

Heathside Preparatory School

76 Heath Street  
London NW3 1DN

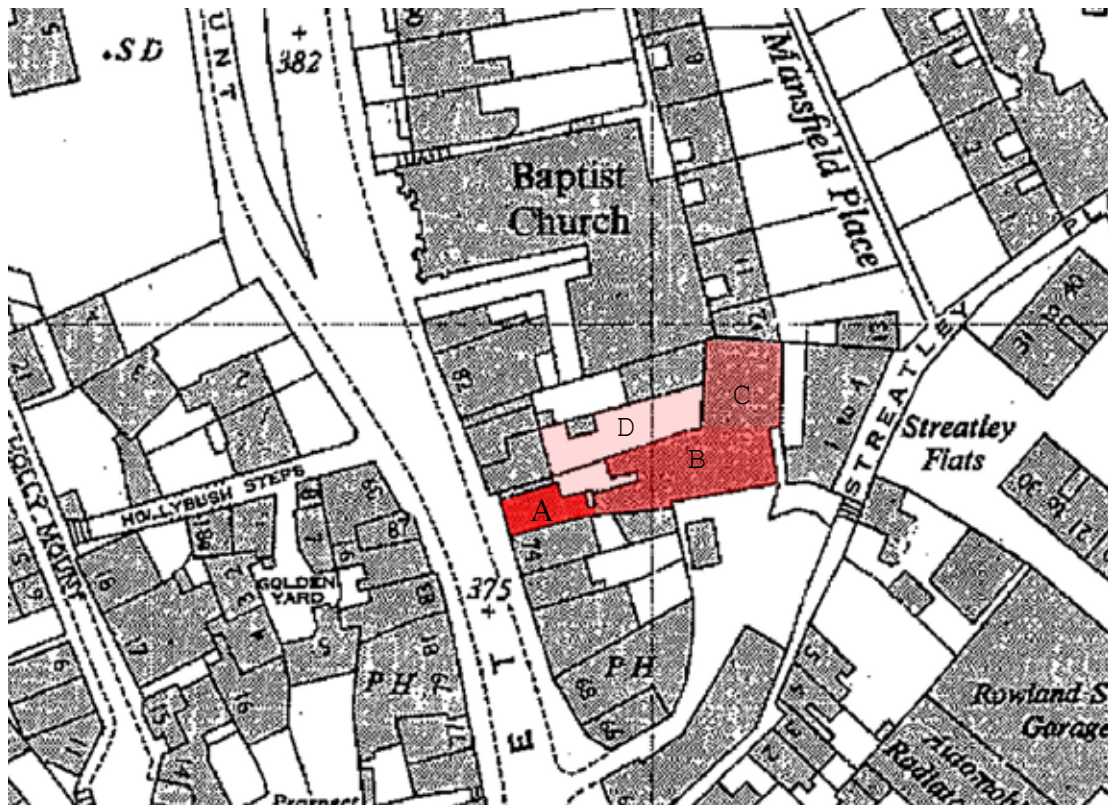
Heritage Assessment DRAFT  
August 2014



.....

## **Contents**

<b>1.0</b>	<b>Executive Summary</b>
<b>2.0</b>	<b>Introduction &amp; Commission</b>
<b>3.0</b>	<b>Methodology</b>
<b>4.0</b>	<b>Description of Place As Existing</b>
4.1	Planning History
<b>5.0</b>	<b>History &amp; Development</b>
<b>6.0</b>	<b>Description of Proposals</b>
<b>7.0</b>	<b>Heritage Planning Policy Context</b>
<b>8.0</b>	<b>Significance</b>
8.1	Criteria
8.2	Degrees of Significance
8.3	Assessment of Significance
<b>9.0</b>	<b>Heritage Impact Assessment</b>
<b>10.0</b>	<b>Conclusion</b>
<b>11.0</b>	<b>Appendix</b>
	A - OS Maps
	B - 76 Heath Street Drains 1903
	C - 74 Heath Street Drains 1954
	D - 1963 Planning
	E - 1972 Planning
	F - 72 Heath Street Shop fronts
	G - Proposed Drawings



- A - The original 18th C street front building
- B - The middle building
- C - The auditorium
- D - The open courtyard

.....

## 1.0 Executive Summary

1.1 This heritage statement has been prepared by Veronica Cassin of Harper Downie on behalf of Heathside Preparatory School the free hold owner and leaseholder of the two subject properties.

1.2 Number 76 Heath Street is Grade II listed in a group of buildings that represent an early era of development in the Hampstead area.

1.3 The adjacent property is also in the use of Heathside School and is captured in the Grade II curtilage of Heath Street Baptist Church.

1.4 The immediate neighbours to the north on Heath Street are also listed Grade II in a group of four street front buildings. This locates the subject site in a consistent line of designated heritage assets on Heath Street.

1.5 The site is located in the Hampstead Conservation Area and is recognised as Sub area Heath Street / High Street.

1.6 The proposed changes to the property at 76 Heath Street involve minor interventions to the fabric of the places as existing. The cumulative effects of the minor interventions do not diminish the heritage significance of the place and are considered to benefit the change of use to education.

1.7 Incorporating the derelict site into a thriving school has significant impact on the viability of the site as a heritage asset. Education is an entirely appropriate, relatively low impact, use for this site and assures a stable and secure occupation of the site for the foreseeable future.

1.8 The proposals for demolition do not reduce the integrity or legibility of development on this site, which has demonstrated tolerance for change through previous sensitive adaptations.

1.9 The proposals for new fabric introduce a coherent and chronistic layer of intervention that is potentially reversible.

1.10 The Grade II fabric is of poor quality in some places and moderate quality in others. This suggests the fabric of the place is tolerant of the proposed degree of intervention.

1.11 The recognised heritage values of the place are resilient enough to accept the proposed changes across the site.

.....

## 2.0 Introduction & Commission

2.1 This statement has been prepared as an independent and objective assessment of the current proposal for change at Heathside Preparatory School. It is intended to test the proposed changes against local area policies, best practice conservation principles and the requirements of the National Planning Policy Framework.

2.2 This document describes the site and buildings as existing, explores the chronology of built form on the site, assigns significance to parts of the designated asset and assesses the impact of the proposed changes on the identified heritage values of the place.

2.3 The scope of proposed changes does not include the first and second floor of the principal street front building. These floors have been excluded from the scope of assessment for this report as they do not constitute part of the proposed planning or Listed Building Consent applications.

