
Faber Catholic Primary School, Cotton, Staffs

Proposed Fabric Repairs

Statement of Heritage Significance

Date: July 2024

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Introduction

This Statement of Significance has been prepared to accompany the listed building consent application for proposed fabric repair works to Faber Catholic Primary School, Cotton Lane, Cotton, Staffordshire.

This appraisal has been conducted in accordance with the general guidelines set out in British Standard 7913:2013 'Guide to the Conservation of Historic Buildings' and Historic England publications 'Historic Environment Good Practice in Planning' notes GPA1 'The Historic Environment in Local Plans, GPA2 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 'The Setting of Heritage Assets' (Second Edition).

Significance has been assessed in accordance with guidance as set out in Historic England Advice Note 12 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' and the former English Heritage documents entitled 'Conservation Principles, Policies and Guidance' and 'The Setting of Heritage Assets'.

The assessment seeks to justify the proposal's impact on the historic building in line with the requirements of the National Planning Policy Framework.

Planning Policy Considerations

National Policy

The National Planning Policy Framework 2023 (NPPF)

In respect of information requirements, paragraph 200 sets out that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

With respect to designated heritage assets, paragraph 205 sets out that:

great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Local Policy

Staffordshire Moorlands Local Plan adopted in 2020

In respect of design considerations Policy DC1 is relevant and states:

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD.

In respect of heritage, Policy DC2 Historic Environment is relevant and states that:

...policy seeks to ensure that sites and areas of particular heritage value are both safeguarded for the future and, where possible, enhanced both for their own heritage merits and as part of wider heritage regeneration proposals. The policy requirements apply to all types of development.

...policy requires applicants to submit a heritage statement in order for the Authority to understand the potential impact of the proposed works on the significance of a heritage asset and its setting, and to justify that impact. The Council would expect to see an assessment of how the application/proposal will affect the significance of a heritage asset, including its setting and what mitigation/ enhancement measures may be needed to overcome any potential harm.

Supplementary Planning Document Staffordshire Moorlands Local Heritage Register offers procedures for identifying local buildings worthy of local listing recognition.

Site Location

Faber Catholic Primary School is located on Cotton Lane, Cotton. It is bounded to the north and south sides by residential properties, to the east by Cotton Lane and to the west by woodland.

The main entrances to the building and site are accessed from Cotton Lane.

Faber Catholic Primary School, Cotton Lane, Cotton, Staffordshire is listed at Grade II by English Heritage, (listing date 9th November 2001).



View of Faber Catholic Primary School from Cotton Lane. (WGY 2022)

This heritage statement accompanies an application for proposed fabric repairs to the school building.

Area appraisal

The school lies to the western boundary of Cotton Lane in the Staffordshire Moorlands, the area is not a designated conservation area.

Cotton Lane is predominantly residential but also includes a public house at the junction with Star Bank and the school itself.

Houses are a mixture of terraced, detached, semi-detached properties with single storey bungalows nearer to the junction with Star Bank and 2-storey houses closer to the school. All properties are well set back from the lane and, with the topography, are generally set lower than Cotton Lane. All are relatively well maintained by owners.

From historic mapping it can be seen that the adjacent housing has developed since the construction of the school building with older properties closest to the school site.

A burial ground, associated with the Catholic Church of St Wilfred further along Cotton Lane, is situated across the lane from the school with the Grade II listed Cotton College War Memorial sited alongside.



Aerial view of Faber Catholic Primary School and surroundings. (Google 2022)

General Description and Condition

The schoolhouse was built in 1840 by AWN Pugin. The schoolhouse is constructed with an ashlar block with a steep pitched plain tile roof and assumes the appearance of a house with Tudor/Gothic detailing. The principal elevation has two storeys with attic and has three bays. The windows are square headed with multi-pane lights. The main doorway has a pointed arch head and has another window above. Gable dormer windows project from the tiled roof; these are accompanied by a bellcote and chimney at either end and a central chimney.

The adjoining school built later in C19 is constructed with a red brick laid in Flemish bond with stone embellishments such as plinth course, coping and window surrounds. The principal elevation of this has five bays, each of which are divided by a stone coped brick buttress. Four of these windows have stone mullions and stone square-headed surrounds. The other is larger and contains a bipartite sash window. A square dormer window projects from the tiled roof. A plain tile roof covers the whole.

