



HERITAGE STATEMENT FOR

SCHOOL HOUSE
BRENTWOOD SCHOOL
INGRAVE ROAD
BRENTWOOD

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2. SUMMARY OF PROPOSAL

- 2.1 The Site comprises the Second Floor of School House, Brentwood School.
- 2.2 This statement supports the Listed Building Application for alteration to the floor, in order to provide a level finish within rooms used as offices and a meeting room.
- 2.3 This is an element of works considered at a Pre-Application Site meeting of 15 October 2020, and was supported subject to detail.

3. HERITAGE SIGNIFICANCE

- 3.1 The Second Floor comprises the attic storey of School House, which is a Listed building. It is located within the Brentwood Town Centre Conservation Area.

Designation

Listed Buildings

- 3.2 The School House was Listed Grade II on 20 February 1976, as:

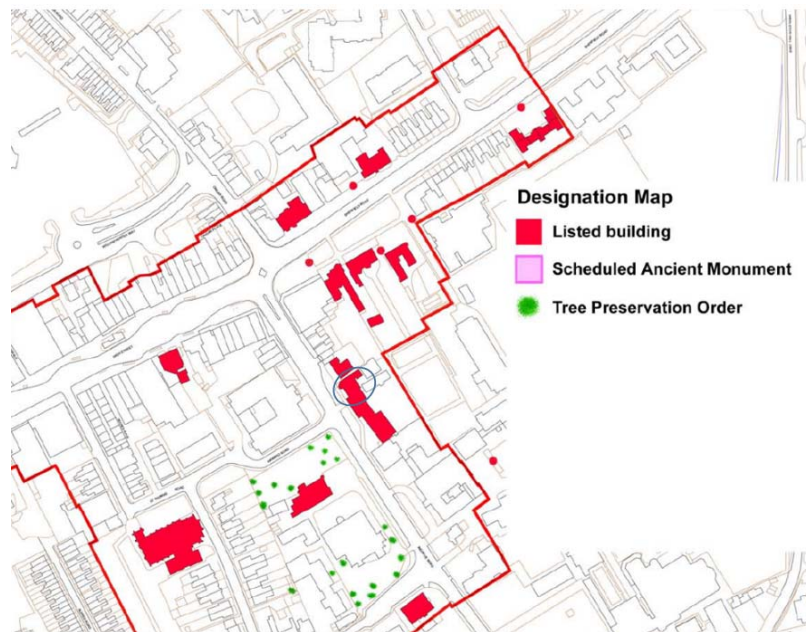
*House, now part of Brentwood School. 1773; bay added 1864 and central front door blocked and converted to a window; extended in C20. Red brick in Flemish bond, roofed with handmade red clay tiles. Double-range plan facing SW, with a stack in each parapet gable. C20 single-storey extension to rear left. 2 storeys with attics. Ground floor, one late C19 bay of 3 sashes of 2+2 lights with parapet and stone coping, and 3 sashes of 2+2 lights with flat arches of gauged brick. First floor, 5 similar sashes in similar original apertures. Three C20 casements in dormers with segmental roofs. Wooden plaque inscribed '1773' on front elevation. No front door. Moulded and dentilled cornice, parapet rebuilt in C20. The rear elevation has on the ground floor one original sash of 6+6 lights with a segmental arch, and on the first floor 3 similar original sashes with some handmade glass, and one C20 casement in a similar original aperture. In addition, at half-height is one inserted C20 window of fixed lights. Two C20 casements in flat-roofed dormers. The rear elevation has some blue headers, not regularly arranged.
(Lewis RR: *The History of Brentwood School: 1981-: 83*).
Listing NGR: TQ5984293730*

- 3.3 The School House has Group Value as part of a group of listed school buildings.

Figure 1. Map of designations from the CAAMP Page 4 Figure 1.

The Conservation Area is outlined in red.

School House is circled blue.