.....

## 3.0 Methodology

3.1 This heritage assessment has been informed by desktop research and OS map analysis in addition to inspections of the fabric as existing. Interior and exterior visual assessment has also informed the reading of the building and understanding of the place and its heritage value.

3.2 Archive research has been undertaken at the Camden Local Studies and Archive located at Holborn Library.

3.3 Recent planning records from Camden Council have been accessed.

3.4 Pictures have been sourced from various historical publications.



.....

## 4.0 Description of the Place As Existing

4.1.1 The subject site is in the Hampstead Conservation Area, further categorized as sub-area Heath Street / High Street.

*“The listed buildings between Back Lane and New End, Nos.66 & 70-84, date from the 18th century and are mostly two storeys. Significantly higher is No.68, The Horse and Groom Public House, a four storey building in red brick with Portland stone bands (1898 listed) with a gable in the Arts and Crafts style. The Baptist Church (designed by CG Searle c.1861-listed) also dominates the skyline with its spire. North of the Church is Nos.86-98 a group of 18th century houses (listed), although No.92 has a shop built over the front area. No.98 has a high brick front boundary wall, overhung by a fine Magnolia tree.”*

4.1.2 The buildings at 76 Heath Street comprise of three distinct volumes, including the principal building at the street front, a long single storey building to the rear and a double storey auditorium, which takes advantage of the falling topography to sit only a partial storey above the rear courtyard directly behind 74 Heath Street.

4.1.3 The collection of built form and open space on the subject site can be addressed as four distinct elements;  
A - The original 18th C street front building comprising three storeys and later closet wing;  
B - The middle building – a single storey open space with three gently articulated periods of development;  
C - The auditorium – a double storey building which first appears on the OS map from 1896;  
D - The open courtyard to the north of the middle building, directly behind 74 Heath Street.

4.2 Principal Elevation & Shopfront  
76 Heath Street is a three-storey, 18th century building, which is recognised within a group of four buildings as representative of the early era of development in Heath Street.

4.2.1 Its most significant architectural elements are the pantile roof and painted brick façade with parapet, gauged brick flat arches to recessed sashes and a distinctive shallow round-arched recess facing the street at second floor level.

4.2.2 The English Heritage list description notes that the façade was rebuilt in the 19th century.

4.2.3 The principal elevation facing Heath Street is painted light beige above the fascia level.

4.2.4 The shop windows are painted timber framed, full height, bi-fold doors. The existing modern shop front at ground level detracts from its heritage significance and contribution to the streetscape.

4.2.5 The principal building is separated from 74 Heath Street by an alley way that leads to the existing courtyard behind 74 Heath Street. It is currently secured from the street by a timber door.

4.2.6 The shopfront fascia of 76 Heath Street extends over the alley way door, visually incorporating this element into the subject site. The fascia appears in an extended format in a the 2007 planning application for signage at The Tabby Cat Lounge.

### 4.3 Site

The site identified at 76 Heath Street is an irregular shape that does not conform to the scale and shape of similar sites in the area.

4.3.1 The site associated to 76 Heath Street in the 1879 OS map cranks down diagonally along the south boundary. The site has at some point been amalgamated with the land associated to the rear of 74 Heath Street and the existing auditorium building that sits behind Streatley Place to the south east.



Part B - The middle building to the rear of 76 Heath Street

...



Part D - The open space courtyard to the rear of 74 Heath Street

....





Part A - the principal, street front building showing 19thC facade, 21stC shopfront and alley way at left

.....

#### 4.0 Description of the Place As Existing

4.3.2 It is probable that amalgamation happened after the 1970s. Planning records show applications for glazed doors opening onto a courtyard directly behind 74 Heath Street in 1972.

4.3.3 A boundary wall of similar character to the existing is shown in situ where the glass doors are currently located.

#### 4.4 Former Restaurant

At the restaurant entrance there are two fixed glass panels to separate the entry, one for interior and one for exterior. By the glass panels there is a modern steel beam with 100 mm RHS columns.

4.4.1 The restaurant entrance of the 76 Heath Street has white painted half panelled walls, white painted 1200 mm high, timber skirting boards and a vertical panelled timber door painted white to the flat staircase, an exit sign, CCTV camera and contemporary light switches. Plastered ceiling has three hanging light sockets and two smoke detectors. One modern steel beam by the front fixed glass panels. Lateral laid, dark brown painted floorboards.

#### 4.5 Exterior & Courtyard

A modern, obscured glass rear door connects the principal building to the external courtyard.

4.5.1 Yorkstone paving and low level brown brick walls form the landscape design. There are three infilled windows on the right of the middle building (B); one with a flat arch lintel, one with a failing solidier course lintel and one with the lintel removed.

4.5.2 To the rear, three steps leading up to the exterior landscaped area. Behind the outdoor garden, the auditorium roof is located with a low brick parapet forming the eastern edge of the garden.

4.5.3 The middle building has two roofs: the former stable is clad with an onduline roof and timber fascia, while the 1970s enclosure is covered in felt. The lower end facing Streatley Place is a shallow pitched membrane roof.



Part C - The auditorium to the rear of 74 Heath Street

...

.....

## 4.0 Description of the Place As Existing

4.5.4 All rain water goods appear to be modern black plastic.

4.5.5 At the upper level of the middle building, to the east of the 1972 glazed link, two brick piers and one corbelled column are evident. This wall is likely to have been the site boundary wall and appears in an extended format on the 1972 planning application drawings. It has had a number of interventions including three evident window openings.

4.5.6 A cill with curved bricks and flat brick arch is the highest quality window in this part of the building. The other openings are less considered, appearing ad hoc and poorly executed with a wobbly soldier course and roughly detailed brick cill.

4.5.7 Poor brickwork and mortar repairs detract from the quality and heritage significance of this wall.

4.5.8 Timber framed glass doors to the former restaurant are in poor condition. They are rotting and in need of extensive repair or outright replacement.

.....  
4.0 Description of the Place As Existing



OLD HOUSE IN HEATH STREET, 1911.

From an original drawing by A. E. Quinton in the Bell-Moor Collection.

Drawings from early 20th Century showing the shop front at 76 Heath St (right) and an unidentified series of shop fronts (below)



.....

