

St Peter's School, York, YO30 6AB

Alterations to Dining Room

DESIGN & HERITAGE STATEMENT



FERREY & MENNIM
Architects Est. 1922

2728 – January 2024

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Introduction

This Design and Heritage Statement has been prepared in support of an application for Listed Building Consent for minor internal alterations to the dining room and kitchen at St Peter's School, York. The building in question is not Listed separately but is within the curtilage of the Grade 2 Listed Schoolhouse to which it is attached on the east wall of that building (NOTE: it does not feature in the List Description of the School House).

St Peter's is an independent educational facility located to the north of the city centre approximately 0.5 miles from the City walls. The area of the school on which this application focusses is south-east wing of the main "Hall Range" (as described in the HER List Description). The main block is constructed from limestone ashlar, separated into bays, with a moulded plinth and detailed turrets. The School House is also of limestone dressings with light cream/grey gault bricks, but the Dining Room on the east side is of red brick with thin concrete surrounds to the window openings. There is a flat-roofed single bay to the east which forms the offices and ancillary spaces for the kitchen, which fronts on to Clifton behind the Lodge (see front cover picture); behind this front bay is a corrugated steel pitched roof on red brick walls with low eaves which encloses the dining room and servery.

The site has been owned by the applicant, St Peter's School, since 1844. The School House dates from 1838, with later additions c.1900 by Brierley. The Dining Room was added after 1937 (see maps) but exact date is not known.

The Proposal

St Peter's School seek Listed Building Consent to carry out minor alterations internally within the Dining Room to enlarge the servery and seating areas.

The current interior is of plaster brick walls, suspended ceilings and vinyl covered concrete floors.

The work entails removal of a modern plasterboard partition wall separating the current seating and servery area from the kitchen, and removal of short sections of masonry walls which currently form food preparation areas but may also have originally been cold/dry stores rooms. None of the walls are load bearing and only two abut the east wall of the Schoolhouse block. At the south end of the Dining Room a low platform on the floor will be removed to eliminate a trip/fall hazard. This is thought to be a raised concrete plinth.

Due to the limited nature of the works, the proposed changes will have no impact on the character and appearance of the attached Listed building (School House) and will be beneficial to the east wall of the Grade II listed building by clearing away some of the modern accretions of walls and partitions. The proposals will ensure the continued use of the buildings and assist with the ease of maintenance of the fabric, thus ensuring continued sustainability.

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The Statement

The heritage statement has been prepared in accordance with the National Planning Policy Framework and Historic England guidance.

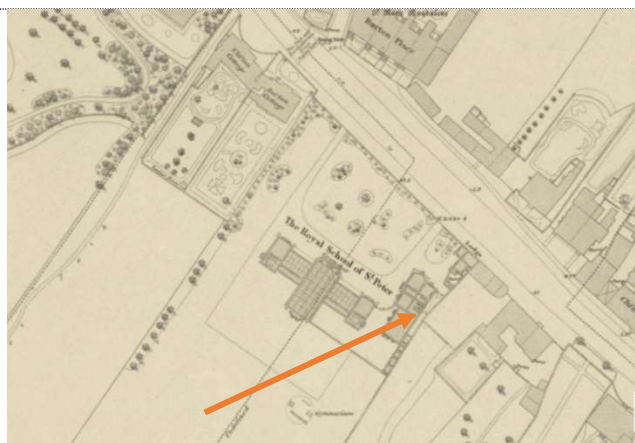
This statement details the history and development of the building, presents a photographic record of the affected areas, assessment of significance, impact assessment, statement of justification and details of mitigation measures. It is not designed to be an exhaustive history of the building but to be proportionate for the potential impact of the proposed project.

This statement is to be read in conjunction with drawings prepared by Brown & Company under the direction of LHL Group, showing plans of the existing layout and additional drawings of the proposed internal alterations.