3.4 Listed buildings within 100 Metres are:

- School House. Grade II C18 former house. The Application Site.
- 38 Ingrave Road. Grade II Early C19 former Bishop's residence.
- Barnards House. Grade II Early C17 and early C18 house of the second Master of Brentwood School.
- Old School. Grade II Schoolroom, now part of larger school. Originally 1568, dormitory over added 1855, extended in C18/19.
- Mounting Block and Obelisk. Grade II C18/early C19 monument at Brentwood School.

Conservation Area

3.5 The Brentwood Town Centre Conservation Area arises from the linking of a number of formerly separate Conservation Areas. It has a Conservation Area Appraisal and Management Plan (CAAMP) which dates from 2007.

Heritage Environment Record

3.6 The Listed buildings along Ingrave Road, including The School House are also contained within the Essex Heritage Environment Record. The record includes the excavations prior to redevelopment of Otway House, Lodge and Gymnasium in 2008 (SMR 40860).

Undesignated Heritage Assets - Locally Listed Buildings

3.7 The Local list includes buildings near to School House, as follows:

- The Main School Building, south of the School House.
- Wilsons Corner, north of the School House, at the junction with Shenfield Road.
- Buildings at Brentwood Cathedral, on the opposite side of the road.

Principles of selection of heritage assets

3.8 The proposed works would potentially affect the fabric of the listed School House. This building is physically separated from the other heritage assets by late C19 and C20 infill structures, so no other historic fabric will be affected.

3.9 The School House contributes to the special character of the Conservation Area and therefore, if there were harm to the significance of the Listed building, it may affect the Conservation Area.

3.10 The proposed works are entirely internal, and therefore do not affect the settings of nearby heritage assets.

3.11 The constraints are therefore:

- The significance of School House, and
- The contribution of School House to the significance of the Conservation Area.

Historic Development of the Site and Context

3.12 Brentwood School has been at the core of Brentwood from the C16 onwards. The licence to found the original School was granted by Mary I in 1558 to Sir Antony Browne, her Lord Chief Justice. The Old School was built in 1568.

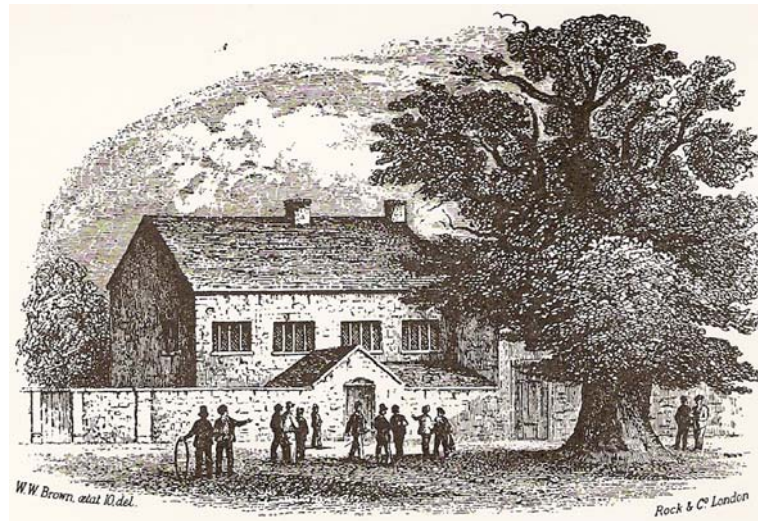


Figure 2. 1847 Etching of Brentwood Old School and the Martyr's Elm. The Martyr's Elm and Hunter Memorial, commemorate William Hunter, a Protestant martyr from Brentwood who was burnt on Sir Antony Browne's orders, an act which may have resulted in the founding of the School.

This etching shows the former garden and gate of the School House on the far left.

