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26 May 2023
BC.HUD.2016.00001.005/02

Mr K Anderson
Property Administrator
Diocese of Leeds
Hinsley Hall
62 Headingley Lane
Leeds
LS6 2BX

Dear Mr Anderson

St Mary's Convent (Nunnery), Batley
Condition Review Update 2023

Further to your recent instructions, we have now revisited the Convent (Nunnery) at St Mary's, Batley with the objective to review its condition following ongoing concerns in regards its further deterioration and dilapidation.

As you are aware, an original condition review was undertaken in January 2014, which covered both the adjacent original School buildings (vacated since 2000), as well as the Convent. AHR previously carried out a review of the building in December 2020.

Previous commentary in earlier reports has referred to the Convent as the Nunnery – for the purpose of this update, we will be using the term Convent only.

The January 2014 report is attached for reference purposes, of which section 3.3 covers the Convent with relevant photographs included at the rear of the report.

Our latest re-inspection was undertaken on Monday 24 April 2023. The weather at the time was dry, with blue skies and sunny.

Access into the Convent is restricted due to its condition and access was kindly provided to me by your Mr Barry Lewis, Health and Safety Officer for The Diocese of Leeds. We did feel the need to wear PPE in accessing the property, including safety boots and hard hat.

We note that access to the private road, Upton Street, on which the Convent is sited, is restricted on a daily basis by the adjacent (new) School to mitigate traffic use and cross over with children, parents and staff.

The intention of this update is not to comment on every single defect or concern but more to provide an overview as to how the Convent has deteriorated over the last 10 years.

We have also prepared, and attach, a photographic schedule in support of this, which I believe you will see is self-explanatory to the key issues at hand.

Structural Movement

We are concerned that further, more significant structural movement has occurred within the property, both to the main elevation onto Upon Street as well as the side gable, adjacent to the Old-School buildings.

Visible and quite extensive cracking has developed at ground floor and first floor levels indicative of outwards rotation to the front elevation, particularly noticeable to the first floor and visible externally and internally, with bulging and buckling of the side gable both horizontally and vertically, again very noticeable both internally and externally.

This raises concern as to how the external walls are tied into the first-floor structure as well as the roof line, with potential roof structure movement being contributable, particularly to the main elevation movement at high level.

Whilst not currently considered an immediate risk in relation to collapse or failure, it is very clear that movement has significantly increased since 2014 and will only continue to do so over coming months and years, and if left unchecked, could well bring with it the risk of partial failure occurring at some point.

General internal cracking, corresponding with external cracking is also very noticeable to the rear of the property, more so at upper floor level and it does appear that the 'back' of the property may well have 'broken', with movement centred from the mid line of the building across ridge position.

One example is a vertical crack at first floor level whereby day light can clearly be seen shining through from the outside.

Within the ground floor main kitchen a section of concrete floor slab in front of the kitchen units has settled and rotated minimum 75mm downwards, corresponding very much with the other wider movement that has occurred over these last 10 years.

We were very surprised to see the extent of structural deterioration which has occurred over this period and am extremely concerned at the speed this has developed and the likely issues this will bring in the future.

General Condition

Overall, the general condition internally and externally to the property can only be described as very poor indeed.

Significant deterioration and dilapidation has occurred over the 6-year period since our last inspection, with some of the key points noted, highlighted below:

- Extensive further water ingress from roof levels around chimney penetrations, and generally across the upper roof level
- Significant internal fabric damage is being caused by this ingress with sections of lath and plaster collapsing and streaming water affecting internal finishes, equipment and timbers
- Collapsed section of roof structure and covering into the ground floor kitchen. Streaming water damaging all internal finishes and kitchen units. Ivy and other growths spreading internally. Roof timbers saturated
- Collapsed sections of roof structure and coverings to the rear lean-to buildings that form the rear kitchen, dining and toilet areas. These areas are particularly badly affected. Internal finishes are heavily affected by this as are fitted items. The roof structures in these areas are beyond repair. Ivy and other growths prevalent throughout
- Collapsed section of chimney from upper roof level has also caused significant structural damage to the rear roof areas, as well as high level gutter and fascia collapse having occurred further exasperating the issues
- Extensive wet rot and dry rot visible to ancillary joinery in wide areas across the ground floor
- Water ingress and significant residual damage evident to upper floor areas affecting bathrooms, joinery and all decorative finishes

- All external timber windows suffering from rot. These are single glazed and beads are heavily deteriorated and sealants cracked and failed. The next stage risk is glazing falling out or wide spread window collapse starting
- Significant growth of self-seeded 'trees' and Ivy spread evident across the majority of external elevations.
- General failure of high level rainwater goods and downpipes is occurring with timber decay of fascia boards and barge boards progressing at pace
- Further deterioration of the facings to all external stonework and pointing, exasperated by ongoing structural movement
- Whilst the main incoming power supply is still live, we consider that the general wiring distribution systems is affected significantly due to both age of installation and also the significant fabric failures occurring. It was not safe to try and utilise any lighting systems or others, as these have all been made safe at distribution source. We understand from our retrospective discussion that the electrical system has previously been condemned and that the mains supply does now need disconnecting due to safety concerns
- The incoming gas supply meter has been removed and it appears that internal copper pipework has been 'ripped' out in wide areas of the basement, likely from an earlier break-in over the last 6 years
- Whilst the basement area was relatively dry, higher level water ingress issues have now reached the ground floor structure and it could be seen that wet rot is starting to spread in areas of the ground floor timbers which could be seen from within the basement

Costs

You may recall that an exercise was undertaken in December 2016 to prepare costs associated with the Condition related works to the Convent as well as costs associated with addressing the impact of the fabric issues and as required to bring the property into a habitable state.

These costs are attached for your reference, but in summary, the combined figure for Condition and Habitation works at December 2016 was £339,236 (including professional fees and VAT).

We have reviewed these costs based upon the findings of our inspection on 24 April 2023.

We have applied a high level of inflation allowance to these figures, as well as a 35% increase due to the significant deterioration and extensive damage that has occurred over the last 10 years.

The combined figure therefore for Condition and Habitation works at May 2023 is £554,224 (including professional fees and VAT).

We attached this updated assessment for your reference.

Conclusion

The Convent at Upton Street, Batley has deteriorated very significantly over the last 10 years.

Extensive structural and fabric works are required to make the property safe and suitable for occupation.

The property is currently unfit and unsafe for any form of human habitation.

Any costs to rectify the significant issues faced at the Convent will far outweigh the residual market value of the property.

