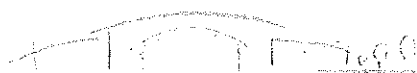


HERITAGE STATEMENT

**PROPOSED REPLACEMENT DETACHED
CANTEEN/DINING HALL AND FACILITIES**

**AT ST HEDDA'S PRIMARY SCHOOL
EGTON BRIDGE, WHITBY**

NYM/12/
26 SEP 2012



imaginative architecture + engineering design

bhd
partnership

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HISTORY

St. Hedda's Primary School was originally the Roman Catholic Chapel serving the Esk Valley circa 1790 built of herringbone stone and having a pitched slate roof.

The Chapel was altered to form a school and a new large church constructed alongside the school around 1867,

Both buildings face East onto the neighbouring highway.

To the rear of the Church, West, and attached to it, is the former Presbytery, which was also constructed at a similar time to the Church,

Whilst this was always a large house for the Parish Priest this has been altered over time to provide multi-use Parish and School rooms at ground floor, whilst retaining the first and second floors as residential accommodation.

The Presbytery is accessed via a drive along the South side of the Church to the rear of the site.

In or around 1947 a piece of land to the rear of the school was rented from the Jackson Family who own Bridgeholm, for the erection of a detached building to form a school canteen, consisting of dining hall, kitchen, pantry, store and WC.

This site is at a lower level than that of the School, Church and Presbytery and was accessed via steps constructed at that time.

The building was a concrete framed structure with asbestos roof sheets and half brick walling built between the frames.

This same building sits on the same site and is currently used to this day.

The land was purchased by the Diocese of Middlesbrough and due to the very poor condition of the building consent is sought for a new school dining hall on the same site and on the same footprint.

The canteen building of 1947 is not a Listed Building but, by default, is recognised as being part of the group of Listed Building consisting of the School, the Church and the former Presbytery, although it is located outside of the original stone boundary wall which encloses this group of buildings.

CONTEXT

St. Hedda's Primary School at Egton Bridge is over 100 years old and has a long history of provision of excellent education for children in the Esk Valley. It is a Voluntary Aided State School, supported by and within North Yorkshire Country Council Education system. The property is owned by the R. C. Diocese of Middlesbrough.

A detached building was erected at the rear of the site around 1947 to provide a kitchen and dining facility for pupils and staff.

This building consists of concrete frames with half brick infill panels plus an asbestos sheeted roof. Whilst various improvements have been made to the building over the years in terms of insulation and decoration the basic structure and roof coverings have reached a stage whereby it has exceeded its life span and requires such significant repair that this is not a viable option. North Yorkshire County Council's Building Surveyors, Jacobs, have down graded the status of the building due to its poor condition.

Therefore the school are at a point where a replacement building is the most appropriate way forward the school roll is continuing to rise and the need for a larger Dining Hall is becoming ever more pressing. Hence the submission of this application.

DEVELOPMENT SITE

The proposed building will sit on the same footprint as the existing building which is at the rear of the site and at a lower level. This ensures that it will be within the existing boundary of the school, church and presbytery and largely unseen due to the difference in levels and wooded nature of the surroundings.

The existing building and site is only accessible from the rear of the school playground and not from elsewhere.

LOCATION AND NEIGHBOURING PROPERTIES

As noted above the building is to be located on the site of the existing Dining Hall and this in turn is approximately 8 metres away from the School and Parish Rooms which has residential accommodation above to the East.

Station Cottages are approximately 35 metres away to the North West and 75 metres away from Bridge Holme to the South West.

Chapel Garth is some 40 metres away to the South East.

Therefore given the distances involved and that the usage of the building remains the same, the proposal is not considered to have a detrimental impact upon the neighbouring properties.

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DESIGN

The proposed building design is "conservatively contemporary" in its appearance whilst incorporating slate clad pitched roofs in order to reflect the adjacent buildings.

The exterior walls are proposed as being a mix of timber boarding and render plus glazing.