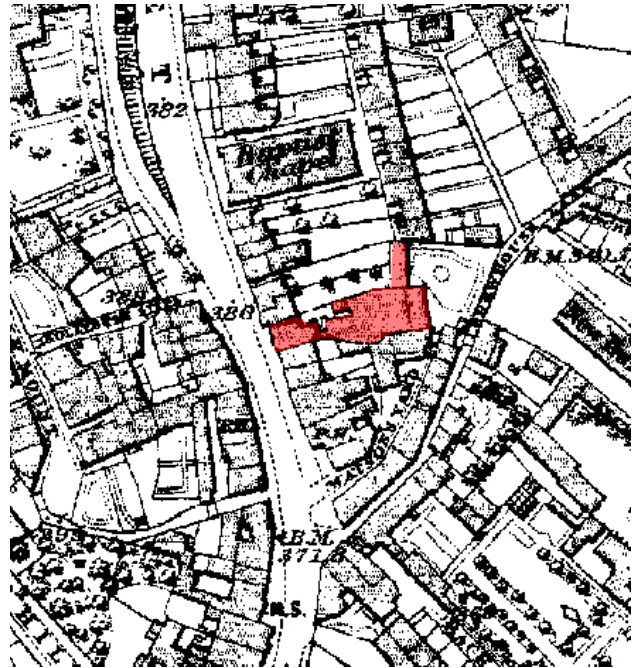
## 4.6 Relevant Planning History

### 76 Heath Street

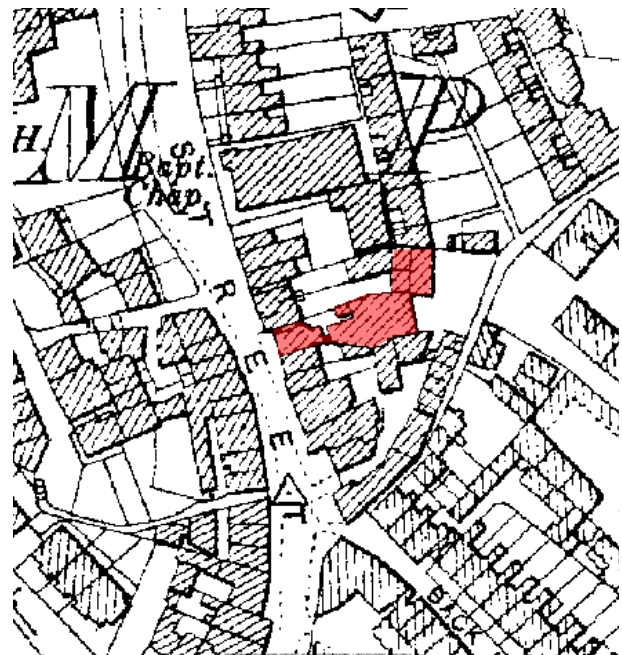
- 7th August 1968 - change of use on rear of premises from showroom and ancillary office to Architect's Studio and ancillary offices
- 1st March 1963 - alterations to form a self-contained maisonette on first and second floors.

### 86 Heath Street - Heathside Preparatory School

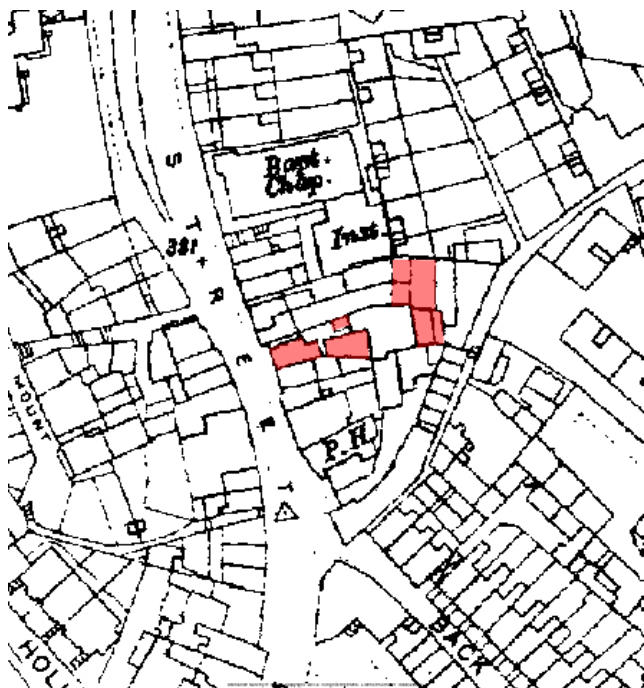
- 31st July 2012 - alterations associated with the reconfiguration of shared church and school space (Class D1) including the erection of a single storey rear extension. (Planning Permission & LBC)
- 10th May 2013 - for the erection of timber clad structure with roof lantern to provide a classroom at upper ground level on roof of existing classroom and reduction in size of existing roof lantern to existing school (Class D1). (Planning Permission & LBC)
- 27th February 2014 – pre-application advice received from Neil Quin, Planning Officer, East Team, Camden Council.



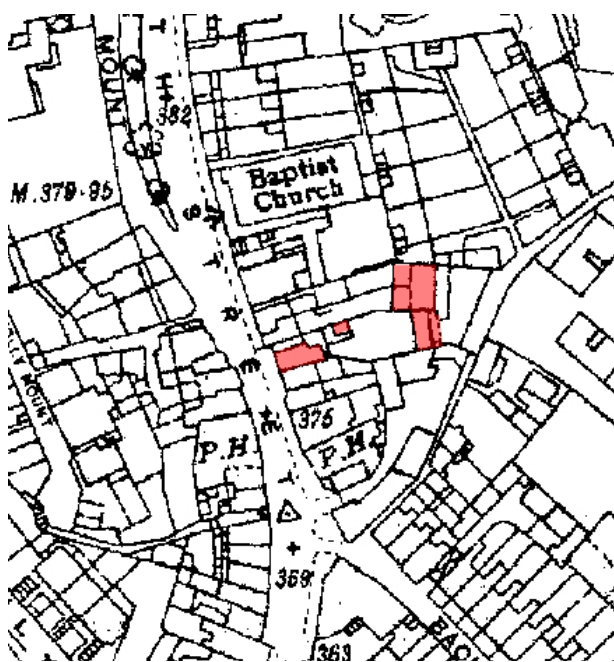
1879 OS map showing built form in similar arrangement to current configuration



1896 OS map showing truncation of built form at east end of no. 76 and addition of built form to the east end of site at 72 and 74 Heath Street



1915 OS map showing service buildings to the rear of 76 Heath Street; identification in 1903 plan as washing shed and stables



1934 OS map - Washing shed appears to be extended and possibly integrated into stables

## 5.0 History and Development

5.1 Development of built form on the site  
 The 1879 OS map shows the principal building and closet wing in situ on Heath Street. A small open space is shown to the rear, but the remainder of the site is shown as built form bordering a large garden to the east which is the current location of Streetley Place.

