

1 Summary

- 1.1 This is a supplementary report bringing Members up to date in respect of this item included in the Board's main agenda.

Recommendation to the Board

That the Article Four Direction not be confirmed for the reasons set out in this report and that pre-application discussion continue with Members on options for the future of the site.

2 Background

- 2.1 As contained in the original report, the issue is whether or not to confirm an Article Four Direction, restricting the demolition of this building. That report refers to matters that required updates.

3 Progress

- 3.1 Progress has been made. Firstly, the agent has confirmed that his client will prepare a Unilateral Undertaking on the lines set out in the main report. It is anticipated that a draft will be with the Council on the 10th. This is very welcome and a course of action that would be expected if the building had been listed.
- 3.2 Secondly, the agent has confirmed that his client will prepare a series of options for the development on the site including those considered by the Members on their recent site visit. These include options of part demolition and conversion as well as complete new build. Once received, the agent would wish to meet with those Members again in order to look at the options. Again this is very welcome progress
- 3.3 Thirdly, the agent has forwarded his formal response to the Article Four Direction. This is attached in full at Appendix A. It also contains a heritage assessment of the building. The conclusions reached in that Assessment are agreed by the Council's Heritage Officer. The requests for information as referred to in the letter have all been forwarded to the agent.

...

4 Observations

- 4.1 Whilst there is still some way to go, the active engagement with the Council, the draft Unilateral Undertaking, the preparation of development options based on Member involvement and all of the evidence in respect of the heritage significance of the building, suggests that a resolution satisfactory to both parties can be anticipated. It is considered that it gives sufficient confidence to the Board to recommend that the Direction is not confirmed.

5 Report Implications

5.1 Finance and Value for Money Implications

- 5.1.1 A decision to make the Direction permanent would give rise to a claim for compensation. Given that residential redevelopment of the site is an appropriate alternative development, that claim could be substantial.

5.2 Links to Council's Priorities

- 5.2.1 The preservation, enhancement and conservation of the Borough's rural and built heritage are one of its priorities and this is reflected in the Development Plan as well as in the Submitted Local Plan.

The Contact Officer for this report is Jeff Brown (719310).

Background Papers

Local Government Act 1972 Section 100D, as substituted by the Local Government Act, 2000 Section 97

Background Paper No	Author	Nature of Background Paper	Date

12 February 2019

North Warwickshire Borough Council
Development Control
Council House
South Street
Atherstone
Warwickshire
CV9 1DE

[Sent by Email]

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Dear Sirs,

Objection to Notice of the making of an Immediate Direction Under Article 4 Of The Town And Country Planning (General Permitted Development) (England) Order 2015 (As Amended) for Land at Wathen Grange (Special) School, Church Walk, Mancetter, CV9 1PZ

Council Reference Number: PAP/2018/0660

Williams Gallagher act for Silverleaf Partnership in respect of its land and property know as Watham Grange Special School, Mancetter.

On 17th December 2018, following submission of a Prior Notification Application for the demolition of the school, North Warwickshire Borough Council issued an Immediate Direction under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order, 2015, as amended removing permitted development rights Under Class B of Part 11 Schedule 2.

This notice was deficient as it did not meet the requirements of Criteria (d) under Paragraph 4 of the Procedure for Article 4(1) directions with immediate effect. As a consequence, the notice was issued again in a letter attached to an email dated 22 January 2019. This second notice identified the procedure for commenting on the Direction and gave until 17:00 on 12th February 2019 for responses to be received.

We cannot currently identify whether the council has fulfilled its duty under Paragraph 1 of Schedule 3 and would ask for full evidence to be provided in respect of:

1.—(1) Subject to paragraph 2, notice of any direction made under article 4(1) of this Order must, as soon as practicable after the direction has been made, be given by the local planning authority —

- ✓ (a) by local advertisement **(Please provide a copy of the advert and published date);**
- ✓ (b) by site display at no fewer than 2 locations within the area to which the direction relates, or, if the direction is made under article 4(1)(b), on the site of the particular development to which the direction relates, for a period of not less than 6 weeks **(Please provide dated photographic evidence of the notice being posted in two locations for the deficient and subsequent notice);** and
- ✓ (c) subject to sub-paragraph (2), by serving the notice on the owner and occupier of every part of the land within the area or site to which the direction relates **(Please provide copies of all parties that the notice was served upon).**

Procedure for article 4(1) directions with immediate effect

2.—(1) *This paragraph applies where—*

(a) a direction relating only to development permitted by any of Parts 1 to 4, or Class B or C of Part 11, of Schedule 2 has been made by the local planning authority under article 4(1) and the authority consider that the development to which the direction relates would be prejudicial to the proper planning of their area or constitute a threat to the amenities of their area; or

(b) a direction within the whole or part of any conservation area has been made by the local planning authority under article 4(1) which the authority consider should have immediate effect and the development to which the direction relates is described in paragraphs (a) to (j) of sub-paragraph (3).

