



FOREST ARCHITECTURE

Feasibility Report

**Conversion of Grade II Listed Office Building back to
a Dwelling**

December 2020

For and on behalf of:

Mr Meisels

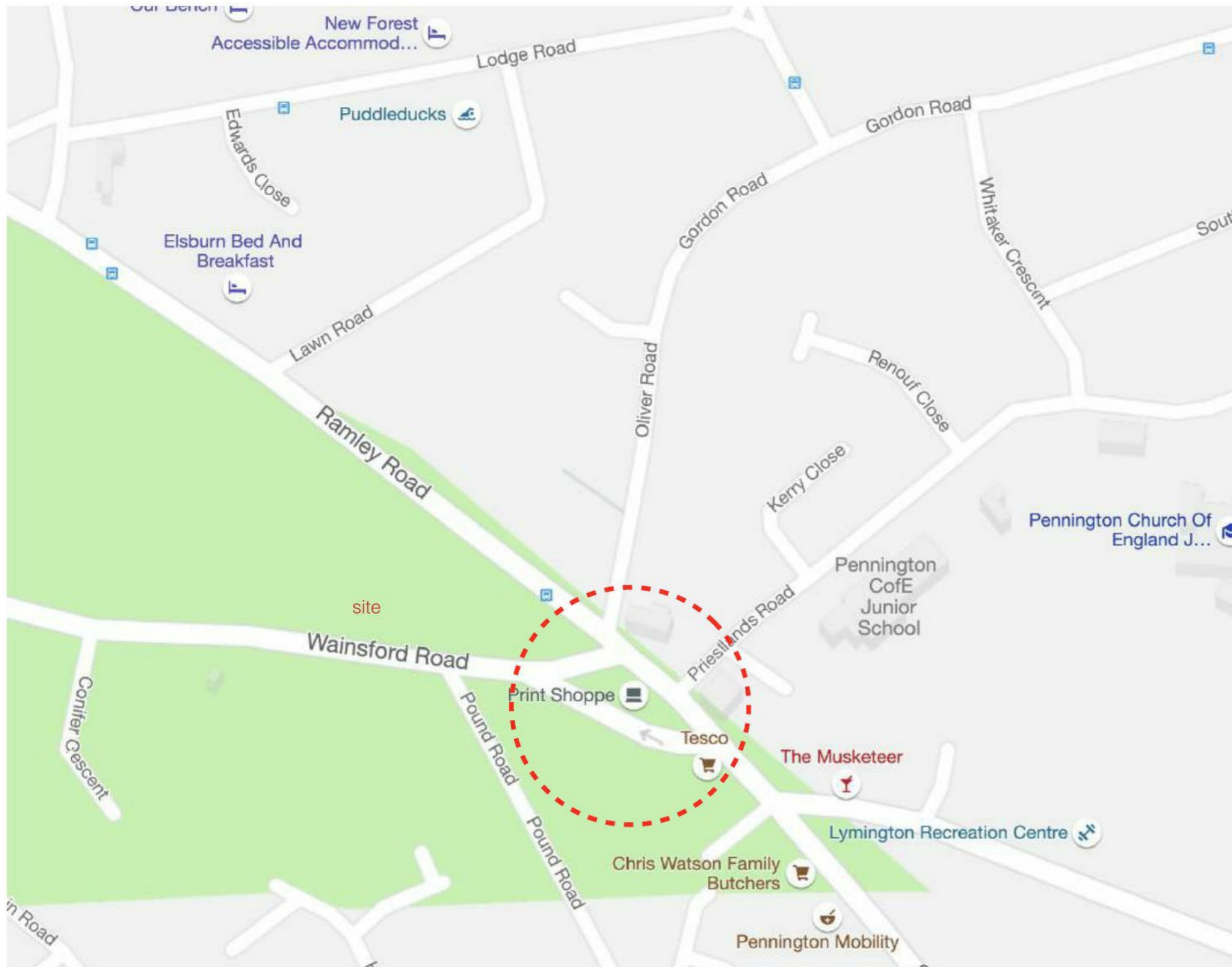
Site Address:

Headmasters Hall,

The Square, Pennington

SO41 8GN

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Front cover image: Hayward Fox

INTRODUCTION



The site sits in what is effectively an island, where a road flanks the site on three sides.

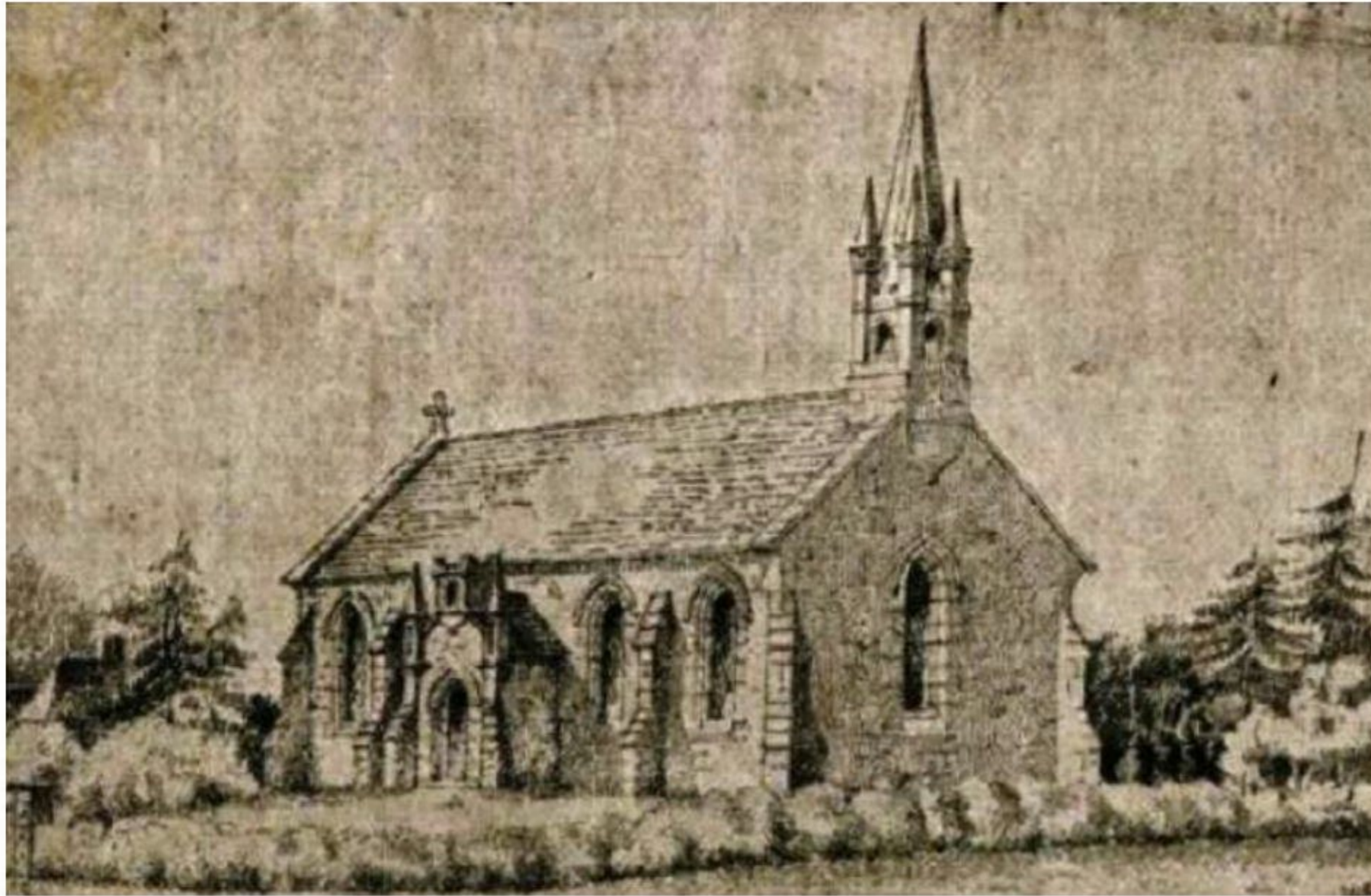
It would originally have been quite a distinctive setting across from St Mark's Church and what was a Victorian village centre. The grounds of the church are wrapped in dense planting, giving a beautiful outlook to the site towards the north west. The north-east to eastern side of the site is probably the busiest for road traffic, however there is plenty of forecourt space in front of the building to provide enough of a buffer to this.

Towards the south and south west is a fairly dense residential area with one or two business premises.

HERITAGE ASSESSMENT

The following information has been sourced from the Lymington and Pennington Historic Society