5.1.1 The 1896 OS map repeats this format and shows a truncation of the built form at the east with an extension that matches the current location of the auditorium building.

5.1.2 The middle building offers a continuous, clear span on the interior with three layers of development that are gently articulated in the external building fabric, internal level changes and structural members. Built form is suggested in this location on the earliest OS map in 1879. However subsequent OS maps and the 1903 drainage plan show an open courtyard flanked by a washing shed, an outhouse and stables.

5.1.3 A section drawing from the 1903 drainage plan also shows the existing rolled steel trusses with steel plates and suggests the middle window opening was introduced for a new WC in the original stables.

5.1.4 Analysis of the external fabric shows a distinct junction suggesting separate construction periods or a level change (Fig 2). The interior trusses change character at this point splitting into steel tied trusses on the lower level and flat folded steel trusses at the upper level. The 1934 OS map suggests this is the period of construction of the current interior volume on the site.

5.2 The 1972 council approved planning drawing introduces the glazed link between the principal building closet wing and the middle building. This development is not represented on the 1974 & 1991 OS maps which continue to show the area as open space. The 1973 approved drawing introduces the timber match lining as currently found on interior walls of the former Maxwell's restaurant.



Fig 1: Investigation to the interior linings on the south boundary reveals old structural timbers with saw marks and hand-cut nails



Fig 2

.....

## 6.0 Description of the Proposals

The proposed changes on the subject site include changes to the principal building at ground and basement level, as well as a number of changes to the other elements on the subject site:

- a new shopfront and basement for retail use;
- change of use from restaurant to education;
- a new glazed canopy to sit over the existing open courtyard;
- new minor infill extension at the rear of the courtyard to accommodate a new pedestrian link between old and new buildings;
- resurfacing of courtyard;
- new internal partitions and linings;
- modification of the window set to become a doorway behind Streatley Place flats lightwell;
- interior and exterior modifications for circulation and connection into the existing school

The proposed drawings are appended to this report and inform the Heritage Impact Statement;

- |               |               |
|---------------|---------------|
| 682_DEGA00_P1 | 682_DEGAB1_P1 |
| 682_EXGA00_P1 | 682_EXGA01_P1 |
| 682_EXGAB1_P1 | 682_GA00_P1   |
| 682_GA01_P1   | 682_GAB1_P1   |
| 682_GE01_P1   | 682_GE01EX_P1 |
| 682_GE02_P1   | 682_GE02EX_P1 |
| 682-GE03-P1   | 682_GS01_P1   |
| 682_GS01EX_P1 | 682_GS02_P1   |
| 682_GS02EX_P1 |               |
| 682_S01       |               |
| 682_S02       |               |