*(2) Subject to sub-paragraphs (3), (4) and (9), paragraphs 1(1) to (3), (4)(a) to (d), (5), and (8) to (10) apply in relation to a direction to which this paragraph applies; and the planning authority must notify the Secretary of State of the direction on the same day that notice is given under paragraph 1(1) **(Please provide dated evidence that the secretary of state was notified on the correct dates for the deficient and subsequent notice).***

In addition, no officer's report has been prepared or made available to provide an explanation as to why the relevant statutory test has been satisfied (being that it is "expedient" to issue the direction"). Importantly therefore, there is no justification / evidence given that satisfies the requirement that Article 4 Directions related to processes where Prior Approval powers are available should be accompanied by particularly strong justification for the withdrawal of such permitted development rights. The Planning practice Guidance is very clear on this point and states:

When is it appropriate to use article 4 directions?

The use of article 4 directions to remove national permitted development rights should be limited to situations where this is necessary to protect local amenity or the wellbeing of the area. The potential harm that the direction is intended to address should be clearly identified. There should be a particularly strong justification for the withdrawal of permitted development rights relating to:

- *a wide area (eg those covering the entire area of a local planning authority, National Park or Area of Outstanding National Beauty)*
- *agriculture and forestry development. Article 4 directions related to agriculture and forestry will need to demonstrate that permitted development rights pose a serious threat to areas or landscapes of exceptional beauty*
- *cases where prior approval powers are available to control permitted development*
- *leisure plots and uses*
- *the installation of microgeneration equipment*

Paragraph: 038 Reference ID: 13-038-20140306

Revision date: 06 03 2014

We would also ask the council to note that compensation for withdrawing permitted development rights will be payable and will be pursued if the Article 4 Notice is not withdrawn:

Is compensation payable where permitted development rights have been withdrawn?

If a local planning authority makes an article 4 direction, it can be liable to pay compensation to those whose permitted development rights have been withdrawn, but only if it then subsequently:

- *refuses planning permission for development which would otherwise have been permitted development; or*

- *grants planning permission subject to more limiting conditions than the General Permitted Development Order*

The grounds on which compensation can be claimed are limited to abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights.

Paragraph: 042 Reference ID: 13-042-20140306

Revision date: 06 03 2014

At this stage, and given the lack of any justification put forward by the council for making an immediate Article 4 Direction, we have had to make our own judgement on the matters that the Council may consider warrant such action. We therefore reserve the right to prepare and submit further evidence should the council clarify its position.

Attached to this letter is a Heritage and Townscape Assessment prepared by Node Urban Design which confirms that the building is not worthy of retention and therefore, on appropriate evidence, it is wholly inappropriate to remove permitted development rights through an Article 4 Direction and it has no basis for being confirmed in due course.

We invite the Council to provide the requested evidence within the next 7 days. We will then inform you of any further action that we intend to pursue.

Yours faithfully,



Matthew Williams (MRTPI)
Director
Williams Gallagher

Enc: Heritage and Townscape Assessment - Node



TOWNSCAPE ASSESSMENT

WATHEN GRANGE SCHOOL, MANCETTER

1. INTRODUCTION AND PROJECT CONTEXT

Node has been commissioned to provide an objective assessment of the significance of Wathen Grange School in Mancetter (previously called the Mancetter Church of England School), together with an assessment of its contribution to local townscape.

Following the submission of prior notification for the demolition of the building, North Warwickshire Borough Council served an article 4(1) direction on the building relating to Class B of part 11 in Schedule 2 of the Town and Country Planning (General Permitted Development (England) order 2015. The practical consequence of this is that planning permission is required for 'any building operation consisting of the demolition of a building'.

This assessment forms an evidence base for a response to this article 4 direction, considering whether the building has a sufficient degree of merit to warrant removal of permitted development rights. It considers the significance of the site as a standalone building and its impact on the wider townscape through an assessment of:

1. Its comparable heritage significance with similar building types.
2. Its contribution to and impact on the surrounding area in terms of general character and heritage assets.