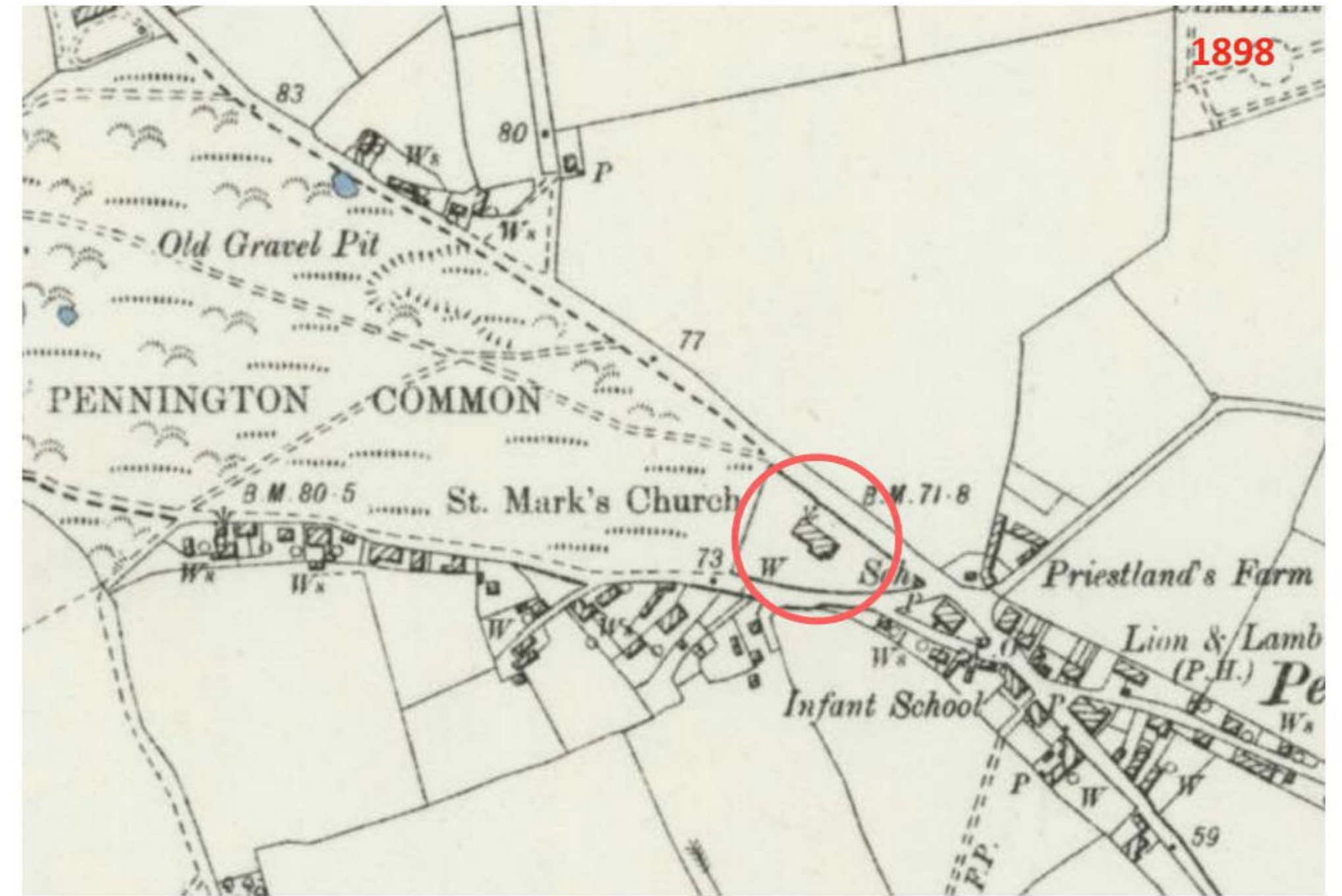
In 1839, Pennington gained a church of its own. John Pulteney, Lord of the Manor of Pennington, donated a piece of land on the common; a building was designed by John Tulloch, a Wimborne architect; and the foundation stone was laid by John Pulteney on 25 April 1838. Local poet Caroline Bowles wrote a poem to mark the occasion. St Mark's church and churchyard were consecrated by the Bishop of Winchester on 13 March 1839.[4] However, the benefice of Pennington was still in the gift of the vicar of Milford.



In 1848, Rev William Lambert came to Pennington as vicar. He soon found that the great majority of the population were illiterate and many did not even know their age. The only educational facilities in the village were the primitive schooling provided in four private cottages. **Lambert immediately set about seeing that a proper school was built in Pennington, and the village school opened in 1852 as Pennington Parochial School. A house providing accommodation for the schoolmaster adjoined the school building.** The land had been part of Pennington Common. Sports and games were played on fields belonging to the Priestlands estate.

The Site





Pennington is a nucleated village, one in which the principal buildings – the church, the mill, the inn, the forge – clustered around a central focus. This pattern can still be seen today, with the village shops and post office, pubs, school and parish church all within yards of each other.

HERITAGE ASSESSMENT

The following information has been sourced from the Lymington and Pennington Historic Society

The Site



Within a generation, the school proved to be too small, and the whitewashed IRC building opposite North Street was built in 1886 to provide additional classrooms. They continued to be used as infant-school classrooms down to within living memory.

In the nineteenth century, Pennington was poor. The poverty of pupils in the 1870s is apparent from the fact that many children were unable to pay school pence, boys were leaving school to start work at the age of ten, and in 1878 three children were sent to the workhouse.[7] In 1882, by which time schooling cost 1½d per child per week, it was decided that no parents should have to pay more than 6d a week – so families with more than four children at the school could send the youngest ones for free.

The proposal is to convert a former dwelling (that has been used for many different uses in the past) back to a dwelling. This part of the building was built as a dwelling and the other areas around the building was built as a school. Our proposals do not look to make too many modifications to the building, as its most recent conversion to offices, has already allowed the building to undergo most of the works that are needed to make the property a dwelling. We need to introduce a partition to create a fire lobby around the staircase and some fire doors. We also need to introduce some passive ventilation within the external walls to enable all of the spaces to have adequate background ventilation to meet Building Regulations. (This should have been carried out already as part of the site's existing use).

Our conservation philosophy is to maintain the integrity and authenticity of the building and rectify any areas that have previously been carried out poorly, such as cementitious pointing that has now scarred the external fabric. Our approach is one of a light touch, and we believe any interventions that are introduced, should easily be reversed (if they were required to do so).

The works that need to be undertaken in order for dwelling status to be applied to the property, are works that are required under Building Regulations, as the spaces are already domestic in scale and plumbing, electrics and other services already exist.

We believe our proposals will be discreet but will also look as originally intended to enable a local family or couple to utilise and look after this property.

CONTEXT



The Square, in Pennington, is the heart of the village area. Headmasters Hall and the Old School House, sit prominently in the centre of a triangular shaped site, with roads on each side.

The site, which can be seen in several of the photographs above is surrounded predominantly by residential buildings, a couple of retail outlets, a building converted into offices and two local convenience stores.

This isn't a wealthy area nor is it a town centre location, however it is the centre of a village but little commercial building use can be found within the

site. For many people, the 'village' square is somewhere to pass through, rather than it being 'the destination' and visiting the square typically involves people utilising the convenience stores, take-away or post office.

SUMMARY OF PREVIOUS CONSERVATION OFFICER COMMENTS

In June 2018, the Conservation Officer commenting on application 18/10678 wrote the following:

Location HEADMASTERS HALLS, THE SQUARE, PENNINGTON, LYMINGTON SO41 8GN

Received Date 21 June 2018

Comment received from NFDC Conservation at NPA

The Headmasters Halls is a nineteenth century Grade II Listed Building within the former Pennington School. It is an important building within the street scene as it lies at the convergence of 5 roads and is visible from each of them. The 1868 OS County Series Map for the site shows that by this stage it was a functioning National School for girls and boys and the shape and form of the school has changed little since this date. There does appear to of been an enclosure around part of the building since the earliest maps although the reason for this is unclear. A painting of the site dated 1906, readily available online is unable to shed any further light upon the situation in this area which appears to be the area currently called 'The Headmasters Halls'.

The proposal is for the conversion of this part of the building to residential and the erection of three new stud walls. I have attempted to gain access to the building but to this date, access has not been possible despite my attempts to contact the agent to request access. I am therefore only able to work off of the information provided to me in this application as no pre-application advice has been sought.

Notwithstanding the lack of a site visit, there is some missing information on this application; · The Heritage Assessment is barely present, being only one paragraph and mainly photographs. The NPPF paragraph 128 states that an applicant must describe the heritage asset in proportion to its significance but it must be enough to understand its significance. This heritage assessment does not describe the significance of this building nor does it relate the proposal back to how it affects the significance of the building. No desk based map regression exercise has been undertaken and no attempt has been made to find any historical information regarding the building. This is particularly important given the applicants assertion that this was the Headmasters House associated with the school when no evidence has been provided of this use.

No details have been provided on the elevations of any vents, ducts, flues and soil pipes required for the new kitchen and the new bathroom or whether an upgraded system is required for the existing downstairs shower room.

As the proposed use is now residential, is any sound insulation required between the office and the proposed residential unit? This needs to be shown on the plans as it could have an effect upon historic fabric although because no assessment of historic fabric has been undertaken, I am unable to assess what impact there could be.

I am unable to make an accurate assessment of this application until I have made a site visit and received the missing information above. I must therefore object to the scheme based on a lack of information. I would be happy to review my comments once further information is received.

Lynette Fawkes Conservation Officer

SUMMARY OF PREVIOUS CONSERVATION OFFICER COMMENTS

In August 2018, the Conservation Officer commenting on application 18/10678 wrote the following:

Location HEADMASTERS HALLS, THE SQUARE, PENNINGTON, LYMINGTON SO41 8GN

Received Date 07 August 2018 Objection received from NFDC

Conservation at NPA

Following on from the submission of further information I have the following to add to my comments; · **A Heritage Assessment has been submitted however, it does not add anything to our understanding of the significance of this Listed Building. It does not describe how this building came to be known as the Headmasters House and provides no evidence of residential use from the architectural detailing of the building. I think it more likely that the two very separate parts of the school are likely to relate to the use of the building as both a girls and boys school and the two spaces were made to educate girls and boys separately.** This is evident from the early maps of the site which specifically state that the school was for girls and boys. It also does not describe the remaining historic fabric and its significance merely stating that some repairs may be required to the windows.

The above statement in red shows the Conservation Officer at the time made an assumption as to the former use of the building, without doing any due diligence to research the history of the building. It has been confirmed from the Lymington and Pennington Society information (pages 3-5) that Headmaster's Hall was purposely built as a dwelling. Therefore, this provides more than enough of a precedent for the building to be converted back to this use.