1974 OS map showing similar built form to existing



1991 OS map showing similar built form to existing

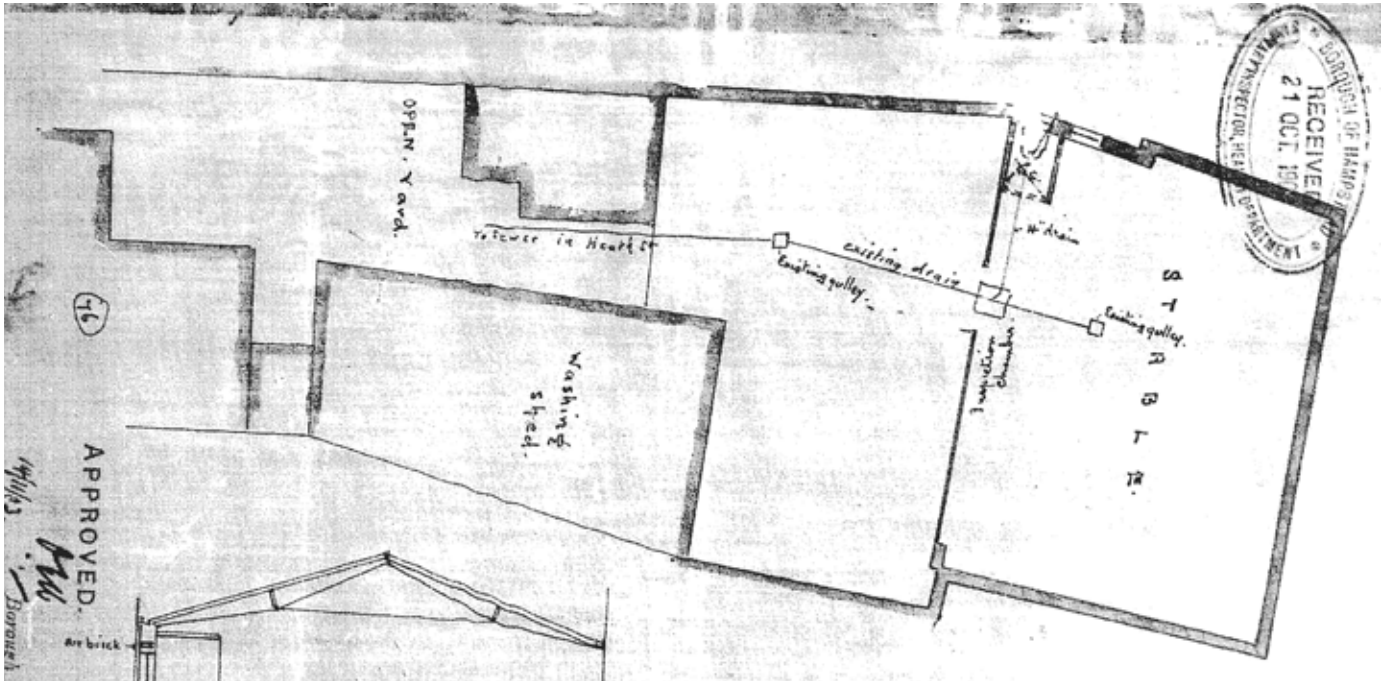


Fig xx: 1903 drainage plan showing open yard, washing shed and stables

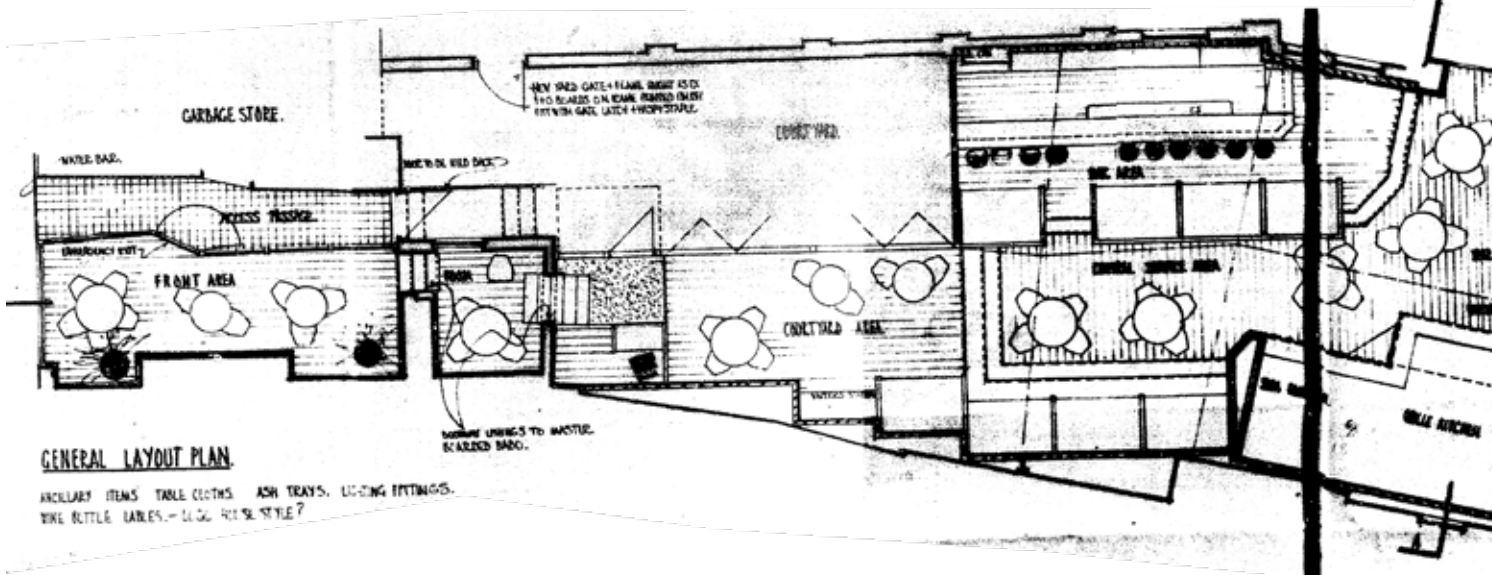
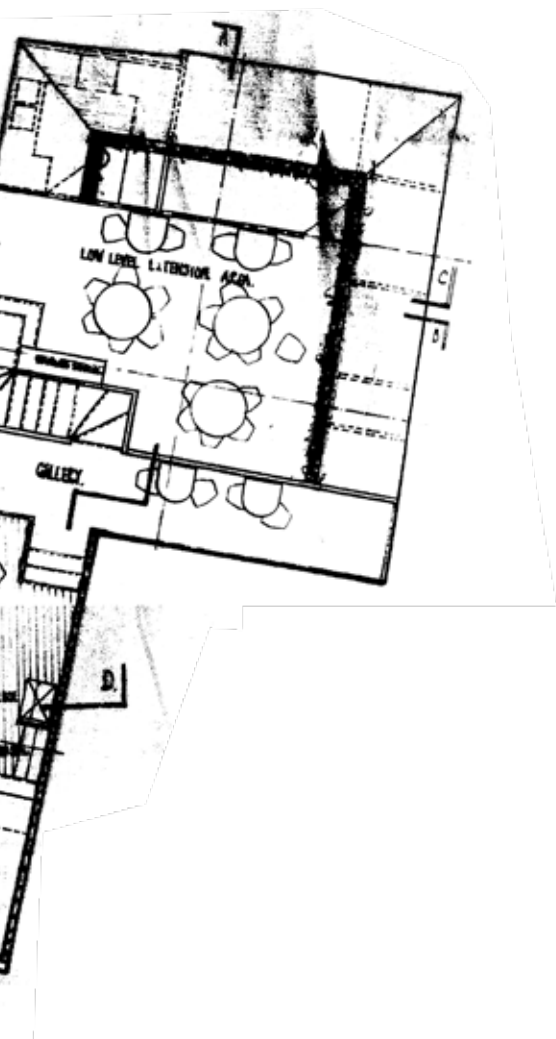


Fig xx: 1972 approved planning drawings showing adaptation for restaurant use. The boundary wall to the north of the courtyard no longer exists.





7.1 The NPPF was adopted in March 2012 and sets out high level policies for managing heritage assets including listed buildings and conservation areas.

7.2 The following summary of paragraphs describes the relevant considerations when proposing changes to a place of historic interest.

7.3 Para 128 requires the applicant to provide an assessment of significance of the building or area affected, proportionate to its heritage status.

.....

## 7.0 Heritage Planning Policy Context

7.4 Para 129 requires the local planning authority to consider the assessment of significance in regards to the proposals and their effect on the heritage asset.

7.5 Para 130 states that deteriorated condition does not affect heritage significance.

7.6 Para 131 describes further issues for consideration including suitability of uses to secure the future of a place, the contribution of the asset to the community and the potential for the asset to inform character and distinctiveness :

*“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*  
*- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*  
*and*  
*- the desirability of new development making a positive contribution to local character and distinctiveness.”*

7.7 Para 132 - 136 outlines the requirements for supporting harm and loss with an evidence base that can balance the benefits of change for public good.

7.8 Para 137 requires Local Authorities to look for new opportunities to enhance or reveal the significance of Conservation Areas.