2. DESCRIPTION

Site

The building is located within the village of Mancetter on a corner plot at the junction of Church Walk and Manor Road. It is constructed in red brick with stone detailing. The main core of the building fronts Church Walk, with substantial later extensions to the rear as visible from Manor Road.



Church Walk

The main building on Church Walk is formed from a long five bay section. The facade is red brick with footings constructed of blue engineering brick. It incorporates:

- Two pitched roof gables, of which one provides the principal entrance with stone detailing above reading 'National School 1875'.
- Stone window surrounds, though the windows themselves have been replaced with uPVC.
- Brick and stone buttresses to the north and southern elevations.
- Tall chimneystacks with some patterning picked out in contrasting brickwork.

To the rear of the main building, overlooking Manor Road are a pair of large two-storey outrigger extensions connected by a one-storey link way with sloping roof. They are generic in appearance, constructed from modern red brick incorporating uPVC windows, rainwater goods and large flues. These extensions obscure the earlier section of the building, with the exception of its southern extent.

A low wall of blue engineering brick topped with modern palisade fencing bounds the site. A small yard is present to the rear, with hard standing for parking to the side of the building at the northern edge of the site, and a red brick outbuilding to the western boundary.

Context

The building's context is characterised by late twentieth century domestic dwellings including terraces, semi-detached and detached houses, as well as apartment blocks within the immediate context. A large piece of open land adjoining the site, previously the school's playing fields, was recently developed into apartments for residential care use at its northern boundary on Church Walk and bungalows to its south-western boundary on Manor Road.

The historic core of Mancetter, including the church and manor house with a series of medieval and post medieval buildings, is located to the south. Intervisibility with these assets is limited by intervening houses.

The context of the village itself to the south, east, and west is distinctly rural with extensive open field land with key features such as the River Anker (east) and Coventry Canal (west). The north, however, is generally dense suburban housing linking the village to Atherstone.



3. HERITAGE ASSETS

Site

With regard to the status of the site:

- The site is not a designated listed building.
- The site is not located within a designated conservation area.
- The building was identified in the Mancetter Neighbourhood plan (adopted 2017) as a local (non-designated) heritage asset.

Context

Mancetter Conservation Area is situated to the south, with the northern boundary approximately 126m from the site.

Within the conservation area boundary are 11 listed buildings:

1. Manor Farmhouse, Grade II (NHLE ID 1185412): early 18th century farmhouse.
2. Church of St Peter, Grade I (NHLE ID 1365169): early 13th century church with 12th century origins.
3. 2 chest tombs southeast of Church of St Peter, Grade II (NHLE ID: 1185409): 17th and 18th century funerary monuments located within the churchyard.
4. 2 chest tombs south of Church of St Peter, Grade II (NHLE ID: 1034752): 18th and 19th century funerary monuments located within the churchyard.
5. Gramer's Alms-houses, Grade II (NHLE ID: 1034753): 6 early 18th century alms-houses, now 3 houses founded by James Gramer.
6. Mancetter Manor and gate pier, Grade II* (NHLE ID 1185415): early 14th century manor house with later additions and cross wings. Gate pier is early 18th century.
7. Left forecourt wall, gate pier and pavilion to Mancetter Manor, Grade II (NHLE ID: 1034754): early 18th century wall and garden structures to the 14th century manor house.
8. Right forecourt wall, gate pier, and garden pavilion at Mancetter Manor, Grade II (NHLE ID: 1185429): early 18th century wall and garden structures to 14th century manor house.
9. Gate pier and wall north of Mancetter Manor, Grade II (NHLE ID: 1365170): early 18th century gate pier to the 14th century manor house.
10. Flight of steps east of forecourt gates of Mancetter Manor, Grade II (NHLE ID: 1365171): 18th century steps in setting of 14th century manor house.
11. Gramer Cottages, Grade II (NHLE ID 1299697): early 19th century alms-houses.



Within the context there are also two scheduled monuments, relating to the Roman occupation of the area:

- The Roman Camp (NHLE ID: 1005736). This relates to a series of Vexillation fortresses - rectangular enclosures with rounded corners garrisoned by campaigning legionary and auxiliary troops between AD43 and AD 90. This is split into three separate designated areas focused primarily on and around Old Farm Road and Mancetter Road.
- Mandeussedum Roman villa, settlement and industrial complex (NHLE ID: 1017585): this is located between Mancetter and Witherley Road and represents an extensive multi-phase Roman rural estate.

