

Purbrook Park School
Window & External Door Replacement – Design & Heritage Statement
P14803



Aerial image of the site and surrounding area

Purbrook Park School, Park Avenue, Waterlooville, Hampshire, PO7 5DS
August 2026

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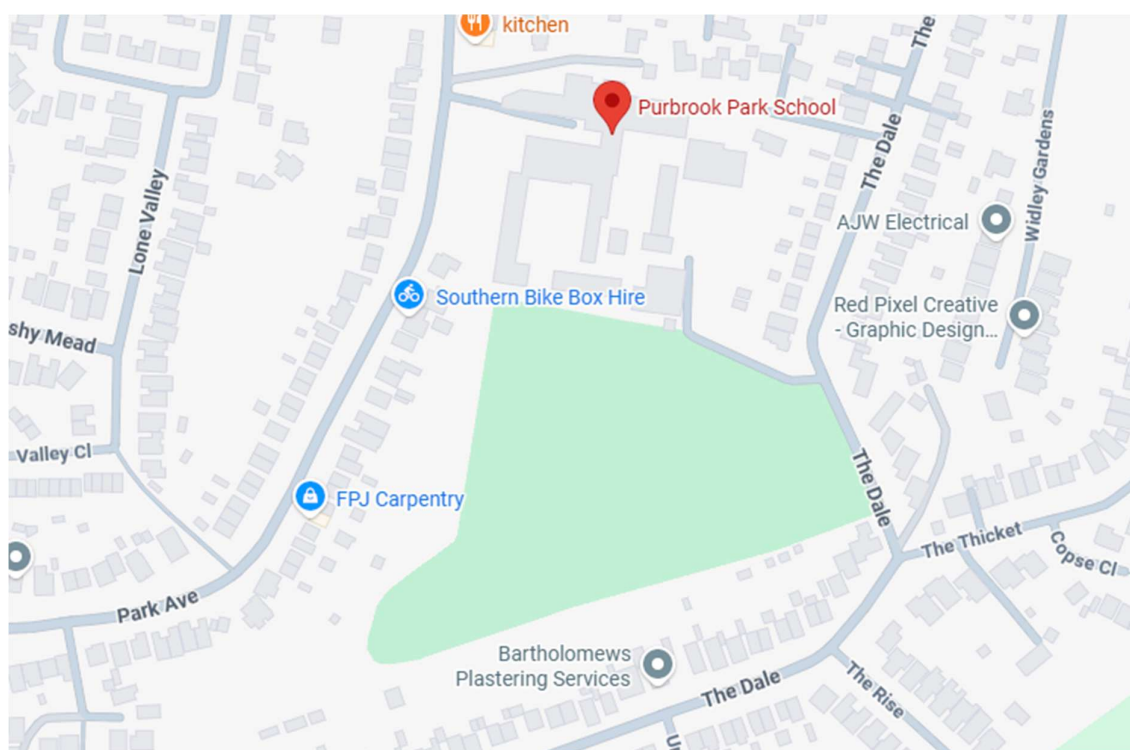
5.2 Aerial image of the site

1.0 Introduction

This Design & Heritage Statement has been prepared in support of the Listed Building Consent application for replacement windows and external doors at Purbrook Park School.

Purbrook Park School is a Foundation co-educational secondary school currently educating up to 921 children. It is situated in Purbrook, a suburban area of Hampshire at the western side of the South Downs.

The school is located on the east side of Park Avenue with its eastern boundary bordering The Dale. The main pedestrian access to the school is via Park Avenue, a surfaced footpath and in and out drive with a limited area for parking. Access is also possible from The Dale and the majority of staff parking is located via this access. In all directions the site is bounded by residential properties and gardens.



The school buildings are bunched to the north of the site. These comprise a listed building and many extensions in a mix of styles, ages, and heights. Occupying the centre and south of the site are tree lined playing fields with four surfaced sports courts to the southeast.

The earliest available historical map of 1870 shows the current school building, Purbrook Park, situated in an area known as 'The Park', which was surrounded by woodland towards the east, and open grassland to the north and south. By 1878 much of the woodland had been removed and replaced by agricultural land, after which there are few changes until 1932, when Purbrook Park is shown as a County High School.

Purbrook Park School's original building (c.1770) was built by the eminent Palladian architect, Sir Robert Taylor, who was also the architect of the Bank of England in London.

The house was rebuilt in 1837, and the estate was bought by John Deverell in 1839 to be occupied by his family until 1919. The house was acquired by the county authorities in 1924 for use as a High School, and many buildings have been added around the original house. The overall impression of built form is that of subservient brick elements wrapping the historic rendered core. The historically significant listed structure is to remain unaltered and is not affected by these proposals.