7.9 Non-designated archaeology should also be considered in proposals for change to designated assets.

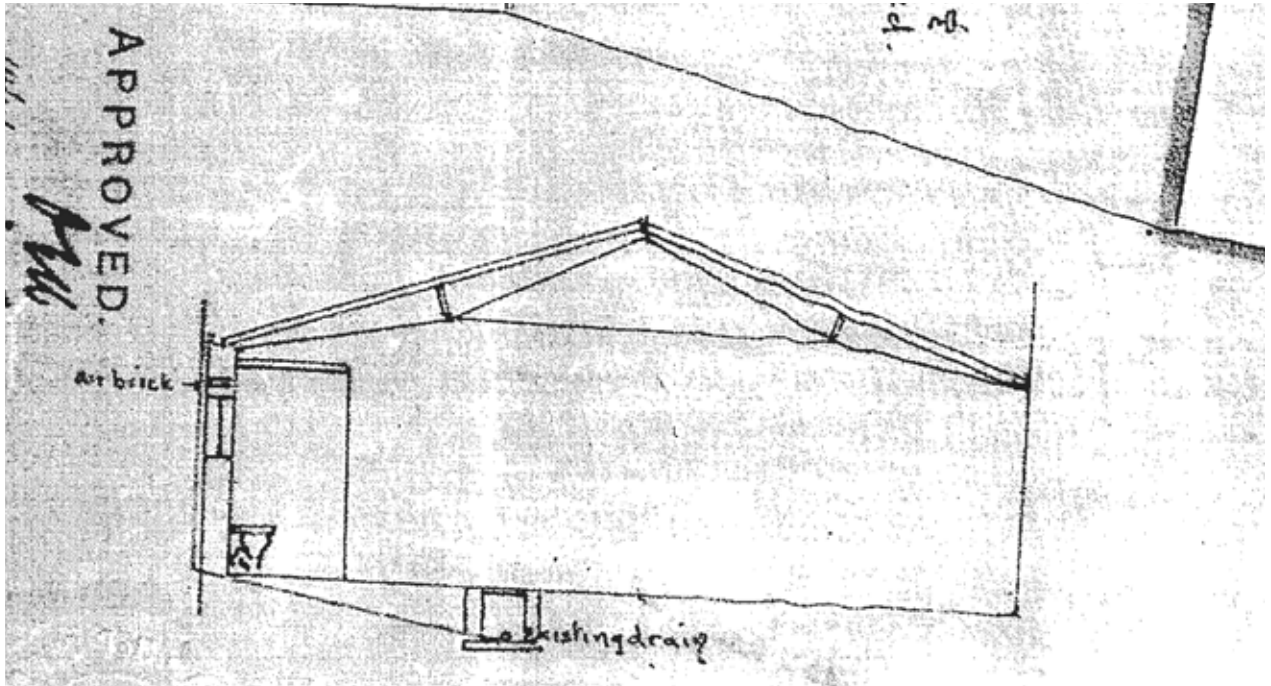


Fig xx: Detail of 1903 drainage drawing showing steel truss in same configuration as existing



Fig xx: One of two existing steel trusses

*'Level the floor to the back portion of building and relay with proper falls to existing gullies. All gullies disturbed to be examined renewed if necessary and reset. Lay the new drain as shewn with 4" glazed, socketted pipes (stoneware) with all necessary bends etc. on 6" P.C. Concrete and connect up to existing drain. Lay where shewn for W.C. 6" Cment concrete floated with 1" cement and sand. Upon this build the 4 1/2 walls as shewn bed 4 x 3 plates and ceil with 3 x 2 rafters covered on top with 4" rough boarding and an underside lathed rendered and set. Cut new window as shewn 2' x1' fitted with small casement frame complete, Hang door etc. Provide W.C. and apparatus of the P.C. value of £1-10 complete and properly fix same. Lay on water with all necessary connections and leave perfect. All Sanitary work to be to the satisfaction of the Authorities.'*

Fig xx: 1Written specification of 1903 work to install new w.c. in stables.

.....

## 8.0 Significance

8.1.0 The NPPF offers a definition of Significance, which is fundamental to understanding the assessment process.

8.1.1 *"Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.*

8.1.2 *"Setting of a heritage asset: 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 an asset, may affect the ability to appreciate that significance or may be neutral."*

.....

## 8.2 Criteria for Assessing Significance

8.2.1 Assessment criteria should reflect the key interests of heritage that are statutorily defined in the NPPF as archaeological, architectural, artistic or historic. Each of these categories has been considered in the assessment of the place as existing and has been reconciled with material and documentary evidence to determine original fabric and/or modified elements in order to understand the building's existing representative value and particular tolerance for change.

8.2.2 English Heritage publications, including Conservation Principles, set out the reasons and process for assessing heritage significance.

.....

## 8.3 Degrees of Significance

8.3.1 High  
The element is crucial to the significance of the place. Without it, the place would lose its particular meaning or unique cultural value. The element is proven to be original and is of high craft or design quality. The element is high craft/ design quality and is the only one of its kind

8.3.2 Medium  
The element supports and enhances the significance of the place. Without it, the particular meaning or unique cultural value of the place would be somewhat diminished. The element is a reproduction of an earlier significant item. It is based on accurate survey information and it passes the conservation test of 'like for like' replacement.

8.3.3 Low  
The element is a replica of an earlier significant item. It is based on low quality information and does not pass the conservation test of 'like for like' replacement

8.3.4 Neutral  
The element has no effect on the heritage values for which the place is recognised.

8.3.5 Intrusive  
The element is an addition that is detrimental to the heritage values for which the place is recognised. It detracts from the original design intention or is a poor modification of the original building that is harmful to its historic or architectural interest.

8.3.6 The following pages describe the assessment of significance for the building fabric, the room and any architectural features which may exist in the property.

9.1 English Heritage guidance for assessing significance includes the following categories with the description modified for application in this report.

#### 9.1.1 Age

*The age of an asset may be an important criterion and the age range can be adjusted to take into account distinctive characteristics or eras of development*

The principal building is identified in the English Heritage listing as 18th century, however no primary source documentation has been found to confirm this. Likewise the street front elevation is thought to have been modified in the 19th Century. A drawing from 1909 shows it to be a similar configuration to what we find today.

The built form to the rear of 76 and 74 Heath Street is evident on the 1879 OS map with the current auditorium building appearing at the farthest end of the 74 Heath Street site in 1896.

The Camden local studies archive holds a drainage drawing from 1903 which identifies the built form to the rear of 76 Heath Street as a washroom and stables.