Summary

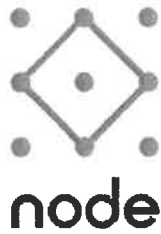
The building is not protected by statutory designation, but has been identified in the neighbourhood plan as a non-designated heritage asset. In the wider village are a number of designated heritage assets that form part of Mancetter Conservation Area which can be grouped as follows:

1. A scheduled group relating to the Roman occupation.
2. A listed group centred around the church including the medieval church and associated post-medieval monuments.
3. A listed group centred on the manor house, including the medieval house and elements of its post-medieval garden.
4. A small listed collection of domestic structures within the broader village, specifically alms-houses and farm buildings, from the post-medieval period onwards.

4. HISTORIC DEVELOPMENT

The area that would become Mancetter was initially occupied in the Roman period, with the construction of a series of military and domestic settlements within the immediate context of the principal Roman road of Watling Street (now the A5). The settlement of Mancetter, itself, was not recorded in Domesday, but developed from the 12th century onwards along the banks of the River Anker after endowment of the Church and growth of a Manor House.

The school itself was constructed in the mid 1870s following conveyance in 1874 of land from the trustees of Gramer's Charity (Gramer was a 19th century goldsmith from the village who also endowed the almshouses which bear his name) to the trustees of Mancetter School.



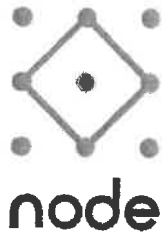
The school was situated to the north of the main settlement core of Mancetter, which was concentrated around the nucleus of the Church and manor house to the south. The school was situated on a crossroads leading north to Atherstone, west to the railway line/canal, and east to Witherley over Watling Street. These tracks were generally less populated than the settlement core, but did include scattered buildings including Gramer's Charity Farm and Mancetter House. Immediately opposite the school on the crossroads was a small collection of buildings that may have been a series of dwellings as well as a post office. The course of the River Anker ran close to the east, surrounded by enclosed field land.

The building was formed from the long principal range (extant), with a small gabled return elevation (extant) and, by the 1960s at the latest, had a small one-storey extension to the rear (demolished). Around the school was a yard, which included a long outbuilding (extant), and by the 1960s had developed extensive playing fields (now built up), which included some school outbuildings.

Recent history

In the post war period, particularly from the 1950s, the area around the site developed significantly with the expansion of Atherstone to the south of its earlier core. This involved the successive construction of housing estates around the site through the remainder of the twentieth century, including the loss of the earlier 19th century structures on the junction that were redeveloped into a series of apartment blocks called 'Gramer Court'. The townscape context of the building has therefore changed substantially.

In 1996 the school was converted into residential use that included extensions to the original building, though converted back into use as a school in 2005. The palisade fencing and boundary were constructed in approx. 2007. Permission was granted in 2018 for its use as a residential dwelling.



5a. SIGNIFICANCE: BUILDING TYPE

Framework

Historic England record that for most of the 19th century, from the late Georgian period, primary schools were established by religious groups; particularly due to the competition between Anglican and nonconformist societies. This was part of the developing contextual focus on social care and responsibility that included religious, philanthropic, and later state benefaction, particularly in the face of the significant social pressures brought about through industrialisation.

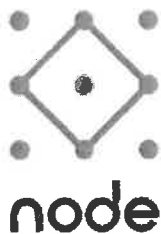
This resulted in two primary educational movements: 'British Schools' set up by the non-conformist 'British and Foreign School Society (from 1814) were prevalent in urban areas, whilst 'National Schools' set up by the 'Church of England's National Society for promoting religious education' (from 1811) were more prevalent in rural areas. Following 1870, and the passage of the Education Act, schools became more closely the prerogative of local authorities and were known as 'board schools'. The school at Mancetter is a common example of a 'National School'.

These schools adopted and adapted prevalent architectural styles of the day including Gothic revival, Classical, and Tudor revival – the latter of which was focused on reviving the features of late medieval and post medieval 'merry olde England'. Many were humble buildings, designed to be functional.

They further incorporated particular innovations in education ideologies, which was often reflected in the plan form and interior fittings. This included two prevalent ideologies of the period. Firstly the 'monitorial' system' advocated by figures such as John Lancaster whereby classes were taught by 'monitors' (younger students) under the influence of the master/mistress (the teacher). Secondly, the 'simultaneous' or 'chalk and talk' approach, advocated by Samuel Winderspin, focused on the masters/mistress teaching students more directly in larger groups (sometimes incorporating large galleried seating). These approaches were adapted, and even amalgamated, across the century and impacted the ways in which the school was laid out and how it functioned.