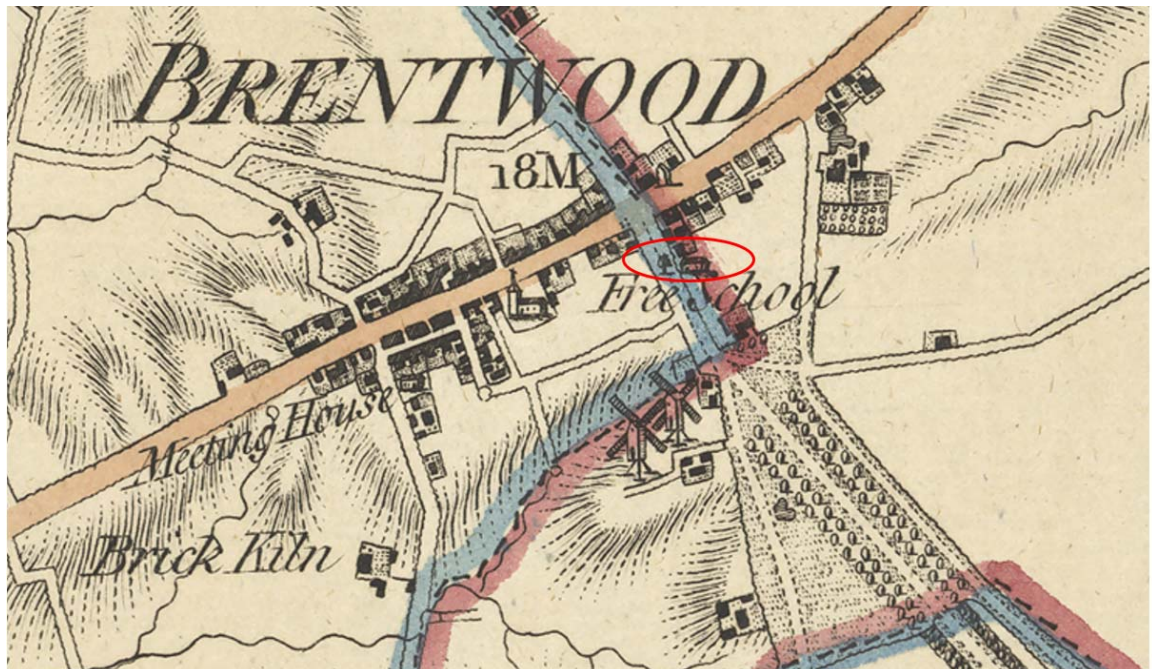


Figure 3. 1777 Chapman and André Map. The circled group comprises the Old School shown in profile, with the Martyr's Tree alongside it, and School House within an enclosure immediately to its north.

