

Design and Access Statement & Heritage Statement Combined

Introduction

The application relates to works involved at

Woodley School and College
Dog Kennel Bank
Huddersfield
HD5 8JE

Historic Context

The site includes the Grade II Listed building known as New Hall, originally dating from the late 16th century with significant remodelling undertaken in the 19th century in the Gothic Revival style by architect William Henry Crossland.

The wider site comprises a number of additional buildings, including later 20th-century teaching blocks, a stable block and modular accommodation. The listed building has experienced deterioration in recent years, primarily as a result of water ingress, leading to decay of structural timber elements and internal finishes.

Context of Proposed Work

The proposed works form part of a wider programme of repairs across the site and are focused on ensuring the long-term preservation and continued use of the existing buildings.

The works primarily address defects associated with water ingress, timber decay and general material deterioration.

Existing Building and Surroundings

Woodley School and College is situated within its own grounds to the east of Huddersfield town centre and comprises a combination of historic and modern buildings. The site includes the Grade II listed New Hall, a stable block, modular units, and 1960s teaching accommodation.

The New Hall building is a listed asset and has been affected by ongoing water ingress, which has led to deterioration of roof coverings, timber structures, and internal finishes.



Photo 1 – Area of window and roof repairs to the New Hall Building



Photo 2 – Area of water ingress from box gutter

Due to blockages of gutters and downpipes the existing lead box gutter has failed, allowing water ingress to occur over time. The ingress has led to severe deterioration of the timber structure beneath the lead which has exacerbated the onset of dry rot which has spread to surrounding timbers and are in need of repair works to mitigate against catastrophic failure.



Photo 3 – Area under box gutter and window decay.



Photo 4 – Area under box gutter showing dry rot extent

The flat asphalt roof covering located to the west of the site shows evidence of multiple previous repairs, including the application of a liquid membrane. This membrane has since deteriorated significantly, resulting in water ingress to the areas below.



Photo 5 – Asphalt deterioration



Photo 6 – Internal leak

At the stable block, the existing felt roof system has exceeded its life span and is leaking internally.



Photo 5 – Pooling water



Photo 6– Stable block upstand deterioration.

At the modular building, the works are limited to the replacement of ceiling finishes, including the removal of existing tiles and installation of new acoustic tiles to improve performance and appearance.

Proposed

At the New Hall building, the proposed works include roof repairs to one elevation, involving the temporary removal of existing slate coverings, parapet copings and ridge tiles to allow for a full inspection of the underlying structural timbers, with repairs undertaken where necessary. Upon completion, all elements will be reinstated.

Windows affected by rot will be replaced with new softwood units to match the existing profile and appearance. Internally, the works focus on addressing decay through localised opening-up, treatment of masonry and timber where required, replacement of defective structural lintels, and the reinstatement of ceilings and associated finishes.

The existing gutter linings will be replaced with new 18mm marine plywood, finished with a new lead sheet lining.

To the west flat roof, the existing covering will be stripped back to the deck, which will be inspected, and a new thermally improved asphalt roof covering installed.

At the stable block, the works involve complete renewal of the flat roof covering, including removal of existing materials, installation of a new insulated 3 layer felt roof system, replacement of fascias and soffits, and installation of new aluminium heritage rainwater goods to match existing profile. Localised alterations are also proposed to improve weathering details.

At the modular building, the works are limited to the replacement of ceiling finishes, including the removal of existing tiles and installation of new acoustic tiles to improve performance and appearance.

Materials

All replacement materials will be selected to match the existing building in both appearance and performance where appropriate.

Existing slate roof coverings to the Main Hall will be carefully removed and reused wherever possible following the completion of repair works. New lead linings and timber elements will be installed to match the existing in form, detail and appearance. A new asphalt roof system will be introduced to improve the thermal performance of the building, without impacting its visual appearance at ground level. Replacement windows will be formed in softwood and designed and finished to replicate the existing units.

At the stable block, new roofing materials will comprise a three-layer built-up felt system to match the existing covering, supported by new fascias, soffits and black heritage aluminium rainwater goods designed to reflect the existing profile.

Internal finishes, including plaster, sills, architraves skirtings and ceiling systems, will be reinstated to match the existing appearance following completion of repair works.

Impact on Significance

The proposed works are primarily repair-led and are required to address significant defects caused by water ingress and associated timber decay. The works have been designed to retain as much historic fabric as possible, with existing slate coverings carefully removed and reused and replacement materials selected to match the existing in form and appearance.

The replacement of decayed timber elements and windows is considered to result in less than substantial harm and is justified on the basis that these elements have deteriorated beyond repair. The proposed works will prevent further loss of historic fabric and improve the long-term condition of the building.

The installation of a new asphalt roof covering to the flat roof will not be visible from ground level and therefore will not impact on the character or appearance of the listed building.

Overall, the works are considered to preserve the significance of the listed building and will provide a clear long-term benefit through the repair and protection of the historic fabric.

Access

Access into the building will remain unchanged.

Assessment

The works have been carefully considered in relation to the significance of the listed building and are primarily focused on repair, maintenance and like-for-like replacement.

The proposals will address ongoing defects, prevent further deterioration, and ensure the continued use of the building, while preserving its architectural and historic character.