Context and Position

The context of the immediate area is the historic school complex consisting of the Memorial Hall, Chapel, Memorial Gymnasium, Schoolhouse and Lodge. St Peter's School is located within the *Clifton Character 35* Conservation Area. As can be shown in the historic maps presented below, at the time of the 1st edition OS map (1851) the School House was already extant. These maps show that the site has developed since the initial map, with various extensions and infills.

The map regression does show that the Dining Hall is a relatively recent addition to the complex and certainly post 1937 (and from smaller scale maps, probably post 1962). It is built in a very utilitarian manner with simple materials and only a cursory "nod" to the historic buildings adjacent to it with the two-storey north bay of offices, etc. attached to the east wall of the School House, partially hidden behind the Lodge.



Earliest available map of the site surveyed 1850, showing the then separate School House.

(Source: NLS)



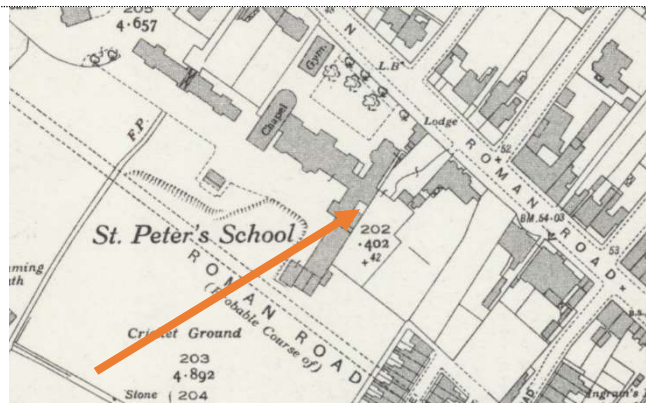
Map of the site surveyed circa 1889, showing the south extension to the School House. (Source: NLS)

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Map of the site surveyed 1909, showing the links/extensions designed by Brierley; Dining Room not yet built. (Source: NLS)



Map of the site surveyed circa 1937. Dining Hall not yet built. (Source: NLS)



Heritage Category:	Listing
List Entry No :	1259196
Grade:	II
County:	
District:	York
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	SE 59626 52610
Map Scale:	1:2500
Print Date:	30 January 2024

Modern Ordnance Survey mapping: © Crown Copyright and database right 2018. All rights reserved. Ordnance Survey Licence number 100024900. This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: SCHOOLHOUSE AT ST PETERS SCHOOL



HER Location Site Plan for the listing of the School House – east Dining Hall extension arrowed.

(Source: Historic England)

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Origins, Historical Development and Background information

Research indicates that St. Peter's has a long history and that the school was founded in the early 600's making it the third oldest school in the world. The school was originally based at York Minster before moving to a new site outside the City Walls during the Reformation. According to historic accounts, the school buildings were badly damaged during the Siege of York in 1644 and the school was relocated to a new site within the City Walls in the Bedern. St Peter's School moved to its current site within the city and re-opened in 1844. The School House appears to have been built at this time. The Royal Commission description includes the commentary:

"At right angles to the school buildings and projecting N.E., stands the schoolhouse. This was originally joined to the school building by a curved screen wall, now removed [although recent works have now re-created that link with a new reception area]. The schoolhouse is an irregular building of two storeys in brick with stone dressings, having small octagonal turrets at the prominent angles and mullioned bay windows to the principal elevations. Inside, the staircase is of the same design as that in the school building. Further N.E. stands the porter's lodge, a plainer building, of one storey with brick walls and stone mullioned windows".

The HER List Description is as follows:

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1259196**

Date first listed: **13-Jun-1954**

Date of most recent amendment: **14-Mar-1997**

List Entry Name: **SCHOOLHOUSE AT ST PETERS SCHOOL**

Statutory Address: **SCHOOLHOUSE AT ST PETERS SCHOOL, CLIFTON, YORK**

District: **York (Unitary Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SE 59626 52610**

Details

YORK

SE5952NE CLIFTON 1112-1/7/206 (South West side) 14/06/54 Schoolhouse at St Peter's School (Formerly Listed as: CLIFTON C19 block and Chapel at Royal School of St Peter)