We retain growing concern that ongoing deterioration is likely to lead to further roof level collapse and potential wider destabilisation of outer walls which could in time lead to the risk of partial or wider collapse, as well as ongoing speedy deterioration of internal elements and remaining finishing's.

We do trust that the above and enclosed is in order and suitable for your needs at this time. Should you wish to clarify any point in further detail, then please do not hesitate to contact me.

Kind regards

Your sincerely

Philip Facey BSc (Hons) MRICS
Associate Director
For and on behalf of AHR Building Consultancy Ltd

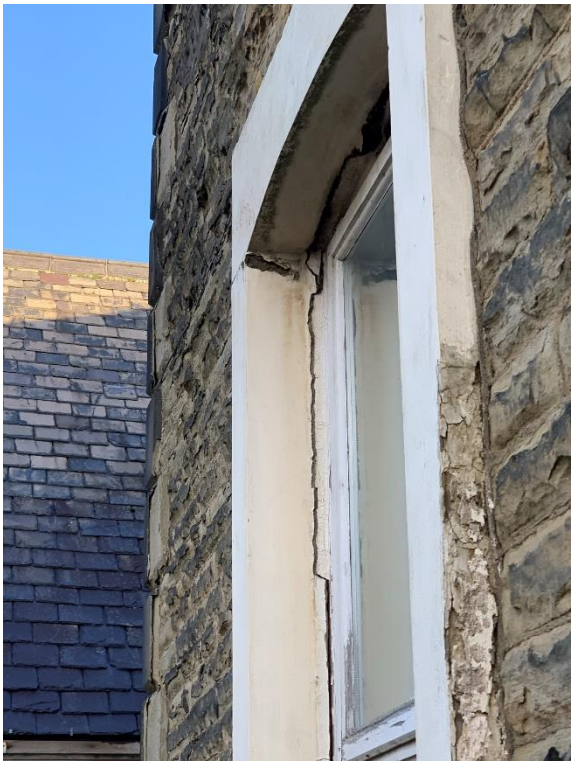
Enc:

December 2020 Photograph Schedule
Original December 2016 Budget Costs
May 2023 Budget Cost Review
Original January 2014 Condition Review