The Historic England official list entry for Purbrook Park School reads as follows:

Heritage Category: Listed Building
Grade: II
List Entry Number: 1339957
Date First Listed: 06-Feb-1984
List Entry Name: Purbrook Park School
Statutory Address: Purbrook Park School, Park Avenue

Details:

Mansion. Circa 1830, now with extensive attached and detached school buildings. Square 2-storeyed block, with symmetrical treatment of elevations, which are in stucco. The entrance front (west) has 1.3.1 windows (the south upper a blank): parapet with coping and moulded cornice, architraves, plinth, and a large recessed panel (containing 3 narrow lights) above the porch. Sashes in reveals. Large Ionic porch of 4 smooth columns, 2 inner pilasters, pediment, with a wide architrave surrounding the door, which has flanking windows. The south a wide elevation, of 1.3.1 windows, has similar features, with a 2-storeyed semi-circular centrepiece. The north elevation has sides of 1 window, the slightly recessed centre having a central arched window above a doorway, with 1 window (to both floors) on the east side. Within, the hallway with niches, and the staircase survive.



Mansion facing Park Avenue and brick extension

2.0 The Proposals

2.1 Window & External Door Replacement

The proposed works are a window and external door replacement project, the details of which are indicated on the following drawings: P14803-2000, P14803-2001, P14803-2002, P14803-2003, P14803-2004.

The blocks involved are 001A & 001K (1970 & 1989 respectively, classrooms, labs, and computer rooms), 001D (1970, dining hall), 001E (1980, kitchen), and 001G (1985, gymnasium), and these can be seen within the context of the whole school site on location plans P14803-1000 and P14803-1001, and the HCC Site Building Plan at Appendix 5.1.

No works are included to the original Mansion building. The closest location to the Mansion is the block immediately to the right-hand side when looking at the School from Park Avenue, blocks 001A & 001K, pictured below roadside and courtyard side. The works to these blocks involve replacing the existing timber single glazed windows and doors with double glazed aluminium systems. The colours will be powder coated to match the existing, and the design is similar in appearance, albeit simplified with the removal of the small glazing bars which do not match those of the Mansion in either size or scale. The intention is that a modest window design will draw attention away from blocks 001A & 001K and onto the historically significant Mansion.



The existing windows and external doors to block 001D are also timber single glazed. These will be treated in the same way as those to blocks 001A & 001K, with replacement with aluminium double-glazed systems, colours to match existing, glazing bars to be removed.

The gymnasium (block 001G, left image below) and kitchen (part of block 001E, right image below) windows are currently white painted metal framed single glazed. The proposal is for these to be replaced with double glazed aluminium. The existing gymnasium doors are timber, and these will be replaced with aluminium.



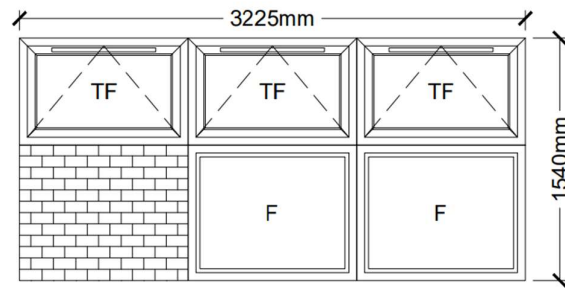
2.2 Removal

A window to the Site Team's Storeroom (pictured below) on the north elevation of block 001D is proposed for removal via brick infill of the window opening. This is desirable for the school to improve security to the storeroom where equipment and tools are stored. The current window is boarded up internally, cannot be seen routinely due to its location on the site, and is of low amenity value.



2.3 Reduction in Size

The final proposal is for window WH/2 (a kitchen window to block 001E pictured below) to be reduced in size to meet Fire Safety requirements, due to its proximity to an escape doorway. The bottom of the window needs to be at least 1300mm high, and a 1800mm square from the doorway outwards and from the ground upwards has to be protected, hence the proposal to infill the bottom left-hand section of the window opening with brickwork (drawing below). Similarly to the storeroom window this cannot be routinely seen due to its location on the site.



3.0 Assessment of Impact

The original Mansion block is not part of this project and therefore there is no impact on the most historically significant element on the school site. Where windows and external doors are to be replaced in the other blocks these are to be carefully removed from the existing openings with no changes to these openings (apart from the changes to window WH/2 outlined in section 2.3 above), and the replacements installed in the unaltered reveals. Of the blocks where works are proposed only the west elevation of block 001A/001K can be seen by the general public from Park Avenue, although only through a screen of vegetation. The proposals for the replacement windows in this location are for a simplified, albeit similar, design to allow the Mansion to take centre stage providing a potential heritage benefit.

Replacement Windows & External Doors	
Impact on historic fabric:	Low
Impact on setting on heritage asset:	Low
Overall impact on significance:	Low
Extent of impact:	Low
Potential heritage benefits:	Yes

4.0 Statement of Justification

The impact assessment for the proposed works has identified that the project will have a low impact on the significance of the historically significant Mansion building and the setting as a whole and therefore provides justification for the works.

These works are necessary due to the existing windows and external doors being beyond their useful life. Many of the windows are either hard to open, or don't open at all, so offer little to no ventilation which is unacceptable in our increasingly warm

climate with heatwaves becoming commonplace. Conversely in the colder months thermal efficiency is poor due to the windows being single glazed.

