



LORETO COLLEGE, MANCHESTER

HERITAGE STATEMENT

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1.0 INTRODUCTION

1.1 Introduction

This Heritage Statement has been prepared by 10architect on behalf of Loreto College, to support an application for Full Planning Permission for the construction of a three-storey new-build teaching block on the land enclosed by Chichester Road South, Moss Lane West, Tamworth Street and Maher Gardens.

The purpose of this statement is to:

- Identify the relevant Heritage Assets with the potential to be impacted by the development.
- Demonstrate the history of development on the application site of wider Loreto College development.
- Assess the existing site and its contribution to the relevant Heritage Assets.
- Assess the impact of the proposed development on the identified Heritage Assets.

1.2 Site Location

The site is adjacent to the south of Loreto College’s existing campus. (Loreto College, Chichester Road South, Manchester M15 5PB). The site is enclosed by Chichester Road South to the east, Moss Lane West to the south and Tamworth Gardens to the west. Maher Gardens and Loreto’s campus border the north of the site.

The site is located within the Manchester City Council ward, bordering the edge of the Trafford Council ward. There are no Designated or Non-Designated Heritage Assets within the application

site and there are no Locally Listed Buildings within close proximity to the site¹.

The site is not located within a conservation area, nor are there any Tree Preservation Orders located on the site.

1.3 Proposal Summary

A new three-storey teaching block will necessitate the demolition of the existing unoccupied single storey Probation Office, currently inhabited by squatters. This existing building is regularly subjected to vandalism, with litter and graffiti observed in many areas around the site.

The building will also require the felling of 3No. trees located on the Chichester Road South boundary. This will not have a negative impact on the immediate site or area, as the landscape design proposal facilitates at least a two-for-one replacement for any trees that are felled.

The proposed building will be located on the south eastern corner of the site adjacent to the Chichester Road South and Moss Lane West road junction.

A new fence line will provide a new secure boundary to the campus extension. The two existing footpaths on the site will need to be stopped up by a separate S257 application. The proposed extinguishment of the footpaths is in accordance with Ofsted guidance, Secure by Design guidance and Paragraphs 8 and 12 of the Countryside and Rights of Way Act 2000.



Campus Photographs

¹<https://local-heritage-list.org.uk/greater-manchester/map/>

1.4 Years of Development at Loreto College

For context on the wider ownership area of Loreto College, this page presents the developments within the last 20 years. Since the first of these developments, the Ball Building in 2004, Loreto College has expanded with five additional buildings and two large extensions, forming a thriving and modern college campus, just a short distance from the city centre.

The most recent development being the Ball Building Extension and Refectory, completed in Summer 2021. The timeline to the right provides planning references to all major projects since 2002.

The Chapel on Loreto’s campus is a Grade II Listed Building, built in 1876. It is closely surrounded by the Sports Hall, E&K and Ward buildings, all of which were built between 2004 and 2010. The Chapel itself had a two storey extension constructed, and refurbishments works that were approved by Manchester City Council in 2007.

The Chapel extension and the E&K building, a five storey teaching block, have much more of an impact on the surrounding Designated Heritage Assets than the site’s proposed building would have, and they were both granted Planning Permission by MCC.



Chapel Extension

Development Timeline

2003

Ball Building

065999/FO/SOUTH1/02

2004

Sports Hall

071558/FO/2004/S1

2005

Ward Building

070795/FO/2004/S1

2006

St Vincent's

077015/FO/2005/S1

2007

Chapel Extension

080324/LO/2006/S1

2010

Ellis and Kennedy Building

086595/FO/2008/S1

2014

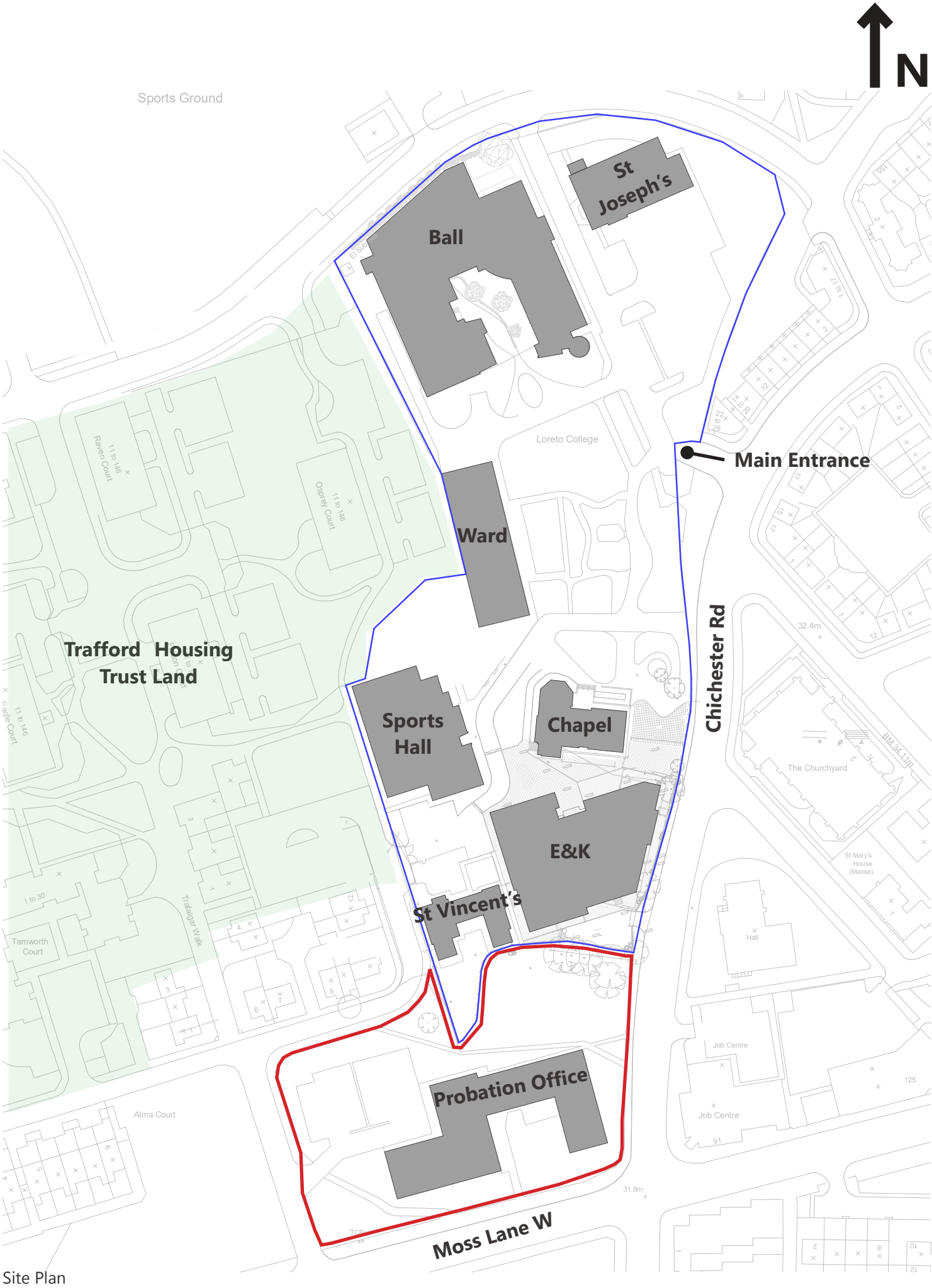
St Joseph's Building

103608/FO/2013/S1

2021

Ball Building Extension

126016/FO/2020



1.5 History of Application Site

As can be seen in the maps from 1889 and 1949⁴, much like the surrounding area, the site was once built up with dense terraced housing. Norfolk Street ran through the site and as seen in 1889, both Moss Lane W and Chichester Road were tramways. These tramways were removed by 1949.