Front Elevation from Upton Street

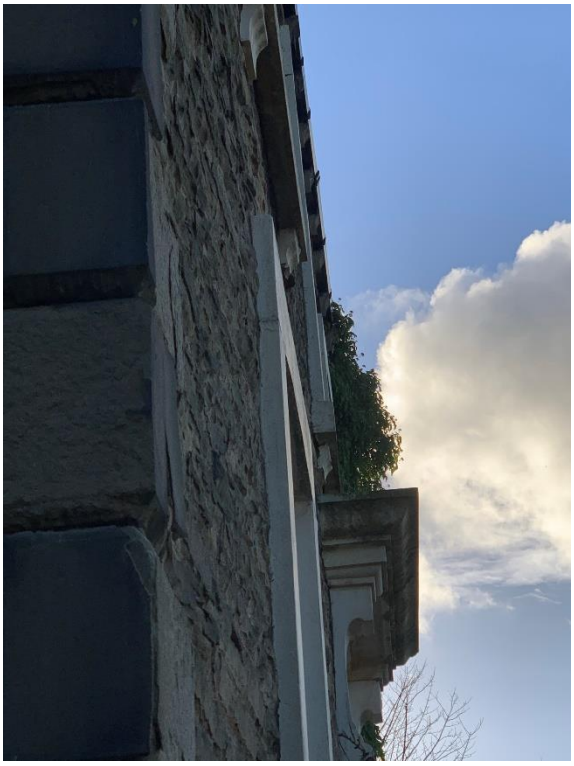
RH Side Elevation from Upton Street

Rear Elevation

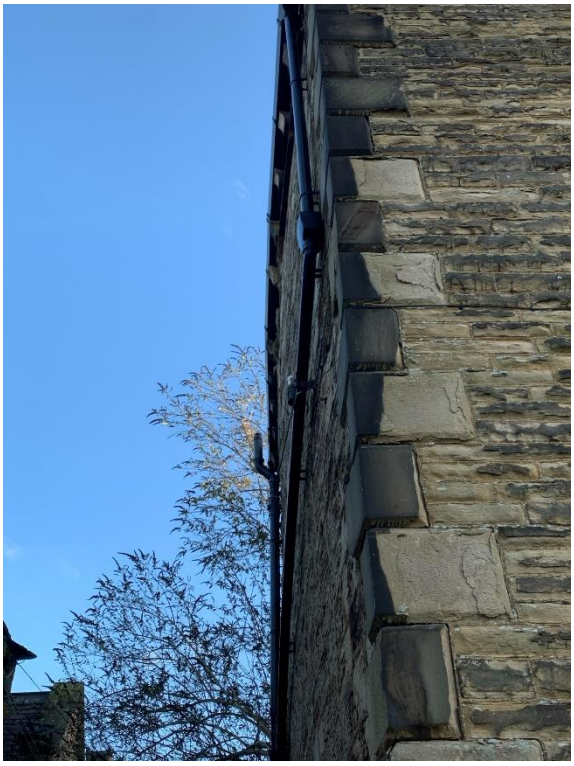


Typical movement and window condition

Typical Movement and window condition

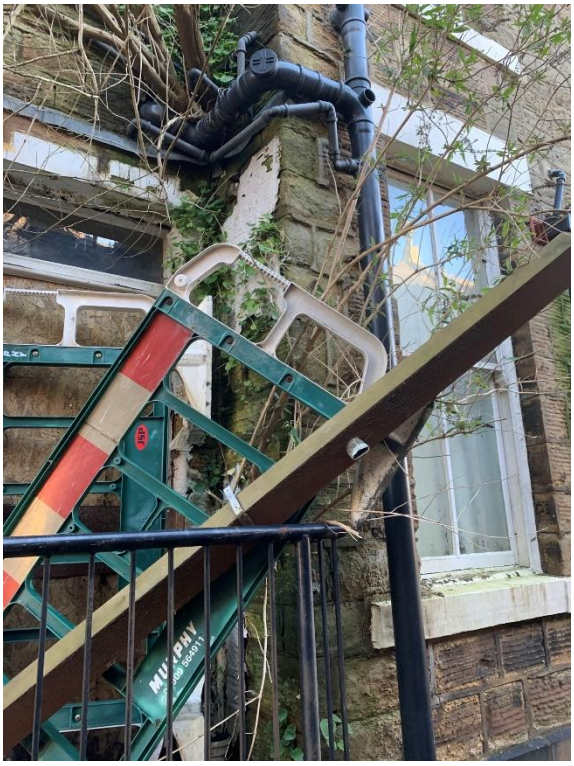


Front Elevation Buldge



LH Side Elevation Buldge

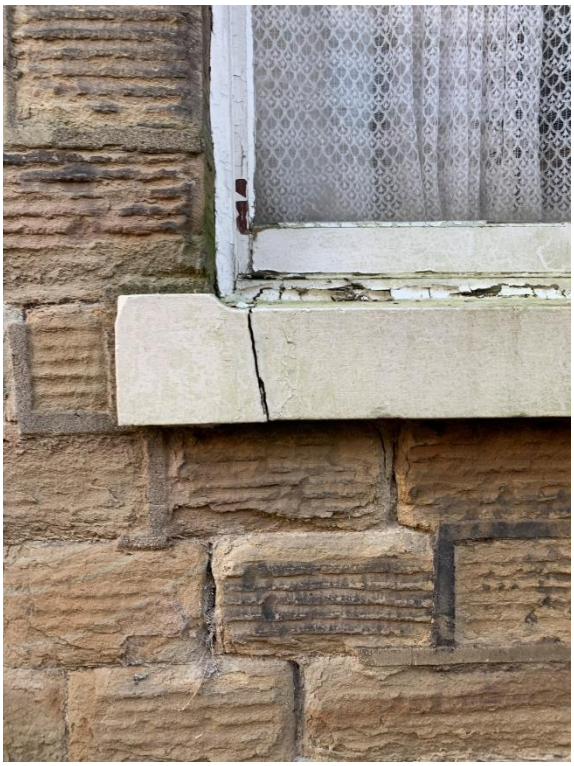
LH Side Elevation general



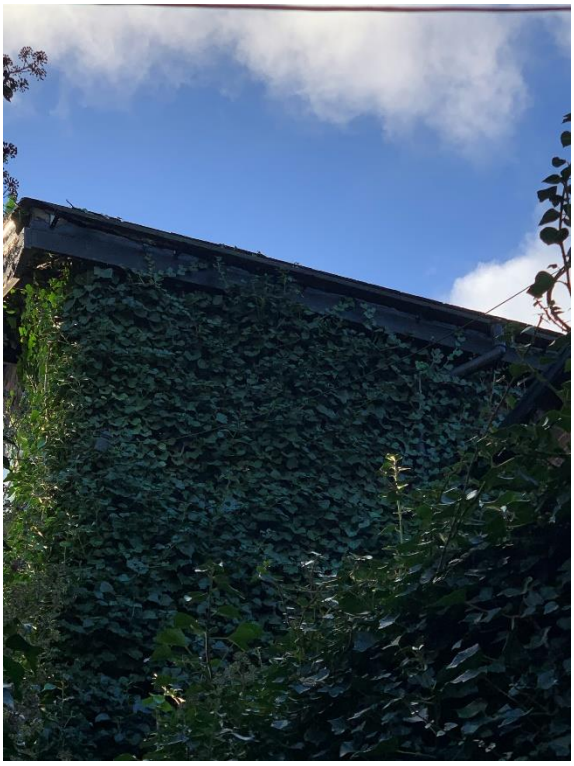
LH Side Elevation general

Rear Chimney collapse and gutter and fascia failure

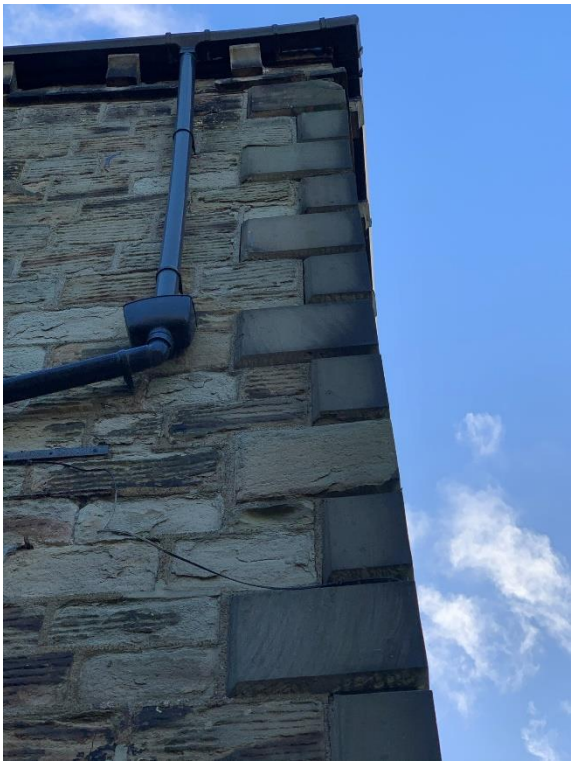
Typical LH Side Elevation



Cracking extending to stone cills



Over grown Ivy to RH Elevation



Front Elevation displacement

Internal cracking at GF level corresponding with external movement

Internal cracking at GF level corresponding with external movement

Internal cracking at GF level corresponding with external movement

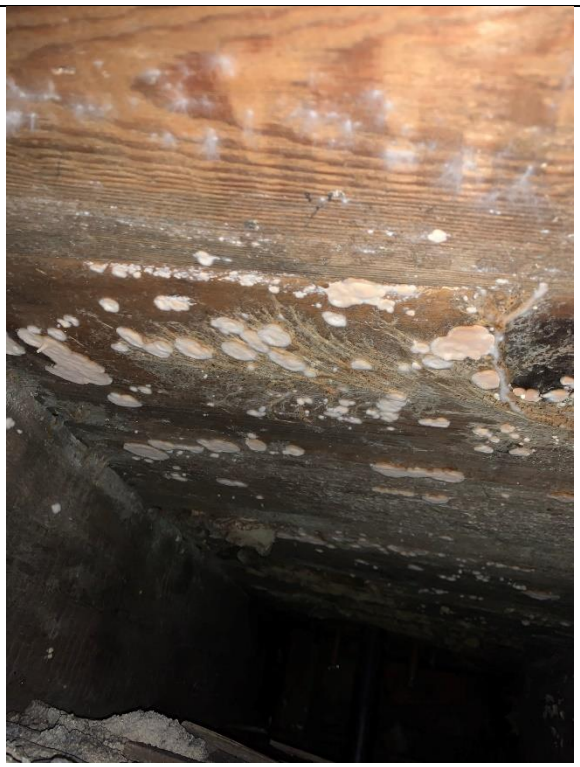
Ground floor ceiling damage from roof level water ingress

