

**APP/14/00687 & /00688/LIS – Purbrook Park School, Park Avenue,
Waterlooville PO7 5DS**

SUPPORT.

I had the opportunity while on site to view from within the grounds and to gain access to the listed building. I have no particular concerns with the scheme as a whole but my comments focus on the new Block A and its potential impact on the setting of the listed building. The extent of the listed building is clearly definable internally and externally. In this case I am satisfied that the extensive extensions can be disregarded as part of the listing. None of the works directly affect the listed structure. In my opinion, listed building consent is not required for the proposed work. The impact on the setting can and should be wholly determined within the scope of the planning application.

Setting.

Since the establishment of the school, there has been a vast expansion of the accommodation through a variety of extensions. The setting of the mansion since its first inception in 1830 has been massively compromised. The building is engulfed by extensions to the rear (south). The principal (front) elevation maintains its presence and to some extent the west and east elevations. The buildings to be demolished are a poor collection of random C20 utilitarian structures. From the northern boundary part of the northern elevation is visible across the outbuildings. The new Block A will curtail this view. The new block is more substantial in scale and mass, but in my opinion its juxtaposition, scale and mass retains the listed building as the dominant element. The area to the north of the listed building has no real presence or life at present, as it is largely taken up by car parking. In the proposals, Block A serves to frame a newly created landscaped pedestrian courtyard. This will be the primary route for students and doubles as a sitting out space. As a result it will become a more purposeful dynamic space positively enhancing the setting of the listed building.

The new building is of contrasting form, responding to modern functional needs with a conscious choice not to ape the listed building, with which I fully concur. The new block is best represented by the perspectives which provide me with confidence in its detailed handling. I am satisfied the limited palette of materials and modulation (deep inset of windows, doors etc) provide an appropriate level of variety and interest. Its success is dependant on crisp details and an absence of roof clutter – plant, guard rails etc. This is the architect's intention but could be conditioned.

Another positive aspect of the scheme is the re-landscaping of the approach to the principal entrance. It will serve to reinforce the status of this as the primary entrance and will be a marked improvement on what currently exists.

Support the granting of planning permission. Advise the inclusion of conditions covering the following:-

1. Approval of samples of external materials.

2. No roof plant or guard railing shall be installed on the roof of Block A without the express written approval of the local planning authority.
Reason: To ensure the crisp quality of the design is not compromised.

John Townsend
Conservation Consultant
22/08/14