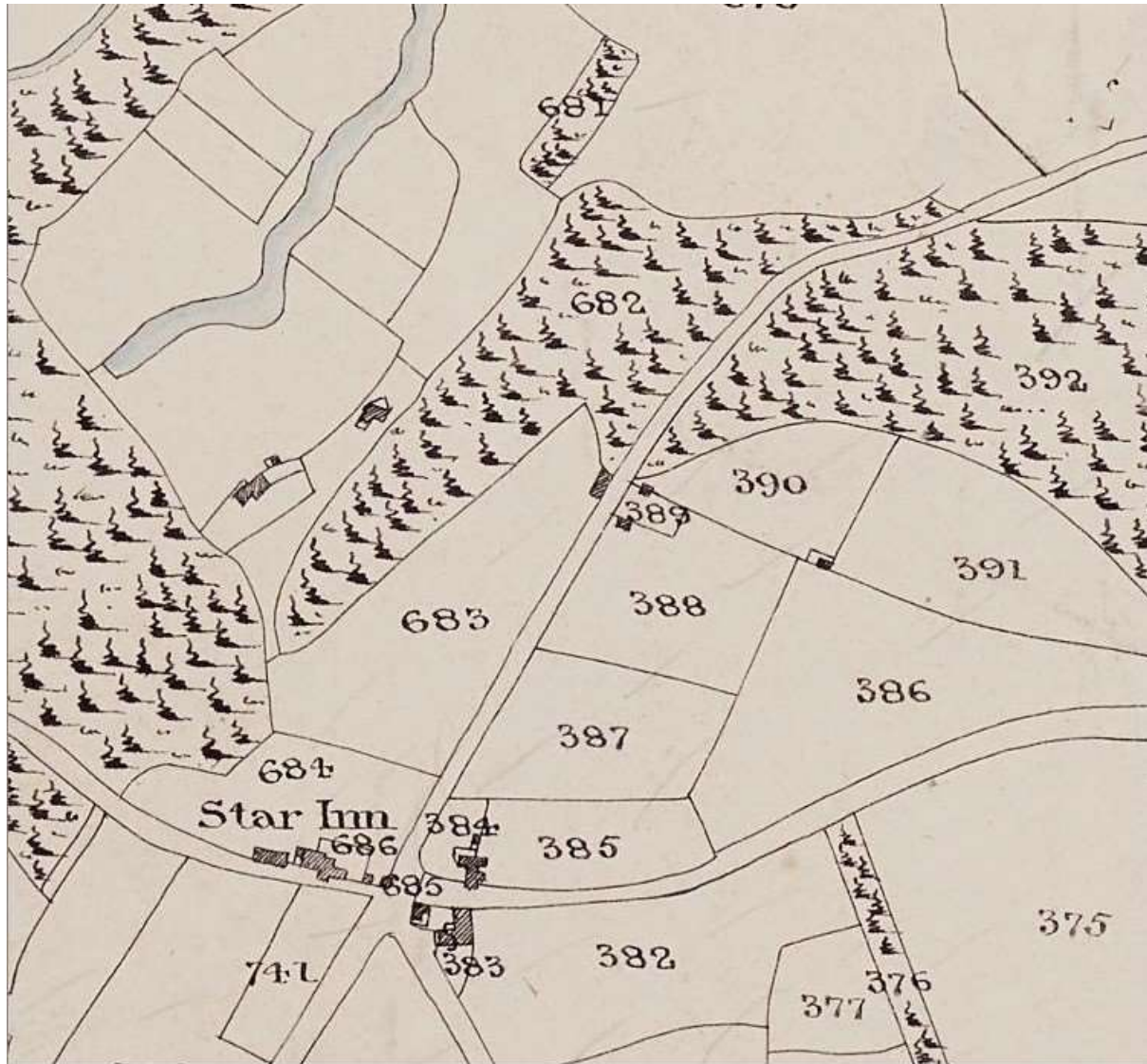
Additional extensions have been constructed to the rear of the original school buildings; the first constructed in the later C19 is faced with a cement render, marked to imitate an ashlar appearance and has segmental arch casement windows; the second constructed in the later C20 is of a modern red facing brick with pitched and flat roofs.

