



## **Warblington School – Planning Supporting Statement**

**C09314**

**January 2021**

**Read in conjunction with the Heritage Statement**

|    |                                            |                 |
|----|--------------------------------------------|-----------------|
| P1 | Listed Building Consent                    | January 2021    |
| P2 | Listed Building Consent, updated proposals | 28 January 2021 |
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## **Property name: Warblington School**

**Property address: Southleigh Rd, Havant PO9 2RR**

**Works: BACS System buildings. Glass replacement.**

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### **1.0 Existing Building and Site**

Warblington School is located in the Warblington area of Havant in Hampshire. The school is situated toward the East of Havant on the Hampshire and West Sussex border serving the surrounding area. To the north runs the main railway line to Chichester with mixed housing and light business units on the opposite side of the track. To the East is residential housing along Southleigh Road and to the South is mixed size residential housing backing onto the school grounds. To the west is located The Bloor's disposal site, currently being developed for future housing.

Warblington School, a secondary school of 1955-6 by Richard Sheppard and Geoffrey Robson with the assistance of the Hampshire County Architects Department (comprising the 1955-6 buildings; three-storey classroom block, two-storey science block, single-storey maths unit and single-storey reception hall) is listed at Grade II for the following principal reasons:

Architectural interest: \* for its use of the innovative single-storey BAC, and multi-storey BAC II aluminium systems; \* as a rare survivor of a BAC-type secondary school; \* for the characteristic highly glazed elevations that express the light-weight structure and have distinctive corrugated panels. Historic Interest: \* as an illustrator of the post-war drive to build new secondary schools for an uprooted and rapidly expanding population, using innovative materials and skills originally developed for military purposes.

This document has been prepared by the Historic Buildings Group in Hampshire County Council Property Services to accompany a listed building application for the reglazing works. The Statement focuses on understanding the heritage significance of the building and site and considers the impact of and justification for the proposals.

### **2.0 Brief**

The retained original buildings on the site suffer from overheating and poor levels of thermal insulation and ventilation. In 2016 planning permission was granted to HCC for a major recladding project, Phases 1 and 2 of which were completed on buildings to the north of the site, including the School Hall, Kitchen and Staff Room areas. The planning permission expired on 11 July 2019.

Prior to the commencement of the planned Phases 3 onwards, the two-storey science block, the three-storey classroom block, the single storey maths block and reception were added to The National Heritage List for England (NHLE) as a Grade II designation, primarily due to them being a rare surviving example of the BAC typology, comprising an innovative construction and façade system.

Given that the listing description places distinct emphasis on the significance of the external façade, any proposals to

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mitigate the environmental issues need to demonstrate either retention of that façade or provide an exceptionally high level of justification for its removal. Therefore, the recladding system that had already been commenced on the site (and across other Hampshire Schools) is not considered to be a viable option for the listed buildings at Warblington. Due to the construction method used, the original buildings suffer from severe solar gain overheating and heat loss at the relevant times of the year. For these reasons, these buildings have been identified for urgent improvements to control better the internal environment. This being an essential requirement for its continued use as an education premises.

### 3.0 Design Principles

The strategy for the BACs buildings is:-

- To improve thermal insulation and air permeability,
- To improve the performance of the glazing,
- To increase ventilation throughout the building and control the overheating,
- Whilst respecting the significance of the listed building status.

Government funding has become available to replace the single glazing through a “Decarbonisation fund”, which is to be spent by September 2021. It has been calculated that replacing the glass will result in a 25% carbon saving.

It will not be possible to do all of the enhancements within this limited time, so this application is purely for the glass replacement. Whilst equally important, the ventilation strategy will form a separate application for Listed Building Consent

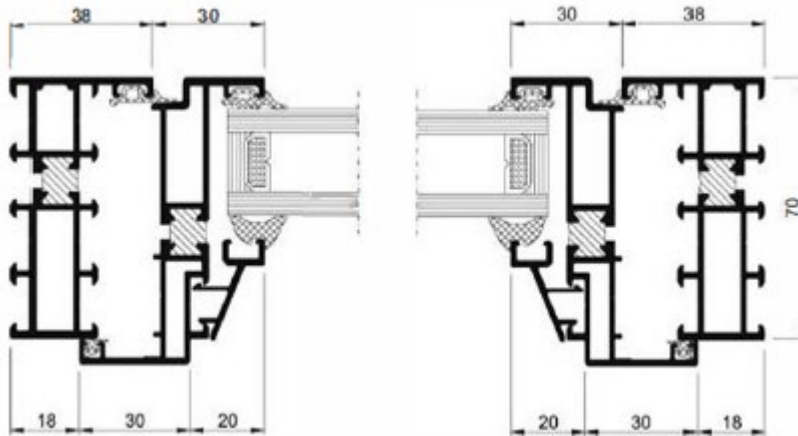
### 4.0 Design Solutions for glass replacement only

The façade system is formed of aluminium vertical box sections, with a very slender aluminium component window system. Glazing is internally beaded by screwed fixed aluminium angle. It is proposed to removal of the single glazing, by a process first removing the screw fixed beading, removal of the glass including the glazing compound, then fit replacement double glazed units in new compound with a new internal matching glazing bead. Refer to drawing C09314-601 for details. The details show why it is necessary to replace the internal bead, which will have a similar appearance, but will have one shorter leg. It maybe possible to adapt the original bead, but this application seeks approval to either replace or adapt.

There are many top hung windows which are a previous modification. These windows are causing the most problems. They are poorly fitted, the hinges are twisted and the weather seals have perished. The approach to these windows will be a mix of repair and replacement, again refer to drawing C09314-601.

Other eye level openable windows are the original side hung casements fitted as a pair. These windows are arranged as a slave casement with top and bottom shoot bolts and a master casement with a cockspur. They also have friction restrictors. The proposal is to refurbish the windows so that the operators all function, which will include some replacement of the failed furniture with new equivalents. The high level bottom hung windows are part of the original system and generally in good working order. The proposal is to clean and lubricate the hinges and the catches, with some replacement of any failed components, again, please refer to the proposal drawing C09314-601.

## 5.0 Replacement Window Option



### Replacement slimline window system

Refer to drawing 601, which demonstrates how the replacement window will have a similar elevation and visible glass size when viewed from outside.

## 6.0 Economic Impact Assessment

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Information on potential economic impacts, opportunities and benefits associated with the proposed development                                                                 | Improvements to the thermal performance of the building will enable it to remain in use as a functional part of the school teaching accommodation. This will in turn ensure it receives appropriate longer term maintenance funding, safeguarding its future condition. Mitigatory measures will include general repair works to the windows throughout. Running costs will also reduce by this proposal with an estimated 25% carbon saving. |
| Details of any associated community benefits (where relevant). Information on economic impacts may be provided as part of an Environmental Impact Assessment where applicable. | The school is an important amenity for the local area, and provides a location for community leisure, sport and learning.                                                                                                                                                                                                                                                                                                                     |