GF cracking and movement

GF Bathroom affected by ceiling collapse and water ingress

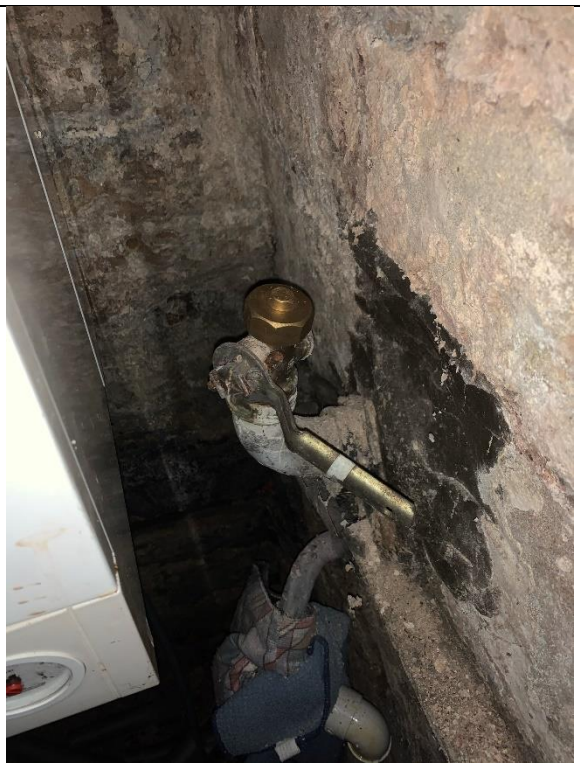
Further GF movement to front elevation

Further GF movement to front elevation



Wet rot to GF floor structure – taken from basement

Copper distribution system has been ‘stolen’



Gas meter removed

GF main kitchen floor slab sunk and rotated

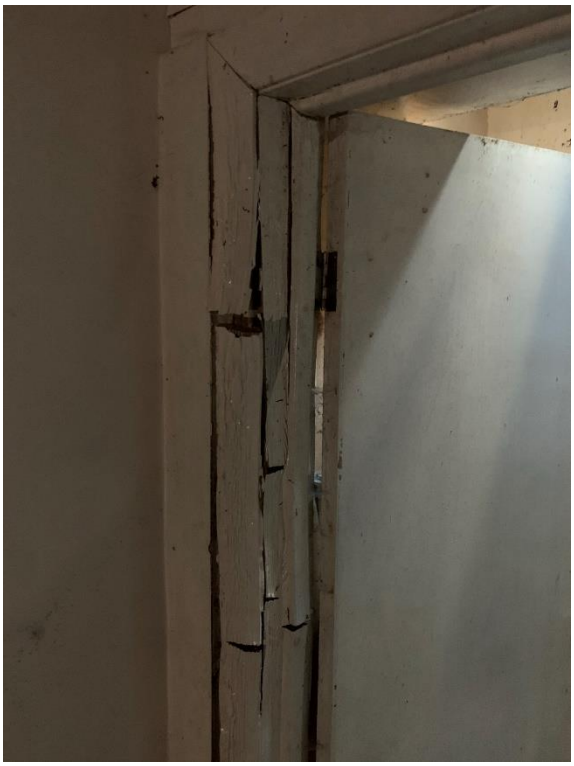
Collapsed ceiling and floor structure above GF main kitchen

GF Kitchen damage

GF rear kitchen damage due to roof structure collapse

GF rear kitchen roof structure collapse

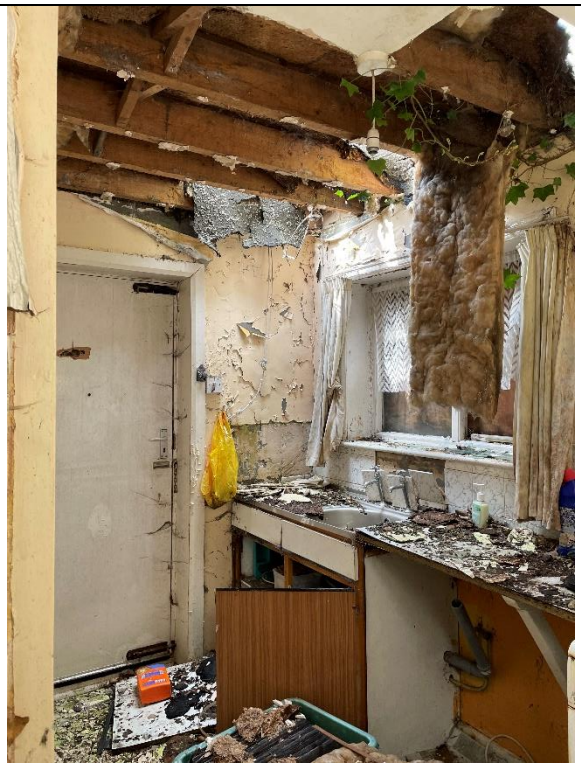
GF rear kitchen damage due to roof structure collapse