Planning records also show a 1972 approved drawing which encloses a glazed area between the wash room and original building.

For the purposes of this assessment, and in line with English Heritage and Camden Council assessments, the establishing period of the site is considered to be 18th Century which is of high significance to the history of the area.

.....

## 9.0 Assessment of Significance

### 8.3.2 Rarity

*Appropriate for all assets, as judged against appropriate characteristics*

The subject site does not offer elements of particular rarity. It is part of a group that contributes to a street scene.

### 8.3.3 Aesthetic Value

*The intrinsic design value of an asset relating to styles, materials or any other distinctive characteristics*

The principal building is of medium aesthetic value. It is typical of its kind and offers a certain proportion, grain and scale to the streetscape. The interiors and roof have been modified and additions made to the rear. The traditional closet wing remains appropriate to the principal building but other extensions are of lesser quality with low aesthetic value.

### 8.3.4 Group Value

*Groupings of assets with a clear visual, design or historic relationship.*

The principal street front building on the subject site is statutorily recognised as being part of a group of early buildings on Heath Street. Their scale, materiality and rhythm control the character and quality of the streetscape in this part of the conservation area. Another group of four buildings immediately to the north of the subject site, are recognised for similar reasons under a separate list entry. Combined, the eight listed buildings proved a consistent historic grain for a substantial section on the east side of Heath Street. The contribution of 76 Heath Street to the group is considered to be of high heritage significance.

The historic value of the group is considered to be of medium heritage significance.



Fig xx: 76 Heath Street, principal facade above shop front shown distinctive window arrangement and limited decorative elements.

#### 8.3.5 Evidential Value

*The significance of a heritage asset of any kind may be enhanced by a significant contemporary or historic written record*

A number of planning records exist demonstrating previous uses, changes of use and changes to the built form between 1879 and 2005. The descriptions of the 1903 works show the rear buildings to be service buildings and of secondary/tertiary importance to the streetscape values for which the group of buildings are primarily recognised.

The evidential material aids understanding of the sequence of development but does not, in itself, affect the significance of the place. The evidential value is considered neutral.

#### 8.3.6 Historic Association

*The significance of a heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important figures.*

No evidence of historic association to events or people is currently available.

#### 8.3.7 Archaeological Interest

*This should be based only on compelling evidence of historic interest and only if a distinct area can be defined*

The site sits in the Hampstead Archaeological Priority Area as identified in Appendix 4 of the Camden Council Unitary Development Plan. Planning records show the site to have been modified during the 20th century and the potential for archaeology is considered low.

.....

## 9.0 Assessment of Significance

#### 8.3.8 Designed Landscapes

*Relating to the interest attached to important designed landscape, parks and gardens.*

The site is an amalgamation of 76 Heath Street and what would originally been the rear of 74 Heath Street. The amalgamation is not evident in 1903 documents, but is shown in 1961 planning records.

The current landscape design consists of low-level brick planters and concrete pavers. It is of neutral heritage significance.

#### 8.3.9 Landmark Status

*An asset with a strong communal or historical associations, or because it has especially striking aesthetic*

The principal building has high significance as a local landmark in terms of its contribution to a prominent streetscape in Hampstead.

The buildings to the rear are of neutral landmark value. They are notable for having a low scale and being subservient to the principal street front group.

#### 8.3.10 Social and communal value

*Relating to places perceived as a source of local regional or national identity distinctiveness, social interaction and coherence; often residing in intangible aspects of heritage contributing to the collective memory of a place.*

The contribution of the group of street front buildings to the character and quality of Heath Street is considered to be of high heritage significance.

.....

## 10.0 Heritage Impact Statement

10.1 The primary heritage significance is associated to the 18thC shop building and its contributions to a group comprised of the subject site and three other street front buildings which are identified in the English Heritage listing as being representative of an early phase of development in the area.

10.2 It is understood that the curtilage of designated heritage assets is determined at the discretion of the local planning authority. For the purposes of this impact statement, and based on the OS map regression exercise, all buildings on the subject site are considered to contribute positively to the significance of the primary heritage asset.

10.3 Therefore the significant curtilage is considered to include all the built form and open space on the subject site, however there are varying degrees of significance present on the subject site.

10.4 The collection of built form and open space on the subject site can be addressed as four elements on the subject site:

A - The original 18th C street front building comprising three storeys and later closet wing;

B - The middle building – a single storey open space with three gently articulated periods of development

C - The auditorium – a double storey building which appears on the OS map from 1896

D - The open courtyard to the north of the middle building.

### 10.5 Land form

The landscape drops away steeply from the street front which requires ramps and stairs to be introduced to the interior. The change in land-form also disguises the height of the auditorium when viewed from within the site.

10.6 The proposed changes on the subject site include changes to the principal building at ground level, as well as a number of changes to the other elements on the subject site:

- a new shopfront for retail use;
- change of use from restaurant to education;
- a new glazed canopy to sit over the existing open courtyard;
- a new built form to the rear, connecting 76 Heath to 86 Heath Street with a pedestrian link and a new library;
- new landscaping;
- new internal partitions and linings;
- modification of the window set to become a doorway behind Streatley Place flats lightwell;
- interior and exterior modifications for circulation and connection into the existing school

### 10.7.1 Modification to the shop front

This proposal is an intervention into the most prominent location on the site. The existing fabric is modern and has been introduced in recent years. The existing bi-fold glazed doors are set back from the street edge and do not positively contribute to the heritage significance of the listed building or the conservation area streetscape.



.....

## 10.0 Heritage Impact Statement

10.8 Demolition of existing fabric  
The demolition drawings (682\_DEGA00\_P1 & 682\_DEGA01\_P1 & 682\_DEGAB1\_P1) propose the removal of:

- Contemporary, internal timber framed partitions, - no heritage impact
- Contemporary internal wall linings; - no heritage impact
- Limited sections of older masonry wall, - low heritage impact (refer
- Modern (post-1991) timber framed window and door joinery. - no heritage impact
- Modern, low level, brick walls associated to contemporary landscape scheme; - no heritage impact
- Modern bar and associated fittings - no heritage impact
- Modern raised floors associated to restaurant use - no heritage impact
- Modern shop front with glazed bi-fold doors - no heritage impact

10.9 18th Century building, water closet partial wall demolition  
A small amount of demolition is proposed in the existing closet wing in order to form a new door to the exterior. This is considered to have a minor impact on the heritage value of the principal building. The closet wing and its secondary contribution to the collected elements on the site remains legible.