To the rear is the children's play area which is enclosed on all sides by brick walls and modern chain-link fencing.

Beyond the playground area, an additional detached school building was constructed in 2015.

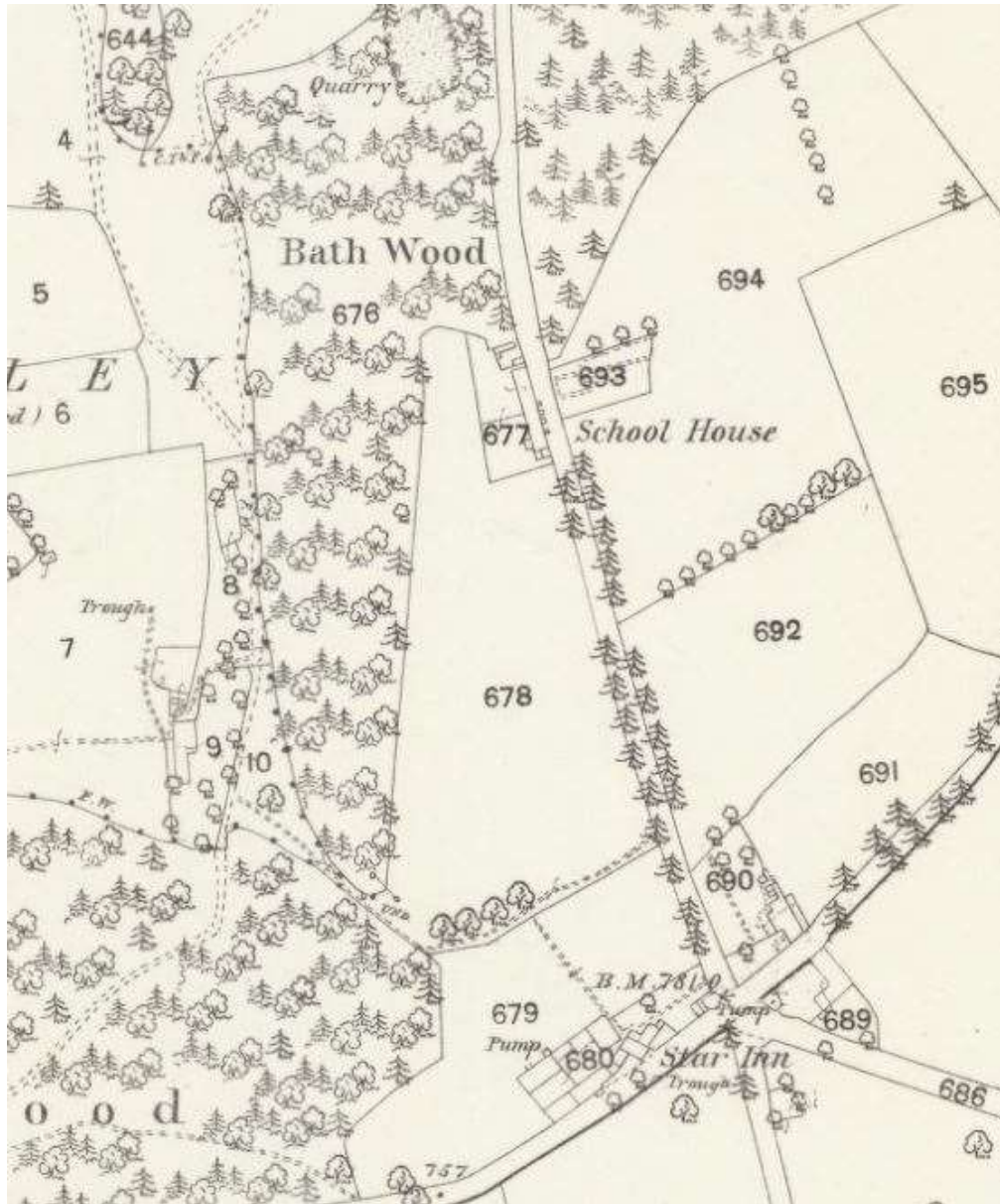
Map Regression

A tithe map from 1843 shows the schoolhouse along Cotton Lane at the edge of a wooded area. Also indicated at that time are the Star Inn and other properties at the junction with Star Bank.