Typical wet rot to GF joinery

Typical wet rot to GF joinery

GF side toilet – roof collapse above



GF side kitchen – roof collapse above

Roof collapse above toilets

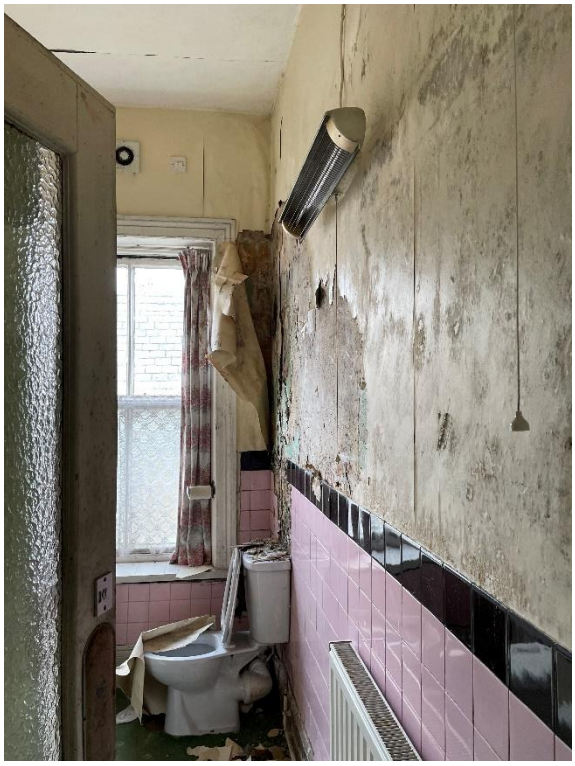
Roof collapse above side kitchen

Extensive water damage due to roof collapse – Ivy and general growth internal

GF toilet roof collapse

FF cracking to front elevation

FF cracking and movement to front elevation

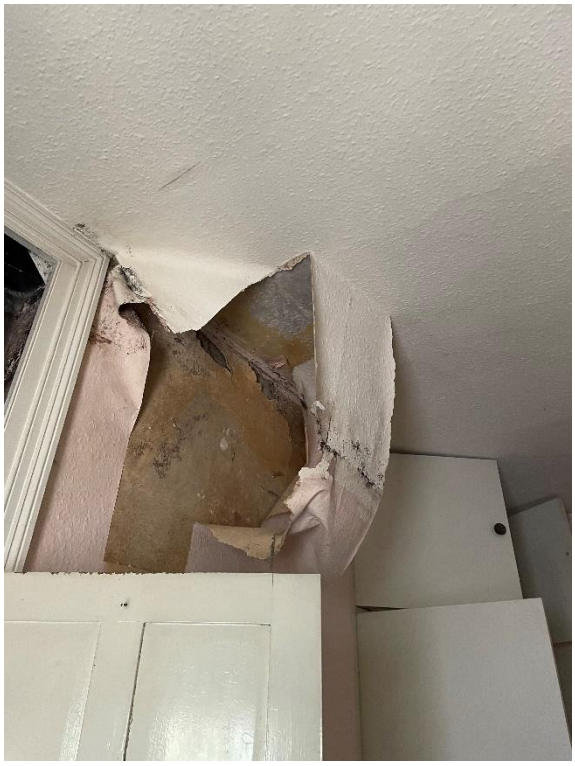


FF toilet damage due to water ingress

FF toilet damage due to water ingress

FF cracking and movement to side gable

General dampness and water ingress at FF

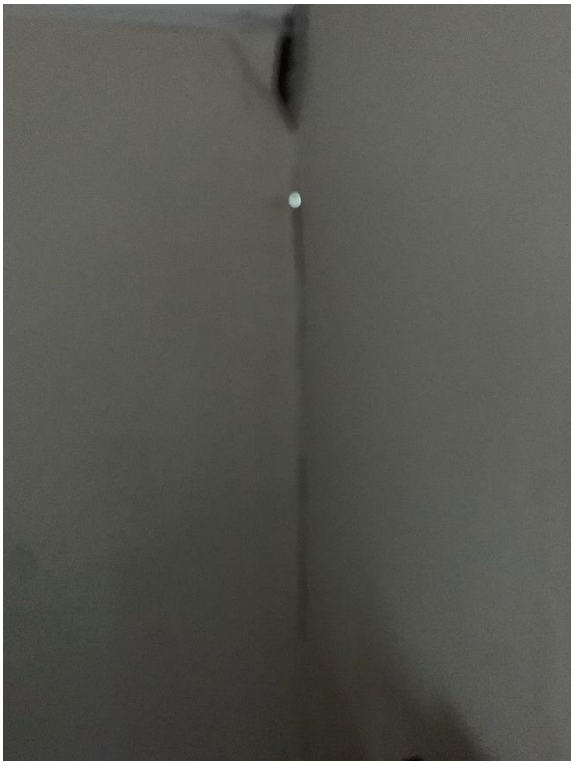


General dampness and water ingress at FF

General dampness and water ingress at FF

General dampness and water ingress at FF

Extensive movement on centre line – note light from outside via clear gap



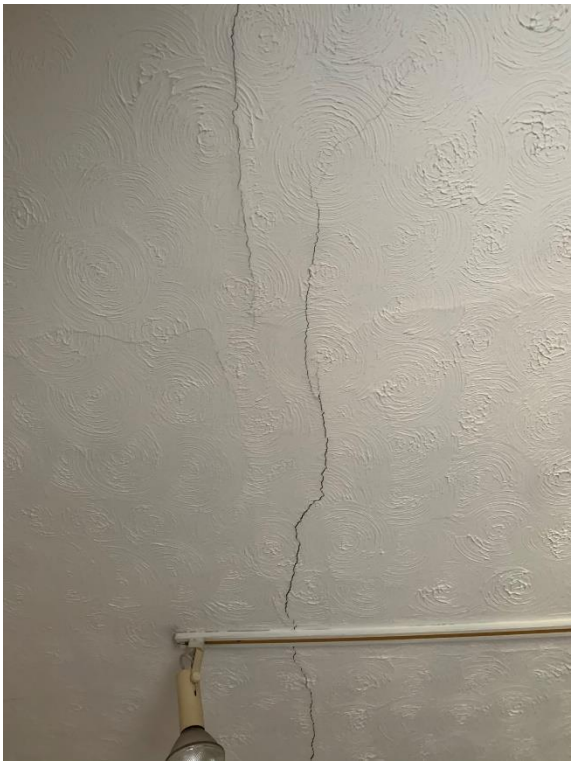
Extensive movement on centre line – note light from outside via clear gap