The timber boarding will provide a sustainable product to the scheme and sit neatly in the wooded setting. The render will provide a colourful contrast to the timber and "a resonance" for the pupils, with vibrancy and life. By use of natural traditional materials this will form a breathable finish to the structure. The structure is to consist of highly insulated timber framed walls and roof which will provide a speedy and sustainable method of construction.

The design and layout of the rooms are such that the Dining Hall will benefit from the large glazed gable to the South and the solar gain will assist in heating this room.

The kitchen is to be located at the North end of the building which will be cooler for staff and for storage.

The ground floor will also include a facility for the small local community library and also use of the larger hall facility for physical exercise and dance etc.

The first floor will provide additional storage space for the school along with some "quiet" rooms for "one-to-one" teaching and meetings.

An entrance lobby and WC will be provided on the approach to the building (that is the east side) room behind and accessed alongside the entrance lobby.

The store will replace the existing timber storage sheds currently in this location.

To the west side it is proposed that the existing waste land is utilised to form some raised beds for gardening purposes and an area of timber decking and steps down to the lower ground level will be accessible either from the main hall by means of a pair of glazed doors or via a path around the north end/kitchen.

The dining hall will be constructed directly off the existing concrete floor slab which is approximately 12.8 metres long x 6 metres wide.

The kitchen on the north end is to be approximately 5.2 metres wide x 3.6 metres long and this will sit on the site of a former timber storage shed which has been removed due to the extent of rot.

However the proposed store on the south end of the building which is to be some 3.6 metres long x 2.95 metres wide will site in the same position as the existing timber storage shed.

The existing brick retaining wall which supports the floor slab has deteriorated badly over the years and our engineer reports that this should be strengthened by constructing a new external masonry skin to the south and west elevations in concrete blockwork and this is then to be also clad in timber boarding or painted.

The windows and doors are to be double glazed and in dark grey or black coated steel frames, with velux rooflights at first floor level.

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MATERIALS

Existing Building

Roof	Asbestos sheets
Frame	Precast concrete columns and tie beams painted white
Walling	Half brick walling between the frames painted white
Windows	White framed double glazed upvc
Doors	Timber and painted

Proposed Building

Roof	Natural slates (to match colour of neighbouring slate roofs)
Frame	Insulated timber frame to form walls and roof
Wall Cladding	Natural timber boarding in larch or similar to be agreed
Doors and Windows	Black or grey coated aluminium frames double glazed

SUSTAINABILITY AND RENEWABLES

The above topics have been extensively discussed and considered by the applicants who have also had meetings with NYCC specialist advisor Bob Chicken.

The starting point is the use of as much insulation as possible in the walls, floors and roof areas in order to maximise this and to use zero carbon insulation or recycled materials as far as possible.

This combined with double glazing to windows and to the external doors will also assist in minimising heat loss and energy consumption.

The heating system as proposed is to consist of an air source heat pump and will be highly efficient, have a COP of 4.02 (402% efficient) or alternatively an electric boiler which would be very "clean", and "green" and also offer high efficiency in providing both heating and hot water and which would be connected to solar panels on the south facing roof and also some at ground level.

The combination of these factors will provide a massive improvement compared with the existing building and significant reductions in energy consumption and cost.

The rainwater will be discharged to soakaways on the boundary which will alleviate any additional flow to existing drains.

POLICIES AND PRE-APPLICATION CONSULTATION

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A site meeting and discussions regarding the proposals was held with Hilary Saunders Senior Planning Officer on 16th October 2011 where the project and design was considered suitable. A copy of the letter dated 20th September 2011 is attached.

The proposal is considered to comply with the following policies:

Core Policy A	Delivering National Park Purposes and Sustainable Development
Core Policy G	Landscape, Design and Historic Assets
Development Policy 3	Design
Development Policy 4	Conservation Areas
Core Policy I	Community Facilities
Planning Policy Statement 7	Sustainable Development in Rural Areas

Therefore taking all of these factors into consideration in order to improve the quality of facilities for the children, staff and local community approval of the application is respectfully requested.