Historic England asserts that in assessing education buildings, those built after 1870 (such as the site) are subject to a higher degree of survival so more selectivity is needed. Particular focuses include:

- Preservation, degree of survival, and completeness
- Architectural interest, often enhanced by lettering or sculptural embellishment
- Date and rarity of type
- Planning to the layout and interior



- Ancillary features such as walls, railings, gates, and teachers housing

All surviving National Schools of the period will have some degree of architectural and historic interest, through illustrating attitudes towards social responsibility, the specific movements, and bodies associated with it as well as the evolution of school design and architectural styling. However, the level of this significance varies from site to site.

A search on the National Heritage List for England records '28' entries for the 'National School' Asset type dating from the 'Georgian period' (1714-1830) and 118 entries dating from the 'Victorian period' (1837-1901). Only one of the Victorian examples is listed at higher grade (II* or above) and constitutes the most significant example of its type/date. This is the Former National School on Queen Street in Barton upon Humber (Grade II* NHLE ID: 1252199). It was built in the mid 1840s in a Tudor revival style in red brick with stone dressings. It is significant because Samuel Wilderspin himself had a significant input into the design and layout, reflecting his particular approach.

Heritage Gateway highlights five Victorian National Schools that were turned down for listing, highlighting key considerations that undermine heritage significance. These include

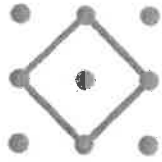
1. Former Heeley National School, Sheffield. 1833 stone gothic-revival.
2. Pocklington Youth Centre, East Riding. 1854 in Tudor revival.
3. Former National School, Stoke Road Essex. 1839 red brick with stone quoins and window surrounds.
4. West Malling National School, Kent. 1854 in gothic style.
5. Former Sculcoates National School, Hull. 1850s.

The primary reasons given for why these buildings were turned down for listing include (1) architectural interest: the styles were typical of their date and do not represent a sense of innovation in design, (2) intactness: all of the examples had been subject to later alterations or losses to the building or context including inappropriate extensions, loss of layout or interior fittings, and demolition associated buildings.

Assessment

Bringing forward the above considerations, the following observations can be made regarding the site:

- Age: The school dates to 1875, and is therefore a comparatively late example of a National School.
- Exterior: the building has general features indicative of the Tudor revival style, a popular movement for educational and institutional buildings of the period including schools and workhouses. This includes the use of



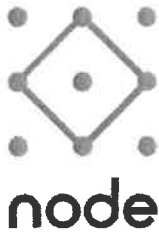
node

red brick, stone window surrounds, gable ends, and large chimneystacks. The date stamp above the doorway enhances legibility of the building's origin. This styling, however, is generally typical of buildings of this date and is not considered to be of particular note.

- Interior: the building was comprehensively redeveloped internally in 2007, following a period of inoccupation during which original materials including all internal fixtures and fittings, together with roof tiles were stolen from the building. The redevelopment of the building incorporated amendments to plan form, including the insertion of an upper floor. The additional floor has entirely altered the internal configuration of the building and has resulted in damage to the geometry and appearance of the main windows. As a result of the period of inoccupation and the subsequent works, there are no surviving original features nor historically significant plan-form associated with the building that would contribute towards its understanding as a building of its type and age – and therefore its heritage significance.
- Intactness, built form: whilst the architectural features and styling have a degree of integrity to the Church Walk elevation, there have been clear detrimental alterations including the addition of poor modern uPVC window units into the stone surrounds, and roof lights. Furthermore the character and appearance of the rear elevation has been substantially undermined through the addition of large outrigger extensions utilising generic styles and materials that have come to dominate perception of the building from Manor Road.
- Intactness, setting: the building retains some contextual features including its yard (the playground) and a surviving outbuilding to the rear of the yard. However, its context has been clearly significantly undermined through the loss of its playing fields for development, and its enclosure with poor-quality modern railings, which, together with the scale of wider development in the area, have impacted significantly on the building's role as a feature corner.

Analysis

The school building has an intrinsic merit as a surviving example of a Victorian National School as developed in a rural context that illustrates the role of Victorian religious societies, exhibiting broad characteristics of Tudor revival styles popular on institutional buildings of the period, however it is considered to be of comparatively low significance given that it is a relatively late example of the National School movement, is typical of its type in terms of its architectural style, and has suffered clear alteration, both to its internal and external fabric, together with its context.