At some point between 1949 and 1977, the site was cleared of all buildings and Norfolk street was stopped-up, evident from the right-most map⁴ seen below. Pedestrian footpaths have been present since 1977, which still exist on the site today and require extinguishment

through a separate Section 257 Stopping Up Order application.

Currently on the site (April 2023), there is a single-storey brick building (formerly used as a probation office), car parking provision with vehicular access from Tamworth Street, grassed areas and the aforementioned footpaths.

The current building on site was granted Planning Permission on 18th February 1988 (*Reference: H/26405*) and was used as a probation office

until May 2021. To the building has remained vacant and there aare now squatters residing within the building. There is evidence of litter and graffiti around the existing building and the application site, which is having a negative contribution towards the settings and the experience of the nearby Designated Heritage Assets.



1889



1949



1977

⁴All maps on this page have been taken from WML Consulting Phase 1 Desk Study (February 2023).

1.6 Existing Site Photographs



View from Moss Lane W/Chichester Road S Junction looking North-West



View along Existing Footpath in Centre of Site looking East



View from Moss Lane W looking North-West

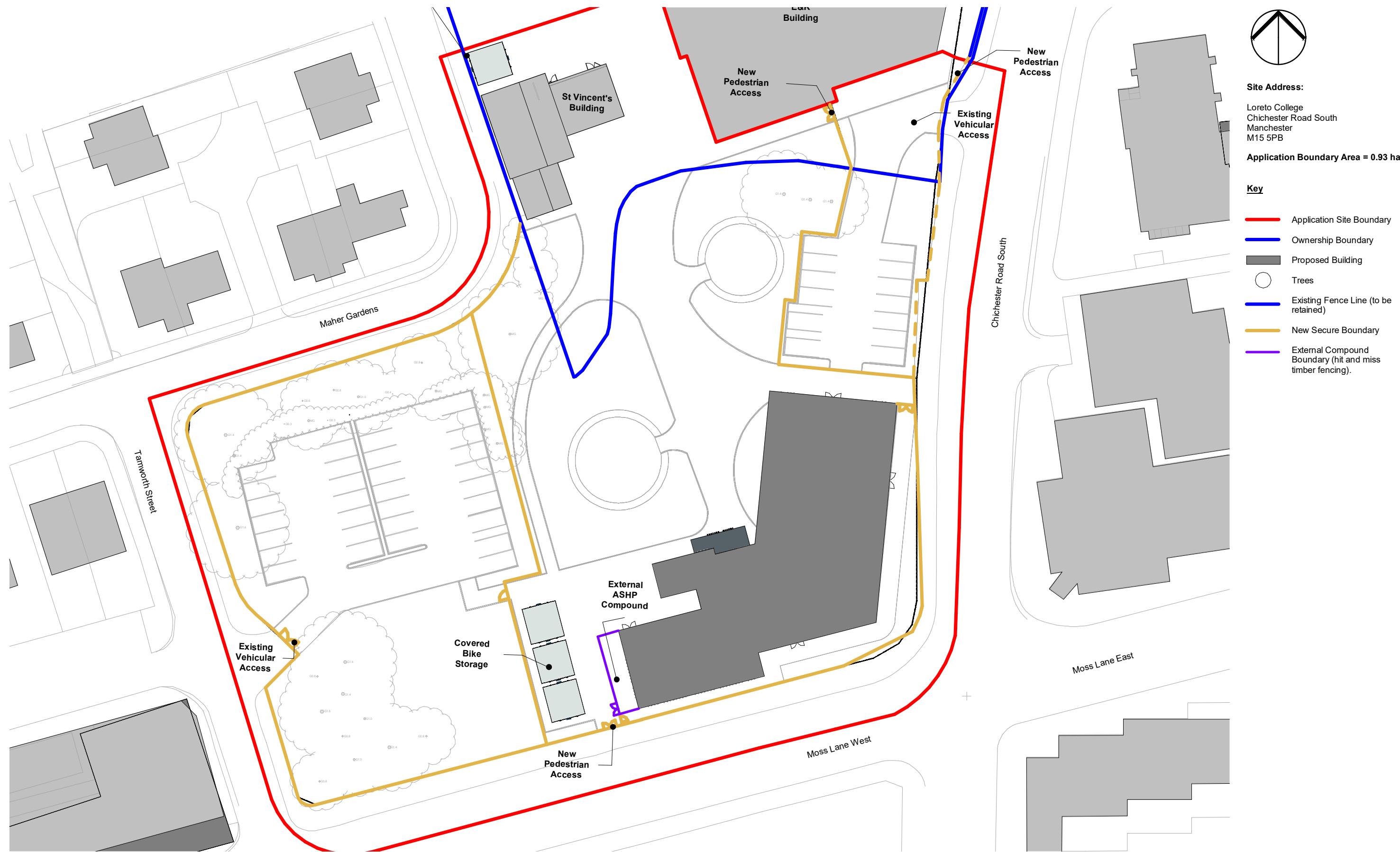


View from Tamworth Street looking East

1.6 Existing Site Plan



1.7 Proposed Site Plan



1.8 The Proposal



The proposed application is for the construction of a three-storey Class D1 (Non-residential institution) college block housing 20no. classrooms, assembly space, study centre, staff rooms and WC provisions.

The enabling works prior to the construction of the teaching block involves the demolition of the existing single-storey building on the site, the former probation office.

The proposed landscaping will create outdoor 'zones' for students, including outdoor dining areas, a performance area and social areas. Planting has been designed throughout and any trees that are felled will be replaced on a two-for-one basis.

Works to the existing car parks will reconfigure and resurface the existing provisions and add a new, secure vehicular access point into the campus from Tamworth Street. The access point from Chichester Road S will remain in place.

The overall height of the building is 13.58m, which does not meet nor exceed that of the adjacent building, Ellis & Kennedy (22.1m).

The design and layout of the proposed building is sympathetic to the existing buildings, responding to the opportunities and constraints created by the surrounding buildings.

The elevations are in a traditional clay-facing red brick, with aluminium curtain walling and doors. All windows have panels of aluminium perforated solar shading.

The windows and panels will be of a suitable RAL colour that compliments the chosen brick, and is respectful of the surrounding buildings.