PREVIOUS APPLICATION COMMENTS

Application 01 - 18/10677 and 78

- Not enough evidence relating to the Significance of the building
- It was confirmed that the loss of B1 use would conflict with policy CS17
- No supporting justification was made for the loss of office space in this location

Application 01 - 18/11525 and 26

- The above issues determined that this application also did not meet policy requirements because the loss of B1 use contravened policy.
- Limited marketing details were provided to identify how much/how little commercial interest there is in the building
- Limited heritage information provided
- **The Conservation Officer mentioned in an earlier application that it was believed the building has not previously been used for residential usage but did not provide evidence that this was correct. As can be seen from the Heritage Statement, Headmaster's Hall, was indeed built as a house alongside the original parochial school. It is therefore reasonable to determine that the building's conversion back to residential usage is more than justified.**

Observations

- The building was converted for use as B1 office space in 2005, so office space was not the use prior to this time - it was not built for B1 use so why can it not be changed to another more useful building type?
- Since the Covid19 pandemic, interest in office space has reduced considerably - many working people that used to utilise office space now take comfort in working from home.
- Give the location of the property (located deep within a residential community) the building is fitting for use as residential again.
- As it has been identified within the proposed drawings, very little will need to be altered within the building and the only changes to the building fabric would be to install additional insulation and to make perforations for ventilation needs in order to make it viable for residential use and to meet building regulation requirements.
- Certainly the exterior of the building apart from the above, will not need to be touched at all, preserving the character and aesthetic value of the building.
- Previous building use has been addressed: retail, workshop, show room and warehouse within a former residential building.
- Previous applications to convert the building back to residential have been refused on the basis the conservation officer's assumptions of former use, were incorrect.
- The building is not within a town centre location, so the loss of commercial use within this location is not critical.
- The loss of commercial use to residential returns the building to its purpose built use
- Apart from some on-site parking and a convenience store, there is nothing else locally to draw people towards working in this location, unlike the centre of Lymington.

PRE-APP ASSESSMENT

Dear Natalie

Our Ref: ENQ/20/20487/SSRC Your Ref:

27 January 2021

**Land At Headmasters Halls, The Square,
Pennington, Lymington, SO41 8GN**

Thank you for your recent enquiry for informal advice regarding your proposed development at the above site. I set out below the planning framework within which I have considered your proposal and my views as to how I suggest you proceed.

Planning Policies Relevant to your Proposal

Local Plan 2016-2036 Part One: Planning Strategy

Policy CCC1: Safe and healthy communities

Policy ECON2: Retention of employment sites and consideration of alternative uses

Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites

Policy ENV3: Design quality and local distinctiveness

Policy HOU1: Housing type, size, tenure & choice

Policy IMPL1: Developer Contributions

Policy IMPL2: Development standards

Local Plan Part 2 (Sites and Development Management DPD) 2014 DM1: Heritage & Conservation

DM2: Nature conservation, biodiversity and geodiversity

Other policy documents

SPD - Lymington Local Distinctiveness

National Planning Policy Framework NPPF & NPPG

Area based Planning Constraints

Listed building II Within the Pennington Village Character Area (LLD SPP)

Comments received from Consultee(s)

NFDC Conservation officer: Use:

Conservation comments have been provided on previous applications. Conservation requested further information with regards to an assessment of the grade II listed building to help inform our understanding of the significance of the building, such an assessment should help to then inform the development proposal. Further information in relation to services was also requested.

The change of use from office to residential did not seem to be a concern and was not raised in the comments. [Page 8 shows previous Conservation Officer comments in relation to the change of use, made in 2018.](#)

The historical information within the submitted Heritage Assessment states that the Headmasters Hall was a separate unit of accommodation for the Headmaster, attached to the school room. This was common in Victorian schools.

As such the proposed change of use to residential from office, subject to the design and detailing, is acceptable in principle from a Conservation perspective.

Services:

Is there any sound insulation proposed? Fire prevention measures or alarm systems proposed? How would the flue from the new boiler exit the building and what would it look like? Is any insulation proposed between the ceiling rafters/floor joists, and if so, what type of insulation?

PRE-APPASSESSMENT

In relation to the Conservation Officer queries, we have shown our responses on the proposed drawings but we have also detailed them in writing within this document. Further to the statements made on pages 16 and 17, we also note the following:

- No intruder alarm system is proposed and the building (which has been used for commercial purposes in recent years) already has a fire alarm system installed. Further mains wired detectors may be required on the upper floor in particular where bedrooms are to be reinstated.
- The existing boiler is in good condition so we therefore do not propose to replace this or the flue that is connected to it.
- The building has adequate thermal and acoustic insulation to meet Building Regulation requirements. The ceiling is vaulted and thermal insulation has been installed above this already.

The submitted Heritage Assessment says that additional insulation is proposal and perforations for ventilation are proposed.

However, no further details of this has been submitted in order to assess what this means and what impact this might have on the listed building. It is important that we know the details of all of the above as such services can have a negative impact upon the significance of a listed building. As such, further details of the above are required for further assessment.

As stated above, no further thermal insulation is proposed, however, we have included within this report, the additional background ventilation requirements to bring the building up to current Building Regulation standard.

Internal and external works:

Internally some alterations are proposed to remove some of the existing walls. One wall has been classified as modern on the proposed plans, but what of the other walls proposed to be removed within the proposed living room and kitchen? Are the existing doors modern or historic and what is the proposal for them? Is there an opening to be blocked within the bedroom on the first floor?

We are not proposing to remove any of the original walls/partitions. We are proposing to remove a glazed partition that was introduced to the building in more recent years, which can be

seen on page 17 but this can also be appreciated if the Conservation Officer visits the building. Other areas we propose to alter are one existing doorway, which we are looking to block up and new internal stud work partitions, on the upper floor, which are designed to achieve a 30min fire rating (in order for a fire lobby to be created around the existing stairwell area).

An internal site visit will be necessary when possible. It would be useful to clarify whether the walls proposed to be removed are historic or modern. Small, careful openings can be made within them to help our understanding of their significance. If the walls are historic, their removal would not be acceptable as this would result in the loss of historic fabric and plan form. As noted above, no historic fabric is proposed to be removed.

Apart from services, it wasn't apparent that any external alterations are being proposed. Could this be confirmed? Are there any proposals for the windows, external doors, guttering, roof or walls? We have stated on page 16 that some slipped rooftrusses are proposed to be replaced and broken windows are proposed to have the glass replaced.

PRE-APP ASSESSMENT

Consideration of Proposal and Key Issues

The current authorised planning use of the property would appear to be B1 office use. Therefore in planning policy terms policy ECON2 of local plan is relevant as this policy deals with changes of use away from employment uses to non-employment uses. Policy ECON2 states that employment sites that remain suitable for employment use will be retained for continued employment use wherever possible. Other uses that require planning permission will be supported provided that:

- i. The primary purpose of the use is to provide a supporting service to businesses or to the workforce in the local area; or
- ii. For other non-employment uses, it is demonstrated that the employment site is no longer suitable or viable for continued employment use, by submission of proportionate evidence showing that:
 - i. The condition of the site or building renders it unsuitable for its present or any other realistic and appropriate employment use, and it would not be viable to refurbish or redevelop the site for an alternative employment use; and/or

ii. The site has been actively but unsuccessfully marketed for employment use on unrestricted terms fair to potential occupiers and at a realistic price, for a minimum period of twelve consecutive months prior to the date at which the planning application for an alternative use was submitted.

And in addition to either (i) or (ii)

iii. The alternative use would not have a significant detrimental impact on the operation of other businesses in the local area.

Therefore your proposal to change the use of the property to a dwelling would need to demonstrate the provisions of ECON2 are met. I note the most recent previous application to change the use of the property to a dwelling (planning reference 18/11525) failed in this respect and was refused. The case officer for that application noted:

"The site is an ideal location for a small business and clearly, the continued use of the two other units in the building suggest that this assessment is still appropriate.

The village centre of Pennington has seen the loss of several commercial/retail units in recent years through conversions under permitted development rights. Permitted development rights do not apply for the current use class and given the conflict with policy CS17. As such it is not considered that sufficient information has been provided to justify approving this scheme as a departure from this policy."

Policy CS17 has since been replaced by local plan policies STR6, ECON1 and ECON2.

The sole reason for refusal of 18/11525 was as follows:

The proposal would conflict with policy CS17 of the New Forest District Council Core Strategy in that it would result in the loss of an employment use. The proposal does not provide sufficient justification for going against this policy.

Therefore it is clear the success of any future application will depend on whether the provisions and requirements of ECON2 (as set out above) can be demonstrably met.

PRE-APP ASSESSMENT

The owner of Headmaster's Hall has researched commercial interest in the site, since the last application was made. However, after much marketing, only one case of interest in use of the building arose and the potential tenant requested long-term free use of the site, which of course was not commercially viable..

Since then, there has been no interest in use of the building and the Covid Pandemic has reduced interest in utilising office space even more.

The impacts on the listed building

Other important considerations will be the impact of the proposals on the character, setting and historic fabric of the listed building (please refer to the comments from the Conservation officer, as set out above).

The only changes proposed to the building affect the internal area of the building and look to provide additional fire protection for the proposed use. The external alterations to the building involve integrating natural, passive ventilation to all proposed rooms. We would like these to appear and be located as discreetly as possible; and have proposed the wall vent products within this report.

Parking Provision

As part of the Local Development Framework for its area, New Forest District Council adopted a revised Parking Standards Supplementary Planning Document (SPD) on 3 October 2012. The Parking Standards SPD replaces the previous SPD "The Provision of Car Parking Space in Residential Development (outside the New Forest National Park)"

The minimum provision for off street parking for a two bed dwelling is 2 x parking spaces and an additional provision of 2 x cycle parking spaces.

Local Plan policy IMPL2 requires that new development makes provision to enable the convenient installation of charging point(s) for electric vehicles for residential properties.

Highway safety and access considerations

The relevant authority to assess Highway safety matters is Hampshire County Council Highways, who operate their own pre-application advice service, this can be accessed via the following link: <https://www.hants.gov.uk/transport/developers/preapplication>

The site already has off-road parking provision within the site so parking and highways issues are not applicable to this application.

In relation to the Nutrient Neutral Development issue, this is not a new-build dwelling but merely a change of use of an existing building. No adverse changes are proposed to the existing water supply or drainage so this issue should not apply.

PRE-APP ASSESSMENT

Conclusions

The proposed change of use would need to be demonstrably accordant with local plan policy ECON2 (details as set out above) and would additionally need to be acceptable in terms of the impact(s) on the historic fabric of the listed building.

We have included within this report, evidence of the commercial lack of interest in the site, which can be found following on from this pre-app response.

Off street parking provision and cycle storage would be required for the proposed development as set out above. Bicycle storage can be allocated within the garden of the site but seeing as the existing building has been used for commercial purposes without this requirement (and with many more people using the building not making use of bicycle storage) the NFDC should confirm if this requirement is mandatory.

Your attention is directed to the matters set out above in respect of CIL, habitats mitigation and nutrient neutrality.