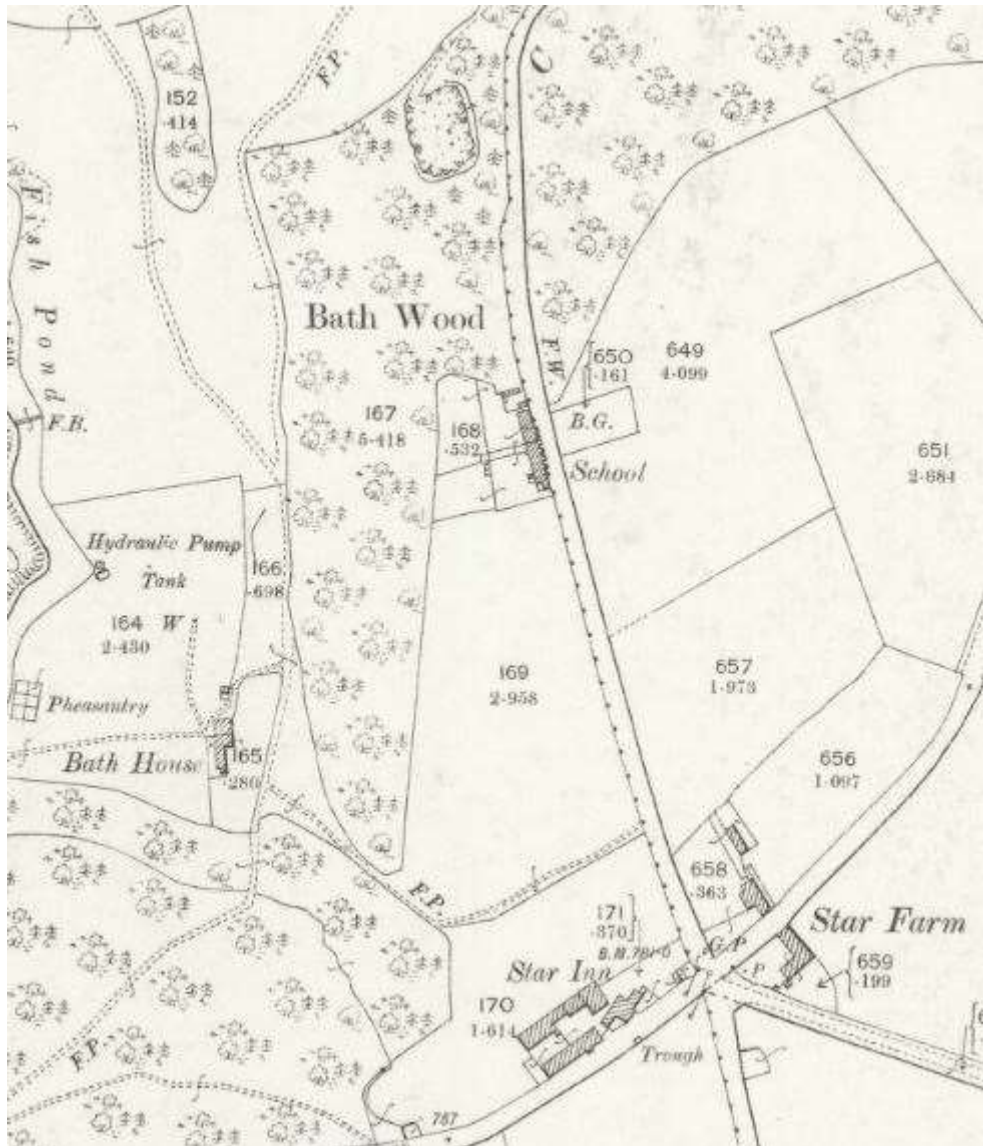
Tithe map 1843 (Staffordshire Archives 2022)

Ordnance Survey mapping from 1881, shows a building footprint larger than the previous tithe map indicating the addition of the adjoining red brick school building.



