

STRIDE TREGLOWN

PLANNING STATEMENT

EXTERNAL ALTERATIONS TO THE
HAMPSHIRE BUILDING

BARTON PEVERIL COLLEGE



STRIDE TREGLOWN JOB NO.	
156376	
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1. Introduction

1.1. The Application

- 1.1.1 Stride Treglown, on behalf of Barton Peveril College, submit this Planning Statement in support of proposed external alterations to the Hampshire Building at Barton Peveril College, Chestnut Avenue, Eastleigh SO50 5ZA. The proposed external works comprise the removal of the steel frame and corrugated metal canopies on the north, east and west elevations of the building and installation of white aluminium box guttering and downpipes.
- 1.1.2 Whilst some forms of development, including *“the erection, extension or alteration of a school, college, university or hospital building”* do not require the submission of a planning application under Class M of the Town and Country Planning (General Permitted Development) (England) Order 2015, part M.1 sets out that, *“Development is not permitted by Class M (e): if the height of the building as extended or altered would exceed – (i) if within 10 metres of a boundary of the curtilage of the premises, [the lesser of the height of the building being extended or altered or] 5 metres”*. As the building to which the external alterations relate lies marginally within 10 metres of the boundary of the curtilage of the premises (9.5m) and exceeds 5 metres in height, the proposed works therefore, are not classed as permitted development.

1.2. Site Location and Description

- 1.2.1 Barton Peveril College is located in Eastleigh, to the north of Southampton. The site sits north of Chestnut Avenue, approximately 900m north of Southampton Airport.
- 1.2.2 The site is wholly within the area administered by Eastleigh Borough Council, in the ward of Eastleigh South.
- 1.2.3 The site is within a mostly residential area, except for Eastleigh College and Crestwood Community School to the east of the site.
- 1.2.4 All the buildings on the Barton Peveril College site are separated from the other non-residential uses by the playing fields for Barton Peveril College and, directly adjacent to those, the school playing fields.
- 1.2.5 The primary access route into the College is from Chestnut Avenue to the south, with a secondary access route to the north of the College via Tennyson Road. The campus is approx. 7.4ha in size, consisting of buildings of varying heights.

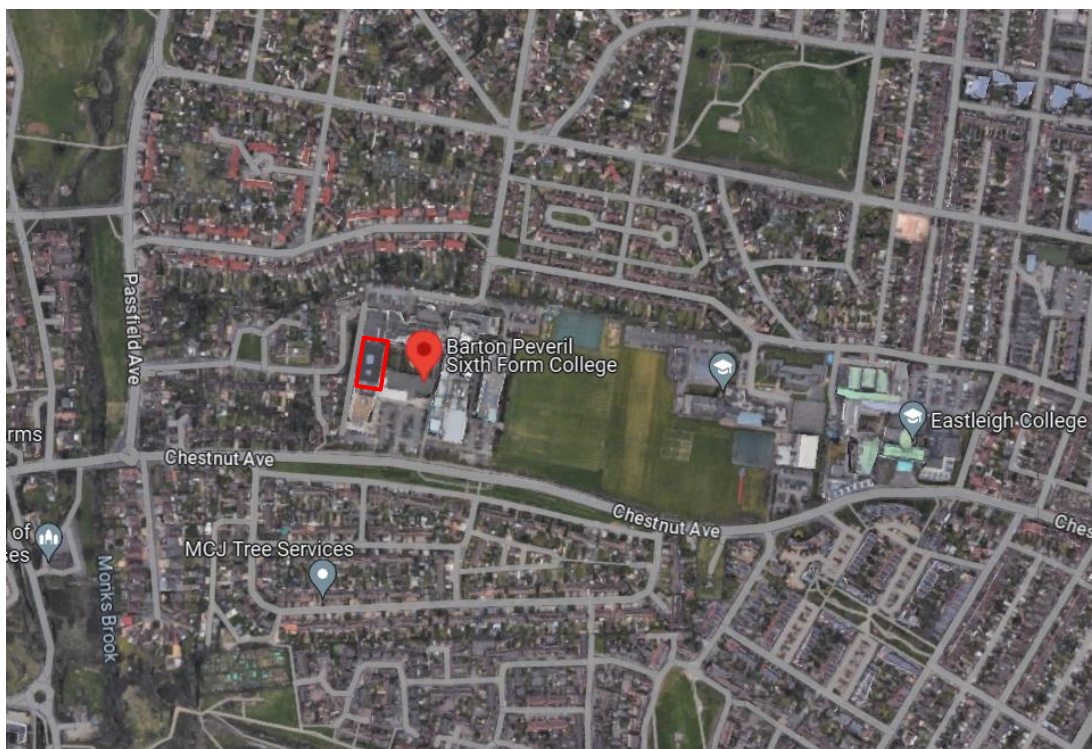


Figure 1 – Google aerial image of site (red line indicative of area of works)

- 1.2.6 The Hampshire Building is situated in the west of the College campus, as indicated on aerial image above.