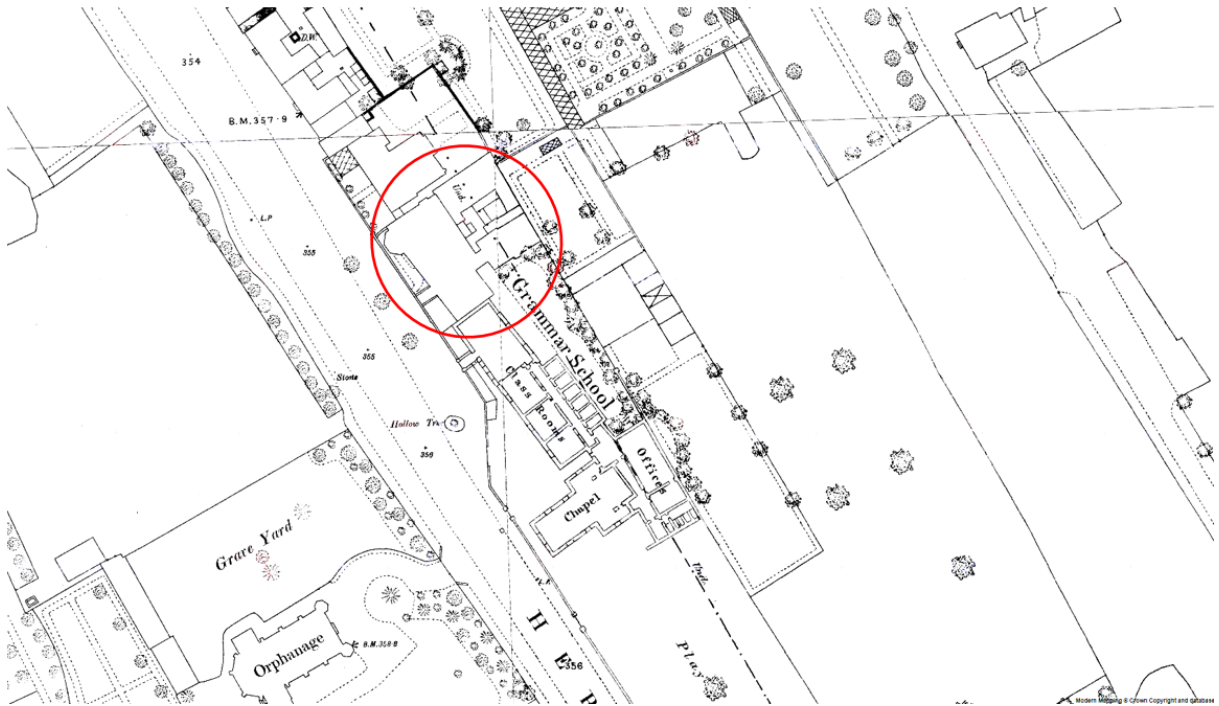


Figure 4. 1874 Ordnance Survey Map, showing School House (circled) with the front bay, rear courtyard extensions and 1.5 storey southern extension of circa 1864.

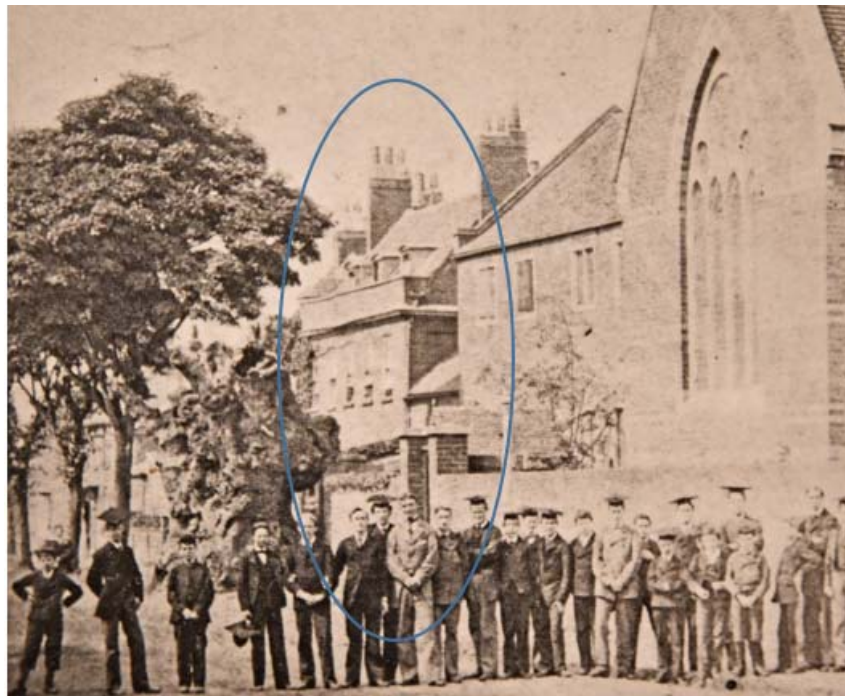


Figure 5. School House and its Mid-C19 extension, with master and scholars in circa 1900.¹

3.13 The photograph shows the Attic storey lit by dormers. These are described in the listing as C20 but may have replaced dormers of C19 or earlier.

¹Simpson, Frank D. *Brentwood in old picture postcards volume 1* (1984).



Figure 6. School House (left) looking from the north, showing its fenestration and extension of Mid-C19. The photograph is circa 1905.