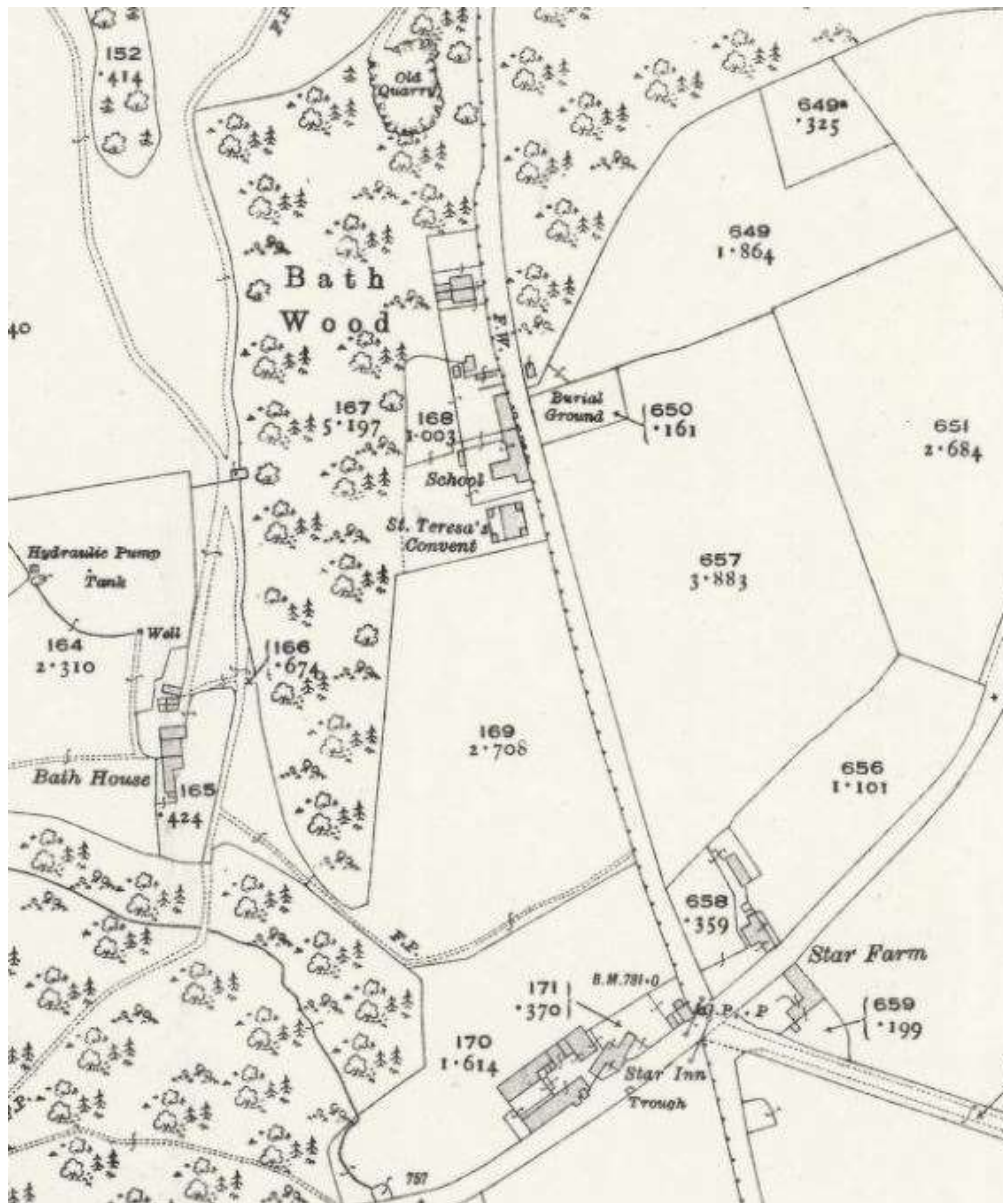
Ordnance Survey map 1881 (NLS 2022)

Ordnance Survey mapping from 1900 shows that the area has changed very little; the rear extension to the school building is showing as a small projection and a small number of additional buildings can be seen to the now noted Star Farm.



Ordnance Survey map 1900 (NLS 2022)

Ordnance Survey mapping from 1922 shows a much larger extension to the rear of the school building in place of the previous smaller one, showing that the older of the current extensions was added in two phases. The properties to the north and south of the school site have also been constructed.