Please refer to the appendix for attached planning drawings, and to the D&A Statement for the full design development and justification.



1.9 Views from Designated Heritage Assets to Site



Existing Site View from Queen's Brewery Court



Existing Site View from MKCC (Mawlawi Kurdish Cultural Centre)



Proposed Site View from Queen's Brewery Court



Proposed Site View from MKCC

1.10 Views from Site to Designated Heritage Assets



View from Site looking North along Chichester Road S

*numbers on the images correlate with those on the location plan featured on page 11

Looking North from site along Chichester Road S, the following Designated Heritage Assets can be seen:

- Church of St Mary*
- Boundary Wall to the Churchyard of the Church of St Mary's
- Mawlawi Kurdish Cultural Centre
- Playground Wall of St Mary's Junior School, on West, North and East sides

the nearby Designated Heritage Assets than the proposed development would have, standing at five storeys directly across the road to the Mawlawi Cultural Centre and St Mary's Church. The Ellis and Kennedy building was approved by Manchester City Council in 2008.

The proposed development will not have a negative impact on views to or from the Designated Heritage Assets.

From this image, it can be seen that the Ellis and Kennedy Building has much more of an impact on



View from Site looking West along Moss Lane W

*numbers on the images correlate with those on the location plan featured on page 11

Looking West from site along Moss Lane W, the Queen's Brewery Court* can be seen in the distance. The development will be over 90m away from the Designated Heritage Asset and will not have a negative impact on views to or from the building.

Tamworth Apartments, which also stands at three-storeys, is a residential apartment block that is directly facing the Designated Heritage Asset. The Planning Application for this build was approved by Trafford Council in 2014.

2.0 HERITAGE ASSESSMENT

2.1 Definitions

Designated Heritage Asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.²

Non-Designated Heritage Asset

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets (Ann. 2 of the NPPF).³

Listed Building

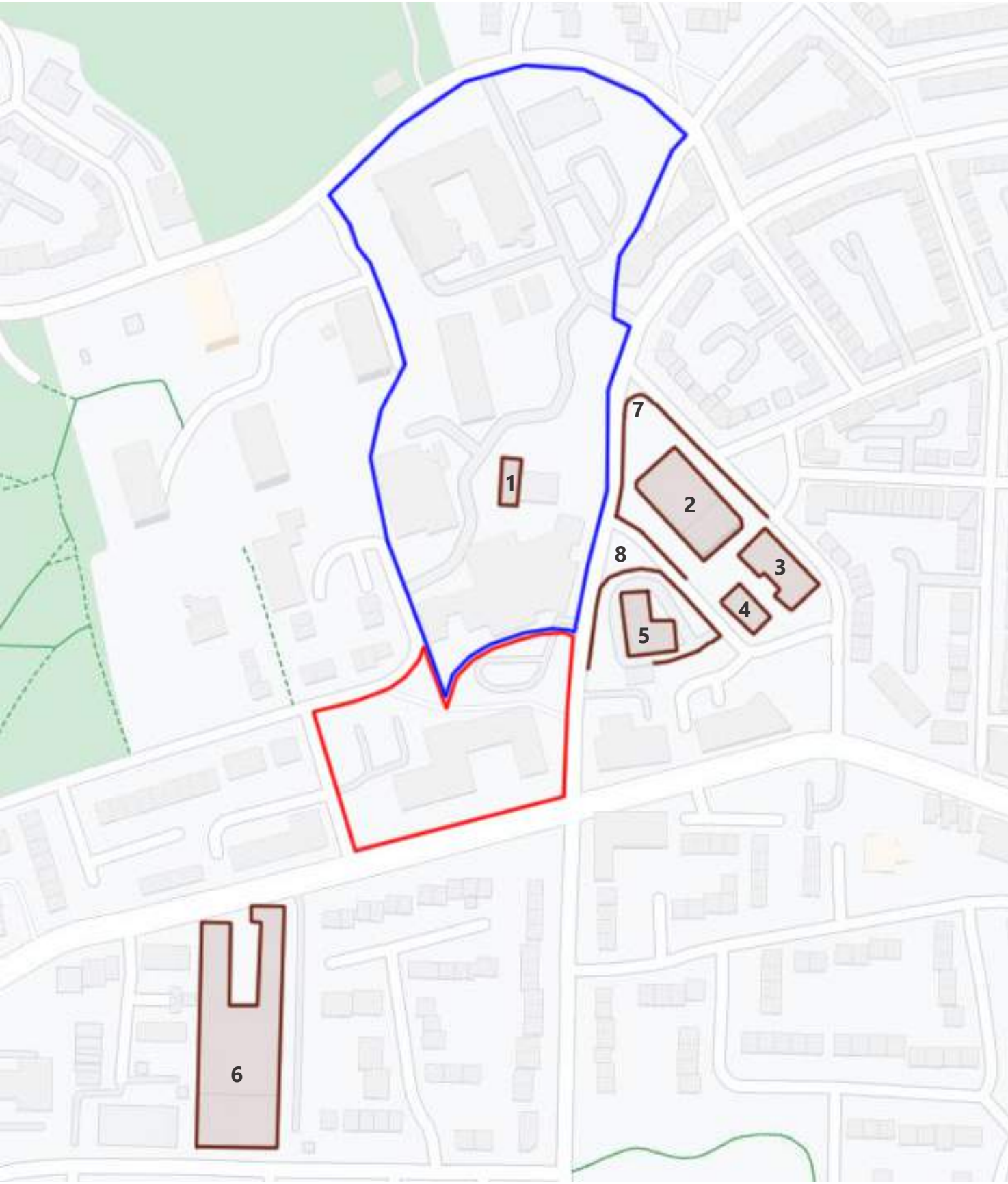
Listing refers to a building which is included on the statutory list of 'buildings of special architectural or historic interest', which is sometimes referred to as The National Heritage List.

Locally Listed Building

Buildings and sites in a Local Planning Authority's area that make a positive contribution to its local character and sense of place because of their heritage value, but are not nationally listed.

Setting of a Heritage Asset

Setting is defined in the National Planning Policy Framework (NPPF) 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 the asset, may affect the ability to appreciate that significance or may be neutral.



Site Plan with Listed Buildings

2.2 Listed Buildings

The map to the right demonstrates the locations of the Designated Heritage Assets, of which all are Listed Buildings, close to the existing site.

- 1. Chapel Building, Loreto College (Grade II)
- 2. Church of St Mary (Grade II*)
- 3. Moss Side People's Centre (Grade II)
- 4. St Mary's House (Grade II)
- 5. Mawlawi Kurdish Cultural Centre (Grade II)
- 6. Queen's Brewery Court (Grade II)
- 7. Boundary Wall to the Churchyard of the Church of St Mary's (Grade II)
- 8. Playground Wall of St Mary's Junior School, on West, North and East sides (Grade II)

Key

- Site Boundary
- College Ownership Boundary
- Listed Building

²<https://historicengland.org.uk/advice/hpg/hpr-definitions/>
³<https://historicengland.org.uk/advice/hpg/has/locallylistedhas/>

2.3 National and Local Planning Policy Context

Two main pieces of Planning Policy clearly define the requirements set out in law to protect and conserve Heritage Assets. The first is the National Planning Policy Framework (NPPF) and the second is the Planning (Listed Buildings and Conservation Areas) Act 1990.