5b: SIGNIFICANCE: CONTRIBUTION TO TOWNSCAPE SETTING

As a pleasant 19th century building, the school invariably makes a contribution to Mancetter. However, the level, extent, and nature of this contribution needs to be understood. This can be assessed specifically in terms of its contribution to and impact on:

1. Heritage assets.
2. Village character.

Contribution to heritage assets

A defining feature of the local area is a close and significant grouping of heritage assets predominantly contained within the boundaries of Mancetter Conservation Area. The conservation area appraisal indicates that the area was designated 'in recognition of the character and attractiveness of the older part of the settlement', centred 'on the Green' and enhanced by 'the trees of the churchyard and manor house'. In this way the special interest of the conservation area derives from the close association of a range of buildings and open spaces that reflect the origins and evolution of the nucleated core of the village around its centre.

The listed buildings form a critical part of this significance and collectively they illustrate the development of the village, ecclesiastical and secular, from the medieval period onwards as experienced in a series of groups around the church, the manor, and the village core. More broadly, the scheduled sites of the Roman settlement, beyond the boundaries of the conservation area, are experienced predominantly as a series of earthworks on open field land which, aside from having significant archaeological potential, provide the village with much of its rural setting.

The school makes no direct contribution to the setting of these heritage assets. Whilst it may have archaeological potential in relation to the Roman settlement, this is not tied to the building itself. Furthermore, it is set beyond the boundaries of the conservation area and is spatially and visually truncated by the intervening built form.

Neither does the building reflect a significant part of the architectural growth nor evolution of the village given that the area developed primarily as twentieth century suburban housing, which removed the historic open character of the context. The pre-20th century character of the area is reflected primarily in the remaining surrounding rural setting rather than the context of the school itself.



Contribution to the character of Mancetter

Mancetter is primarily a historic rural village. The neighbourhood plan highlights some of the components that underpin its character including:

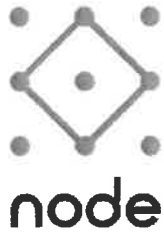
- The importance of buildings and spaces within the conservation area.
- The importance of Roman heritage sites.
- The importance of views of key buildings in the village, longer views in the Anker Valley, the canal, and from Ridge Lane to higher countryside.
- The physical separation between Mancetter and Atherstone.
- Woodland.
- Local design and layout features.

It is evident that much of the intrinsic character of the village relies on appreciation of its distinct rurality, derived from features such as the River Anker, the Roman earthworks, separation from neighbouring settlements, and general setting within the Anker Valley. It also relies on the visual and spatial integrity of its more traditional village core as defined by prominent buildings, most notably the church of St Peter, as experienced from the central space of the Green and wider rural paths and routes.

A key element of this is referenced through the designation of local views in the neighbourhood plan. However the school has no impact on the underlying characteristics of these views as they primarily focus on the link between the village's core and its rural setting. As the school is a very small structure engulfed by modern housing, it is largely imperceptible within a view of a broader, generic, estate from the wider areas.

The identified views include:

- **From Harpers Lane north east towards Witherley:** The importance of this view relies on the integrity of the open land between the eastern extremity of Mancetter's housing estates and the boundaries of Witherley.
Assessment: the site is not situated within this view, nor does it form part of the field system at its heart.
- **From the footpath south of Watling Street looking over the Anker Valley to the church:** This view primarily utilises the open setting of the village to the east (the scheduled Roman settlement) to enable views back to the village core, taking in significant features such as the tower of the church.
Assessment: The school does not form a prevalent part of this view. As it is a small structure, surrounded by



significantly dense built form at varied scales, it is experienced only as part of a wider built up area offset from the main group.

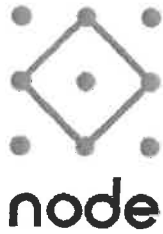
- **Looking west from the River Anker across the Roman fields towards Nuneaton Road:** This again allows appreciation of the openness of the village's rural setting, in this case the scheduled Roman settlement.

Assessment: The site has no bearing on this view, as it is not located on the surrounding fields.

Analysis

The contribution of the school to Mancetter relies primarily on it being a traditional 19th century structure. This is largely experienced in its immediate context due to the development of surrounding residential properties in the latter 20th century. The school's role in its immediate townscape environment has however, been undermined by the scale of neighbouring development, including a care home, which has dwarfed the building.

