

F/22/94434 – Barton Peveril College, Chestnut Ave, SO50 5ZA.

Context.

Built in the 1950's as a grammar school to meet the needs of an ever-expanding town, it was developed to the west end of a school campus with a secondary school at the eastern end. Now a rapidly extending sixth form college responding to a population increase in this sector, a further need has been identified for a new arts building on this increasingly congested site.

There are no conservation areas in the vicinity and the nearest listed buildings are at the junctions of Chestnut Avenue with Passfield Avenue and Stoneham Lane some distance to the west of the site. Given that this proposal is on the eastern side of the built form on the college site, there is no way it will have any influence on these heritage assets or indeed their settings.

The northern boundary of this college site and indeed the proposal site is shared with the locally listed bungalows of Cherbourg and Tennyson Roads. There is a substantial row of trees within the site on this boundary which will provide a foil and screening while alive but they will not last forever and given their maturity may well die before the building, I suggest.

The Proposal.

This proposal is for a two storey structure with north-light windows on the roof. As the spaces are studios the storey height will be more than a normal teaching space, plus there is the elevated roof structure giving additional height. Unfortunately there is no elevation giving the relationship to the existing buildings regarding height in particular but the View 1 Illustration gives the impression of the new having a similar height to the existing.

The north elevation only has a few high-level windows to prevent any overlooking and has been partly broken down by the western end being clad in zinc over a brick plinth. Unfortunately the overall impression is of a rather bleak elevation that will particularly come to light if the trees die first, a reduced or articulated expanse of the same material would help to mitigate this situation.

Conclusion.

Generally no objection, however I do have reservations concerning the blandness of the north elevation, as the trees will not last forever and this side faces the locally listed dwellings that will look directly at it from the back of their properties and gardens. The height relative to the adjacent buildings is of concern too, holding objection.

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