FF movement general

FF movement general

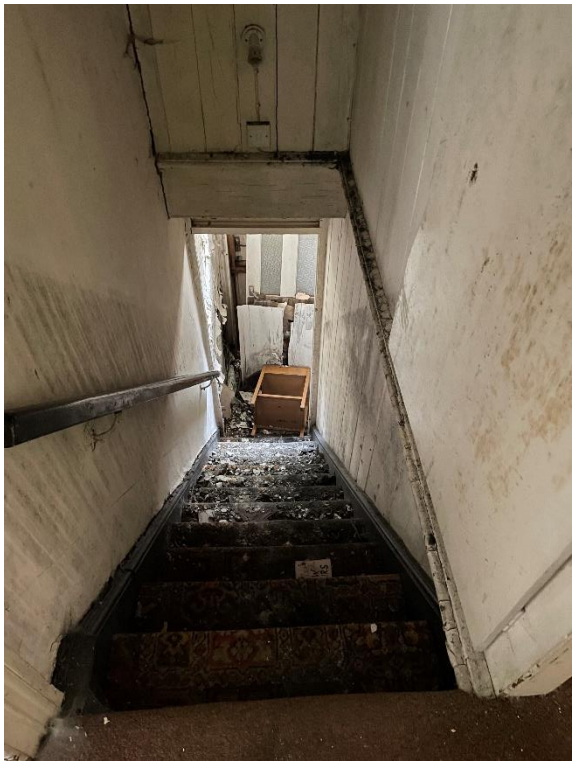
Water ingress around upper chimney

General cracking



General cracking

General cracking



General poor condition of staircase

General poor condition of staircase

ST MARY'S SCHOOL AND CONVENT SITE, BATLEY
THE DIOCESE OF LEEDS

BUDGET COSTS

BASE DATE - MAY 2023 Review

CONVENT CONDITION WORKS

	Element	quants	unit	rate	Condition Works Repairs	Residential Refurbishment
1	Alteration / Re-Modelling Works					
a)	Site Cleanance / Full Internal Strip Out		Item		£2,500	-
b)	Removal of Roof Covering / Part Structure	220	m2	10.00	£2,200	-
c)	Demolish Garage		Item		£1,000	-
2	Substructures					
a)	GF Timber Floor Repairs / Replacement		Item		£2,500	-
b)	Damp Proof Treatment / Tanking Works		Item		£5,000	-
3	Frame					
a)	Structural Floor Strengthening		Item		-	£2,500
4	Upper Floors					
a)	First Floor Repairs		Item		-	£2,500
5	Roof					
a)	Repairs / New Roof Structure (On Plan)	156	m2	60.00	£9,360	-
b)	New Slate Roof Coverings	220	m2	90.00	£19,800	-
c)	Flashings and the like		Item		£1,500	-
d)	Rainwater Gutters & Down Pipes		Item		£3,000	-
6	Stairs					
a)	Internal Domestic Staircases Basement to First Floor		Item		-	£3,000
7	External Walls					
a)	Structural Repairs to Stoneworks / Lintels, Cills etc.		Item		£5,000	-
b)	Repointing / Cleaning Existing Walls	300	m2	50.00	£15,000	-
c)	Insulated PB Wall Linings to Existing External Walls	300	m2	40.00	£12,000	-
8	Windows & External Doors					
a)	Repairs / Replacement Windows		Item		£12,000	-
b)	Repairs / Replacement External Doors	2	Nr	800.00	£1,600	-
9	Internal Walls & Doors					
a)	New Internal Walls / Partitions		Item		-	£5,000
b)	Internal Door Sets	6	Nr	450.00	-	£2,700
10	Finishings:					
a)	Floor Finishings	-	-	-	-	(Excluded)
b)	Plaster / Decoration Wall Finishings	600	m2	30.00	-	£18,000
c)	Plaster / Decoration Ceiling Finishings	600	m2	40.00	-	£24,000
11	Fixtures & Fittings:					
a)	Fitted Kitchen	1	Nr	8,000.00	-	£8,000
b)	Fitted Bedroom Wardrobe	1	Nr	1,000.00	-	£1,000
12	Sanitary Fittings & Internal Drainage					
a)	GF Cloaks WC	1	Nr	750.00	-	£750
b)	FF Bathroom	1	Nr	3,000.00	-	£3,000
c)	Internal Drainage	1	Nr	750.00	-	£750
13	M&E Services					
a)	Mechanical Services	1	Nr	7,500.00	£7,500	-
b)	Electrical Services	1	Nr	7,500.00	£7,500	-
c)	Builders Work in Connection with Existing Services		Item		£1,500	-
					£108,960	£71,200
	ADD					
	Building Scaffold / Internal Working Platforms		Item		£10,000	£15,000
		Sub Total			**£118,960**	**£86,200**
	Preliminaries		15%		£17,844	£12,930
	General Contingency		5%		£6,840	£4,957
		Sub Total			**£143,644**	**£104,087**
	Inflation - December 2016-December 2020 (4 years)		12%		£821	£595
	Inflation - December 2020-May 2023 (3.5 years)		21%		£30,338	£21,983
	Further deterioration and structural worsening increase		35%		£61,181	£44,333
		Sub Total			**£235,984**	**£170,997**
	Professional fees		12.50%		£29,498	£21,375
	Statutory fees		say		£2,000	£2,000
		Sub Total			**£267,482**	**£194,371**
	VAT		20%		£53,496	£38,874
	TOTAL PROJECT COST - CONDITION AND HABITATION				**£320,978**	**£233,246**
	COMBINED COSTS - CONDITION AND HABITATION				**£554,224**	

Condition Statement in Support of Listed Building and Conservation Area Consent
St Mary's (Old) Catholic Primary School, Batley

January 2014

Aedas Building Consultancy Ltd
BC.HUD.2012.00002.031

Aedas

1.0 INTRODUCTION

The following building condition statement has been prepared in support of applications for Listed Building and Conservation Area Consent.

Aedas Building Consultancy has been commissioned to produce a report on the condition of the buildings of the old St Mary's Catholic Primary School, Batley in relation to proposals to demolish and clear the site of all the former school and nunnery buildings. Part of the school is attached to the Church of St Mary of the Angels (listed, grade II) and its presbytery. The affected buildings are not included in the listing description of the church, but the original school building and extension are considered to be listed through attachment or through being within the curtilage of the listed building.

The Building Condition Report has been produced to inform the owner, their agents and the planning authority of the main areas of concern relating to the condition of the building fabric and its main services.

This statement has been prepared by Neil Ward of Aedas Building Consultancy.

A Heritage Impact Assessment has also been prepared to accompany this application, in which the significance and historical background of the buildings are covered in detail. The HIA confirms that although the some of the subject buildings are unlisted they form part of a group associated with and possibly affecting the setting of the listed church.

2.0 BACKGROUND

The School was apparently built in three phases. The lower roadside section, closest to Upton Street, was constructed in 1868. This original section of the school was extended in 1898 to form the main hall and the larger range of buildings. The adjacent detached school building running at right angles to the aforementioned hall was constructed in 1934, as the Senior Boys' Department, which later became the Junior School around the 1960's.

Use of the school buildings reduced following the construction of the adjacent modern school in 1971. Parts were used as an after school club, with the buildings finally becoming redundant around 14 years ago.

The Nunnery, which faces onto Upton Street with gardens extending to North Bank Road, dates from 1876, but has been much altered and extended. The nunnery became vacant approximately two years ago.

3.0 BUILDING CONDITION

The following section of this report should be read in conjunction with the photographs contained in Appendix A.

3.1 Original School Building (1868) and Extension (1898)

Both the original section of the school and the subsequent extension are traditionally constructed with masonry loadbearing walls and a slate covered pitched roof supported by timber trusses. Coursed natural stone rubble walling forms the external face of the walls. Dressed stone heads and cills surround timber framed windows and doors. A few other stone features are present principally above the main entrances and to the rear gable end wall.

The majority of the building is single storey however there is a part basement towards the rear of the building above which a slightly raised mezzanine floor is formed. There is also an attacked link through to the adjacent church however this is locked off at present.

