishes; dry rot and a general state of decay.

2.4.2 The 1898 School Extension

The 1898 addition is also vacant, like the attached school building. The exterior has survived with little external change since construction. The gables, eaves detailing, ridge tiles, chimneys and the window openings are retained. The ventilators which suggest gas lighting being installed have been removed, though their bases remain. The elevations retain their original window openings, though with altered fenestration, which has now been boarded up.

During use, the interior of the block has been significantly altered, with the introduction of suspended ceilings and the subdivision of internal spaces, particularly the blocking of the stage and creation of classrooms and stores in the space to the east. The school extension retains some original details, including roof trusses (visible through the collapsed ceiling), together with coving and joinery. It is now in a poor condition, suffering from water ingress rot and fire damage.

2.4.3 The Nunnery

The Nunnery was vacated around 2010. It had been altered and extended. Externally there have been many phases of additions, together with many unsympathetic repairs. The interior has not been accessed.

2.4.4 The Site

The majority of the site has been covered by tarmac, obscuring the earlier site features. Security fencing has also blocked routes into and around the site, changing both its appearance and the nature and hierarchy of the spaces.

Since the site was abandoned, the surfaces have been broken up by vegetation, including large swathes of buddleia, together with brambles, trees and Japanese knotweed. The extent of vegetation makes the full extent of the site and its former arrangement difficult to perceive.

3.0 Significance

3.1 Introduction

This section assesses the relative significance of the Building and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include evidential value (the physical aspects of a building that yield evidence about its past), historical value (the extent to which a building is associated with or illustrative of historic events or people), aesthetic value (includes design, visual, landscape and architectural value) and communal value (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building's grade or they may be intangible, for example, the site's association with a past event or group of people.

Significance is a concept for measuring the cultural value of a place, using judgment to assess the place and its different aspects in a hierarchy. The concept was first developed in Australia by James Semple Kerr, to assist with the management of cultural assets. It has been adopted by the Heritage Lottery Fund and in adapted forms by organisations such as The National Trust and English Heritage. The established levels of significance are:

- Exceptional – important at national to international levels, reflected in statutory designations, such as Grade I listed buildings and scheduled ancient monuments.
- High – important at regional or sometimes a higher level, e.g. Grade II listed buildings
- Medium – important at a local level, and possibly at a regional level, for example for group value
- Low – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site.

3.2 Significance of the former school site

The significance of the school and nunnery site is in its architectural, historic and communal value both as a school and through its association with the Church as a focus for the Catholic community in Batley.

Aesthetic (architectural) value is predominantly restricted to the external appearance and fabric of the buildings as many of the internal spaces and finishes have been altered by alterations, fire and decay. Schools, instigated by both church and school boards were erected in their hundreds in the Victorian period, and there are many in the West Riding which have similar materials and massing. The nunnery has greater scarcity value, though is heavily altered and not individually considered architecturally significant.

The site has historic and communal value, in part as a local landmark, but principally as a focus for the Catholic community who attended school on the site, or worship at the church and for other past pupils and staff. The 1868 school and nunnery also have group and associative value as part of the setting of the church.

The 1868 school building has been altered internally. Its setting has changed by the redevelopment of the surrounding area, including the construction of the replacement school on Upton Street opposite. The school has townscape value, but is not by a major or well known architect, nor is it technologically advanced, nor distinct. It is therefore considered to have **Low significance**, with evidential, historical, aesthetic, and communal value. It has associative value with the listed church, and may be considered listed by attachment, though within its own curtilage.

The Nunnery has been much altered, whilst its setting has been altered over time. It is considered to have **Low significance**, with evidential, historical, aesthetic, and communal value. It has associative value with the listed church.

The 1898 school extension is typical of its period, though not particularly distinctive. It is therefore considered to have **no significance**, with only slight communal value.



The site showing the church, presbytery, caretaker's house and school, together with the vacant school and nunnery, with their respective curtilages. It is proposed to demolish the school extension in the darker red zone of the earlier school curtilage.

4.0 Proposals

It is proposed to demolish the 1898 school extension. The building is suffering from dry rot and decay. There is currently no viable use for the building. It is considered to present a risk to the long term safety and security of the other buildings on site, as it has been a target for unauthorised entry and arson in the past

It is proposed to retain the former school and nunnery buildings. They are of a scale which may allow reuse in the future.

4.1 The Need for the Proposed Works

The school extension has been a target for unauthorised access and anti-social behaviour, including arson. This is a particular concern as it is on the approach to the current school.

There is a further concern that the continued deterioration of the building (particularly dry rot or the risk of fire) may affect the attached school building, listed church building and Presbytery. The 1868 school building is also in need of repair but is compromised by the state of the attached school extension.

5.0 Impact of the Proposed Works

The proposal involves the demolition of the later extension to an unlisted building. The original school building contributes to the streetscape and the context of the listed building. The school extension whilst in similar materials is not remarkable and screens views of the church and presbytery.

The school extension affects the setting of the Church of St Mary of All Angels, which is listed grade II. It forms part of a group which considered as a whole aids in the understanding of the history of the church and of the Catholic community in Batley. However the extension is much altered and in a condition which does little to further any understanding.

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The condition of the building and the risks associated with its retention are considered detrimental to the long term viable future of the listed building of the Church and the earlier school building and nunnery which provide the church with context.

6.0 Conclusion

The schools buildings and nunnery are unlisted. They are therefore considered to have lesser significance than the church, but to have local significance as heritage assets, in terms of the social history of the church and school grouping. The 1868 school and nunnery have townscape value within Upton Street. Although the school is attached to the church, all the separate buildings have their own distinct curtilages which separate them.

The school extension is to the rear of the school and does not impact on the townscape of Upton Street in the same manner as the school or nunnery. It is large and in poor condition. It is not considered that there is a long term viable use for the building. All the school and nunnery buildings have been a target for vandalism, anti-social behaviour and in the case of the school extension, arson. The condition of the school extension presents a risk to the surrounding architecturally more significant buildings, including the listed church. It is also of a larger scale than the original school and nunnery, precluding its viable use.

The loss of the school extension can be considered acceptable in terms of paragraph 203 of the NPPF, due to its low or lack of significance, as there is no economic or viable use for this part of the building. There is a public benefit in the removal of the extension as this will enhance the setting of the listed church and remove a possible source of decay and damage.

Report prepared by

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Appendix A

List entry Number: 1183965

Grade: II

Date first listed: 13-Jan-1984

SE 22 SW BATLEY MB CROSS BANK ROAD BATLEY

4/15 Church of St Mary

II

Gothic Revival Church. 1870. Dressed stone. Pitched slate roof. 4-bay buttressed nave with porch to right and apsidal baptistry to left. Transepts. Nave windows are 2-light with stained glass and cusped heads with single quatrefoil over. Each bay has relieving arch. The front of the church is apsidal. The rear elevation, to the road, has central triple group of very tall lights with sexfoil in head. To each side is 2-light similar window with quatrefoil in head. Central doorway with pointed arch and cambered head.

Plain but colourful interior. The apsidal chancel is treated as a blind arcade filled with mosaic, above which are 9 paired 2-light stained glass clerestory windows. Chancel arch with 2 carved figures. Chapels to left and right separated by 2 bay arcade. Later gallery to rear below which is glass screen forming vestibule. Arched braced hammer beam roof.

Listing NGR: SE2371924580