HERITAGE IMPACT STATEMENT

The Old School,
Kirkgate,
Birstall,
WF17 9HE.

Front Elevation

Code L6 Architecture Ltd
May 2024
21-091- 18

This Listed Building Application is to carry out the following works.

- Replacement of windows
- Replace Front and Side Door
- Structural Repairs to side extension roof.
- Relaying tiles to main roof.
- Installation of solar panels
- Removal of side lean-to to rear extension.
- Inclusion of new metal hoppers and rainwater goods.
- Addition of bollards and low level metal fence
- Re-pointing externally to stonework
- Installation of boundary fence to rear
- Internal heating improvements and installation of air source heat pump

Introduction:

This statement forms part of the Listed Planning Application submitted by Code L6 Architecture. The drawings and documents to which this statement and the listed building application relates, lists as follows:

21-091-50-Plans As Existing -A1.pdf
21-091-51-Elevations and Sections As Existing -A1.pdf
21-091-55-Plans As Proposed -A1.pdf
21-091-56-Elevations and Sections As Proposed-A1.pdf
21-091-19-Structural Engineer's Specification-A4.pdf
21-091-20-Structural Engineer's Calculations-A4.pdf

The applicant is seeking Listed Building consent for various improvements as noted above, which include repairs to the existing fabric and works to improve the security of the building to reduce anti social behaviour and vandalism.

Site Location:

The application site is located in the town of Birstall, 6 miles from Leeds and situated between Leeds, Bradford, Huddersfield and Wakefield. It is in the borough of Kirklees, West Yorkshire.

Its location within the town is on Kirkgate where it intersects with Bradford Road.
The application building is Grade II listed and is sited between 2 other listed properties which had associations with The Old School when the building was a National School.

All 3 properties are contained within a defined stone boundary wall. The site is surrounded by houses built for mill workers during the Industrial revolution and is not clearly visually from the Bradford Road.

The application property was first built to be a National School.

> **National Schools:** The *Anglican National Society for Promoting the Education of the Poor in the Principles of the Established Church in England and Wales*, known as the *National Society* was founded in 1811 with the aim that 'the National Religion should be made the foundation of National Education, and should be the first and chief thing taught to the poor, according to the excellent Liturgy and Catechism provided by our Church'. Schools opened and managed by the Society were called National Schools (Hopkins, 2011, online).

Most were absorbed by the State System under the Butler Act (1944) and were no longer being used as school buildings. The listing on the property is as follows:

SE 22 NW BATLEY MB KIRKGATE BIRSTALL

2/32 Old School House

II

Former National School, now workshop. Dated 1818. Hammer dressed stone. Stone slate roof with roll top parapets and huge square finials on short square bases. Single storey. 5 bays. Central porch with crenellated parapet with 2 finials as before. Two small lancet lights to each side of central arched doorway, with plaque over which reads: NATIONAL SCHOOL ERECTED BY WILLIAM CHARLESWORTH ANNO. DOM. MDCCCXVIII To each side are two, very tall and slender chamfered stone mullioned windows, each of 3 lights.

Five similar windows to rear, the centre one being part obscured by later extension.

Listing NGR: SE2200626289

Front Elevation

The property is currently occupied as offices with a workshop/ garage and will continue to remain as such. The building works outlined in this listed building submission are to improve the condition of the building and to implement security measures.

Design and Appearance:

Windows:
All windows are to be replaced except those noted on the drawings to be retained.

Existing front elevation windows to be replaced

Existing rear elevation windows to be replaced

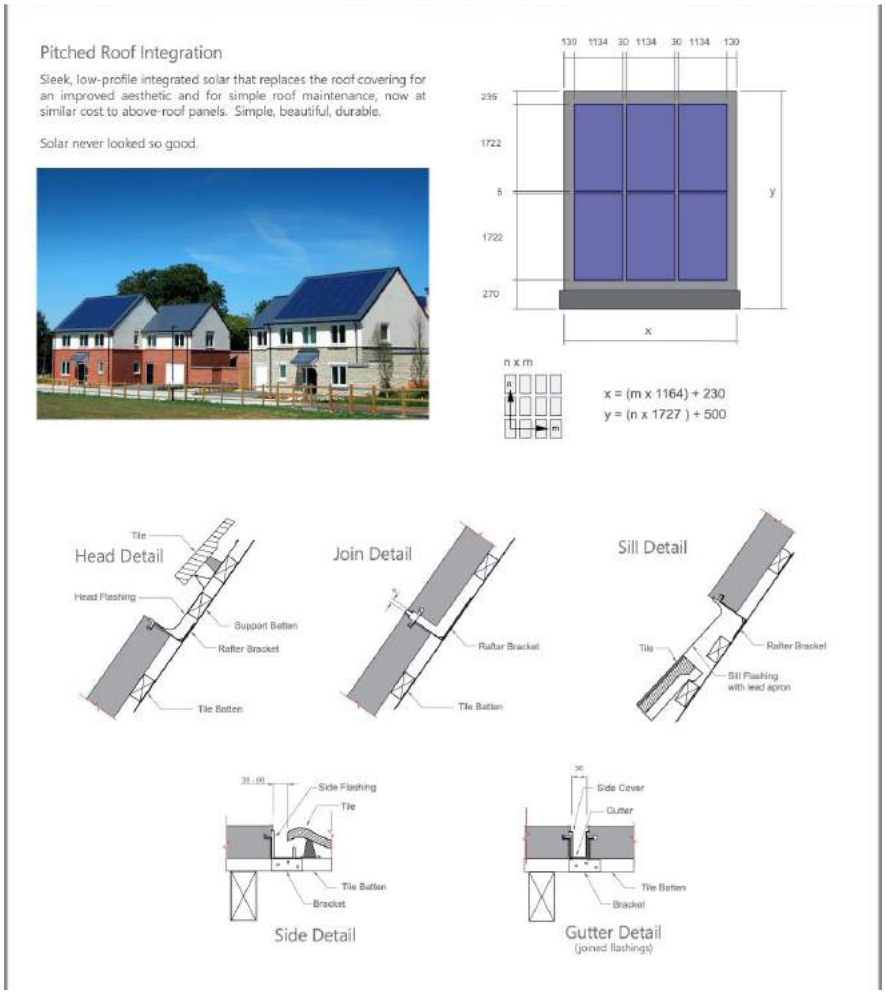
Replacement windows will be in painted hardwood with slimlite 4:6:4 double glazed units and opening lights to the top centre pane of each window to match the existing windows.
To the main building the applicant is proposing new front windows to match the rear windows with 3 panels.
This will form better fire compartmentation between floors and will give a coherent look to the building and avoid the need for an obscured/tinted layer of glass across the windows where the existing floor is. See detail on plans.