Internal walls are a mixture of original plastered masonry walls and later constructed partitions. Original ceilings are lath and plaster although many have been underdrawn with more modern modular exposed grid and lay in tile type suspended ceilings. Floors are a

mixture of solid and suspended timber with a variety of finishes, including exposed timber block/strip flooring, carpet and vinyl.

The overall condition of this building is very poor. It is evident that the building has suffered from significant water ingress through many defective sections of the roof and walls. Damp staining to ceilings and deterioration of wall plaster is prevalent throughout the building however significant structural damage is evident in parts of the main hall and rear mezzanine area where substantial timber decay is evident to roof trusses, lintels, suspended floors and steps. The majority of internal joinery elements in these areas are similarly affected.

The external windows and doors have been boarded over to secure the building as best as possible while it has been unoccupied however it is clear it has periodically suffered from acts of vandalism and theft. Lead flashings at roof abutments and sheet lead coverings to dormer cheeks and roof ventilators have been ripped and removed in many areas leaving the roof vulnerable and leaking. Slipped, cracked and missing slates and loose ridge tiles are also evident. Eaves gutters are generally timber and these have rotted through in a number of areas and are blocked with vegetation in others. The original downpipes appear to have been cast iron. Where these remain they are in poor condition with cracks evident. Sections of replacement upvc rainwater pipes have been introduced in some places however these are now damaged or missing in some places. All these defects are all contributing to the water ingress and damp problems.

As expected for a building of this age the external stonework and pointing is weathered in many places, particularly at low and high level. There is evidence of previous structural movement however this may have been stabilised by the introduction of tie rods through the roof space which appear to connect to external plates which are visible high up on the rear gable end wall. Open joints in some of the gable coping stones are however evident which suggest some subsequent or on-going movement. Many dressed stone features particularly window heads, cills and some moulded details are in poor condition and exhibit signs of significant weathering and deterioration in the form of delaminating and cracking.

Although the majority of windows and doors are fully boarded it is apparent that their condition is poor with several areas of rotten and bare timberwork and broken glazing.

The inside of the building is in an equally poor condition and state of repair. Due to the aforementioned water ingress and damp issues there is significant decay to both structural timbers and general joinery elements throughout large sections of the building due to attacks by wood rotting fungi. A defective gutter towards the rear of the building has allowed the saturation of a suspended floor in a toilet area which has now partially collapsed and is unsafe. A virulent and active outbreak of dry rot is evident throughout the majority of the back half of this cluster of buildings. This has affected large sections of roof trusses, large lintels and a small flight of stairs which are now considered structurally compromised. In addition to attack to many window and door frames, timber panelling, pattresses and cupboards, there are also sections of timber block flooring which are similarly affected. There are also other large areas which, although seemingly not rotten at present, have been affected by the damp conditions and swollen to such a degree that the timber blocks have lifted from the main floor, by over 300 mm in several places.

Both the original lath & plaster ceilings and the later suspended ceilings are in poor condition with sections missing, partially collapsed or badly water stained. It is evident in other areas above the suspended ceilings that the original lath & plaster is in a very poor condition as wired mesh has been used to minimise the chance of loose plaster falling to the rooms below.

The majority of sanitaryware and toilet cubicles are in a very poor state having been vandalised and broken in many places. Where they remain intact they are very dated.

Although the building services are currently turned off and isolated their visual condition and appearance is poor and dated. There is evidence of corroded heating pipework and very old electric water heaters and convector heaters. The main electrical supply cabling and

distribution boards also appear very dated and although not tested it is anticipated that these will not be compliant with current safety standards. It is to be expected that all mechanical and electrical services will not be suitable for repair or upgrading and complete replacement will be required.

3.2 Senior Boys Department

A detached single storey building, typical of its era, originally consisting of a large framed and glazed elevation (facing the former playground area), rendered brick walls and piers with a slate covered pitched roof.

Felt covered flat roof extensions with walls constructed from facing brickwork have subsequently been added to the west along with another enclosed area covered with corrugated plastic sheeting which appears to have formed a conservatory area.

As with the main school the use of this building has declined since the construction of the new school in 1971. Since the building has been un-used its condition has deteriorated and it has again been the focus for vandalism. A relatively recent arson attack has exacerbated the situation and left a large proportion derelict and unsafe.

The overall condition of the building is very poor with large holes in the pitched slate roof coverings. From holes in the ceilings it appears as though sections of the flat roof deck to the extended areas have been replaced with plywood however there are areas where this appears to be older softwood boarding which is saturated and defective. There was consequently no safe access onto the roof but even without close inspection it appears the felt waterproofing layers are life expired and have missing flashings at abutment details. Rainwater goods are a mixture of cast iron and plastic and are generally either defective due to their old age or as a result of fire damage.

With the exception of a brick wall to the south elevation, which appears to be a more recent addition, the brickwork and render is in a poor condition, particularly to the eastern side where much cracked and spalled render is evident along with vegetation growth within the masonry.

Windows and doors are generally boarded up however it is possible to ascertain that the arson attack originated in the main rooms as there is significant charring to the external window frames on the east elevation. Other windows off the flat roof and north elevation are also badly damaged with many broken panes and rotten sections of timber.

Due to the arson attack the inside of this building is in a very poor condition with a large percentage of it being destroyed by the fire and smoke damage. Holes in the roof have no doubt lead to the current decay and collapse of the floor in some of the main rooms rendering many areas inaccessible and unsafe. There is evidence of an active attack by wood decaying fungi to other parts of the suspended timber floor which will continue to develop and spread.

Although other areas to the west of this derelict and dilapidated building are not in the same state the internal finishes, services and fixtures and fittings are still in very poor condition and considered to be beyond economical repair.

3.3 Nunnery

The original section of the Nunnery building fronts onto Upton Street and is traditionally constructed with a slate covered pitched roof over stone faced masonry walls. Dressed stone heads, cills and reveals surround both window and door openings. Other dressed stone features include quoins and bracket details to the front elevation. Less prominent elevations to the side and rear are constructed of brickwork with patches of render. The building has been extended a number of times with the latest additions being formed with brick and artificial stone walls. These have a slate covered lean to roof and a small felt covered flat roof. Windows to the building are timber framed and are generally of a sliding sash style and single glazed. The glazing is generally single pane however double glazed units are evident to some sashes. Casement windows are fitted to the later extensions.

A pre-fabricated concrete panel garage with corrugated roof sheeting and up and over door is situated to the right hand side of the building.

The internal accommodation is spread over three storeys, basement, ground and first floors and generally consists of separate bedroom, toilet and kitchen facilities, meeting rooms and storage space.

