

Briefing Note

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To Judith Livesey
From Lauren Ayers
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Subject **St Paul's School: Assessment of Cultural Heritage Effects in Relation to Design Changes to Block A**

1.0 Cultural Heritage

1.1 This note assesses the amendments to the design of Block A in relation to the effects on cultural heritage assets, which were previously considered in Chapter E (Cultural Heritage) of the 2008 Environmental Statement (with 2009 addendum), the Supplementary Environmental Statement (SES) (December 2017) and the update to the SES (July 2018).

2.0 Policy Context

2.1 Since the July 2018 update to the SES, the revised National Planning Policy Framework (NPPF) was published on 24 July 2018.

2.2 While there were minor changes to the wording and to paragraph numbering in relation to historic environment policies, the thrust of the policy remains unchanged from the 2012 version of the NPPF. No new issues for consideration of cultural heritage effects have been introduced by the adoption of the revised NPPF.

3.0 Assessment Methodology & Significance Criteria

3.1 The assessment methodology remains as provided in the SES (December 2017) and its update (July 2018).

4.0 Baseline Conditions

4.1 Baseline conditions remain as set out in the SES (December 2017) and its update (July 2018).

5.0 Summary of Amendments to Design of Block A

5.1 In lieu of a frontage of pale ashlar stone cladding, brickwork is now proposed for the elevation of Block A facing Lonsdale Road. The light colour of the brickwork has been chosen to better match the colour and tones of the existing brick- and stucco-fronted villas along Lonsdale Road, which are within the Castelnau Conservation Area's Character Area 1: Lonsdale Road.

5.2 The previous design featured two gables facing Lonsdale Road, flanking four central window bays with a horizontal parapet. In contrast, the revised proposal features four gables, arranged in pairs of two, flanking two central window bays with a flat parapet. The revised proposal more clearly echoes the character of the conservation area's varied roofscapes, which feature vertical projections spaced more closely together than the previous design featured.

- 5.3 Brick banding has also been introduced to the Lonsdale Road frontage of Block A, reflecting the contrasting bands of brickwork and prominent string courses which characterise the historic buildings along Lonsdale Road. The brick banding gives greater texture and subtle visual interest than the previous proposal for plain ashlar stone facing.
- 5.4 Brick projections have also been introduced into the revised design for Block A's frontage, and window reveals have been added to improve the appearance of depth in the façade. In addition, a central recessed area has been introduced between the two pairs of gables. These features are an improved response to the form of the bay windows and elaborate mouldings to window surrounds of adjacent buildings in the Castelnau Conservation Area, which historically created an appearance of depth and movement within the streetscape.
- 5.5 The design of the windows on Block A has also been altered. The amended proposal features low-level railings to the ground and first floor windows, with perforated brickwork screening the lower portion of the second floor windows, giving the impression of smaller openings on the top floor, in keeping with the arrangement of the windows on Lonsdale Road's historic villas. The result is a more legible hierarchy to the front elevation of Block A, a typical feature of the villas in Area 1 of the conservation area.
- 5.6 The current proposal for Block A has been designed to better reflect the characteristics of the Conservation Area and its BOM. Therefore, the proposal represents an improvement to the setting of these heritage assets, when compared with the previously assessed scheme for Block A. The setting improvements will not alter the significance of the heritage assets.

6.0 Potential Effects

During Construction

- 6.1 The amendments do not change the cultural heritage effects during construction. These remain as previously reported.