2. Planning Policy Context

2.1. National Planning Policy Framework (2023)

- 2.1.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990).
- 2.1.2 The National Planning Policy Framework (NPPF) was originally published in March 2012 and most recently updated in December 2023.
- 2.1.3 The NPPF (Para 2) requires that applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This also includes a requirement to consider local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors.
- 2.1.4 The NPPF considers (Para 7) that the purpose of the planning system is to contribute to the pursuit of sustainable development, a concept that is considered to be summarised as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. The overarching achievement of sustainable development concerns; economic, social and environmental objectives. Development should support each of these in mutually supportive ways (Para 8).

Design

- 2.1.5 The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process (Para 131).
- 2.1.6 Paragraph 135 states that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.2. Local Development Plan

- 2.2.1 Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990). Planning applications will be granted where proposals accord with local plan policies (and where relevant, policies within neighbourhood plans) when taken as a whole, unless material considerations indicate otherwise.

2.3. Eastleigh Borough Local Plan 2016 – 2036

- 2.3.1 The Eastleigh Borough Local Plan sets out how and where Eastleigh will develop in the future. It outlines challenges facing Eastleigh and how they will be addressed, the vision for the future of Eastleigh, the strategy for achieving the vision, and policies and proposals to enable the Borough to grow and develop. The Local Plan was adopted by the Council on 25th April 2022 replacing the previous Draft Local Plan 2011-2029.

- 2.3.2 The plan specifically mentioned Barton Peveril College in a section focusing on Eastleigh, in paragraph 6.4.13, noting that:

“There are first class further education facilities at Eastleigh College and Barton Peveril College providing vocational and non-vocational courses for a wide catchment that extends beyond the Borough”.

- 2.3.3 The following Local Plan policy is considered to be of key relevance to the proposed works.

- 2.3.4 **Policy DM1 - General criteria for new development** requires that all development should (as relevant):

- a) not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. biodiversity (avoiding significant adverse impacts); and
 - iii. the significance of heritage assets;
- b) make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land;
- c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area;
- d) not involve the loss of or damage to trees, woodlands, hedgerows, ponds, priority habitats or other landscape features of value to the character of the area, for appearance or biodiversity unless they can be replaced with features of equivalent or enhanced value, (recognising that some species and habitats may be irreplaceable);
- e) include a landscape scheme covering the design and layout of external space;
- f) protect and enhance public rights of way and National Trails and provide fully connected green infrastructure that interlaces the development and connects into the wider network;

- g) provide satisfactory management arrangements for all landscape, green infrastructure and biodiversity enhancement;
- h) incorporate provision for people with disabilities and create accessible communities that cater for all;
- i) incorporate design measures to inhibit criminal and anti-social behaviour;
- j) incorporate provision for on-site waste management; and include provision for public art associated with new large scale development in accordance with the Council's adopted Public Art Strategy

2.3.5 **Policy DM5 - Managing Flood Risk** states (in so far as it relates to the proposed development) that development should not increase flooding elsewhere.

2.3.6 **Policy DM11 - Nature Conservation** states:

1. The Council will work with statutory and voluntary agencies and developers, and will determine planning applications, to protect, conserve and enhance all:
 - i. international, national and local nature conservation designations; and
 - ii. networks of natural habitats and features, including the Local Ecological Network, Priority Biodiversity Areas and Priority Biodiversity Links, watercourses, wetland complexes, woodland trees, and trees and hedgerows important to biodiversity and local character;
 - iii. and facilitate their adaptation to climate change wherever possible.