This application includes the habitat mitigation statement and water quality.

The following documents show the evidence where the owner of the site has sought to acquire commercial interest in continued use of the site as office space. However, only one case of interest was raised and the interested party wanted to use the site for free and for an extended period of time.



DEAN PARKMAN architecture

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14th November 2018

Previous application number (first submission): **18/10677 & 18/10678**

Applicant: Mr Meisels

Development: use as one dwelling

Site Address: **Headmasters Halls, The Square, Pennington, Lymington SO41 8GN**

Statement in response to refusal of planning and listed building consent dated 21st September 2018.

Dear Vivienne Baxter,

We have prepared this statement in response to receiving the refusal of planning and listed building consent from New Forest District Council Planning Department.

Reasons for Refusal:

- 1) The proposal would conflict with policy CS17 of the New Forest District Council Core Strategy in that it would result in the loss of an employment use. The proposal does not provide any justification for going against this policy.
- 2) The proposal would be contrary to policy CS3 of the New Forest District Council Core Strategy and policy DM1 of the Local Plan Part 2 due to the adverse impact of the proposed flues and subdivision of the first floor space which would result in undue pressure upon the listed building and further erode the significance of the building.

In response to reason for refusal item 1:

Please find enclosed evidence of the marketing campaign (undertaken by Hayward Fox estate agents) for the property, detailing how many interested parties there were for the current lawful use of the site and the length of time it was marketed.



It is considered the enclosed marketing campaign demonstrates and responds to policy CS17 of the New Forest District Councils Core Strategy in the following manner:

Policy CS17 Employment and economic development

The strategy is to:

(a) encourage a greater presence of high value and knowledge-based businesses in the Plan Area;

Response: Clearly due to the property's scenic position within the town centre it would struggle to fulfil a high value presence amongst the more commercially dominated scene of the Pennington town centre, which is apparent in the location section of the detailed Heritage statement originally submitted as part of the previous application.

(b) encourage small-scale and start-up businesses including through the provision of additional managed workspace;

Response: Unfortunately due to the recent change in attitudes towards small-scale start-up businesses, it is evidently more cost effective and just as productive to work from home or home offices. This makes good financial sense for a small business in their most vulnerable years of trading thus avoiding potentially costly tenancy agreements in locations such as this, to which end the marketing campaign has demonstrated to be the case for the potential tenants of the property in question.

(c) encourage the redevelopment and intensification of existing employment sites, particularly those sites located within the main towns and those with good access by a variety of transport modes;

Response: Again it is considered this property is not a suitable candidate for the redevelopment and intensification of existing employment sites due to its sparse interconnection with the main commercial setting of Pennington town centre and unlikelihood of becoming a business premises of employment in the future, unfortunately the building's current use (b1) has become unsustainable.

(d) keep all existing employment sites and allocations for employment use (including the sites listed in Fig. 13 above), except for the few small sites identified for release in the Employment Land Review, and provide for new employment land allocations as set out in Policy CS18;

Response: As it has been confirmed in the paragraph above, due to the current use class (b1) becoming unstainable in the current market and the building's form and location lending its-self towards a residential town setting, this could be a missed opportunity for an existing listed building to become a residential use class (C3)

which would not only add to Pennington's affordable housing needs within a sustainable location, but also result in the listed building becoming conservatively maintained to a much high standard as a private home than if it was to remain as a commercial premises.

(e) encourage and make provision for office development within the town centres where this is appropriate to the scale and role of the centres in the settlement hierarchy;

Response: It has been demonstrated throughout all the supporting documentation of this application that the building in question is not of an appropriate scale or location to enhance the role of office based accommodation within the town centre and in the future is unlikely to fulfil that role of the centres in the settlement hierarchy.

(f) support visitor-based service sector jobs and the local tourism industry as set out in Policy CS19;

Response: Clearly from the marketing campaign there has been no demand for this type of service, nor is the building suitable.

(g) identify and protect opportunities suitable for marine-related business;

(h) improve workforce skills by:

- working with local education and skills agencies, and local business organisations to establish training facilities to enhance workforce skills
- encouraging the provision of new training facilities on employment sites;

Response: Clearly this is not applicable to the building in question.

(i) encourage flexible working by:

- encouraging home-working where there is no adverse impact on residential amenities and as part of Green Travel Plans associated with new employment development
- allowing the development of live-work units on residential and mixed use sites subject to the retention of the employment element and safeguarding of residential amenities
- allowing the development of child care facilities on suitable employment sites;

Response: The proposed change of use class to residential (C3) would be a great opportunity for a self-employed professional looking for permanent residential accommodation where-by they could offer their services (home-working) within a town centre based location whilst avoiding unsustainable and costly tenancy terms. In the future this more affordable arrangement could lead to positive growth of that said business which in turn would lead to the necessary expansion into a more appropriate/ suitable office premises within the primary commercial setting of the Pennington town centre, therefore enhancing the current commercial status of Pennington.



DEAN PARKMAN architecture

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(j) encourage the marine sector by retaining suitable employment sites with direct access to the coast for marine-related businesses.

Response: Clearly from the marketing campaign there has been no demand for this type of service, nor is the building suitable.

In response to reason for refusal item 2:

Please find enclosed revised drawing number 177:2:C omitting items of the original proposals such as the proposed flues and subdivision of the first floor space, therefore alleviating any undue pressure upon the listed building and any further opportunity of significant erosion.

To conclude, we trust the additional supporting documentation contained within this statement and application demonstrates sufficient consideration has been given to the reasons for refusal in the previous application and we look forward to receiving the New Forest District Councils support on this occasion.

Dean Parkman

From: Clive Tizzard [REDACTED]
Sent: 19 October 2018 16:45
To: Dean Parkman
Subject: Re: The Headmasters Halls, The Old School House, The Square, Pennington, Lymington Spa, SO41 8GN

Hi Dean

We marketed the offices from August 2013 to July 2014.

We had sixteen enquiries with some early interest who later pulled out for reasons unknown and two low offers in April after which the landlord removed the property from the market.

Hope this helps.

Regards
Clive

Clive E Tizzard FNAEA
Director



Lymington
[REDACTED]

See our current online property e-magazine here: [HERE](#)

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HAYWARD FOX

THE HEADMASTERS HALL THE OLD SCHOOL HOUSE
THE SQUARE PENNINGTON SO41 8GN



A SUPERB SUITE OF OFFICES IN THIS LISTED FORMER SCHOOL HOUSE IMPRESSIVELY REFURBISHED WITH DELIGHTFUL RESTORED FEATURES TOGETHER WITH WALLED COURTYARD AND FIVE PARKING SPACES CENTRALLY SITUATED IN THE VILLAGE WITH FIVE SEPARATE OFFICES EXTENDING TO APPROXIMATELY 120 SQUARE METERS

PRICE: £13,800 + VAT

HEADMASTERS HALLS THE OLD SCHOOL HOUSE THE SQUARE PENNINGTON

THE ACCOMMODATION COMPRISES: (All measurements are approximate)

Ground Floor

ENTRANCE HALLWAY

Wooden front door. Slate flooring. Walk in store.

OFFICE ONE 15' x 10' (150 sq ft)

Small pane door and matching side panel from entrance lobby. Half panelled walls with concealed radiator. Stripped wooden flooring. Up and downlighters.

OFFICE TWO 15'9" x 11' (172 sq ft)

Stripped wooden flooring. Door to:

FITTED KITCHEN

With adjacent SHOWER and door to:

CLOAKROOM

WC

OFFICE THREE 9'4" x 7'10" plus 6' x 4' (74 sq ft + 24 sq ft)

Stripped flooring. Separate door to courtyard.

First Floor

OFFICE FOUR 29'10" x 12' (360 sq ft) including stairwell

Stunning high vaulted room with exposed beamwork. Half panelled walls and stripped wood flooring. Two archways to:

OFFICE FIVE 14'2" x 13' (182 sq ft)

Superb high vaulted ceiling with exposed beamwork. Half panelled walls and stripped wood flooring.

Outside

Completely screened and secluded high walled courtyard adjoining the property with access to:

FIVE PARKING SPACES

RENT: £13,800 + VAT (£1,150 per month + VAT)

RATABLE VALUE : £9,200 at 45.8p in the £ = £4,213 payable

LEASE TERMS

To be negotiated

VIEWING

**STRICTLY BY PRIOR APPOINTMENT THROUGH THE AGENTS
HAYWARD FOX of Lyminster 01590 675424**

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



HAYWARD FOX Tel: 01590 675424 www.haywardfox.co.uk

CIL LEVY PRECEDENT PROJECT

14/11785

- Forest Architecture was asked to seek planning permission for the conversion of Solent House, Bath Road, Lymington from B1 use to C3 use in 2014.
- This is similar to Headmasters Hall for a number of reasons:
 - It is also Grade II listed
 - It was also being changed to and from the same uses
 - Little was being altered to the building fabric in order to make the conversion viable
- It was deemed the proposal was considered to be consistent with the Local Plan policies and Core Strategy, yet this building sat within Lymington's Town Centre and Lymington's Conservation Area. Headmaster's Hall does not.
- Loss of employment on this site was justified despite this property was in a town centre location.

Observations

- It was deemed that under local policy, there was no objection to the loss of an employment use given the small amount of employment floorspace loss and the residential character of the premises (item 9.5 of the Officer's Briefing Note.)
- This building is in a town centre location
- A mitigation contribution of £4250.00 was requested for the CIL levy. A higher contribution towards the affordable housing deficit was revoked, because it was felt, the listed status of the building should not affect this requirement
- **We therefore would like to understand how Solent House was given permission for the same conversion Headmasters Hall was refused upon, despite Headmasters Hall not being in a town centre location and Solent House is.**

Water Quality checklist

This checklist must be completed and provided for the Local Planning Authority to validate any planning application for one or more dwellings. It sets out how a mitigation package will be provided to remove any likely significant effect on a European Site.

All relevant boxes should be completed and the form must be signed. If signed by an agent, it is their responsibility to ensure that the applicant is aware of the commitment to providing a mitigation package, in the form of a financial contribution, the scale of which is currently not known.

