

Site Address:	Springwood Junior School, Springwood Avenue, Waterlooville, PO7 8ED		
Proposal:	Hampshire County Council consultation for replacement glazing on grade 2 listed school building at Springwood Junior School (Formerly Hulbert Junior School) (Listed Building Consent) - HCC reference HCC/2023/0192.		
Application Type:	Hampshire County Council Application		
Application No:	APP/23/00271	Expiry Date:	31/05/2023
Applicant:	Mark Sennitt Hampshire County Council		
Agent:		Case Officer:	Bethany Crowther
Ward:	Stakes		

Recommendation: **RAISE NO OBJECTION**

1 Site Description

- 1.1 The application site comprises Springwood Junior School located on Springwood Avenue. The school was built during the mid 80's by Hampshire County Council and designed by the in-house architect department at the time. The school is of an pioneering design including a unique 'floppy hat', aluminium roof, with a double height interior space and is a good example of innovative school design. For this reason, it is Grade II listed. The building includes integrated heating and ventilation systems.

2 Planning History

90/50905/002 - Erection of a double temporary classroom adjacent to the north-west site boundary (consultation only), RNO,19/07/1990

01/50905/011 - Consultation by Hampshire County Council for continued siting of one double temporary classroom No. 10424 and one single temporary classroom no. 10490 to accommodate numbers on the current role and for projected numbers in the future., PERM,30/03/2001

99/50905/010 - Consultation by Hampshire County Council for provision of one single temporary classroom unit (for two years) expiry date 24 June 2001, PERM,23/08/1999

99/50905/009 - Consultation by Hampshire County Council for continued siting of one double temporary classroom no. 10424 to accommodate numbers on roll. Expiry date 8th April 2001. PERM.22/06/1999

97/50905/008 - Consultation by Hampshire County Council for continued siting of one double temporary classroom (ref 10424) to accommodate numbers on roll. Expiry Date: January 1999, RNO.13/01/1998

95/50905/007 - Retention of one double temporary classroom unit for two years.,
DELG.

92/50905/003 - Renewal of permission Ref. No. 88/50905/1 for 1 double temporary classroom unit for a period of 2 years CONSULTATION ONLY, DELG,

93/50905/006 - Renewal of permission for one double temporary classroom unit until January 1995 (to accommodate number on roll), DELG,

03/50905/012 - Consultation by Hampshire County Council for continued siting of one double temporary classroom (10424) until 31st August 2007., PERM,31/07/2003

04/50905/013 - Consultation by Hampshire County Council for replacement fencing to school frontage and rear boundary in the form of 1.8m high vertical bar railings and gates., PERM,27/09/2004

APP/23/00272 - Hampshire County Council consultation for replacement glazing on grade 2 listed school building - HCC reference HCC/2023/0193, DEL,

3 Proposal

Hampshire County Council consultation for replacement glazing on grade 2 listed school building at Springwood Junior School (Formerly Hulbert Junior School) (Listed Building Consent) - HCC reference HCC/2023/0192.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

Listed Building Grade: Grade II.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

Location

The application site comprises Springwood Junior School located on Springwood Avenue. The school was built during the mid 80's by Hampshire County Council and designed by the in-house architect department at the time. The school is of an pioneering design including a unique 'floppy hat', aluminium roof, with a double height interior space and is a fantastic example of innovative school design. For this reason, it is Grade II listed. The building includes integrated heating and ventilation systems.

Proposal

APP/23/00271:

Hampshire County Council consultation for replacement glazing on grade 2 listed school building at Springwood Junior School (Formerly Hulbert Junior School) (Listed Building Consent) - HCC reference HCC/2023/0192.

APP/23/00272:

Hampshire County Council consultation for replacement glazing on grade 2 listed school building - HCC reference HCC/2023/0193

The proposal includes the following:

1. Removal of existing satin anodised aluminium patent glazing with Georgian wired glass including aluminium flashings.
2. Installation of new powder coated aluminium patent glazing colour to match existing with new insulated panels (33% of the total) with new aluminium flashings to match existing. The new insulated panels will be coloured a similar tonal grey as the new glazed sections of the existing patent glazing.
3. Removal of existing bolt fixing and filling the holes with water tight rivets. Providing new bolt fixings with new neoprene washers adjacent to the existing fixings in the existing trapezoidal aluminium roof.
4. Cleaning internally of existing gutters and down pipes.

Legislative and Policy Context:

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The need for the decision taker to attach considerable or special weight to the desirability of preserving the setting of listed buildings has been reinforced through two recent high court decisions of: Barnwell Manor Wind Energy Limited vs. East Northamptonshire District Council et al (2014); and North Norfolk District Council vs. DCLG and Mack (2014). The above statute and its subsequent and consistent interpretation in recent high court decision emphasises the need for the policies of the NPPF to be implemented whilst always having regard to the need to give special or greater weight to the preservation of the setting of a listed building.

NPPF

The revised NPPF (July 2021) sets out in Chapter 16, the core principles relating to development affecting Heritage Assets that local planning authorities should consider in making planning decisions in the following paragraphs:

189. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

194. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets'

importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

195. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

196. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

197. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

199. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and

(b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

(c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and

(d) the harm or loss is outweighed by the benefit of bringing the site back into use.

202. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Local Plan

Local planning policy comprises the adopted Havant Borough Local Plan Core Strategy 2011, along with the Allocations Plan 2014. With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement that:

1. Describe the significance of the asset and its setting, using appropriate expertise and where necessary original survey, at a level of detail proportionate to its significance and sufficient to understand the potential impact of the proposal.

2. Sets out the impact of the development on the heritage assets and mitigation that is proportionate to the impact and the significance of the heritage asset, including where possible positive opportunities to conserve and enjoy heritage assets.

Assessment

A detailed heritage statement has been submitted with the applications. This sets out in detail the significance of the building and the impact of the proposed changes. The reason for the application is due to issues with the existing patent glazing. This glazing is situated in two rows on the south facing roof elevation and on one row on the north

facing elevation. It is operated with a mechanical ventilation system. The glazing panes are approx. 600mm and are divided by aluminium spacer bars, including aluminium flashings.

The existing patent glazing is failing, which is causing water ingress. Also, some of the existing opening lights are seizing up and no longer providing adequate ventilation to the internal spaces. This in turn results in a build-up of CO₂ in the classrooms which is in excess of Building Regulation requirements on ventilation. Overall the window system is failing to adequately heat and cool the building.

The existing glazing cannot be replaced like for like as the product no longer exists and such windows have developed in their efficiency since the 1980's. However, the proposed replacement glazing is to have an almost identical, in terms of size, style of glazing and framing (new powder coated aluminium to match). There would be more openable patent glazing lights which improves the sustainability of the building since more passive ventilation requires less energy than a mechanical ventilation solution. The main visual alteration will be the inclusion of some insulated panels in place of glazing panels. This is to further control the heating levels within the building. These will be located on both elevations and cover approximately 33% of the existing glazing panels. These are proposed to be a tonal grey colour to match with the glazing framing.

Part of the significance of the building is its architectural value which includes the innovative patent glazing design. However, following a site visit and assessment of the detailed heritage statement, it is found that this window system has failed to a point beyond economic repair. The removal of this glazing system will result in a loss of historic fabric however, this is very much minimised by the proposal to replace this with like for like glazing, as closely matched as possible. The proposal to include grey colour thermal panels will result in a slightly different appearance however, given that the majority of the panes will remain as glazing, this is not to be considered to overly detract from the main architectural element of the building which is the 'floppy hat', angular, green roof. Overall there will be a degree of less than substantial harm to the building however, this will be at the lower end of the scale of harm within the assessment. Para 202 of the NNPF requires any harm to be balanced up against the wider benefits of the scheme and it would appear that there are benefits to the ongoing operation of the school and its pupils.

The proposal also includes the installation of new bolt fixings with new neoprene washes to the existing trapezoidal roof to match the existing. This is due to the existing bolts rusting and allowing water ingress. Overall, these changes are unlikely to be noticeable and would result in negligible harm to the heritage asset.

In summary, it is considered that the proposals would result in less than significant harm to the designated heritage asset however, this is at the lowest end of the scale and it would appear that the wider public benefits would outweigh this harm.

NO OBJECTION subject to the following conditions (Listed Building app only):

1. The approved works shall not commence until samples and / or technical details of all external facing and roofing materials (including details of the aluminium powder coated finish to the patent glazing system and replacement neoprene washers) shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the future protection of the listed building and its appearance and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011 and (Allocations) 2014 the National Planning Policy Framework.

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

6 Community Involvement

- 6.1 Publicity for this application has been carried out by the determining County Authority, Hampshire County Council.

7 Planning Considerations

- 7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact on the Listed Building

- 7.2 In relation to the impact of the proposed changes to this Grade 2 Listed Building Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("1990 Act") requires local planning authorities to have special regard to the desirability of preserving a listed building, its setting or any features of special architectural or historic interest when considering whether to grant listed building consent. In this case the Councils Conservation Officer has stated that *it is considered that the proposals would result in less than significant harm to the designated heritage asset*, this is considered to be at the lower end of the scale. That being the case it is necessary to consider Para 202 of the NPPF which requires any harm to be balanced up against the wider benefits of the scheme and it would appear that there are benefits to the ongoing operation of the school and for its pupils. The reasons for this public benefit are set out in the submitted application and in the Conservation Officers comments in Part 5 of this report.
- 7.2 The Council Conservation officer has commented on the application raising no objection subject to a prior to commencement condition with regards to the materials and detailed specifications. It is considered that the proposed works would result in less than significant harm to the heritage asset and that this is balanced up against the wider benefits of the scheme such that Listed Building Consent can be recommended. Thus, complying with Policies CS11 and CS16 of the Havant Borough Core Strategy (2011) and DM20 of the Havant Borough Local Plan Allocations (2014). It should be noted in this case that Havant Borough Council are a consultee rather than the determining Authority.

8 Conclusion

- 8.1 Havant Borough Council RAISE NO OBJECTION in principle to this County Application subject to a condition.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/23/00271 subject to the following condition

- 1 The approved works shall not commence until samples and / or technical details of all external facing and roofing materials (including details of the aluminium powder coated finish to the patent glazing system and replacement neoprene washers) have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the future protection of the listed building and its appearance and having due regard to policies CS11 and DM20 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Local Plan (Allocations) 2014 the National Planning Policy Framework.