School. 1838 extended c1900. Original building by John Harper, extended by WH Brierley. Grey brick in Flemish bond on moulded stone plinth, with ashlar quoins and dressings; brick stacks with stone cornices to slate roof. EXTERIOR: 2 storeys with attics; 3-bay projecting block to left of 3-bay range connected at right angles by 2 link bays to Hall range (qv). Projecting block has central porch with 4-centred arched opening flanked by squat weathered buttresses and recessed glazed and panelled door. To left is gabled bay with slender embattled octagonal turrets: central part is shallow 2-storey square bay surmounted by embattled parapet with windows of 4 mullioned and transomed lights on each floor; attic window is single light deeply recessed in splayed surround with 2-centred head and hoodmould. To

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right is full height canted bay with 6-light window on ground floor, 4-light windows on first and attic floors: ground and first floor windows are sashes, transomed on ground floor; attic windows are casements. All are in hollow chamfered ashlar surrounds. Upper floor windows over porch are single lights in moulded ashlar surrounds. Hollow moulded strings run over ground floor windows, beneath first floor, beneath attic window sill and gable coping; gable and canted bay have moulded copings. 3-bay range to right has 3-light ground floor windows with transoms; on first floor, one pair of narrow 3-pane lights between squat 12-pane sashes; 3 pairs of narrow 3-pane lights to attic: all have ashlar surrounds, quoined on ground floor. Hollow moulded eaves course extends from projecting block. Linking bays have board door beneath flat canopy between fixed light windows to right and with 5-light clerestory above; similar 5-light window on first floor. Left bay has paired 12-pane sashes on each floor and moulded and corbelled brick eaves courses beneath plain parapet. Left return towards Clifton: gabled front is repeated, to right of 2 bays with mullioned and transomed sash windows. INTERIOR: not inspected. Originally built as a Proprietary School by a company formed by leading York citizens. In 1844 purchased by Dean and Chapter and amalgamated with St Peter's School. (An Inventory of the Historical Monuments of the City of York: RCHME: Outside the City Walls East of the Ouse: HMSO: 1975-: 53).

Listing NGR: SE5962652610

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 463126

Sources

Books and journals

An Inventory of the City of York IV East, (1975), 53

The School lies within the Clifton Conservation Area in York. The building was originally built as a Preparatory School on behalf of a company formed by York residents and was purchased by Dean and Chapter in 1844.

There is no separate published description of the Dining Hall buildings, and an exact date of construction is not known.

Background to the Application, Current Situation and Summary of Proposal

The School seek Listed Building Consent to carry out internal alterations to the interior of the Dining Hall building. This work will include removal of the modern plasterboard stud partition and doors between the current servery and the kitchen area; appropriate making good and alteration of suspended ceiling. Removal of a concrete plinth at the south end of the Dining area to create a level floor. Removal of various minor masonry walls which currently define areas of food storage and food preparation and may have been original cold and dry store rooms. None of these walls are loadbearing and many appear to have been previously altered. Some internal walls within the north office area are also to be removed. A new partition and servery area is to be created at the north end of an extended dining area. New floor finishes and re-decoration of and making good of plastered wall surfaces after removal of redundant services will complete the alterations.

The following photographs, and additional photos on the existing and proposed drawings, show the various alterations:

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VIEW FROM DINING AREA TOWARDS EXISTING SERVERY SHOWING WALL AND DOORS BEHIND SERVERY TO BE REMOVED & SUSPENDED CEILING RE-CONFIGURED; WALLS & FLOOR MADE GOOD/RECOVERED



DETAIL OF DOORS IN EXISTING PLASTERBOARD STUD PARTITION TO BE REMOVED

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VIEW LOOKING SOUTH WITHIN KITCHEN TO PARTITION WALL TO BE REMOVED. NOTE WINDOW ON RIGHT WILL BECOME PART OF THE EXTENDED DINING AREA