Application details

Site Name:	Headmasters Hall
Site Address:	The Square, Pennington, Lymington SO41 8GN

The Issue

There is existing evidence of high levels of nitrogen and phosphorus in the water environment with evidence of eutrophication at some designated sites. As such, there is considered to be a likely significant effect from residential (and similar) developments located anywhere in the New Forest District. As a result, an avoidance and mitigation package will be needed in order for the Council to lawfully grant any planning permission. The Council has published a Nutrient Neutrality Position Statement which sets out that it is possible to mitigate development in the short term. This can be seen here:

<https://democracy.newforest.gov.uk/documents/s12222/Report%209%20-%20Position%20Statement%20on%20Nutrient%20Neutral%20Development%20-%20Interim%20Nitrogen%20Mitigation%20Solution.pdf>

The position statement highlights those developments which are expected to provide avoidance and mitigation on-site, thus resulting in a nutrient neutral development. It also sets out that, for any other applicable developments, the exact scale of avoidance and mitigation package (which would take the form of a financial contribution) is not yet known.

As a result, in order for the development to comply with the requirements of the Conservation of Habitats and Species Regulations and for the Council to lawfully be able to grant planning permission, it will be necessary to impose a grampian condition requiring the provision of an avoidance and mitigation package prior to the occupation of the development.

It would be the applicant's risk as to whether to proceed with any development that is granted planning permission without the knowledge of the precise scale of the avoidance and mitigation package.

OPTIONS

Please select one of the following options:

I hereby confirm that the proposed development will include an avoidance and mitigation package, in line with the Nutrient Neutrality Position Statement and confirm that I am content that a grampian condition is used to secure this prior to occupation.	<input checked="" type="checkbox"/>
The proposed development would be 'nitrogen neutral'. A nitrogen budget is attached to this checklist (this option is particularly applicable to developments proposed on agricultural land)	<input type="checkbox"/>
The proposed development is not nitrogen neutral and no avoidance or mitigation package is proposed (please note that planning permission could not lawfully be granted in these circumstances).	<input type="checkbox"/>

Declaration

Please select one of the following options to the right, then complete all boxes below	Signed by applicant	<input type="checkbox"/>	Signed by agent	<input checked="" type="checkbox"/>
By submitting this form to New Forest District Council, the applicant is committing to providing mitigation packages, usually in the form of a financial contribution. If the top option for 'water quality' has been selected, the applicant specifically understands that the scale of the contribution is unknown at this time.				
If an agent is signing on behalf of an applicant, it is the agent's responsibility to seek the agreement of the applicant to the commitments selected above as it will be the applicants who assumes the risk and responsibility upon the granting of any planning permission.				
Signed:	NATALIE SKEETE			
Print name:	NATALIE SKEETE			
Date:	11.03.2021			

Please let us know if this checklist has been completed or checked by a qualified ecologist; YES/NO

SECTION 1 – Legally protected sites for nature conservation

Please answer Yes or No to the following question. If you answer 'YES', it is possible that the development could have an impact on the designated site. (see note 5). Please provide further information with your application.	YES ✓ NO X
<p>Does the application lie within:</p> <ul style="list-style-type: none"> • 2km of a SAC, SPA or Ramsar site • An SSSI Impact Risk Zone (IRZ) and does it correspond to any of the development types listed in the results. <p>See Note 1 and http://magic.defra.gov.uk/Metadata_for_magic/SSSI%20IRZ%20User%20Guidance%20MAGIC.pdf for guidance on the interpretation and use of the <i>Impact Risk Zones for Sites of Special Scientific Interest</i></p>	X

SECTION 2 – Habitats and locally designated sites

Please answer ALL questions Yes or No <i>Many of the features described below may support a Priority Habitat. See note 3 for further information on identifying these.</i> If you have answered 'YES', is it possible that the development may have an impact on the designated site or habitat? Please PROVIDE further information if that is the case	YES ✓ NO X
Are any of the following present on or within 100m of the application site?	
▪ Site of Importance for Nature Conservation (SINC) See Note 2	X
▪ Native woodland including ancient semi-natural and <u>replanted</u> woodlands	X
▪ Veteran (particularly old / large) trees	X
▪ Water courses (rivers or streams)	X
▪ Lakes or ponds	X
▪ Wetlands or marshes	X
▪ Unimproved/semi-improved species-rich grassland	X
▪ Arable field margins supporting assemblages of rare arable plants	X
▪ Heathland/acid grassland/mire/scrub	X
▪ Coastal grassland/saltmarsh/shingle/mudflats	X
▪ Hedgerows supporting mainly native species	X

The [Hampshire Biodiversity Information Centre](#) can provide detailed maps showing boundaries of all site designations and Priority habitats.

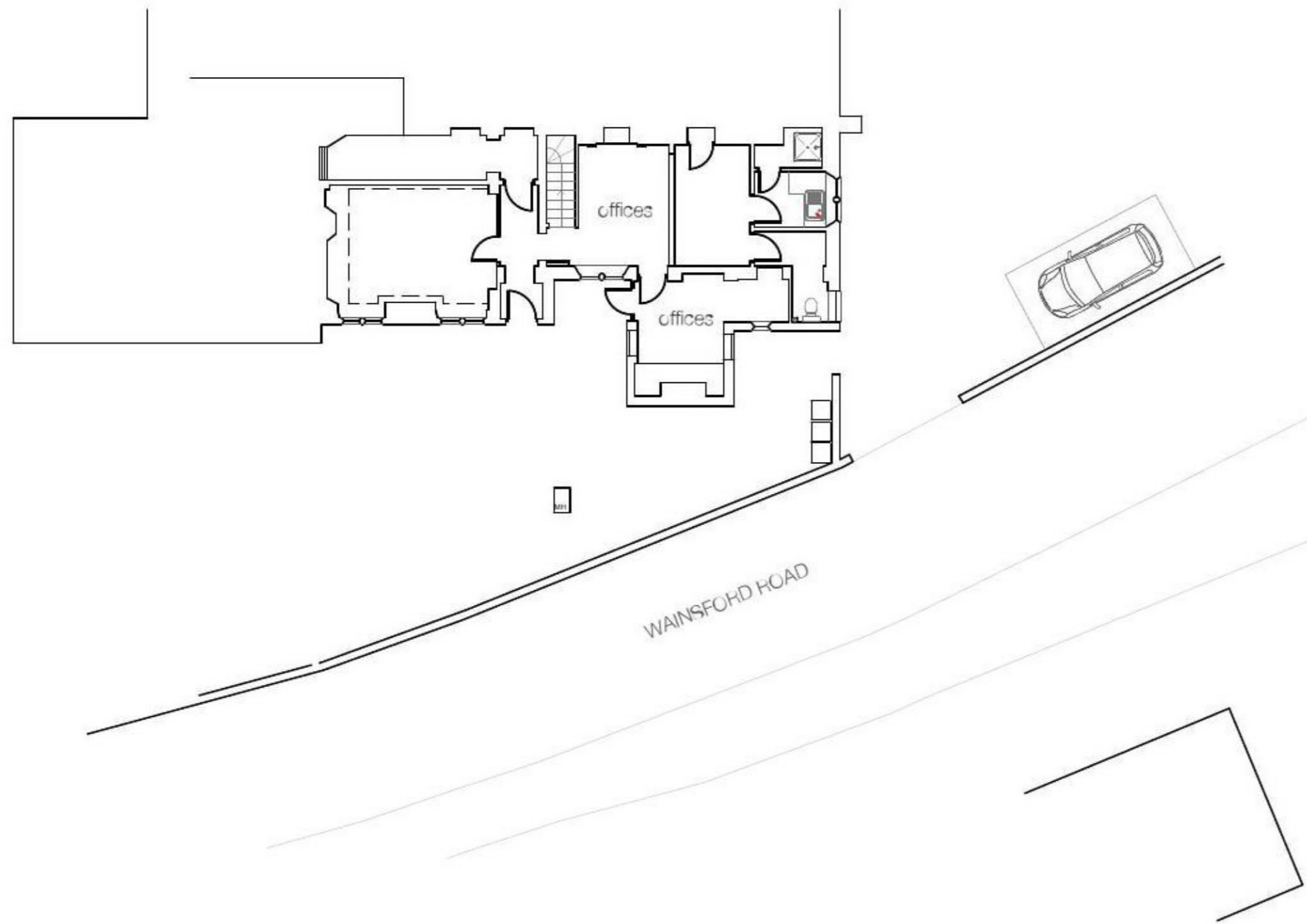
Section 3 – Legally protected and other notable species

PROPOSAL DETAILS Please answer ALL questions Yes or No by marking against each feature	YES ✓ NO X	If you have ticked 'YES' to any of these, you will need to consider potential impacts to these species.	Survey attached?
3.1 Will the proposal affect any of the following features / structures? (see note 2 and note 7)			
<ul style="list-style-type: none"> ▪ Buildings or structures exhibiting features likely to support bat roosts or swift nests e.g. gaps/crevices /cracks/voids within roofs or building materials such as hanging tiles, soffits, cladding etc. ▪ Underground structures (e.g. cellars, caves, mines) ▪ Bridges or similar structures ▪ Structures where there is known current or historic bat use 	X	Bats and bat roosts Swift nests	
<ul style="list-style-type: none"> ▪ Agricultural buildings particularly of traditional brick, timber or stone construction and/or with exposed timber beams greater than c.20cm thick. 	X	Bats and bat roosts Barn owl/Little owl Nesting birds	
<ul style="list-style-type: none"> ▪ Other large agricultural buildings 	X	Barn owls/Little owl	
3.2 Will the proposal affect trees with any of the following features? (see note 2)			
<ul style="list-style-type: none"> ▪ Old and veteran trees or other trees with a circumference greater than 1m at chest height 	X	Bats and bat roosts Nesting birds	
<ul style="list-style-type: none"> ▪ Trees exhibiting, or likely to exhibit holes, cracks, splits, cavities etc. and/or heavy vegetation 	X	Other Notable species	
3.3. Will the proposals affect any of the following wetland features (note 2)			
<ul style="list-style-type: none"> ▪ streams, rivers or lakes on or within 25m of the application site that would be affected (including their banks and adjacent habitat) by the development? 	X	Bat foraging habitat Otters, Water vole White-clawed crayfish Nesting birds Other Notable species	
<ul style="list-style-type: none"> ▪ ponds within 100m, particularly any that are well-connected to the application site by e.g. hedges, ditches, woodland, grassland or field boundaries? 	X	Amphibians (particularly with respect to great crested newts)	
3.4 Will the proposals affect any of the following features (note 2)			
<ul style="list-style-type: none"> ▪ deciduous woodland? 	X	Bat foraging habitat Dormice Nesting birds Badger Reptiles Other Notable species	
<ul style="list-style-type: none"> ▪ field hedgerows over 1m tall and over 0.5m thick? 	X		
<ul style="list-style-type: none"> ▪ areas of scrub well-connected to woodland or hedgerows? 	X		
<ul style="list-style-type: none"> ▪ species-rich meadows or grassland on or directly adjacent to the site? 	X		
<ul style="list-style-type: none"> ▪ mature or overgrown gardens, rough grassland, derelict/brownfield land, railway land or allotments 	X		
<ul style="list-style-type: none"> ▪ coastal grasslands/arable 	X	Waders and Wildfowl feeding/roost sites	