NPPF

Paragraph 194 notes that in determining Planning Applications, Local Planning Authority require an applicant to describe the significance of any Heritage Asset affected. (This is explained further in the Manchester City Council validation checklist as read below):

The Heritage Statement should identify historic features and assess their significance and their setting, and assess the impact of the proposals. It should be accompanied by a photographic record, showing the site context and spaces and features which might be affected by the proposal, preferably cross-referenced to survey drawings.

Paragraph 197(c) states that in determining applications, Local Planning Authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 203 states that the effect of an application on the significance of a Designated Heritage Asset should be taken into account in determining the application.

Paragraph 206 states that Local Planning Authorities should look for opportunities for new developments

within the settings of Heritage Assets, to enhance or better reveal their significance.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.

2.4 Heritage Assessment

The following section describes the Listing of each nearby Designated Heritage Asset, assesses the setting of the asset, and demonstrates the impact of the proposed development on each of the Designated Heritage Assets and their setting.

1. Chapel Building, Loreto College
(Grade II)



Listing Entry: 1389525

Description:

“Roman Catholic chapel. Building began c1874, completed c1876. Herbert Edward Tijou was the architect.

Victorian Gothic style. Grey, orange and red brick in header bond with stretcher decorative bands, moulded brick window surrounds; panels of diagonal patterned brickwork below the upper windows. Painted stonework bands, window tracery, east end cross, hoodmoulds with head stops. Two tall storeys, canted east end, gabled west end with lower west stair and organ loft bay. 5 bays, including

the west staircase bay with organ loft above; the chapel standing high over ground floor.

Interior: The chapel is reached from the west end bay with timber straight-flight staircase, wood block floor, stained glass west wall stair window of 8 lights: religious figures in frames with foliage. A holy water stoup to left of the chapel entrance, and stone steps to the organ loft in the north wall. The wooden double entrance doors are original, with large panels, elaborate brass fittings. 2 steps up to sanctuary and 1 more step to altar.

The chapel is richly decorated throughout with tiling, moulded stone strings, and mosaics. The upper levels are decorated with mosaics up to eaves level: rectangular framed panels of cream, with blue motifs and symbols. The stations of the cross on the side walls.

Four 2-light nave windows on the north side, one on the south side, and two 2-light sanctuary windows flank the reredos. Stained glass with fruit and flower motifs in the side walls, and lettering recording donations.

The south side chapel has a mosaic representing a nun and the Sacred Heart; a carved stone panel below, the altar not visible. The large room below the chapel has three east windows with transom and mullion tracery. Moulded eaves cornice, blocked fireplace in south wall.”

Assessment:

The Chapel Building is located within the boundary of Loreto’s College Campus, approached on foot from the college’s main entrance to the north of the

building. The users of this building will be students and staff of Loreto College.

The chapel was previously surrounded by buildings of similar likeness, all of which have since been demolished. Now, the chapel is surrounded by contemporary buildings and was granted permission for a modern two-storey extension in 2007. To the rear of the chapel is a five-storey contemporary college block, the E&K building.

From the chapel, the views are mostly of other college buildings. The area around the building is landscaped and well kept. There are plenty of trees around the building, some of which are protected.

Overall, the existing setting provides limited contributions to the listing of the chapel.

Impact of Proposal:

The proposed building is to the south of the chapel, and will be fully concealed from the view of the chapel building by the five-storey Ellis and Kennedy building.

The proposed building will not change the current views to or from the chapel, nor will it have an effect on the way that the chapel is currently used or experienced by students and staff of the college.

It is our belief that the proposal will have minimal impact on this Designated Heritage Asset and its current setting.

2. Church of St Mary
(Grade II*)



Listing Entry: 11270659

Description:

“Anglican church, now Shaw Ardell African Methodist Evangelical church. 1856-8, by J.S.Crowther.

Coursed sandstone rubble with ashlar dressings, slate roof. Early C14 Geometrical style. Large nave and chancel with north and south aisles and very tall north-west steeple.

The 4-stage tower has angle-buttresses, 3-light windows to the 1st stage, cusped lancets to the 2nd stage, cusped 2-light windows to the 3rd stage, tall coupled belfry windows, with 3 orders of moulding and crocketed gablets, a carved corbel table with a gargoyle in the centre of each side, parapet with crocketed corner pinnacles, and a tall slender octagonal spire with lucarnes on 4 levels (the lowest of 2 lights).

The tall 5-bay nave has pilasters, a corbel table to each bay, parapet with pitched coping terminating

with large crocketed pinnacles at the junction with the chancel, and coupled 2-centred arched 2-light clerestory windows and a very large 5-light west window with geometrical tracery. The 3-bay chancel, to almost the same height, has a clerestory with one window in similar style in each bay flanked by decorated blind arches, and a huge east window with 6 very tall lights in 2 groups with multifoil tracery and a wheel in the head.

The buttressed aisles have large 2-centred arched 3-light windows with intersecting mullions, trefoil-headed lights and multifoil tracery in the heads, and hoodmoulds with carved stops and large crocketed pinnacles at the junction between nave and chancel; and at the west end of each aisle a gabled porch which has angle buttresses, a 2-centred arched outer doorway, both with scissor-braced roofs and 2-centred arched inner doorways with moulded surrounds and doors with elaborately foliated strap hinges.

Interior not inspected."

Assessment:

The church of St Mary is located on Chichester Road South and is currently used as a residential apartment building. It internally refurbished and converted into 14 apartments in the early 2000's.

This building is mostly experienced by means of vehicular traffic passing by along Chichester Road S. It is also experienced internally by the residents within the apartments.

The church features a well-kept lawn to the north

of the building and trees around the perimeter. The grounds of the church is defined and enclosed by a stone wall, which has been provided with its own Listed status. This provides a positive contribution to the setting.

Although the church building is surrounded by a number of buildings and structures that are Grade II listed, it is also surrounded by residential and contemporary college buildings which do not provide any contributions to the listing.

This report suggests that overall, the existing setting provides a positive contribution to the listing of the chapel.

Impact of Proposal:

The proposed development will be seen from the churchyard when viewing in a southerly direction down Chichester Road South, but will not restrict views to or from the Heritage Asset, nor will it harm the historical or architectural significance.

It is our belief that the proposal will have minimal impact on this Designated Heritage Asset and its current setting.

3. Moss Side People's Centre (Grade II)



Listing Entry: 1270695

Description:

"Former school incorporating teacher's house, now social centre. 1855-60.

Brown brick in header bond (now mostly painted in various colours), fishscale slate roof. Irregular plan with hall range parallel to street, domestic wing at left end, 2 crosswings at the right-hand end, and various wings to the rear.