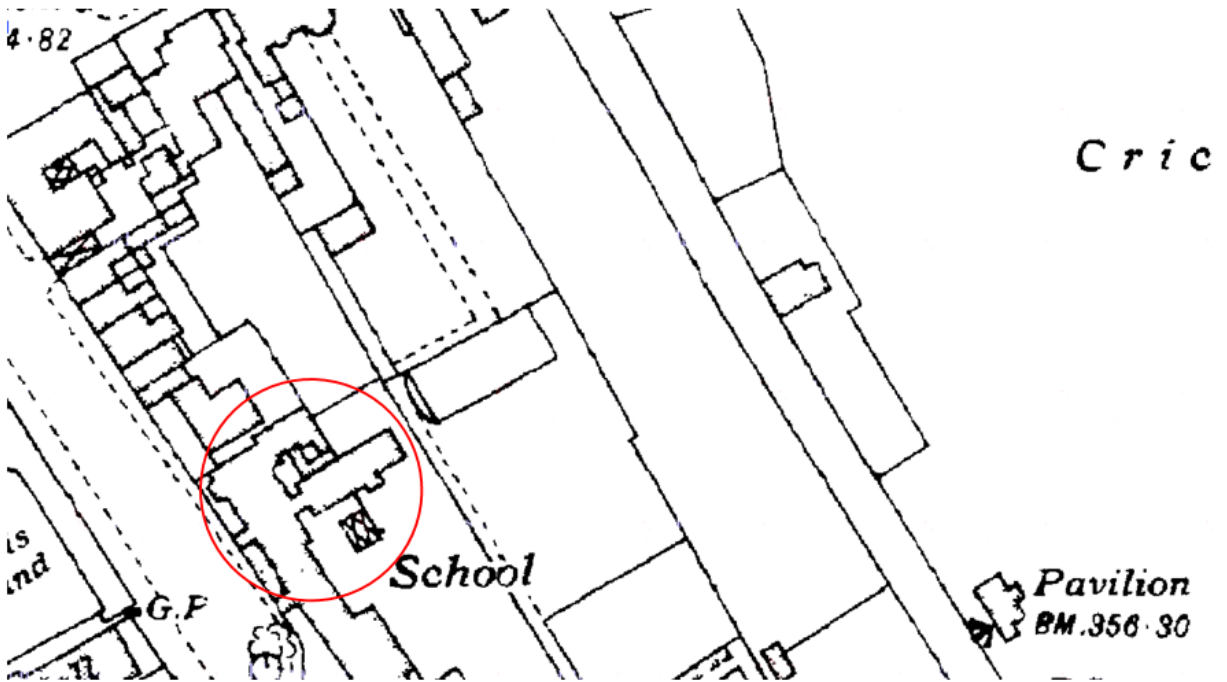


Figure 7. 1939 Ordnance Survey Map. Surveyed 1937. This shows the amalgamation of the enclosed rear gardens into the School, together with changes of 1926 to School House which include the rebuilding of the southern extension to a deeper footprint, and an extension eastwards.



Figure 8. Photograph of the School House shortly after 1926. In the foreground, the extension was rebuilt as a 3-storey block with a gabled frontage linking School House with the Old School building. This extension provided new dormitories and changing rooms and the photograph is entitled 'The Annex' indicating it may have just been completed."²