DETAIL OF DOORS AND PARTITION TO BE REMOVED, VIEWED FROM KITCHEN SIDE



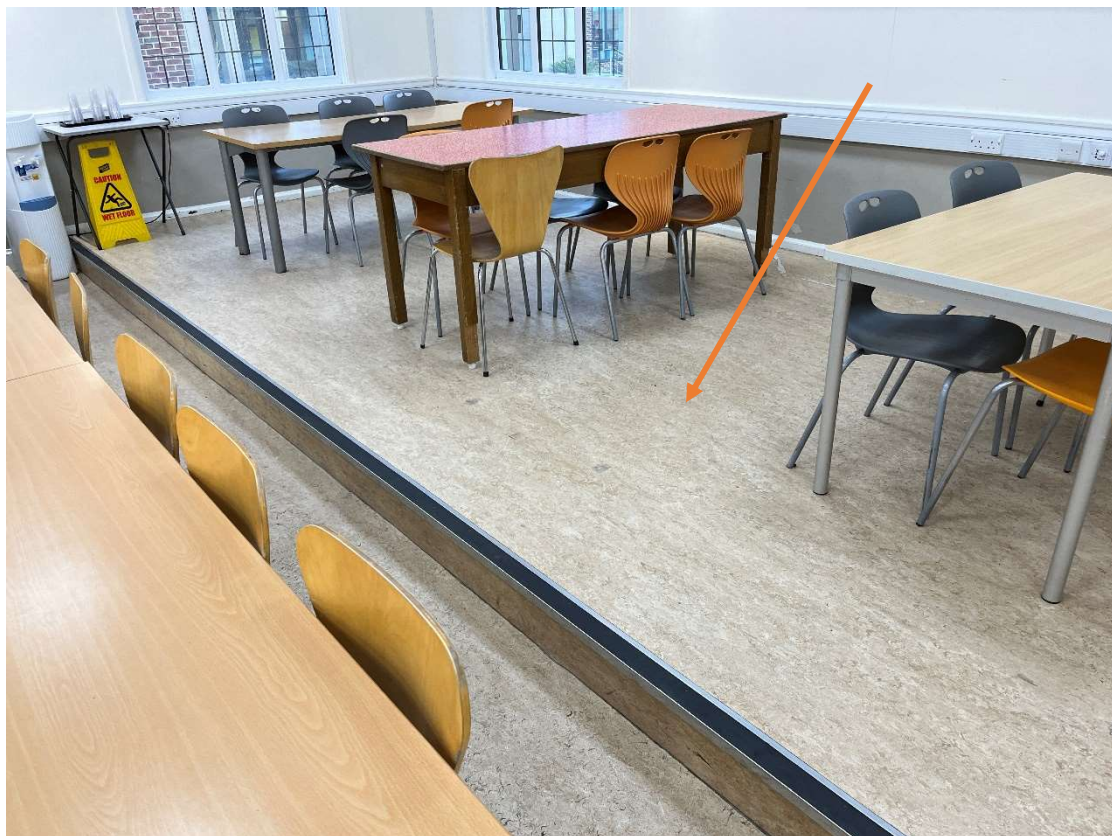
MASONRY WALLS/HIGH LEVEL GLAZED SCREENS TO BE REMOVED (arrowed)

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MASONRY WALLS TO BE REMOVED (arrowed); WALL TO LEFT HAS WINDOW INTO ROOM WHICH ABUTS EAST WALL OF SCHOOL HOUSE; WINDOW WILL BECOME PART OF EXTENDED DINING AREA



CONCRETE FLOOR PLINTH AT SOUTH END OF DINING AREA TO BE REMOVED

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Heritage Significance and Impact

Significance

The School House is Grade II listed and is, therefore, a significant historic building in the Bootham district within the York historic central core.

The concept of Significance establishes the comparative importance of the site, or aspects of it, with regard to cultural heritage. These concepts were most recently developed and formalised by ICOMOS (International Council on Monuments and Sites) in the Burra Charter which was developed in Burra, South Australia in 1979. It remains the basis of modern international conservation practice and defines cultural significance as:

'Cultural Significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.'