Gothic style.

The hall range has a chamfered 2-centred arched doorway and 2 tall gabled traceried windows, the wing to the right has a large 4-light traceried window and the outer wing attached to this has a 2-light window.

A rear wing projecting to the right has a front aisle, and in the gable wall a 3-light window with

intersecting tracery. The left return facade (the teacher's house) has two 8-light mullion-and-transom windows flanking a central 2-centred arched doorway with chamfered surround, above and to the right of this a battered chimney stack ending in a conical louvre, and at 1st floor mullioned windows of 2, 3 and 4 lights.

Interior not inspected."

Assessment:

The people's centre is accessed from St Mary's Street and is currently used as an educational facility (Day Nursery and Preschool). It is open between the hours of 8:00am and 6:00pm.

The Designated Heritage Asset is experienced mostly by users and residents in the immediate residential properties, whose experience would not be affected by the proposal.

Impact of Proposal:

The proposed development cannot be seen from this Designated Heritage Asset.

It is our belief that the proposal will have minimal impact on this Designated Heritage Asset and its current setting.

4. St Mary's House
(Grade II)



Description:

Listing Entry:: 1271229

"Rectory, now manse. 1855-60.

Brown brick with sandstone dressings and red tiled roof. Rectangular plan parallel to street.

Vernacular Gothic style.

Two storeys and 4 bays, the centre treated as a one-and-a-half storey hall range and the ends as gabled wings, that to the right half-hipped; with a buttress in the centre of the 1st bay and another between the 2nd and 3rd bays (both with offsets); the entrance, to the left of the 2nd bay, has a shouldered doorway and double doors with ornamental strap hinges, and a quatrefoil overlight, set in a 2-centred stone arch with chamfered surround.

The windows are mostly stone-mullioned with straight stone lintels and segmental brick relieving arches, 2 at ground floor of the main range with cusped lights and those above set in half-dormers with hipped roofs; in addition the 1st floor of the 1st

bay has a large arched window of 3 arched lights with multifoils in the head, and the 4th bay has an attic window.

The left gable wall has 2 windows like those at ground floor of the main range; the right-hand gable has an extruded chimney stack. Interior: moulded 2-centred arch between entrance hall and stairwell; open-well staircase with 2 brattished rails."

Assessment:

St Mary's House is located on Parsonage Street and is occupied by a community radio broadcaster and an arabic supplementary school. The building is experienced by staff, students and visitors, as well as users of the buildings within the immediate vicinity.

The building is surrounded by Grade II and II* listed buildings, which provide a positive contribution to St Mary's House's listing and its setting.

Impact of Proposal:

The development will be seen from St Mary's House, but will be mostly concealed by trees and the nearby buildings - Mawlawi Kurdish Cultural Centre and Chichester House.

The proposal will not affect how the asset is experienced or viewed.

It is our belief that the proposal will have minimal impact on this Designated Heritage Asset and its current setting.

5. Mawlawi Kurdish Cultural Centre
(Grade II)



Description:

Listing Entry: 1208702

"School, now Social Services centre. 1855-60.

Red brick with blue brick bands and sandstone dressings, steeply-pitched fishscale slate roof. Hall and crosswing plan, with wing at south end. One-storey hall and 2-storey wing to same height.

The hall has buttresses with offsets, and two tall gabled 6-light transomed windows breaking the eaves, with cusped lights and 2-centred arched relieving arches and arch-bands of blue brick; a gabled porch in the angle with the wing, with 2-centred arched doorway which has a chamfered surround, hoodmould, and double doors with strap hinges.

The gable of the wing has two windows each of two cusped lights at ground floor, and a large 2-centred arched 3-light window at first floor with circular tracery in the head. The north gable wall of the hall is almost completely filled by a very large 2-centred arched transomed 14-light window with

plate tracery; the rear is similar to the front, but has a projecting gabled porch now surrounded by C20 additions which enclose the rear of the wing."

Assessment:

Mawlawi Kurdish Cultural Centre is a mosque located on Chichester Road. This building is experienced by the visitors to the mosque and by people using the centre for community purposes. Users will access the building from the main entrance on Chichester Road South, or from the rear car park into the entrance on Parsonage Street.

The grounds are defined by the Grade II listed Playground Wall of St Mary's Junior School, which provides a positive contribution to the setting.

We believe that overall, the setting provides limited positive contribution to the listing. Despite the nearby Listed Buildings, the building is also surrounded by contemporary buildings which do not contribute to the listing. The cultural centre and its grounds/boundary has also been subject to litter and vandalism, and the building itself has views of the vandalised probation office, which has a negative impact on the setting.

Impact of Proposal:

The proposed development will be seen from the Centre when viewing in a southerly direction down Chichester Road South, but will not restrict views to or from the Heritage Asset, nor will it harm the historical or architectural significance.

It is our belief that the proposal will have a positive impact on this Designated Heritage Asset by improving its current setting and views.

6. Queen’s Brewery Court
(Grade II)



Listing Entry: 1291088

Description:

“Brewery. 1861. For Greatorex Brothers.

Red brick with stone dressings and slate roof. Various ranges group around a large courtyard. Mainly two storeys with 3-storey ranges to rear.

Central gateway with elaborate gate piers and pedestrian gate to left with moulded architrave and pediment. To left a 2-storey 4-window range with sash or sash-type windows set in moulded frames or architraves and with segmental arched head. Ground floor quoins, impost band and 1st-floor sill band. Modillion cornice.

Behind this facing the courtyard further 2-storey ranges with various sashed casements and doorways and two gables with overhanging eaves and windows beneath round-arched heads.

A further range with roof louvre adjoins rear range which has three groups of windows facing the courtyard. Central gable with clock and ornamental

finial. C20 loading bays beneath. This range to rear facing has tall arches running through two storeys with windows recessed behind them, a cornice above and three groups of windows with moulded frames and cambered heads. Sides similar with that to west having the base of a truncated stack and a roof louvre.

To the right of the courtyard in front of part of the rear range a 2-storey range with a blind arcade of tall arches on all sides filled by various windows. This range has a cornice and full-length roof louvre. In front of this range are other lower 2-storey range with three gables facing and small lantern louvres. Another small range to right of the entrance gateway. Interior not inspected.

The brewery was built by the Greatorex Brothers as Queen’s Brewery in 1861 and has been occupied by Hyde’s Brewery itself established in the early 1860’s, since 1899.”

Assessment:

Queen’s Brewery Court, formerly Hydes Brewery, is located on Moss Lane West and was refurbished into a residential development with 73no. apartments. The permission for this development was granted in 2014.

The Designated Heritage Asset is experienced for the most part by residents of the apartments, neighbours, visitors, or people in vehicles passing on Moss Lane West.

We believe that the setting of this Designated Heritage Asset provides little contribution to the

listing. The building is surrounded by contemporary residential buildings. Facing Queen’s Brewery Court is the three storey Tamworth Apartments Building, which was completed in 2016.