The school makes no direct impact on the historically significant core of the village, which is the location of the nucleus of its significant heritage assets and where its historic character is experienced. Nor does it impact upon the overriding character of the village as derived from its distinctly rural setting. This is primarily due to the distinct evolution of its context as 20th century suburban housing which has largely truncated it from the traditional village core and which has undermined the position of its context as a historic part of the village's historic rural surroundings.



6. CONCLUSION

In terms of heritage significance as a historic building type, the interest of the building is limited. Whilst illustrating the development of social attitudes and national educational movements in the Victorian period and a surviving example of Tudor revival styling, the building is both typical of its type and a comparatively late example. Furthermore, the school suffered a period of disuse during which all original materials were stolen, followed by redevelopment including extensive internal and external alterations which have collectively resulted in total loss of original internal fixtures and fittings, damage to key architectural elements and substantive change to the building's plan form and layout which has severed its connection with its original design philosophy. Contextually, it has experienced an erosion of its immediate setting through development of its former playing fields. Collectively, these elements combine to result in an irrevocable damage to the building's integrity.

In terms of its contribution to the character of Mancetter, the building's interest relates to its varied age and style relative to its immediate street scene, which has itself been eroded by the scale of surrounding development, dwarfing the building and minimising its role within the townscape. Furthermore, the building makes little impact on the character of the village at a broader level, including no potential for impact on the setting of its heritage assets, due to intervening development which has subsumed the school. The site's context, which developed primarily as a 20th century housing estate has lost much of its previous openness and is now experienced as a more generic suburban area. The building is diminutive in scale and has essentially been engulfed by these later buildings. The building makes no impact on the intrinsic rural character of Mancetter as a village including, for example, occupying a key position within, or as part of views of, the surrounding field land; nor does it contribute to the perception and experience of the historic village core to the south. Overall, therefore, it is considered that the building has a limited positive influence over its immediate street scene, but makes little impact on the wider character of the village in terms of key views, its distinct rural setting and important grouping of built form within the village core.

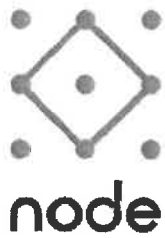
APPENDIX A: SELECT PHOTOGRAPHS

Inappropriate external alterations and additions to the building including uPVC windows, insensitive infill/repair and a poor quality extension have impacted severely on the school's character and appearance:

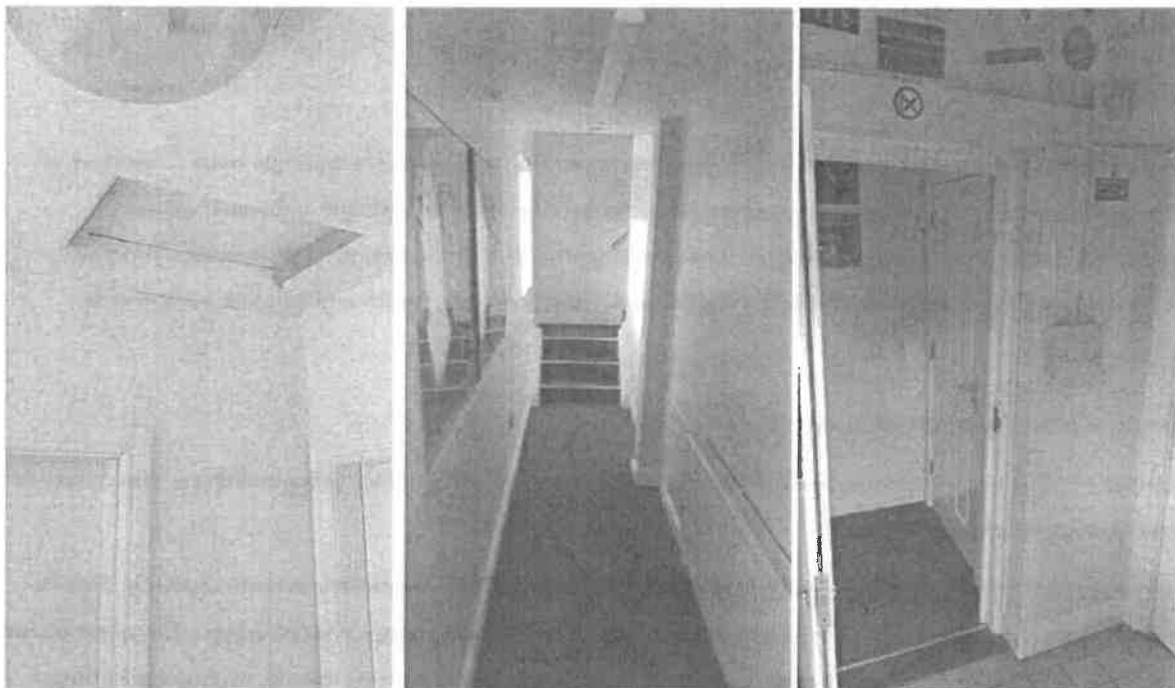


Internal alterations, including changes to plan form and the addition of a first floor have also impacted severely on its historic integrity, including bisecting the building's principal windows