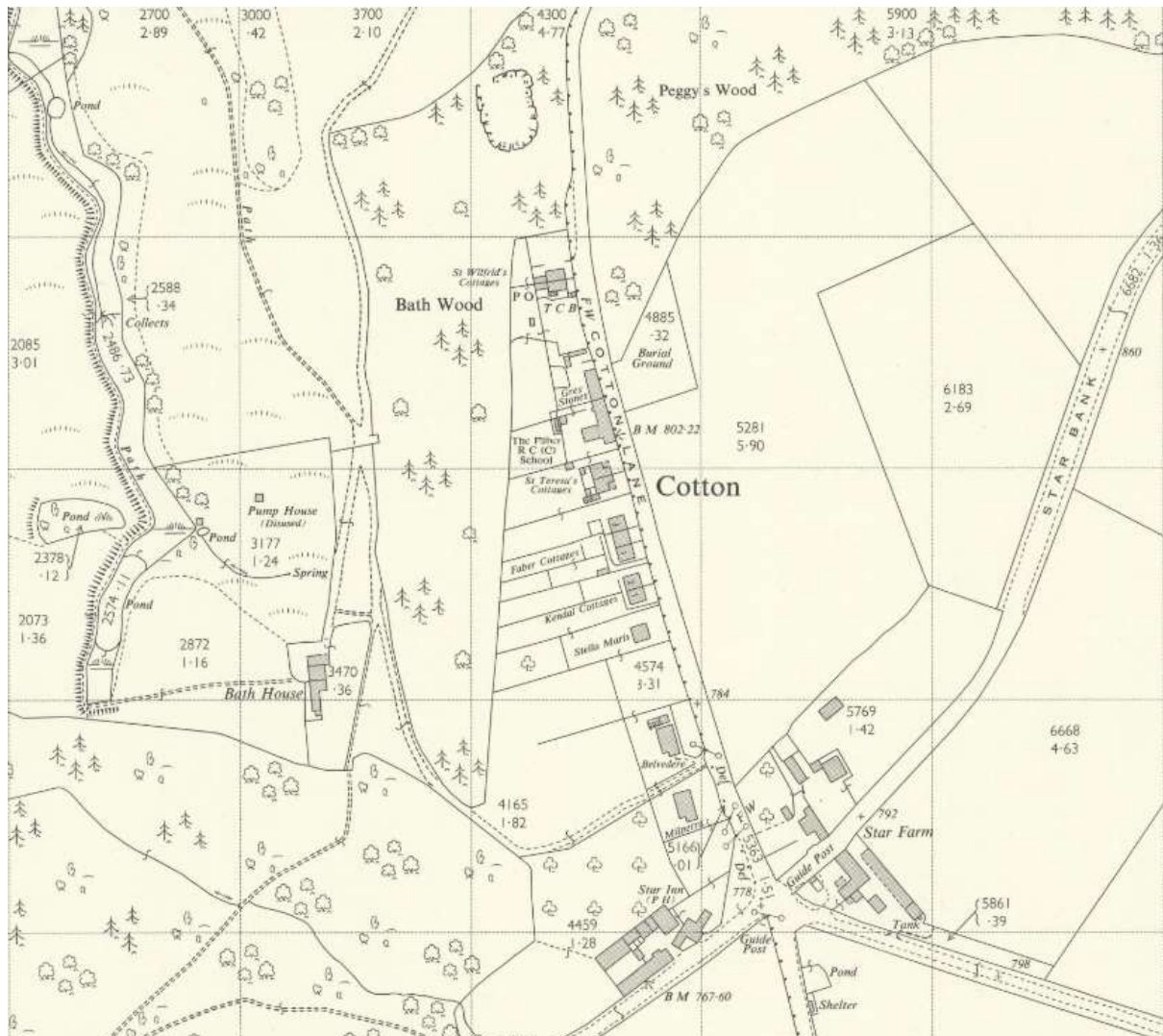
Ordnance Survey map 1922 (NLS 2024)

Ordnance Survey mapping from 1955 shows further residential development along Cotton Lane to the south of the school.



Ordnance Survey map 1955 (NLS 2024)

Ordnance Survey mapping from 1968 shows a continuation of the residential development along Cotton Lane infilling the land to the Star Inn.



Ordnance Survey map 1968 (NLS 2024)

Current mapping via Google Maps shows the area with additional school buildings to the rear of the original schoolhouse. A mobile home development has been constructed along side Star Farm and road junctions reconfigured.



