
Site Address: Springwood Junior School, Springwood Avenue,
Waterlooville, PO7 8ED

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

Application Type: Hampshire County Council Application

Application No: APP/23/00272 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 a 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 roll 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/23/00271 - 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., DEL,

3 Proposal

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.

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

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

Havant Borough Local Plan (Allocations) July 2014

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| DM20 | (Historic Assets) |
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Listed Building Grade: Grade II.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer (comments in full on APP/23/00271)

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.

Conclusion

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.

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

6 Community Involvement

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) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Ecology
- (v) Sustainability

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed works would be using replacement materials with a similar appearance to the existing to ensure that the design integrity of the existing grade II school is maintained. The patent glazing colour would be a polyester powder coating to match the existing colour of the satin anodised aluminium finish. The new fixings would be the same as the existing. Due to this, it is therefore considered that there would not be a significant change in appearance. The new materials would be visible from the street scene, however as they would be in keeping with the existing materials, it is considered that the works would not be visually detrimental.

7.4 Full considerations in relation to the impact on the Listed Building are considered under Listed Building Consent application APP/23/00271.

(iii) Impact upon residential amenity

7.5 It is considered that the proposed works would not have a negative impact to the surrounding residential properties.

(iv) Ecology

7.6 The 'sister' application APP/23/00271 was accompanied by a Bat Survey Report - Preliminary Roost Assessment. this concluded:

The school lies in a landscape of moderate suitability habitat for bats, with woodland on site. Part of the site is designated as a SINC. No habitat will be lost or damaged by the proposed works, so there will be no impact to the SINC or priority habitats.

Visual bat survey work at Springwood Junior School found the building to be impacted to offer negligible suitability to support bats. External inspection identified no evidence

of bats or features suitable for supporting roosting bats.

Bats are considered likely absent from the buildings, and the proposed works have negligible potential impacts for bats.

No further survey work is required.

It is considered that the proposed development works are unlikely to be harmful to protected species/habitats.

(v) Sustainability

- 7.7 The submitted application details the sustainability improvements proposed by the works as follows:

Hampshire County Council, as a responsible landowner and developer, designs all the projects it procures to comply, where possible, with best practice criteria of sustainable design.

The new patent glazing has an improved thermal performance from the existing patent glazing which will enable less energy consumption during cold weather to be consumed to keep the school warm. The new patent glazing has improved light transmission which will improve the daylight transmission through the glass into the school enabling less electric lighting being required reducing the energy consumption of the school.

The insulated panels to the patent glazing will improve the problems with the school overheating in the summer by reducing the solar gain which is a passive sustainable solution rather than providing comfort cooling.

It is considered that the works would improve comfort for pupils and improve the efficiency of the building as required by policy CS14 of the Havant Borough Local Plan.

8 Conclusion

- 8.1 Havant Borough Council RAISE NO OBJECTION in principle to this County Application. It noted that HBC is a consultee in relation to this development and not the Determining Authority.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **RAISE NO OBJECTION** for application APP/23/00272