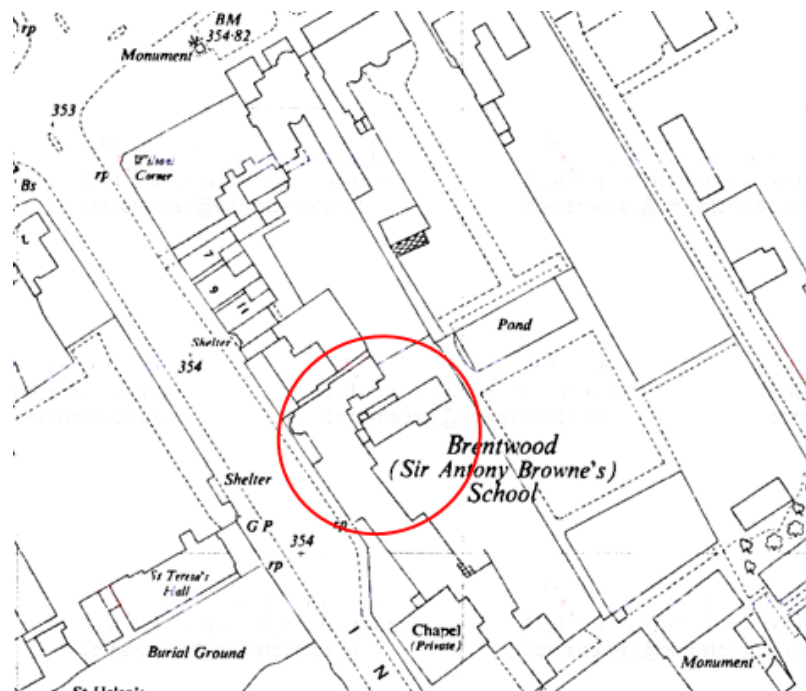


Figure 9. 1951 Ordnance Survey Map. This shows changes to the northern rear extension, which may account for the C20 dating within the List entry.

²Simpson, Frank D. *Brentwood in old picture postcards volume 2* (1989).

Photographs as existing



Figure 10. Front of School House in 2020 (no change proposed).

3.14 The School House was converted from a Boarding House and refurbished in 2013 (13/00017/LBC). As part of this approval, finishes and ceiling heights were upgraded to provide offices with practical headroom and fire resistance in the Attic.



Figure 11. Original C18 staircase is retained and walls lined for fire resistance.



Figure 12 (above left). C18 staircase is retained within the 2013 upgraded Landing area. The ceiling is opened up to provide a vaulted roof space.



Figure 13 (above right). Showing the vaulted ceiling, typical door and linings within the Landing area.



Figure 15 (above left). Looking from the Landing into a typical Office, showing the 2013 continuous floor finish, raised door heads and wall linings. The floor falls towards the desk and far corner.



Figure 14 (above right). Looking from the Landing into the Store/Kitchenette. This was converted from a Bathroom in 2013 and it is proposed to reinstate a water supply into this area.



*Figure 16. Showing typical gap below the fire door resulting from the sloping floor.
This comprises carpet on a plywood underlay, covering the floorboards.*

3.11 For additional photographs, please refer to the photographic submission from Cottrell and Vermeulen Architecture.

4. STATEMENT OF SIGNIFICANCE

Level of significance and contribution of features affected by proposals

4.1 As set out in NPPG Historic Interest paragraph 006, significance derives from archaeological interest, architectural and artistic interest, and historic interest:

School House

Historic Interest

- School House is a good example of a late C18 house, as evidenced by its form, scale, massing, architectural design, details and materials. These are of High significance.
- Together with the Old School and Barnards House, it provides evidence of the development of Brentwood School, from its earliest evolution. This is of high significance.
- The Attic floor is the most altered part of the building and is generally of Medium significance. The C18 staircase survives up to this floor and is of high significance. The 2013 alterations are of Neutral significance.

Architectural and artistic interest

- School House is part of a complementary and harmonious group of historic buildings along the Ingrave Road frontage. This architectural grouping is of High significance.
- The massing, design, materials and details provide interest to the streetscape and contribute to the former much-photographed viewpoint. This is of High significance.
- Other than the C18 staircase, the Attic floor is of Neutral significance.

Archaeological interest

- Archaeological interest of the buildings is not part of the designation.