Google map 2024

Assessing the significance

In assessing the significance of a heritage asset, Heritage England sets out categories in which to assess interest:

Archaeological interest - There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest - These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest - An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

Cotton Primary School is a designated heritage asset and listed at Grade II by Historic England. Listing details are attached at the end of this document.

Heritage significance

Archaeological interest – there is little archaeological evidence having been in use as a village school since the mid C19.

Significance of this interest is deemed to be low.

Architectural and artistic interest – the school building is attributed to AWN Pugin, architect of many notable buildings including the Palace of Westminster so this association raises the architectural interest in what could be viewed as a small unassuming village school.

There is architectural interest through association and significance is deemed to be moderate.

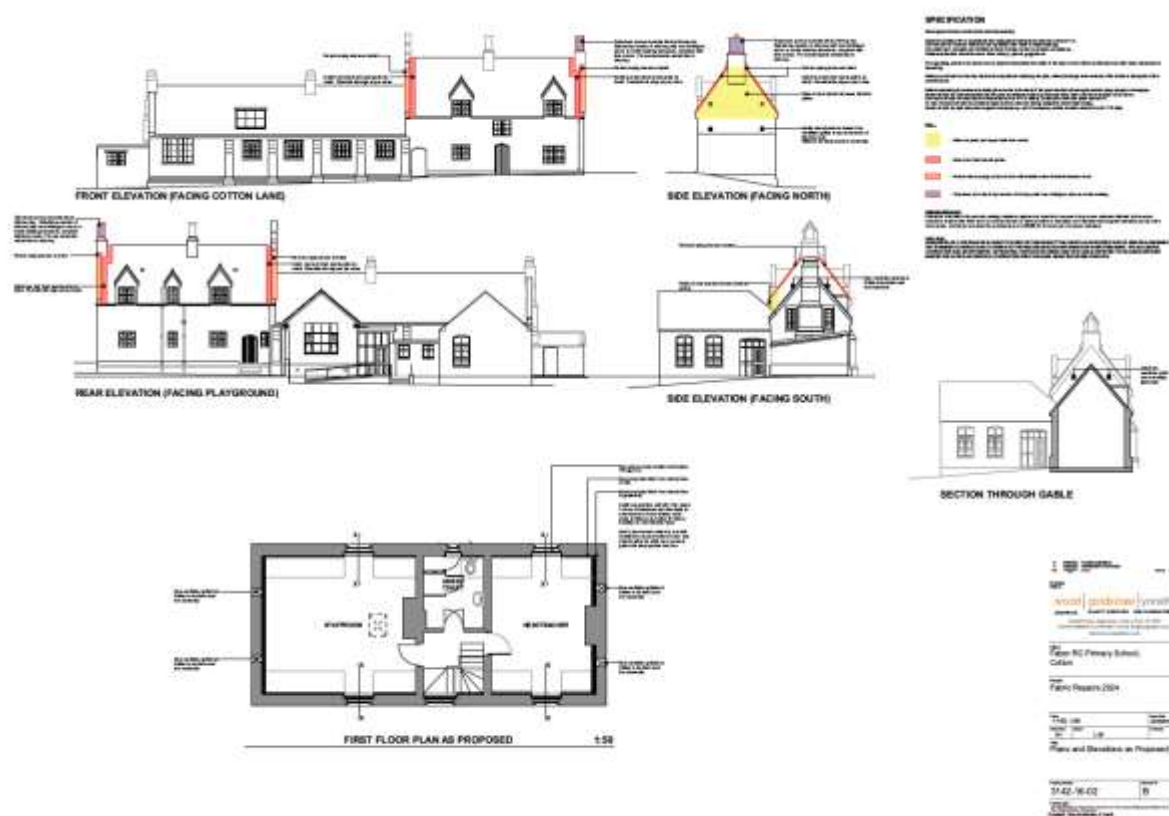
Historic Interest – purpose built as a school and altered to accommodate a fluctuating school attendance; the building has historical interest in its association with AWN Pugin.

There is historic interest through association and significance is deemed to be moderate.