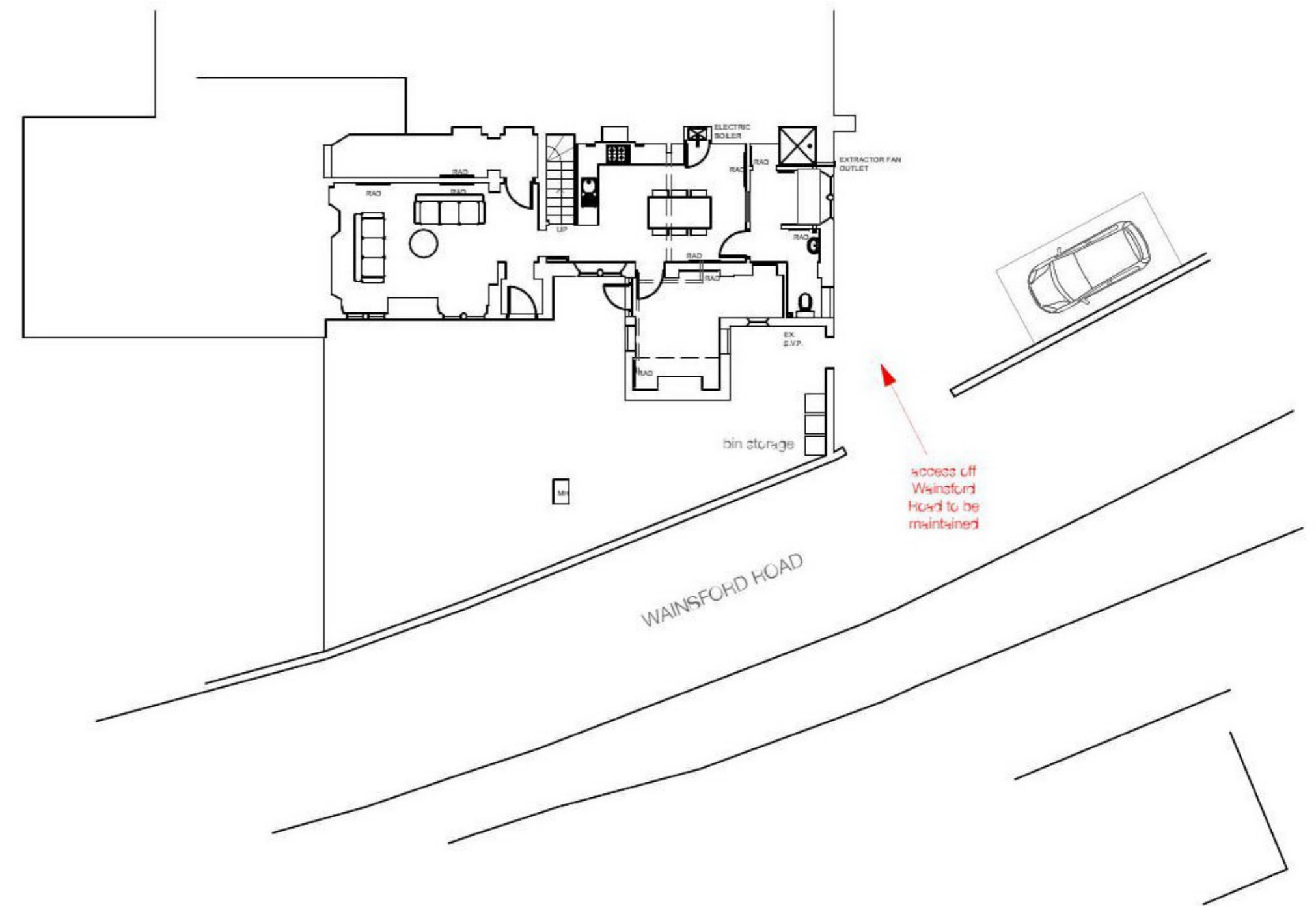
SITE LOCATION

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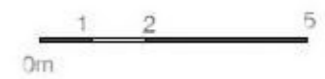


EXISTING SITE LAYOUT PLAN



PROPOSED SITE LAYOUT PLAN

NOT FOR CONSTRUCTION



FOREST ARCHITECTURE

3 Elm Avenue
Lymington
Hampshire
SO41 8BD
01590 688 524
07713585440



Project: Headmaster's Hall, Wainford Road
Drawing: Existing and Proposed Site Layout Plan
Drawing No: 2020_PP-003
Scale: 1:200 @ A3
Date: October 2020

SITE PHOTOGRAPHS AND SCOPE OF WORKS



- Slipped tiles - need replacing

- Replacement/refurbished window - this is not an original window. The electrical conduit is proposed to be removed and lighting installed in a more discreet manner

- Pointing, carried out badly in the past is proposed to be removed, as cementitious mortar has been used. We proposed to rake this out as far as practicable and replace with lime mortar NHL 2.5.

- Broken glass is proposed to be replaced like for like

- Vegetation growing out of the brickwork fabric and within the courtyard is proposed to be removed

-

SITE PHOTOGRAPHS AND SCOPE OF WORKS



- The damp around windows is proposed to be removed. The building has been unoccupied for a long time with no ventilation or heating, so this is to be expected, as the building has not been maintained during that time.

- The existing light fittings is practical for an office environment but not for domestic use. Light fittings are proposed to be replaced for more suitable fixtures.

- Some of the windows are fixed with no opening action. This is not suitable from a ventilation point of view so we propose discreet adjustable wall vents for each room, where

background ventilation requirements under Building Control can be achieved.

- The glazed partition that can be seen in the last image is proposed to be removed (this is not original to the building).

- The building's fire regulations are up to date but further fire detectors may be necessary on the upper floor.

- Areas of damp/moisture ingress especially on the upper floor will need further investigation to see if this is just due to the building being unoccupied or if water ingress is more on-going.

VENTILATION REQUIREMENTS

The following product references are what we are proposing to achieve the ventilation requirements for the building:

- External Ventilation grilles: <https://www.ironmongerydirect.co.uk/product/olde-forge-patterned-hit-and-miss-vent-225x150mm-antique-black-472895?vat=1&pr=1> (or similar)

- Adjustable internal grille: <https://www.amazon.co.uk/Large-Metal-Adjustable-Miss-Sliding/dp/B07588G3PP> (or similar)

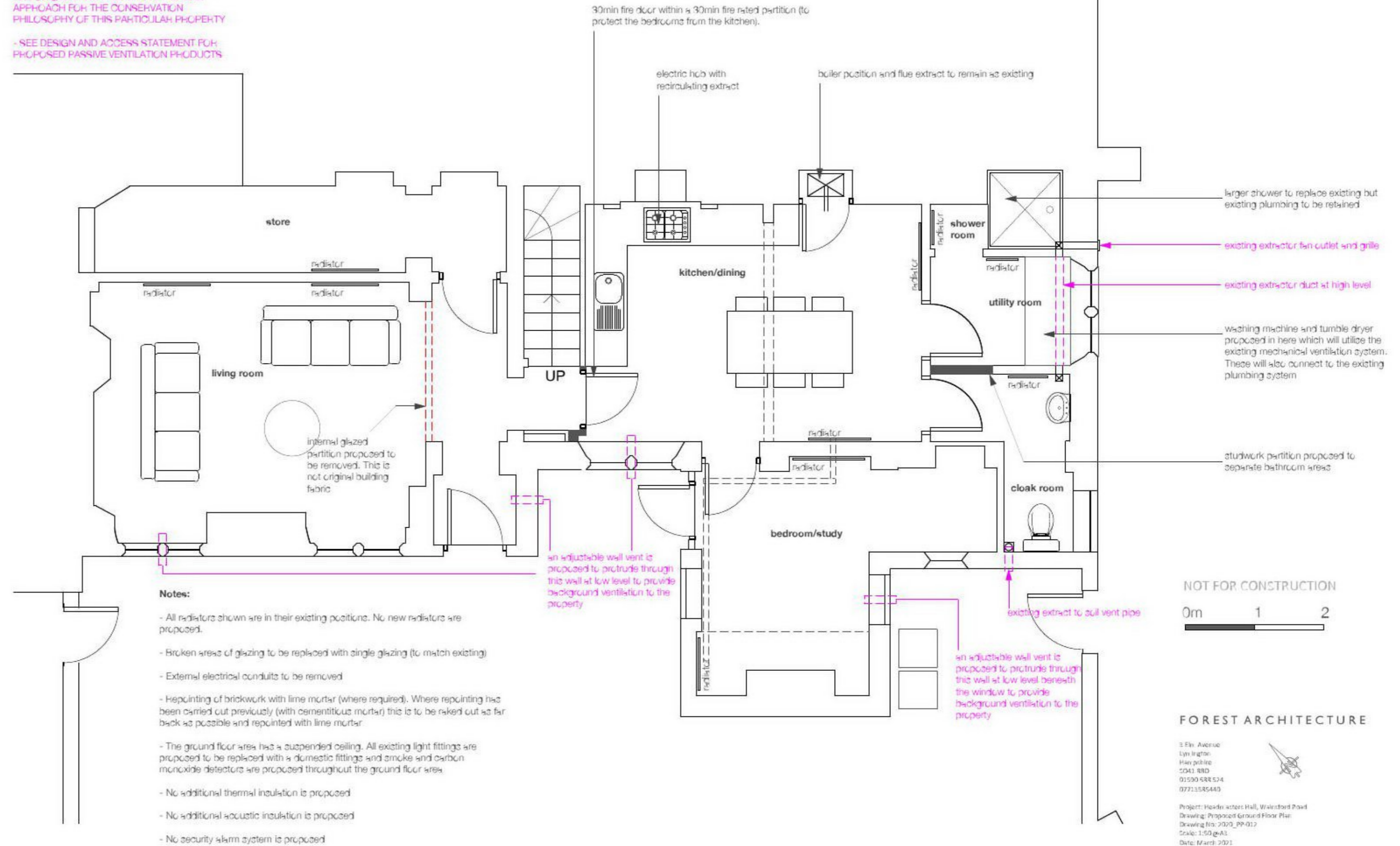
- Wall vent: [https://www.i-sells.co.uk/ventaxia-freshvent-100-db-\(453208\)?gclid=CjwKCAiAp4KCBhB6EiwAxRxbpPKGsihgF1ynBWp0w3VZKBDfP14VC_JqVa2aLwcDlygNd6VKfN3yRoC2-0QAvd_BwE](https://www.i-sells.co.uk/ventaxia-freshvent-100-db-(453208)?gclid=CjwKCAiAp4KCBhB6EiwAxRxbpPKGsihgF1ynBWp0w3VZKBDfP14VC_JqVa2aLwcDlygNd6VKfN3yRoC2-0QAvd_BwE) (or similar).