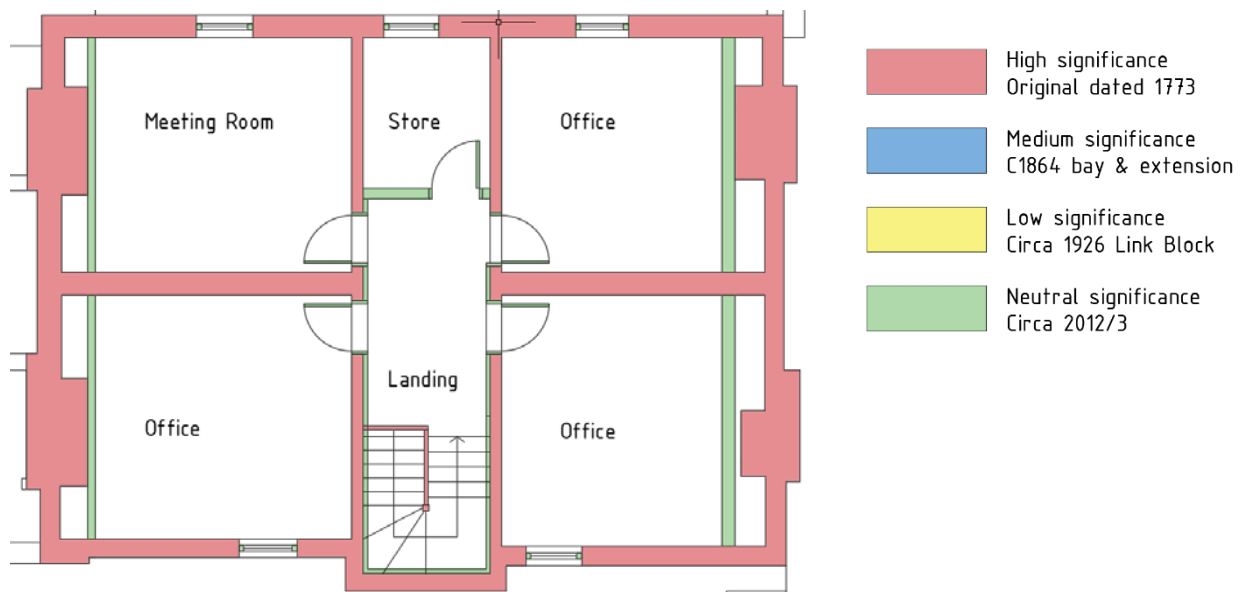


Figure 17. Plan of significance for School House Second Floor

Brentwood Conservation Area

4.2 Page 5 of the CAAMP assesses its character as:

“Brentwood is a busy and densely populated commuter town. The conservation area mainly comprises the High Street, an area of Victorian expansion to the south of it, and adjacent parts of Shenfield Road and Ingrave Road. These form strikingly different areas.

Shenfield Road, and Ingrave Road, are distinguished by Georgian houses, and landmark buildings such as Brentwood School and the Catholic cathedral, set in ample tree-lined spaces.

The High Street has a strongly developed retail function. Much of it has been redeveloped since the Second World War, with the result that the town retains little sense of its origins as a medieval market town or of a major coaching place in Georgian times.”

“Mature trees are very much a feature of the conservation area, not only of the suburban parts such as Shenfield and Ingrave Roads but also the eastern end of the High Street.”

4.3 Assessment of the Ingrave Road school buildings are on pages 25 and 26 of the CAAMP:

“Like Shenfield Road, the Ingrave Road is characterised by large buildings mostly widely spaced apart, with mature trees. To that part within the conservation area, there is little more than Wilsons Corner, Brentwood School, the large office block Mellon (formerly Hambro) House, and the Roman Catholic cathedral. As important as these buildings, all of good quality, are the spaces between them, which help endow the road with a dignity and spaciousness reminiscent, say, of a university or cathedral city.”

“South of Wilsons Corner, the east side of the road is occupied by the School buildings which present a range of architectural styles, from Georgian to Tudor to neo-Gothic and neo-Tudor. The unifying factors between them is the use of red brick and a general largeness of scale. The older school buildings are set back from the frontage behind greensward and trees.”

4.4 *Barnards is a compact handsome five window bay Georgian house with an area in front of it for cellars (Fig. 25). It has been part of the School since the early 20th century.*

Next to it is Old School House, a similar Georgian building dated 1773, with a projecting bay added 1864. Both have modillion cornices below parapets, and tiled roofs.

This is linked by a gabled block of 1926 to the Big Old School, of 16th-century Tudor brick at the ground floor with an upper floor dormitory added 1855, plain with Tudor style windows in stone surrounds. This forms a long range parallel to the road and terminated by the school chapel (1868) at right angles to it which projects right out to the boundary with the pavement. It is in a rather severe Early English style with lancet windows with Bath stone surrounds, the brickwork only marginally relieved by bands of black engineering brick.”