Impact of Proposal:

The proposed site can be seen from Queen’s Brewery Court, however due to the litter and vandalism seen across the site, this provides a negative contribution to the setting.

The proposed development will be seen from the building when viewing in an eastern direction down Moss Lane West, but will not restrict views to or from the Heritage Asset, nor will it harm the historical or architectural significance.

It is our belief that the proposal will have minimal impact on this Designated Heritage Asset and its current setting.

7. Boundary Wall to the Churchyard of the Church of St Mary’s
(Grade II)



Listing Entry: 1270671

Description:

“Boundary wall surrounding churchyard. 1856-8, by J.S.Crowther.

Coursed sandstone rubble and sandstone ashlar; with cast-iron gates at west end. Low wall with chamfered plinth and steeply-pitched weathered coping, curved round the corners of the churchyard; former railings missing. Pair of small cast-iron gates at west end.”

Assessment:

The wall is located along Chichester Road South and St Mary’s Street, providing access into St Mary’s Church. The Designated Heritage Asset is experienced for the most part by people accessing the church, passing in a vehicle, or by the neighbouring residential properties.

The asset defines the boundary of the Grade II* listed St Mary’s Church, which has a significant positive impact on the asset’s setting. Other than St Mary’s Church, the views from the wall for the most

6. Playground Wall of St Mary’s Junior School
(Grade II)

part are of contemporary buildings and of a 2.4m high blue metal fence, which do not add a positive contribution to the asset’s setting or listing.

Impact of Proposal:

The proposed development will be seen from the wall when viewing in a southerly direction down Chichester Road South, but will not restrict views to or from the Heritage Asset, nor does it harm the historical or architectural significance.

It is our belief that the proposal will have minimal impact on this Designated Heritage Asset and its current setting.



Listing Entry: 1197792

Description:

“School playground wall. 1855-60. Brown brick with black brick string, and ashlar coping.

Dwarf wall: gabled arch with 2-centred double-chamfered brick gateway and much black brick and ashlar polychrome ornamental. Cast-iron railings with simple bipod pattern finials.”

Assessment:

The wall is located along the boundary of the Mawlawi Kurdish Cultural Centre and provides access into the centre both on Chichester Road South and Parsonage Street. The Designated Heritage Asset is experienced for the most part by people accessing the cultural centre by foot or by car.

We believe that overall, the setting provides limited positive contribution to the listing. Despite the nearby Listed Buildings, the wall is also surrounded by contemporary buildings which do not contribute

to the listing. The cultural centre and its grounds/ boundary has also been subject to litter and vandalism, and the wall itself has views of the vandalised probation office, which has an overall negative impact on the setting.

Impact of Proposal:

The proposed development will be seen from the wall when viewing in a southerly direction down Chichester Road South, but will not restrict views to or from the Heritage Asset, nor does it harm the historical or architectural significance.

It is our belief that the proposal will have a positive impact on this Designated Heritage Asset by improving its current setting and views.

2.5 Assessment of Impact

The demolition works that will take place to remove the existing single-storey building on the site will provide a positive contribution overall to the settings of the nearby Designated Heritage Assets.

In its current state, the site enclosed by Chichester Road South, Moss Lane West, Tamworth Street and Maher Gardens is problematic. There is a neglected, empty building on the site, which is currently being resided in by squatters and is subject to vandalism/ vast amounts of litter around the building. There are regular crimes that occur on and around the footpaths on the site - please refer to the crime impact statement for further information and statistics.

This proposal plans to demolish the existing building, secure the area and incorporates a new-build teaching block (containing 20no. classrooms, a double-storey assembly space, a study centre and staff spaces) into a newly landscaped extension to the existing campus that features outdoor student zones and two staff car parks.

By extending the campus, the site will become enclosed, secure and not accessible to the public. This will have a positive impact on the area and the settings of the nearby Designated Heritage Assets, due to the reduced opportunity for crime through the removal of the footpaths on the site.

As the site is secure and monitored by both college staff and CCTV, vandalism and litter should be significantly reduced, again enhancing the appearance and quality of the immediate area.

The design and layout of the proposed building itself

is sympathetic to the existing buildings and character of the area, responding to the opportunities and constraints created by the surrounding buildings.

The elevations are in a traditional clay-facing red brick, with aluminium curtain walling and doors. All windows have panels of aluminium perforated solar shading, with those along Chichester Road South and Moss Lane West also featuring horizontal solar shading. The windows and panels will be of a suitable RAL colour that compliments the chosen brick, and is respectful of the surrounding buildings.

We believe that this proposal provides genuine enhancement and improvement to the local area with quality, contemporary design that is both respectful and appealing. We believe that this proposal has minimal direct impact on the nearby Designated Heritage Assets, but provides a positive contribution to their setting.



3.0 SUMMARY & CONCLUSION

3.0 Summary and Conclusion

This Heritage Statement has been compiled by 10architect on behalf of Loreto College, in order to support the application for the construction of a three-storey Class D1 (Non-residential institution) 20no. classroom teaching block, including an assembly space, study centre, staff rooms and WC provisions.

This report is to be read alongside the Design and Access Statement and Planning Drawings.

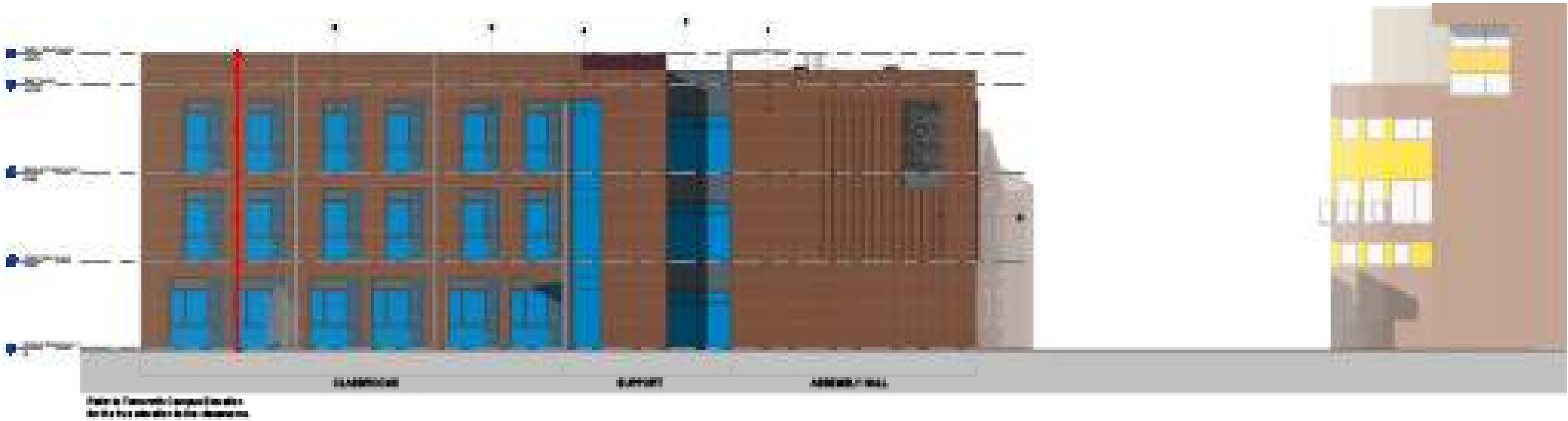
To summarise and conclude this statement, we believe that the current site provides a negative impact on the listed buildings nearby and their setting, due to the dilapidated condition of the current building on site, as well as the amount of visible graffiti and litter around the site.