The proposed passive ventilation extract locations are shown on the proposed ground floor plan.

- ALL PROPOSED PASSIVE WALL VENTS ARE PROPOSED IN LOCATIONS THAT ARE AS DISCREET AS POSSIBLE.

- ALL PROPOSED PASSIVE WALL VENTS THAT CANNOT BE LOCATED IN DISCREET LOCATIONS ARE PROPOSED TO BE INTEGRATED WITHIN THE MASONRY FABRIC TO LOOK AS THOUGH THEY ARE ORIGINAL. WE FEEL THIS IS THE BEST APPROACH FOR THE CONSERVATION PHILOSOPHY OF THIS PARTICULAR PROPERTY.

- SEE DESIGN AND ACCESS STATEMENT FOR PROPOSED PASSIVE VENTILATION PRODUCTS.



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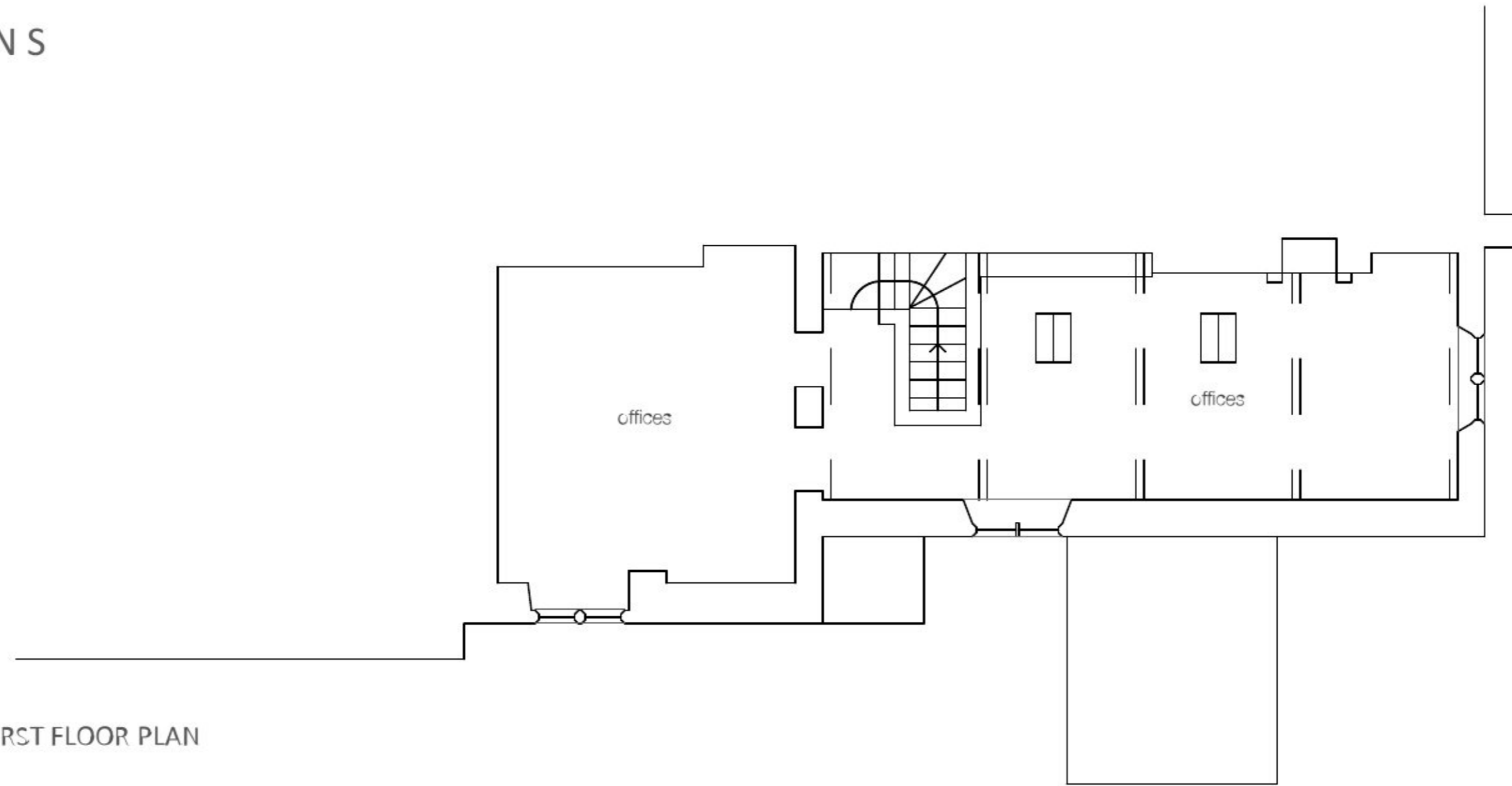
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EXISTING FLOOR PLANS

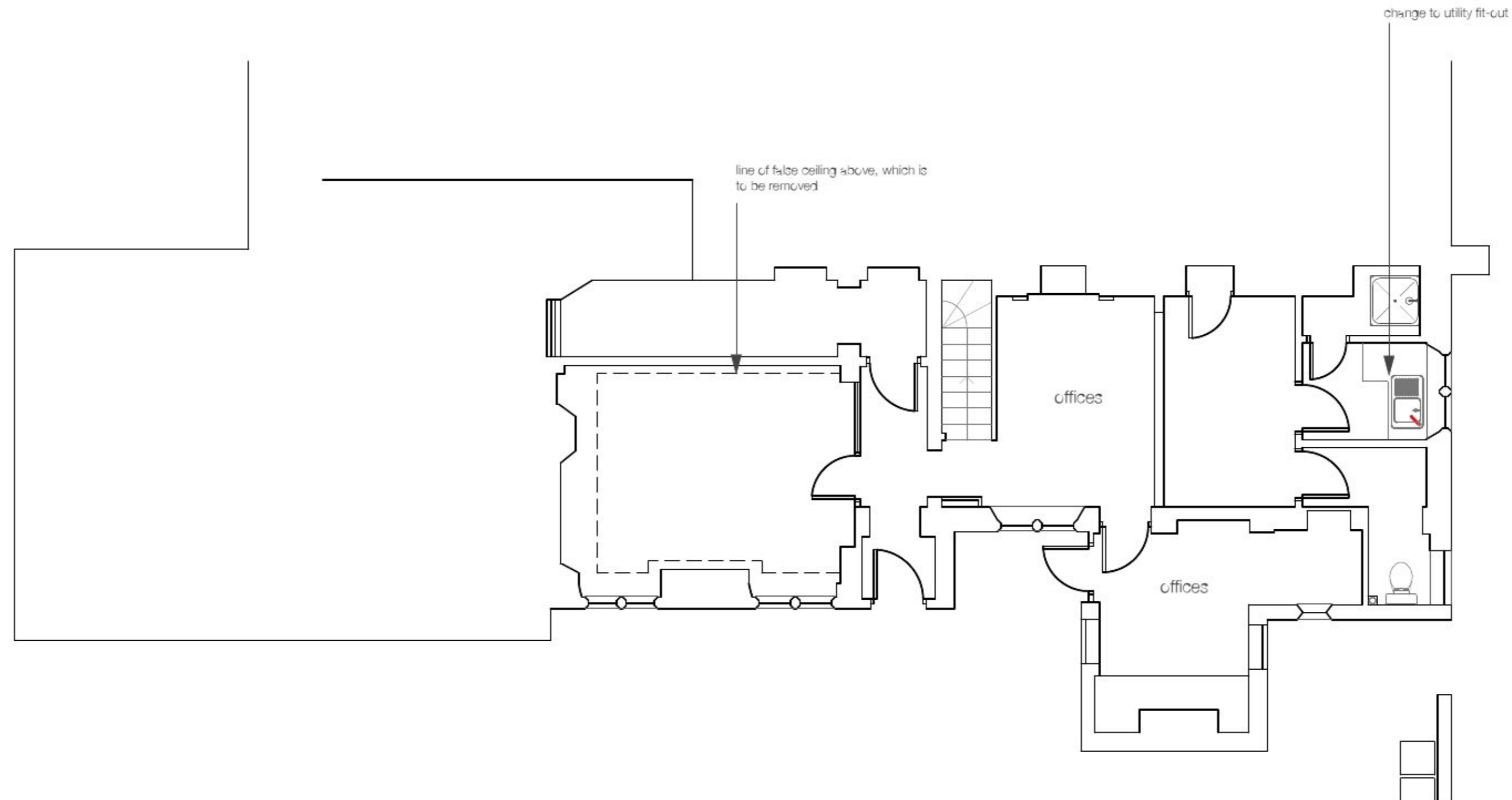
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EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