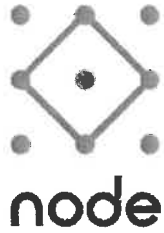


No original internal fixtures and fitting survive within the building; recent additions are of a poor general quality:



The school's setting has been eroded by new development at a substantially greater built scale on its former playing fields





APPENDIX B: HERITAGE DEFINITIONS

Heritage significance

'Significance' is defined in the National Planning Policy Framework as 'the value of a heritage asset'. The basis of any heritage assessment is the identification and analysis of a heritage asset to highlight individual 'values' (sometimes called 'interest' or 'merit') and how these come together to form its overall 'significance'. Three key documents provide working definitions of the 'heritage values' that have been used to inform this advice note:

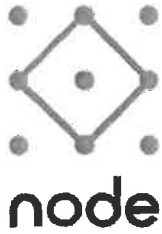
1. Principles of selection for listing buildings (DCMS 2018)

The Department of Culture, Media and Sport (DCMS) sets the statutory criteria for listing buildings. The criteria is split into two areas of heritage 'interest':

- **Architectural interest:** an asset must be 'of importance in its design, decoration, or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques'...'for more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of the building'.
- **Historic interest:** an asset must 'illustrate important aspects of the nation's history, and/or have closely substantiated historical associations with nationally important individuals, groups or events, and the building itself in its current form will afford a strong connection with the valued aspect of history'.

Architectural and historic interest provide the principal criteria in listing buildings, however other considerations include:

- **Group value**
- **Fixtures and features of a building**
- **Curtilage buildings**
- **The character or appearance of conservation areas**
- **Age and rarity**
- **Selectivity**



2. Conservation principles, policies, and Guidance (English Heritage 2008)

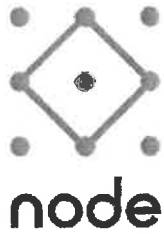
English Heritage, in their 2008 policy document, introduced four heritage 'values':

- **Evidential value:** 'the potential of a place to yield evidence about past human activity', usually in 'the absence of written records' relying on the 'physical remains of human activity'.
- **Historical value:** 'the way in which past people, events, and aspects of life can be connected through a place to the present'. This can be 'illustrative' and/or 'associative'.
- **Aesthetic value:** 'the way in which people draw sensory and intellectual stimulation from a place', deriving from either 'planned' or 'fortuitous' development.
- **Communal value:** the 'meanings of a place for the people who relate to it', drawing from a 'commemorative', 'symbolic', 'spiritual' or 'social' importance.

3. Conservation principles for the sustainable management of the historic environment (Historic England consultation draft, 2017)

In 2017, Historic England published a draft revision of the conservation principles. This consolidated the heritage values into three areas of 'interest', drawing it closer to DCMS criteria:

- **Historic interest:** This refers again to 'illustrative' factors and places emphasis on 'surviving examples of an innovation of consequence, whether related to artistry, technology, or social organisation'. It also again references 'association' with a 'person, event, or moment'. It, however, now encompasses 'communal' value and states that illustrative or associative interest can become 'enmeshed with the identity of a community', particularly where this surpasses 'simple usefulness by the essential connection with the history of an asset'.
- **Archaeological interest:** this equates to 'evidential' value or 'research' value and encompasses the potential of buildings, landscapes, and buried archaeological deposits to 'reveal evidence of past human activity' through investigation 'at some point' (i.e. it has a potential to yield evidence, rather than it already has).
- **Architectural and artistic interest:** this derives from 'a contemporary appreciation of an asset's aesthetics'. Architectural interest refers to the 'art or science of the design, construction, craftsmanship, and decoration of buildings and structures'. 'Artistic' refers to the 'use of human imagination and skill to convey meaning through all forms of creative expression'.



General definitions

The National Planning Policy Framework (2018) provides the following relevant definitions:

- **Heritage asset:** ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.
- **Designated heritage asset:** ‘a world heritage site, scheduled monument, listed building, protected ship wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation’.
- **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’.