We believe that this proposal provides genuine enhancement and improvement to the local area and community, whilst having minimal impact on the nearby Designated Heritage Assets.

APPENDIX

IMPACT OF DEVELOPMENT

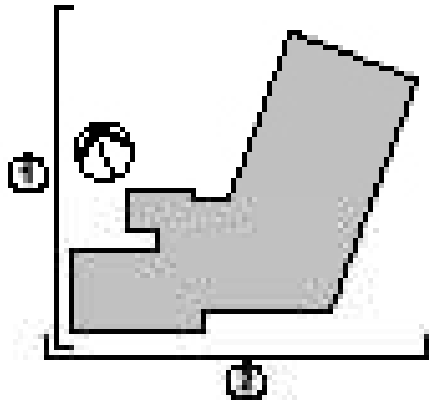
PROPOSED ELEVATIONS



1 Terrace Elevation
1:100 - Section 100



2 Main and West Elevation
1:100 - Section 100



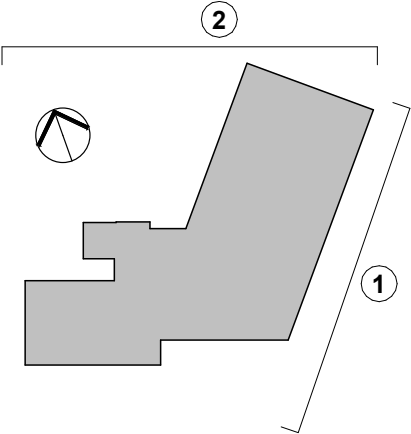
- 1. Assembly Hall
- 2. Support
- 3. Classroom
- 4. Terrace
- 5. Main and West
- 6. Assembly Hall
- 7. Support
- 8. Classroom
- 9. Terrace
- 10. Main and West

IMPACT OF DEVELOPMENT

PROPOSED ELEVATIONS



1 Chichester Road Elevation
1 : 100 Ref Sheet: 0700



- Key
- 1 Clay facing brickwork
 - 2 Aluminium curtain wall panels and doors
 - 3 Perforated aluminium solar shading panels fixed in front of windows
 - 4 Double glazed aluminium curtain walling panels
 - 5 Clay facing brickwork with projecting vertical brick detailing
 - 6 Louvre curtain walling panels
 - 7 Opening window lights
 - 8 Recessed brickwork
 - 9 Opaque Spandrel Panel



2 E&K Elevation
1 : 100 Ref Sheet: 0700

Proposed Elevations
DO NOT SCALE.