The Proposals

Proposed remedial works will be to:

- 1 Replace defective lead flashings to the roof abutments with the gable parapets and installation of lead lined secret gutters
- 2 Repointing of areas on the north gable with lime mortar
- 3 Re-bedding and repointing of stone copings with lime mortar
- 4 Rebuilding of concrete block constructed north chimney
- 5 Installation internally of partition wall to alleviate dampness within the north and south gable walls
- 6 Installation of high and low ventilation grilles to void formed by internal partitions
- 7 Internal insulated lining to east and west walls within the staff room and office areas



Proposed Plans (WGY 2024)

See accompanying application drawings for further details of proposals.



External flashings (WGY 2024)



Internal wall damp (WGY 2024)

Impact on the Heritage Asset

Any proposed works or alterations by their nature will have some impact on the existing fabric of a building.

Ashlar stonework joints will be repointed with a lime mortar, this will assist with maintaining the condition of the stone by allowing effective moisture evaporation.

Defective lead flashings at gable parapet abutments will be replaced with lead lined secret gutters to prevent water ingress to the structure at the roof/wall junction. The parapets have only a small upstand and this limits the depth of the lead flashings and reduces their effectiveness. By installing secret gutters the depth of the lead can be increased.

There has been an ongoing problem with damp in the north gable wall. Previous internal works comprised removal of modern impermeable paints and plaster patching with lime followed by redecoration with vapour permeable paints. However, damp is still evident on the internal face of the wall and causing concern for the occupants. The proposed stud partition wall will create a healthier environment internally, whilst the addition of ventilation grilles to the gable wall will ventilate the void and assist in allowing the wall to release moisture. Works to the flashings and copings above will help prevent further moisture ingress into the wall head.

East and west walls will have internal insulation installed to improve thermal performance. The linings will be offset from the external walls to allow adequate airflow behind to limit any potential condensation build up and to allow the stone walls to release excess moisture.

The internal wall linings installation is a reversible intervention and will not impact upon the building fabric.

All proposed work is general maintenance intended to prevent the decay and deterioration of the building through water or moisture ingress.

The proposed remedial works will not adversely affect the heritage asset but will enable the building to survive and be a significant asset to the community for years to come.

Listing details:

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1389530**

Date first listed: **09-Nov-2001**

Statutory Address 1: **COTTON PRIMARY SCHOOL, COTTON LANE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **COTTON PRIMARY SCHOOL, COTTON LANE**

The building or site itself may lie within the boundary of more than one authority.

County: **Staffordshire**

District: **Staffordshire Moorlands (District Authority)**

Parish: **Oakamoor**

National Grid Reference: **SK0645445829**

Details

1757/0/10005 09-NOV-01

COTTON COTTON LANE Cotton Primary School

II

School house and adjoining school. c1840, probably by Augustus Welby Northmore Pugin for the Talbot family of Cotton Hall. Ashlar, with steep pitched plain tile roof with coved eaves detail. Single gable and ridge stacks, rebuilt C20 in concrete block. Coped gables, with single gabled bellcote and cross to left. 2 storeys; 3 window range. Central C20 wooden porch covering original segmental pointed arched doorway and oak door. On each side, a flat headed window, reglazed late C20. To left, blocked doorway to through-passageway. Above, central stair window with mullion. Above again, 2 through-eaves dormers, reglazed, with copied gables. Rear has central single light window flanked by 2-light windows, all reglazed. To right, segmental pointed door. Above, 3 gabled dormers, the central dormer single-light. INTERIOR: Plain rooms, with some original 6-panel and 4-panel doors. Stone fireplace with chamfered pointed arch. Winder stair with square newels and chamfered stick balusters.

School, red brick with ashlar dressings and plain tile roof with patterned ridge tiles. Single storey, 5 bays, divided by buttresses. Plinth, moulded eaves detail, external gable and central ridge stacks, formerly with stone shafts. Three C19 conical ventilators. Street front has to left a double plain sash. To right, four 2-light casements with stone mullions, and mainly with original glazing bars. All these windows have chamfered stone surrounds. Above, box dormer. To left, boundary wall to yard, now roofed in, with chamfered coping and plain sash. Rear has later C19 and mid C20 single storey additions. INTERIOR: 2 classrooms with arch-braced open roofs on stone corbels, ceiled at collar level. Doors, doorways and stair balustrade identical to those of school house.

Listing NGR: SK0645445829

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **488215**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.