4.5 The heritage values provided by the Brentwood Town Centre Conservation Area are:

- Historic interest as a town that has grown and evolved along the Roman road and still has a discernible medieval road layout.
- Architectural interest as a group of complementary high quality C18 and C19 buildings.
- Aesthetic interest due to the harmony of buildings of different functions and periods, from medieval to modern. The spaces between buildings are also of significance.
- Archaeological interest does not form part of the designation, but the Roman Road is key to the layout and character of the CA and is identified in the HER.

These have high significance.

5. PROPOSALS:

5.1 The alterations to the Second Floor (former Attic) comprise:

- The addition of a secondary timber floor on tapered firrings to provide a generally level surface.
- Reinstatement of a water supply to the former Bathroom.

5.2 The existing floors slope significantly and are causing practical problems in everyday usage and practical problems with the fire doors. The proposed alterations will enhance the fire safety and use of the upper floor as a school office area, which is the optimum use.

5.3 In order to do the proposed works, it is not necessary to alter any identified historic fabric. The fabric to be altered dates from 2013 and the proposed works are reversible.

5.4 The Landing will be retained as is, in order not to affect the C18 staircase. Each room will be firred level on top of the previous floor finish, and the floor finish will stop at an oak door threshold. The threshold is to have simple chamfered edges, finished tight to the underside of the existing door with a fire resisting seal and to be of a contrasting finish to avoid tripping.

5.5 Schedule of Elements and Work

ELEMENT	HERITAGE VALUE	IMPACT	JUSTIFICATION
Second Floor (Attic)			
Staircase	High (C18)	Neutral	No alteration.
Landing	Medium (Likely C18 layout) Medium (C18 structure and fabric) Neutral (C21 doors, linings, architraves, skirtings & finishes)	Neutral	No alterations. Timber door thresholds are compatible with the character of the building.
Meeting Room and Offices	Medium (Likely C18 layout) Medium (C18 structure and fabric) Neutral (C21 partitions, doors, linings, architraves, skirtings & finishes)	Neutral	Only inserted fabric from 2013 is affected in order to add a level timber floor to resolve the problems with the slope. It is removable.
Store/Kitchenette	Medium (C18 structure and fabric) Neutral (C21 partition, door, linings, architraves, skirtings & finishes)	Neutral	Only inserted fabric from 2013 is affected in order to add a level timber floor to resolve the problems with the slope. It is removable. The water pipe is a minimal change, and it is likely can reuse the former pipework for the bathroom. Should the previous pipework have been removed, existing voids within the structure are to be used in order to install the services sympathetically.

6. RELEVANT POLICIES:

Statutory Protection

6.1 Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require special regard to be paid to the desirability of preserving the listed building or its setting or any features of architectural or historic interest which it possesses.
Section 72 confirms that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Local Plan Policies

6.2 The Local Plan policies on heritage are the starting point for planning decisions:

C14 Development Affecting Conservation Areas

6.3 The development satisfies all the criteria of CP14 and preserves the character of the conservation area, as follows:

- (i) The scale of change is minimal and internal, and the existing building and all identified townscape characteristics are preserved.
 - (ii) The materials to be used match the existing, which are appropriate to the area.
 - (iii) The mass of the building is unchanged.
 - (iv) The proportions of the building are maintained.
 - (v) The buildings, open spaces, trees, views or other aspects which are identified as contributing to the special character of the area are preserved.
 - (vi) The only demolition is to replace modern fabric from c 2013.
 - (vii) There is no change of use within this application.
 - (viii) The alteration reflects the existing.
- No new building is proposed in the conservation area.

C15 Demolitions, Alterations or Extensions

6.4 The development fully satisfies C15, as follows:

The proposals safeguard and preserve the nearby listed buildings as is:

- o There is no physical change to historic fabric.
- i) The proposal is appropriate and sympathetic in terms of design, scale and materials.
- ii) The plans incorporate a minimal level of change, and this is in order to make the building safe and compliant with Building and Fire Regulations.

7.0 IMPACT AND SUMMARY

7.1 The proposals will preserve the interests of the Listed building, and its ongoing use and viability.

7.2 In doing so, it will preserve a significant building within the Conservation Area, and the interests of the Conservation Area as a whole.

23 December 2020