



## **Holy Trinity Church of England Infants School, Church Lane, Ripon, HG4 2ES**

Investment and Delivery

**Infill of existing pond and creation of new main school entrance using concrete paving slabs to provide new entrance and 1 no. new external timber doorset**

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# **Heritage Statement**

**HOLY TRINITY CHURCH OF ENGLAND INFANTS SCHOOL**

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**Document history and status**

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# 1 Introduction

Align Property Partners Ltd were instructed by North Yorkshire County Council (“the Applicant”) to prepare a Heritage Statement (an assessment of the policies contained within the National Planning Policy Framework) to accompany a planning application to create a new Secure Entrance and Office (“the Application”) at Holy Trinity CofE Infants School (“the Property”).

The application relates to development within the grounds of Holy Trinity CofE Infants School, which sits within the Ripon Conservation Area.

North Yorkshire County Council (NYCC) Investment and Delivery (I&D) team have recognised the need to create a new main entrance and office area at Holy Trinity CE Infants School in order to address the existing safeguarding and accessibility constraints.

This application proposes to alter an existing south facing window and install a new single timber external doorset as part of the proposed new entrance works at Holy Trinity Church of England Infants School.

## 2 The Property and Surrounding Area

The main block to Holy Trinity CofE Infants School (Grade II) is a single storey building constructed in the early nineteenth century. The construction comprises brown brick, slate roof with ashlar pedimented gables and tall round-arched timber windows with glazing bars.

The school is situated within a residential area of Ripon, North Yorkshire, the site is accessed from Trinity Lane via a gated entrance and is surrounded by residential dwellings of similar construction.

The school is located within Ripon conservation area.

### **3 The Application**

The application proposes to alter an existing south facing window and install a new single timber external doorset as part of the proposed new entrance works.

One of the existing south facing windows to the library will have the stone sill removed and low level section of window adapted as required for installation of new entrance doorset.

Externally the existing pond will be removed and infilled as required.

A new external quality timber doorset will be installed to form the new entrance, the adjacent external area will be regraded in order to provide level access with new concrete paving slabs to match existing.

## 4 Heritage Statement

The National Planning Policy Framework (NPPF) was issued by the Government in March 2012 and then revised in July 2018. This national guidance remains the primary legislation it should be given substantial weight in the determination of any applications affecting Conservation Areas, Listed Buildings and / or other buildings of local heritage importance.

The NPPF contains guidance on how local authorities should consider development proposals which may impact heritage assets. The policies considered relevant to this proposal are identified and discussed in more detail below.

Paragraph 189 of the NPPF relates to the information requirements for applications for consent affecting heritage assets and states:-

*“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. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”*

Paragraph 190 of the NPPF is also of relevance to this application, and it states: *“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”*

It is accepted that the school site lies within the Ripon Conservation Area and therefore represents a significant heritage asset, which is sensitive to new development in respect of design and choice of materials. Careful consideration must be given to ensure that the proposal would not have a detrimental impact on the area.

Given the nature of the application submission, it is a local requirement for it to be accompanied by a Design and Access Statement. This has been submitted alongside the planning application and it is considered that the information provided within this Design and Access Statement is sufficient to enable the local planning authority to assess the impact of the proposal upon the heritage assets identified.

Policy HE9 provides additional policy principles which should be used to guide the consideration of applications relating to designated heritage assets. Paragraph HE9.1 states, inter alia:-

*“there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset.....Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Loss affecting any designated heritage asset should require clear and convincing justification.”*

Policy HE9 makes it very clear that there should be a presumption in favour of the preservation / enhancement of designated heritage assets. The Applicant accepts this stance and fully understands the importance of preserving heritage assets to ensure they are around for future generations to use, enjoy and learn from in the future.

The alterations do not propose any major demolition work.

It is considered that the development will not have a negative impact upon the building or Conservation Area as a whole.

## 5 Conclusion

This application proposes to alter an existing south facing window and install a new single timber external doorset as part of the proposed new entrance works.

The proposal has been sensitively designed to minimise the visual impact on the setting of the building and will not have a harmful impact on a high significance element of the building.

The choice of new materials and colour is to match those that currently exist at the school and will preserve the existing traditional character and architectural merit of the main building and will therefore be sympathetic to the Conservation Area designation. It is therefore considered that the application satisfies all relevant policies outlined within the Ripon Conservation Area Appraisal and the policies outlined in NPPF.

## 6 Appendix A – Map showing the extent of Ripon Conservation Area