Existing side extension windows to be replaced

Existing side extension windows and door to be replaced

Main Roof:

The applicant is proposing to strip the stone slates to the main roof and install a breathable membrane and re-lay the stone slates with the inclusion of in laid solar panels, which will sit flush with the roof tiles to reduce any visual impact whilst increasing sustainability by generating green /clean energy inline Kirklees and National sustainability policies.



Interior of Roof to LHS

Interior of Roof to RHS

Heat Pumps:

The applicant is also proposing to install high effiecient air source heat pumps which will be located to the rear of the property and will be enclosed in vandal proof security cages again increasing sustainability by generating green /clean energy inline Kirklees and National sustainability policies.

Proposed Heat Pumps in Cages

Side Extension Roof:

The roof is in very poor condition and close to collapse. See photo below.
The applicant is proposing to carryout the structural repair work as set out in the strutural engineers details and to strip the stone slates and install a breathable membrane and re-lay the stone slates with the inclusion of a conservation rooflight which sits flush with the stone slates.

Photos of interior of side extension following ceiling collapse caused by failed truss and water ingress to the short section of valley gutter and the poor condition of roof.

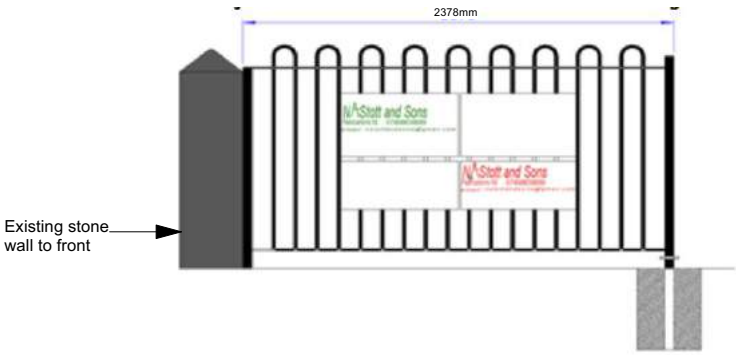
Lean-too Extension to Rear

The lean too extension is a 1980's addition and apart from being a poor quality extension that has a negative imapct on the Listed building it also has been identified as causing damp within the original rear extension.
The Applicant is proposing to take it down and make good the original rear extension, replacing gutters like for like, including the addition of a metal fire escape door in the existing door opening.

Bollards and Short Fence to Front/ Side of Property

To improve security and reduce anti social behaviour the applicant is proposing to install security bollards including two retractable bollards and a short section of fence to the site. See images below and site plan drawing.

Type of bollard being proposed



Style of short metal fence being proposed to protect and direct the car parking

Rainwater Goods

The Applicant is proposing to remove the existing rainwater good sand replace with cast metal rwps and hopper as shown below.

Proposed with date stamp

Rear Boundary

The Applicant is proposing a new rear boundary fence see application drawings. The post are in place however works have ceased pending this listed building application. The proposal is to form a timber section of fence above the existing low stone boundary wall to make the boundary secure. People are currently jumping over the wall to use the site as a thoroughfare which is leading to anti social behaviour and vandalism. In addition it will stop rubbish being continually thrown over the wall and make the site feel much more secure.

Rear Boundary

Entrance Door

The Applicant is proposing to replace the existing door with a new hardwood door to match the existing with the addition of a central vision panel as shown on the application drawings.

Conclusion:

The application property is Grade II listed and sits within a defined boundary setting.
However, internally, following various adaptions and conversions there are no internal features which have been retained except for the roof trusses, which have been strengthened/ reinforced in the past.

..... Conservation in Kirklees has acted as a catalyst for regeneration, helping to diversify the economic base and enhance the character and appearance of the areas, ensuring the heritage of Kirklees is both a historic and an economic asset.

Quote from "Birstall Conservation Area Appraisal"

The building works proposed are to repair and maintain the building's structural components which are recognised as being of historic and aesthetic significance, whivh include the windows, roof and doors.

Repairs being proposed is to sustain the significance of the building, keeping it viable as a commercial enterprise and in so doing safe guarding its future.

The proposals to include solar panels and air source heat pumps to improve the sustainability and energy efficiency of the building, inline Kirklees and National sustainability policies.

In conclusion, we feel the sum of the proposed works will improve the building's historic and aesthetic significance and will not detract from its wider setting and local cultural importance.