The new windows will be double glazed to improve the thermal efficiency, with solar reflective glass to all south and west facing elevations to prevent solar gain. The existing painted timber windows and doors and metal windows will be replaced with new elements manufactured of powder coated aluminium which will reduce the maintenance liability due to periodic redecoration no longer being required.

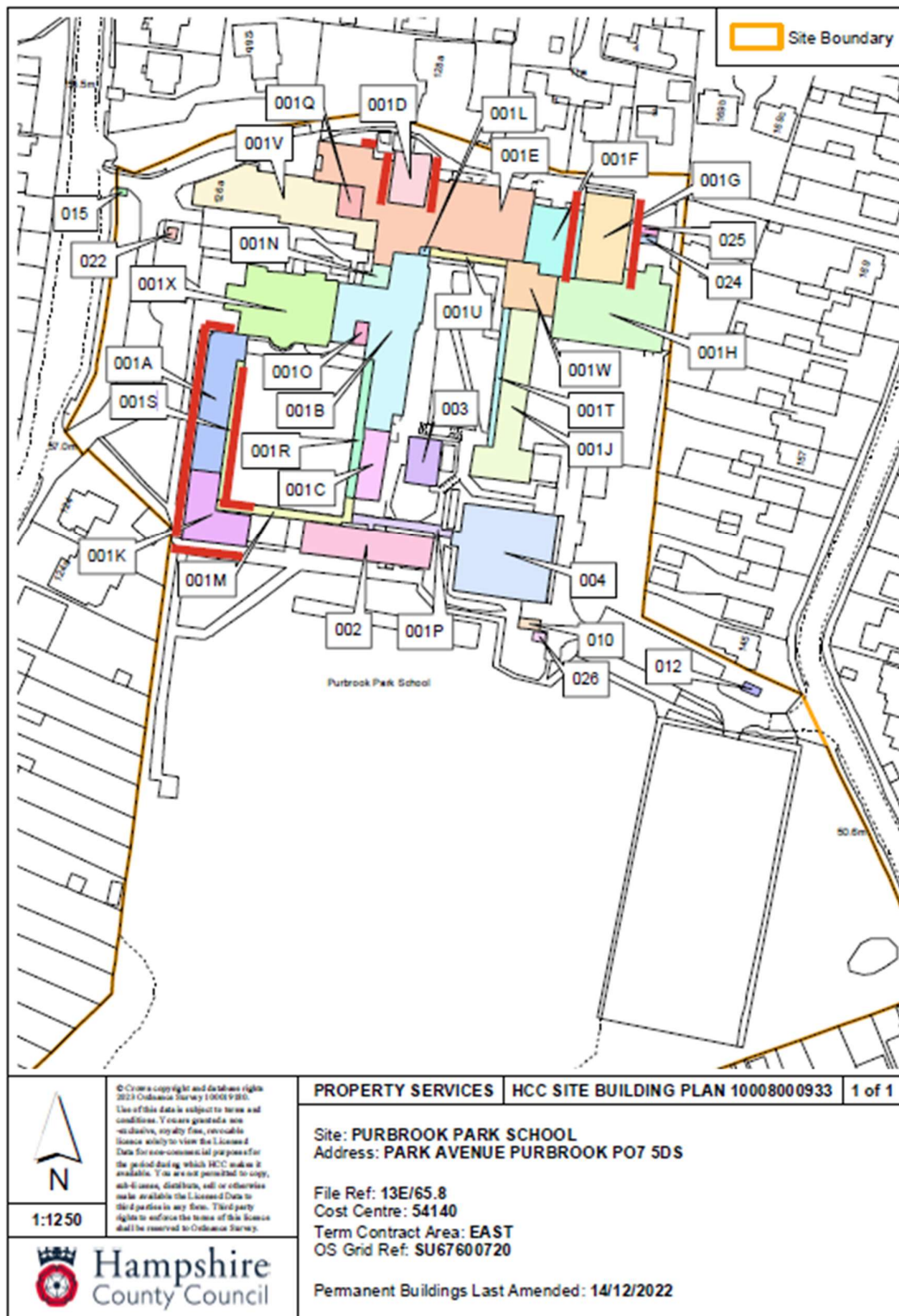
The glazing bars to the existing windows in blocks 001A & 001K look incongruous alongside those to the Mansion due to the different proportions. The proposed designs are very similar, but less fussy. These blocks are a supporting act to the main show. The 2016 extension that can be seen from the road to the left-hand side of the Mansion (image below) demonstrates how a different design allows the original building to shine far more effectively than if it was mocked.



The character of the buildings will not change significantly as the proposals are purposely similar in appearance albeit less fussy. This boundary has a significant existing tree and shrub screen, which effectively visually shields the occupants on either side of the boundary from overlooking. Therefore, the overall impact of the proposed works is considered low and is essential for the reasons outlined above.

5.0 Appendices

5.1 HCC Site Building Plan (thick red lines indicate work locations)



5.2 Aerial image of the site (zoomed in)



Design & Heritage Statement – Purbrook Park School