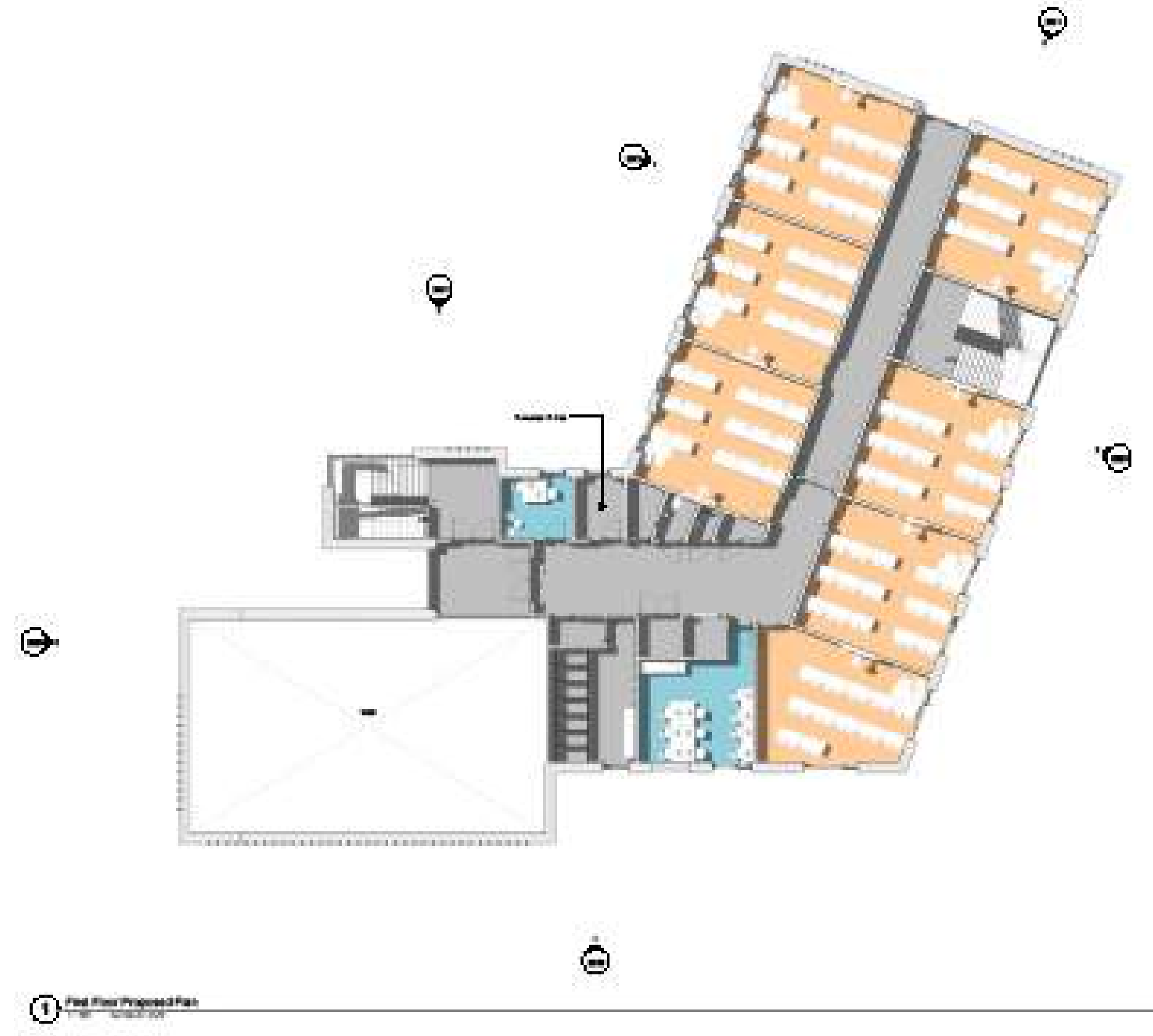
IMPACT OF DEVELOPMENT

PROPOSED PLANS



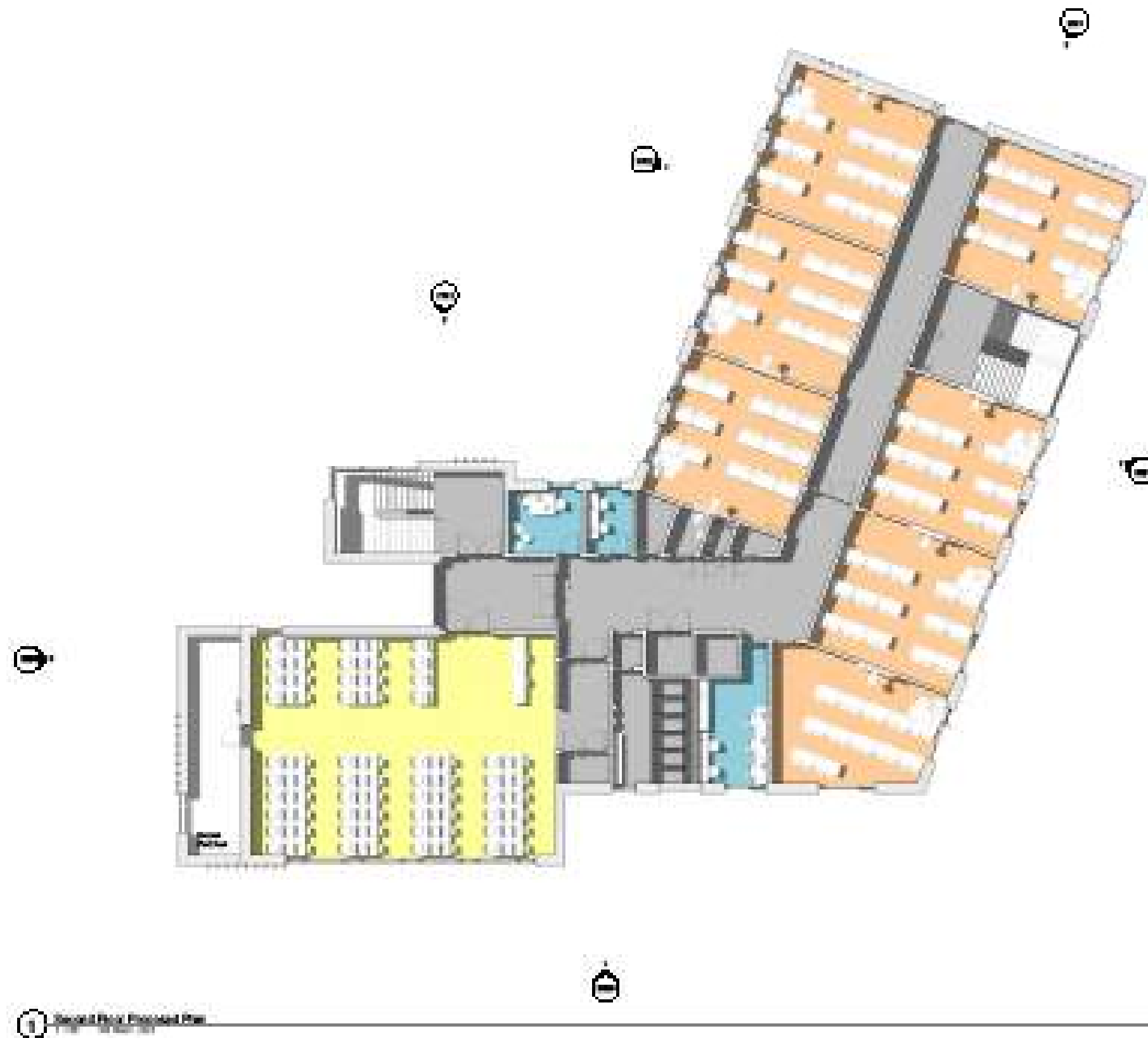
1 Proposed Ground Floor Plan
DO NOT SCALE.

PROPOSED PLANS



Proposed First Floor Plan
DO NOT SCALE.

PROPOSED PLANS



1 Proposed Second Floor Plan
1-10 10-20 20-30

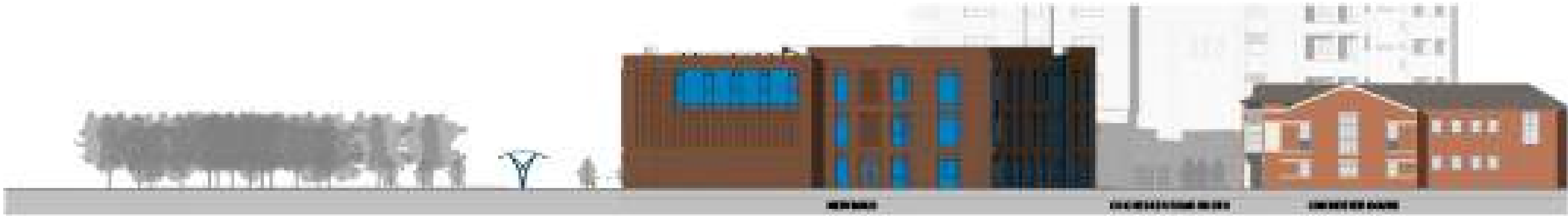
Proposed Second Floor Plan
DO NOT SCALE.

PROPOSED LANDSCAPING PLAN

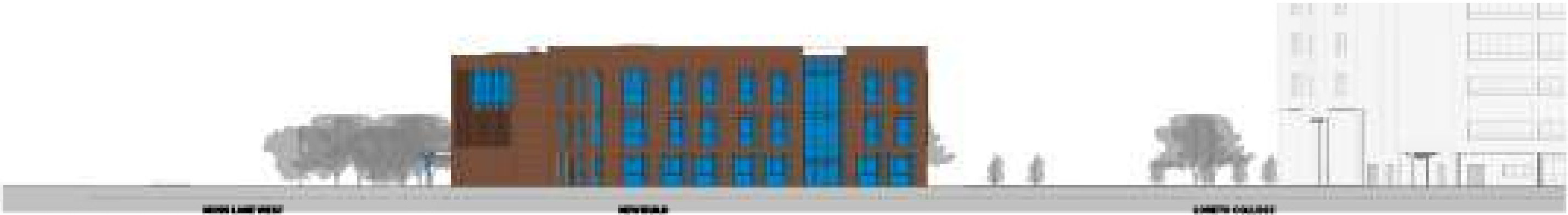


Proposed Landscaping Plan
DO NOT SCALE.

PROPOSED STREETScape



1 Mill and West Street Elevation
1/2" = 1'-0"



2 Mill and East Street Elevation
1/2" = 1'-0"



3 Mill and West Street Elevation
1/2" = 1'-0"

Proposed Street Elevations
DO NOT SCALE.

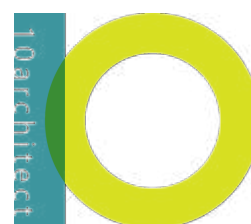
3D VIEWS











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