During Operation

- 6.2 The significance of impact upon on the Lonsdale Road character area of the Castelnau Conservation Area as a result of Block A being constructed was originally assessed in 2008 (with the 2009 addendum) as 'moderate beneficial', with a resultant effect of the conservation area being 'enhanced' by the scheme. In addition, the significance of impact on Buildings of Merit (BOM) 3-12 was originally assessed in 2008 (with the 2009 addendum) as 'slight beneficial', with the significance of impact on BOM 1-2 assessed as 'moderate beneficial'.
- 6.3 The 2017 SES scoped out the Castelnau Conservation Area and BOM 1-7 (see Figure 1). BOM 8-12 were scoped into the assessment. The assessment identified that there would be a minor beneficial effect on the setting of BOM 8-12; the enhancement of the frontage to Lonsdale Road arising from the removal of the wall and extension and replacement with a well-designed new building would remain, with parcel 7 being marginally taller, but the extent of development being reduced. This was assessed as resulting in a nil change to the significance of BOM as a result of the change to setting.

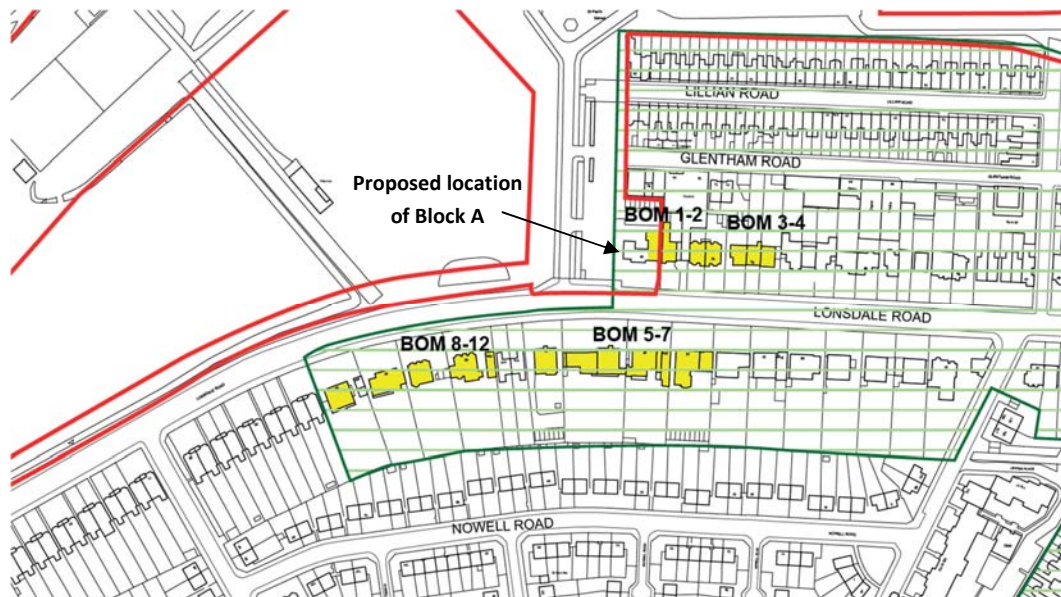


Figure 1 Buildings of Merit (BOM) 1-12 are shown in relation to the location of proposed Block A; the conservation area is indicated with green hatching

6.4 The revised design of Block A responds better to the proportions, massing, depth and materials of the adjacent Buildings of Townscape Merit in Character Area 1: Lonsdale Road of the Castelnau Conservation Area. This would result in an improvement to the setting of BOM 1-7 and BOM 8-12 (see Figure 12) and the setting and character/appearance of Character Area 1: Lonsdale Road of the Castelnau Conservation Area, when compared with the previously assessed design for Block A. However, this improvement will be small in nature, and would not result in an improvement that would alter the significance of the heritage assets, nor would it cause a step-change in the level of beneficial effects to the conservation area or its constituent BOM. Therefore, the significance of effect on the conservation area and its BOM will remain as previously assessed.

7.0 Conclusion

7.1 We have reviewed the potential for any new significant environmental effects to cultural heritage assets arising from the changes to the design of Block A. This assessment has concluded that there will be no additional significant effects due to the changes to the design of Block A. Therefore, the conclusions of the 2008 Environmental Statement (with 2009 addendum), the SES (December 2017) and the update to the SES (July 2018) should continue to be relied upon in relation to Cultural Heritage.