3. Planning History

- 3.1.1 As an established College, Barton Peveril College has been subject of many major and minor applications for planning permission over its lifespan to date. Planning applications of particular note from the last decade are set out below:
- F/22/94434: Construction of a two-storey building to accommodate the College's Art and Design school. Permitted 28/03/23.
 - F/21/90116: Construction of a three-storey building for business school with external 2nd floor terrace, parking, external lighting and landscaping. Permitted 17/09/21.
 - F/20/88568: Single storey side extension to theatre to create a Chair Store. Permitted 16/10/20.
 - F/17/80694: Extension to existing external plant compound to the north of the existing college kitchen to accommodate new air handling unit and condensers. Permitted 21/08/17.
 - X/14/75587: Application for Variation of Condition 8 (which limits internal floor area) of planning permission O/09/64595 for the construction of 2 and 3 storey buildings and a MUGA. Permitted 09/02/15.
 - R/13/72314: Reserved Matters Phase 2 - development of two-storey buildings following demolition of existing buildings together with landscaping pursuant to outline planning permission O/09/64595 (reserved matters for approval: appearance, landscaping, layout and scale). Permitted 15/05/13.
 - R/12/70729: Reserved Matters: Phase 1 development of two and three-storey buildings following demolition of existing buildings with associated car parking and landscaping pursuant to outline planning permission O/09/64595 (matters of siting, design, external appearance and landscaping for consideration). Permitted 20/06/12.
 - R/14/74906: Reserved Matters application to outline planning permission O/09/64595 for the third phase of development. comprising construction of 3-storey science building following demolition of the Tennyson Building & provision of car parking and landscaping. Permitted 05/09/14.
 - F/12/70727: Construction of 2no. three-court Multi Use Games Areas (MUGA) in place of 1no. four-court MUGA approved as part of outline planning approval O/09/64595. Permitted 27/06/12.
 - F/11/68414: Addition of cladding and alterations to windows on Mountbatten building and part of the Hampshire building. Permitted 17/03/11.
 - O/09/64595 Outline: Construction of 2 and 3 storey buildings following demolition of existing buildings (2,782 sq.m net additional gross internal floor space), together with 4 court multi use games area (MUGA), car parking and landscaping. (only the means of access to be considered). Grant outline 04/06/10.
- 3.1.2 Of the above, application reference: F/11/68414 is of most relevance to the proposed development in that it granted approval for external alterations in the form of additional/replacement cladding and the replacement of framed windows on the Mountbatten building and part of the Hampshire building.

4. Planning Considerations

4.1. Proposed Works

- 4.1.1 The works proposed are minor in nature and relate to external alterations to the Hampshire Building, comprising the removal of the steel frame and corrugated metal canopies on the north, east and western elevations and installation of white aluminium box guttering and downpipes.

4.2. Design

- 4.2.1 Regarding design matters, the proposed external alterations to the building will result in a more simplified façade design and external appearance for the building, removing an incongruous external feature and thereby providing a more consistent design approach with the adjoining Chestnut Building to the south and northern section of the Hampshire Building. The white aluminium box guttering and downpipes will blend in with the existing colour palette of the buildings elevations.
- 4.2.2 The design changes would comply with and support Local Plan Policy, namely Policy DM1 which seeks to ensure that development is well integrated with adjoining buildings, spaces and views in terms of its mass, scale, materials and design.

4.3. Access

- 4.3.1 Due to the nature of the development proposals being focused on external alterations to the building, there will be no impact on accessibility or access routes.

4.4. Visual Impact

- 4.4.1 The Hampshire Building is located in the western part of the College campus. A number of residential properties lie to the west of the College boundary on Gilbury Close and Cedar Road, and c15m from the Hampshire Building at the closest point.
- 4.4.2 While an existing boundary fence, intermitted tree line and other hedgerow and shrub features provide a buffer between the College site boundary and residential properties to the west, the comparative height of the Hampshire Building to that of the boundary fence and sparsity of the soft landscaping is such that views of the Hampshire Building are readily available from the front and rear of the adjacent residential properties.
- 4.4.3 Notwithstanding the visibility of the Hampshire Building from adjacent residential properties, the proposed works would result in a more simplified design and external appearance for the building which, as noted above, would provide a more consistent design approach with the adjoining buildings to the north and south. The removal of the steel frame and corrugated metal canopies which extend out from the building line would also serve to reduce the building's overall massing and therefore support the principles of Policy DM1 by enhancing visual amenity in respect of views of the building from the west.

4.5. Drainage

- 4.5.1 The installation of the new downpipes will replace those currently contained within the steel frame and be routed into the existing surface water drainage systems and would therefore have no impact in relation to drainage.

4.6. Ecology

- 4.6.1 The College site is located within 2km of the River Itchen Special Area of Conservation (SAC), as noted on the accompanying Biodiversity Checklist. The nature of the development proposals however, focused on external alterations to the building, are such that there would be no impact on this designated site.

5. Summary

- 5.1.1 Barton Peveril College is seeking to make external alterations to the Hampshire Building, comprising the removal of the steel frame and corrugated metal canopies on the north, east and west elevations and installation of white aluminium box guttering and downpipes.
- 5.1.2 The removal of the steel frame and corrugated metal canopies will result in a more simplified design and external appearance of the building which is more in keeping with the adjoining Chestnut Building to the south and northern extent of the Hampshire Building and reduce the overall message of the building.
- 5.1.3 Due to the nature of the development proposals, there will no impact on transport matters or access arrangements
- 5.1.4 The proposed downpipes would replace those contained within the existing steel frame and connect to the existing surface water drainage systems and there would not, therefore, be any impact on drainage.
- 5.1.5 The site is located within 2km of the River Itchen SAC. However, the nature of the development proposals is such that there would be no impact on this designated site.
- 5.1.6 The proposed works are considered to be a positive enhancement to the building in terms of design and amenity and therefore supports the principles of Local Plan Policy, as well as national policy and should be considered favourably.

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