10.10 Wall linings - old timbers revealed during investigations  
Controlled investigations into the fabric of the building have revealed some older timbers on the southern wall of the middle section of building. The removal of the existing modern linings would allow this structure to be more thoroughly assessed. The structural timbers are representative of 19th century construction practices and have a moderate degree of heritage value.

10.10.1 The current proposal to introduce new linings to this wall is considered to have low heritage impact. Attention will be paid to the detail of the new linings to ensure appropriate connections and reversibility to protect these earlier structural arrangements.

10.10.2 Care should also be taken during the demolition phase to ensure further discoveries are reported and can be appropriately dealt with.

10.11 Windows reinstated  
The north elevation of the middle building (B) currently has three filled in openings of varying quality facing onto the open space courtyard. The reinstatement of all three windows is considered a very positive heritage impact that returns light to the interior and animation to the exterior. The existing construction quality of the western most window may pose some detailing challenges. Likewise, there have been some very crude mortar repairs to the external brick which would benefit from some attention to upgrade the external fabric for both performance and aesthetic improvements to the building.

.....

## 10.0 Heritage Impact Statement

### 10.12 Connections & Setting

The proposed connections join two designated heritage assets. The first asset is the Grade II church and its associated buildings and curtilage; while, the second asset is the subject site which is designated in a group of four Heath Street buildings which are recognized as representative of the early development of the area. The listed buildings associated to the subject site are more modest in their scale and their function than the church site.

The two new proposed connections to existing school are limited to afford efficient circulation and modest enough to retain legibility of existing sites and avoid undue amalgamation. The proposed connections do not directly engage with the principal buildings of either site.

10.12.1 Sufficient distinction is retained between the quality and character of each heritage asset. The heritage impact of this element of the proposal is considered to be negligible.

#### 10.13.1 Streatley Place Elevation

The proposed changes to the Streatley Place courtyard effect some minor changes to the listed building and its contribution to the conservation area.

10.13.2 The changes include the removal of a redundant duct vent, which is welcomed for its positive heritage impact.

10.13.3 The revised circulation provides an emergency fire exit that aligns with the existing composite window at lower ground level. It is proposed to incorporate the new door opening into the existing window joinery.

10.13.4 The proposed change is shielded by the adjacent double height brick wall, which forms the entrance to the building. The impact on the conservation area and views towards this particular elevation is considered negligible.

10.13.5 Of significant benefit is the reinstatement of functional windows to the new science labs. This is considered a highly positive heritage impact that returns animation and valuable signs of life to a previous derelict building.

#### 10.14.1 New roof over open space for structured teaching and play

The proposal is driven by the need for outdoor play space for children. The open ended glazed canopy allows all weather use of the area also serves to absorb noise associated to school use.

10.14.2 The courtyard directly behind 78 Heath Street has been associated to 76 Heath Street for a number of years, though it is unclear when it was incorporated onto the same title. The OS Maps, which start at 1879, consistently show this area as open space.

10.14.3 The infilling of the courtyard is handled in three zones: built form, open play space and covered play space.

10.14.4 The proposal to build at the east end of the courtyard serves to shield the school activities from neighbouring properties and prevents children accessing the roof of the Auditorium. The design approach introduces a modern building with contemporary detailing which is legible as a new layer in the collection of built form on the site.

.....

## 10.0 Heritage Impact Statement

10.14.5 Crucially the existing form of the courtyard remains legible and is represented in the existing brick boundary walls, which, as evidenced by the existing traces of openings, have demonstrated tolerance for intervention over the years.

10.14.6 The timber and glass detailing of the structure has a certain degree of temporality which lends itself to reversibility in the future.

10.14.7 The adaptation of this space for educational use is considered a viable and appropriate activity, which will guard against dereliction of the buildings.

10.14.8 The glazed canopy is appropriately scaled to the grain of the area and does not fully enclose the existing open space.

10.15.0 Auditorium  
Removals of masonry fabric at end of auditorium to accommodate a production booth 900mm wide x ca2000mm opening into the masonry is proposed at the south end of the auditorium. This will allow a sound booth to be installed to service the auditorium.

10.15.1 The penetration in this wall could potentially be sensitive as it appears to be an original wall that separated the auditorium from the middle building. The auditorium building is not specifically identified in the listing and is considered a tertiary element in the heritage significance of the place. The opening is not of sufficient size to threaten the integrity of the auditorium space or the legibility of the original volumes, which are more clearly understood by analysing the roof plan.

10.15.2 The proposed opening is a relatively small puncture which has low heritage impact.

10.16 Cumulative Impact Summary  
The proposed interventions have had to strike a balance between working with the existing fabric and ensuring a functional and stable occupation for educational use.

10.16.1 Works to the shopfront of the principal heritage element are considered to be an improvement to enhance the asset and its setting.

10.16.2 The works to the rear of the principal building are introduced in a controlled manner with respect to the identified heritage values of the place.

10.16.3 Cumulatively the proposed interventions facilitate positive changes to the use and occupation of the place without eroding the legibility of the existing forms and the story of development on the site.

.....

## 11.0 Conclusion

The reinstatement of a more appropriate shop frontage is considered to improve and enhance the primary heritage significance of the place and reinforce the story of development for the area, in particular the high street.

Other interventions are of secondary significance and are conceived to ensure the existing element on the site can remain relatively discrete and entirely legible.

11.1 The proposed changes to the property at 76 Heath Street involve minor interventions to the fabric of the places as existing. The cumulative effects of the minor interventions do not diminish the heritage significance of the place and are considered to benefit the change of use to education.

11.2 Incorporating the derelict site into a thriving school has significant impact on the viability of the site as a heritage asset. Education is an entirely appropriate, relatively low impact, use for this site and assures a stable and secure occupation of the site for the foreseeable future.

11.3 The proposals for demolition do not reduce the integrity or legibility of development on this site, which has demonstrated tolerance for change through previous sensitive adaptations.

11.4 The proposals for new fabric introduce a coherent and chronistic layer of intervention that is potentially reversible.

11.5 The Grade II fabric is of poor quality in some places and moderate quality in others. This suggests the fabric of the place is tolerant of the proposed degree of intervention.

11.6 The recognised heritage values of the place are resilient enough to accept the proposed changes across the site.