From both an external and internal inspection it is evident this building has suffered from considerable structural distress. Several cracks through and around external stone window heads and cills and along masonry units can be seen. Widespread internal cracking to wall and ceiling plaster and through cornices can be observed throughout the property.

While there were no satisfactory vantage points to view the roof it was possible to detect damp staining from inside some of the first floor rooms, particularly around some of the chimney breasts. One area of seemingly recent ingress is apparent over one of the first floor bathrooms where a section of plaster has been brought down from the ceiling's timber lathing. The condition of the main roof is consequently suspected to be poor.

A section of defective deck to the small flat roof to the most recent extension is evident along with defective upstands and verge detail where the felt waterproofing is missing.

While some sections of rainwater goods are clearly old and at the end of their serviceable life they generally appear to be functioning satisfactorily, except for a section near the left hand side entrance door where damp staining and mould growth is evident. A section facing the rear also appears to be blocked and overgrown with vegetation.

The older sections of stonework show signs of deterioration, particularly to some high level areas and to the more exposed quoin stones. These are delaminating and spalling in many places. Sections of render on the side elevation are also cracked and appear loose.

The internal accommodation is in a fair and functional condition however many of the bathroom and kitchen facilities are basis and very dated.

There is evidence that the electrical and heating installations have been modernised in the recent past. As the building has only been unoccupied for a couple of years and there are signs of recent testing work it is presumed that the mechanical and electrical systems are compliant and could be brought back into service. Physical testing of the building services and appliances would however be needed to verify this.

3.4 Site Features

With the exception of the garden to the Nunnery the site is generally very overgrown. The former tarmac surfaced playground areas are overrun with and broken up in many areas by vegetation which appears to include self-seeded trees and saplings, brambles, buddleia and Japanese knotweed.

4.0 THE NEED FOR THE PROPOSED WORKS

Most elements of the buildings and site are considered to be in very poor condition overall. With the buildings being unused the deterioration will continue, particularly in areas of active timber rot and where water ingress and damp problems are prevalent.

The buildings proposed for demolition have been unused for many years and their use is considered redundant. Their retention and repair is also not considered to be economic. A redevelopment and change of use would present logistical and safeguarding issues due to the site being accessed via Upton Road through both the existing school and church grounds.

The potential for the deterioration in the former original school building to spread or affect elements where it attaches to the listed church/presbytery causes particular concern. The proposed demolition would consequently minimise this possibility and aid access for future necessary repair and maintenance work to these retained buildings.

The buildings are clearly victim to general vandalism and anti-social behaviour. Unauthorised access to the site has led to one of the buildings suffering from a major arson attack. The buildings are generally unsafe if accessed and pose a further concern to the working primary school opposite.

The proposed demolition and site clearance will improve the external environment of the school and minimise the risks associated with trespass and unauthorised access.

5.0 IMPACT OF THE PROPOSED WORKS

As detailed in the Heritage Impact Assessment, which accompanies these applications, the subject buildings affect the setting of the Church of St Mary of All Angels (listed grade II). They aid the understanding of the historic development of the site but due to the many alterations and their present condition they are not considered remarkable or significant enough to justify retention.

6.0 CONCLUSION

The buildings which are subject to the proposed works are considered to have much less significance than that of the adjacent listed church. The removal of the buildings will greatly assist in the maintenance and long term preservation of the church and prevent the risks associated with retaining unoccupied and unsafe properties.

There is no viable use for these buildings with the constraints and characteristics of the site without compromising the use of the adjacent land and operational school buildings.

A cleared site will provide a more suitable and much safer environment for the existing school and the wider community.

Appendix A
Photograph Schedule

Original School (1868)

Photo 1
Front elevation

Photo 2
Defective roof and gutter. Missing lead flashings and sheeting to dormer cheek.

Photo 3
Typical internal view showing damp walls and floors

Photo 4
Defective lath and plaster ceiling

Extension (1898)

Photo 1
Typical view of side elevation

Photo 2
Defective slating to main roof

Photo 3
Rotten eaves gutter

Photo 4
Typical cracking and delaminating stonework

Photo 5
Typical example of rotten window frame

Photo 6
Defective ceilings

Photo 7
Typical internal view of circulation area

Photo 8
Extent of dampness to external walls

Photo 9
Swollen parquet flooring to main hall

Photo 10
Rotten timber beam

Photo 11
Rotten timber to truss member

Photo 12
Dry rot to stairs

Photo 13
Active dry rot to wall patress and panelling

Photo 14
Dry rot to window reveal, cill and built in cupboard

Photo 15
Rotten and collapsed floor

Photo 16
Rotten door frame and water ingress

Senior Boys' Department (1934)

Photo 1
Overall view of eastern elevation

Photo 2
Fire damaged window frame, fascia, melted rainwater goods etc

Photo 3
Overall view of defective pitched and flat roofs

Photo 4
Typical rotten window frame

Photo 5
Overall view of main fire damaged rooms

Photo 6
Typical fire damage to external timber framing

Photo 7
Collapsed floor to central main room

Photo 8
Active dry rot to floor/internal joinery

Photo 9
Typical view of circulation areas

Photo 10
Typical view of toilet accommodation

Nunnery (1876)

Photo 1
Front elevation

Photo 2
Side elevation (South)

Photo 3
Extensions to rear elevation

Photo 4
Typical internal cracking

Photo 5
Damaged ceiling and water ingress to 1st floor

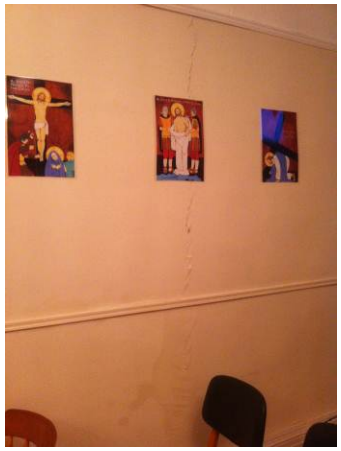


Photo 6
Structural cracking to ground floor

Photo 7
Typical kitchen accommodation

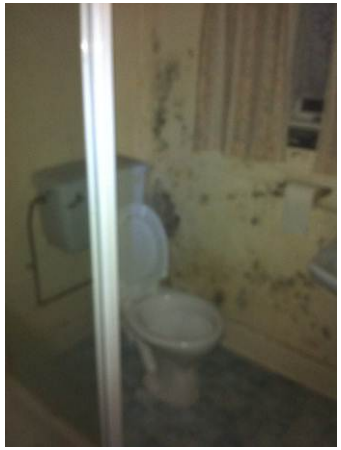


Photo 8
Typical toilet facilities