

Design and Access / Heritage Statement

Client: St Giles' Catholic Primary School, Cheadle, Staffordshire

Project: Roof Repairs, Window Replacements, and Associated Brickwork and Lintel Repairs

Project No: 2528-35

Date: 28th April, 2025

Design and Access Statement

Introduction

This Design and Access Statement accompanies a Listed Building Consent application for **flat roof repairs, window replacements, and associated replacement brickwork and lintel repairs** at St Giles' RC Primary School, Cheadle. It has been prepared in accordance with the National Planning Policy Framework and relevant local and heritage policy requirements.

Use

The site is in current use as a primary school. The proposed works are necessary remedial interventions to ensure the building's ongoing safe use and to arrest fabric deterioration. The proposals, shown on drawing no. 2528-35-02, include:

- Repairs to a later 20th-century flat roof extension.
- Replacement of defective metal-framed windows located within the original historic school building fabric.
- Replacement of associated corroded steel plate lintels above window openings.
- Brickwork repairs around affected window areas, improving material compatibility with the historic fabric.

No change of use is proposed.

Amount

The scope of works includes:

- Localised roof repairs limited to the later flat roof extension, including renewal of the membrane and insulation.
- Full replacement of deteriorated metal-framed windows within the historic brick walls of the original building.
- Removal of failed steel plate lintels exhibiting significant corrosion, to be replaced with structurally appropriate alternatives.
- Replacement of non-matching modern red brick repairs around window openings with new bricks closely matching the original 19th-century material.

The works will be executed on a like-for-like or visually sympathetic basis.

Layout

No changes are proposed to the layout, footprint, or access arrangements. All works relate solely to repairs and sensitive replacements within existing building elements.

Appearance

Appearance will be sympathetically improved:

- The repaired flat roof will use a neutral-coloured membrane, not visible from ground level.
- New timber-framed windows will replicate appropriate proportions and profiles, better reflecting the historic building's character than the existing metal units.
- Replacement brickwork will use carefully sourced bricks matching the original size, colour, and mortar type.
- New lintels will be discreet and concealed behind the brickwork as per traditional detailing, ensuring no adverse visual impact.

Statement of Historical Significance

This assessment has been prepared in line with Historic England guidance, *Conservation Principles* and *The Setting of Heritage Assets*.

Identification of Heritage Assets that may be affected

- **St. Giles' Catholic Church** (Grade I listed)
- **St. Giles' Catholic Primary School** (Grade II listed)

The focus of works is on the primary school building. The adjacent Church and its curtilage structures will not be affected.

Assessment of Significance

Historical Value

The historic fabric of St Giles' Primary School holds considerable value due to its association with A.W.N. Pugin and the 19th-century Gothic Revival movement.

The later insertion of metal-framed windows and steel lintels, likely mid-20th century, detracted from the authenticity of the original building fabric. The proposed removal of these intrusive modern elements and their replacement with more sympathetic materials enhances the building's historic integrity.

Evidential Value

The core of the building evidences important historical patterns of religious-led education provision in the Victorian period.

Replacing unsympathetic repairs with more appropriate materials will reinforce the evidential value by restoring more authentic construction detailing.

Aesthetic Value

The original aesthetic of the school building was diminished by the later metal windows and modern brick infill repairs. The proposed reinstatement of more historically appropriate window designs and matching brickwork will enhance the aesthetic coherence of the school and better reveal its significance.

Impact Assessment of Proposals

The works are conservation-led and carefully targeted.

- **Roof Repairs:** Confined to the flat roof extension; necessary to maintain weatherproofing.
- **Window and Lintel Replacements:** Address structural deterioration caused by corrosion of inserted steel plate lintels. Their replacement, combined with installation of timber-framed windows sympathetic to the historic design, will greatly enhance the building's integrity and character.
- **Brickwork Repairs:** Modern incongruous bricks will be replaced with a closer match to the historic Victorian brickwork, visually reintegrating the window areas into the historic fabric.

Impact on Setting:

The works will not alter the setting of either the School or the Church. Views from the public realm and the churchyard will remain unaffected or improved.

Impact on Historic Fabric:

Although modern materials will be removed, this will result in a net gain in the quality and authenticity of the historic building.

The careful replacement of failed structural and aesthetic elements ensures that the historic building is safeguarded for future use.

Public Benefit:

The proposed interventions will:

- Secure the ongoing safe use of the school.
- Arrest ongoing deterioration to the historic structure.
- Reinstatement appropriate traditional materials, enhancing the building's significance.

Any minimal, temporary harm associated with repair work is significantly outweighed by the long-term conservation benefits.

Supporting Photographs



Photograph depicting 'red' brick surround and windows to be removed.



Photograph showing deterioration of corroded lintels and cracking caused to adjacent brickwork.



Photograph showing deterioration of corroded lintels.



Photograph depicting 'red' brick surround and windows to be removed.



Photograph showing windows and brick surrounds in context to wider historic building.