This Heritage Statement adheres to this practice of the collection, evaluation and analysis of information established by the Burra Charter. The four primary themes that feed into any evaluation are evidential value, historical value, aesthetic, communal value. Within these generic themes there may be more specific themes that explain the value of an individual site or building. This section of the Statement will briefly summarise those pertinent to the significance of this part of the School:

Evidential Value:

English Heritage in their publication 'Conservation Principles, Policies and Guidance' defined Evidential value as: *'Evidential value derives from the potential of the site to yield evidence about past human activity... ..The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.'*

The School House was built, initially separate from the complete Hall range of buildings, and has remained substantially unaltered (on the north façade, facing Clifton) ever since. The House was later linked to the central block of the main Hall and has more recently been enhanced by a new reception area.

The addition of the Dining Hall is largely hidden from view from Clifton behind the Lodge building and by its distance from the road and being slightly set back from the adjacent School House north façade. The works to the dining hall are further evidence of the development of the school and the changing pattern of use within the building, but are of little significance to the historic fabric of the building overall.

Historical Value:

English Heritage in their publication 'Conservation Principles, Policies and Guidance' defined Historical value as: *'Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present'*

They note that this historical value is illustrative or associative:

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'Illustration depends on visibility in a way that evidential value... ...does not...'

'Association with a notable family, person, event, or movement gives historical value a particular resonance'

The historical value of the Dining Hall is largely derived from its attachment to the School House and as a reflection of the changing and expanding use of the site overall which, at some time in the mid-20th century, resulted in the requirement for a new Dining Hall and kitchen.

Many thousands of school pupils have used the Hall and it will have provided a backdrop to the lives; pupils, staff parents and visitors alike. As a social gathering space it is important to the life of the school overall. None of the works proposed will alter the perception of this important role.

Aesthetic Value:

English Heritage in their publication 'Conservation Principles, Policies and Guidance' recognise the importance of aesthetic value of a site but note that it can be separated into design value and fortuitous aesthetic value. Design value they note *'relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape as a whole'*. In contrast they highlight that there can be aesthetic value *'not substantially the product of formal design but develop more or less fortuitously over time'*. These are not taken to be exclusive and the aesthetic value of a site is often a result of a series of aesthetic design decisions, fortuitous events and the passage of time.

The aesthetic value of the dining hall is quite utilitarian and obviously not one of the Schools principle historic features. The internal refurbishments will seek to maintain and enhance the use of the space(s), and in this regard, none of the work proposed will affect the existing aesthetic and design value.

Communal Value:

English Heritage in their publication 'Conservation Principles, Policies and Guidance' defined communal value as: *'Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory...'*

They note that communal value can be separated into commemorative and symbolic value, social value and spiritual value. Commemorative and symbolic value is based on the meanings of a place for people who draw some of their identity from it or have emotional links to it. Social value is connected to places people feel give them a source of identity, distinctiveness and social interaction. Spiritual value includes the sense of inspiration and wonder involved in personal contact with a site. This can include places sanctified by long veneration, wild places with few signs of modern life or even those newly revealed.

Clearly, as noted above in "historical value", the continued use as a Dining Hall will maintain evidence of communal value within the school community.

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None of the work proposed in this application will affect the communal value of these school buildings.

Justification of the Proposed Works

The interior of the Dining Hall is in need of alteration and enhancement to meet the growing needs of the school and the effect of the works will preserve the building for the future.

Impact and Mitigation of the Proposed Works

These alterations will have no impact upon the character and appearance of the conservation area and very minimal impact on the School House east wall. Furthermore, this application will be beneficial to the special interest of the Grade II listed building by clearing away some of the previous accretions within the Dining Hall as the use of the building has developed since its original construction. It is considered that the proposed changes will either conserve the existing building fabric or enhance the appreciation of the east wall of the School House (by opening up internal windows to the Dining area which have previously been within the kitchen). Therefore, it is considered that the work will be beneficial to the heritage asset as a whole and enable a better appreciation of the original building design.

End of Report