NOT FOR CONSTRUCTION



FOREST ARCHITECTURE

3 Elm Avenue
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01590 688 574
07713585440



Project: Headmasters Hall, Wainford Road
Drawing: Existing Ground and First Floor Plans
Drawing No: 2020_PP-010
Scale: 1:100 @ A3
Date: October 2020

PROPOSED FLOOR PLANS

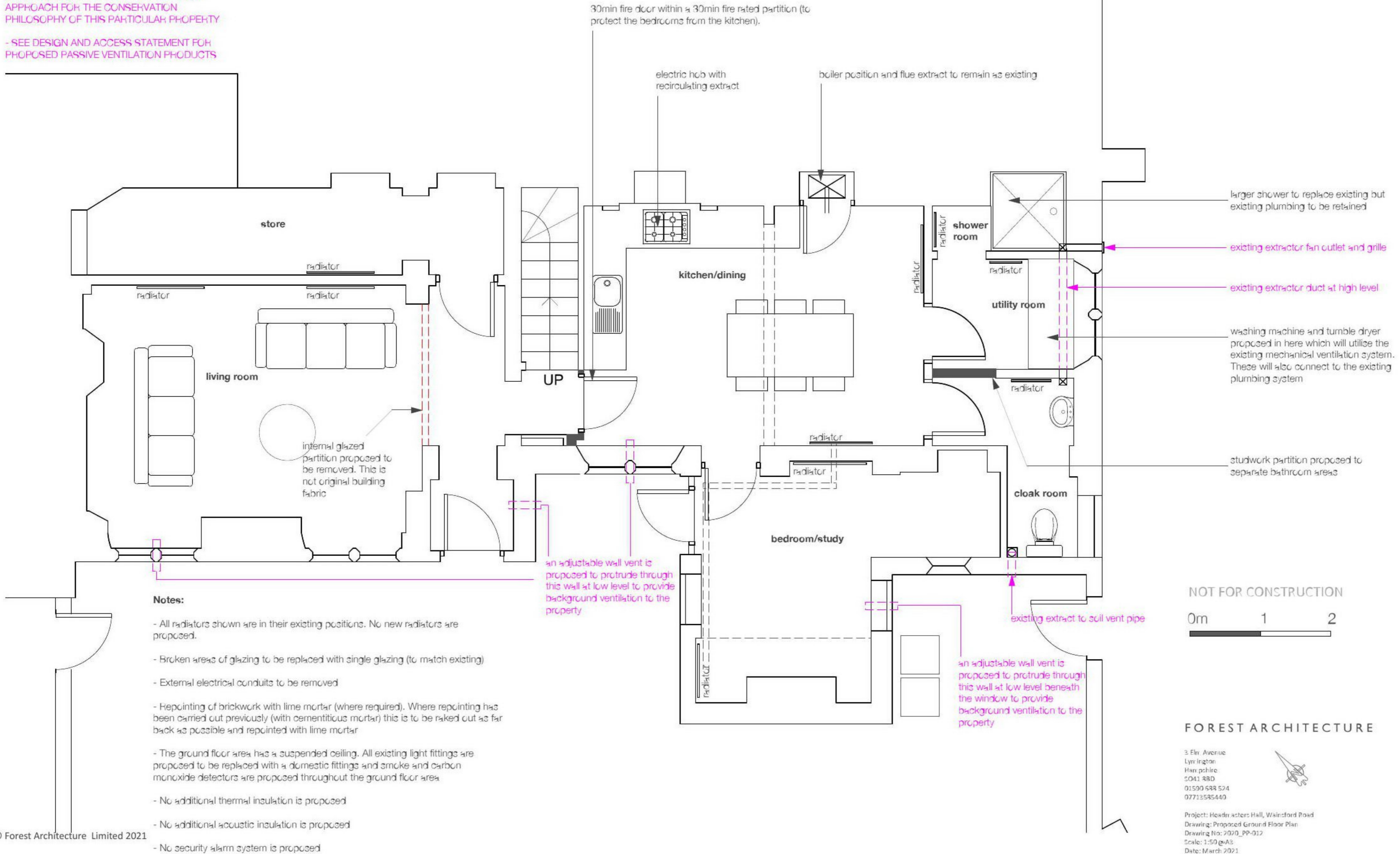
- ALL PROPOSED PASSIVE WALL VENTS ARE PROPOSED IN LOCATIONS THAT ARE AS DISCREET AS POSSIBLE.

- ALL PROPOSED PASSIVE WALL VENTS THAT CANNOT BE LOCATED IN DISCREET LOCATIONS ARE PROPOSED TO BE INTEGRATED WITHIN THE MASONRY FABRIC TO LOOK AS THOUGH THEY ARE ORIGINAL. WE FEEL THIS IS THE BEST APPROACH FOR THE CONSERVATION PHILOSOPHY OF THIS PARTICULAR PROPERTY

- SEE DESIGN AND ACCESS STATEMENT FOR PROPOSED PASSIVE VENTILATION PRODUCTS

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- SEE DESIGN AND ACCESS STATEMENT FOR PROPOSED PASSIVE VENTILATION PRODUCTS

Area to be infilled with masonry in order to create a 30min fire protective lobby to the stairwell area.

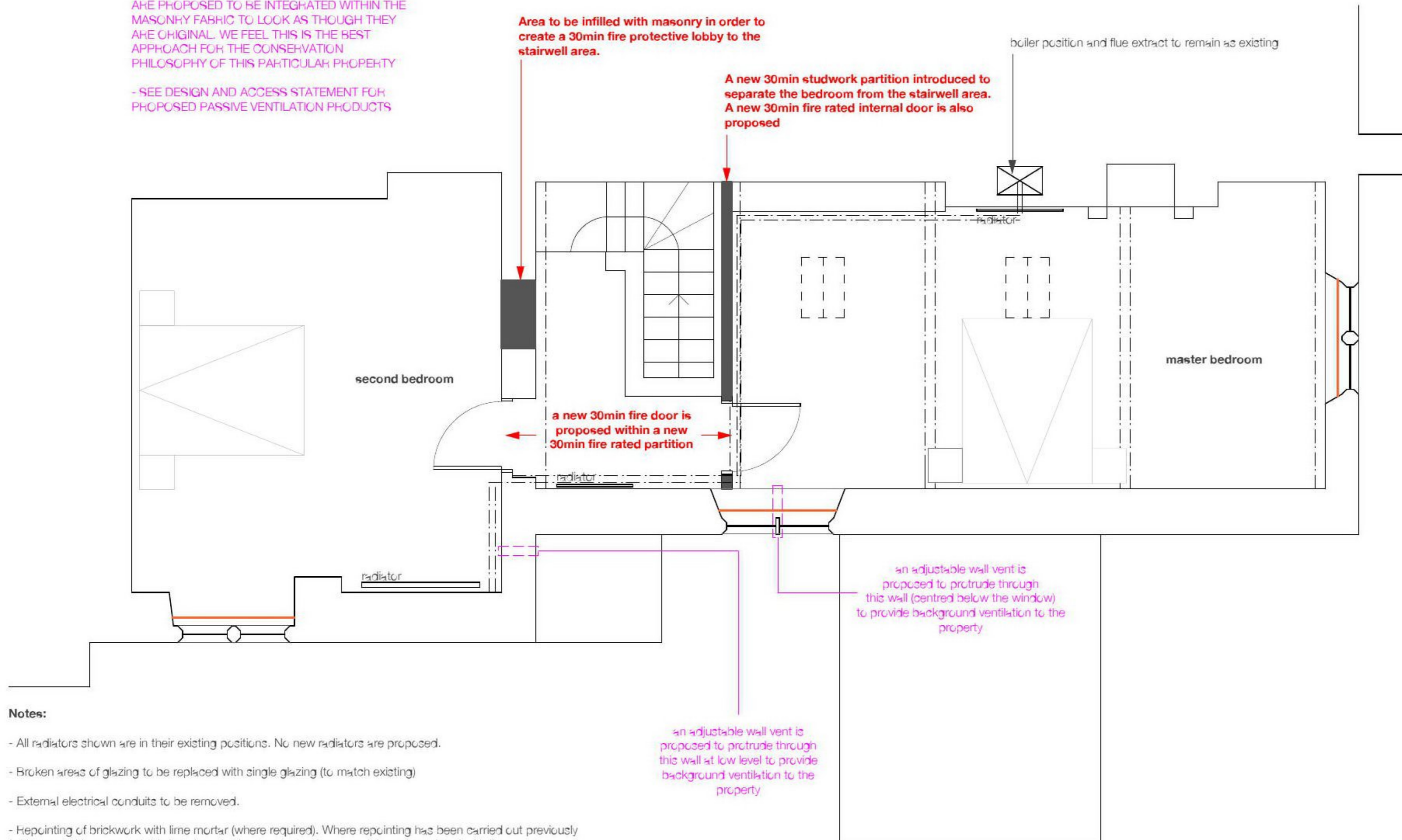
A new 30min studwork partition introduced to separate the bedroom from the stairwell area. A new 30min fire rated internal door is also proposed

boiler position and flue extract to remain as existing

a new 30min fire door is proposed within a new 30min fire rated partition

an adjustable wall vent is proposed to protrude through this wall (centred below the window) to provide background ventilation to the property

an adjustable wall vent is proposed to protrude through this wall at low level to provide background ventilation to the property



Notes:

- All radiators shown are in their existing positions. No new radiators are proposed.
- Broken areas of glazing to be replaced with single glazing (to match existing)
- External electrical conduits to be removed.
- Repointing of brickwork with lime mortar (where required). Where repointing has been carried out previously (with cementitious mortar) this is to be raked out as far back as possible and repointed with lime mortar
- Light fittings on the first floor are proposed to be replaced with domestic style fittings.
- No additional thermal insulation is proposed
- No additional acoustic insulation is proposed
- No security alarm system is proposed
- Bedrooms are to be fitted with blind/curtain tracks (shown in orange)

NOT FOR CONSTRUCTION



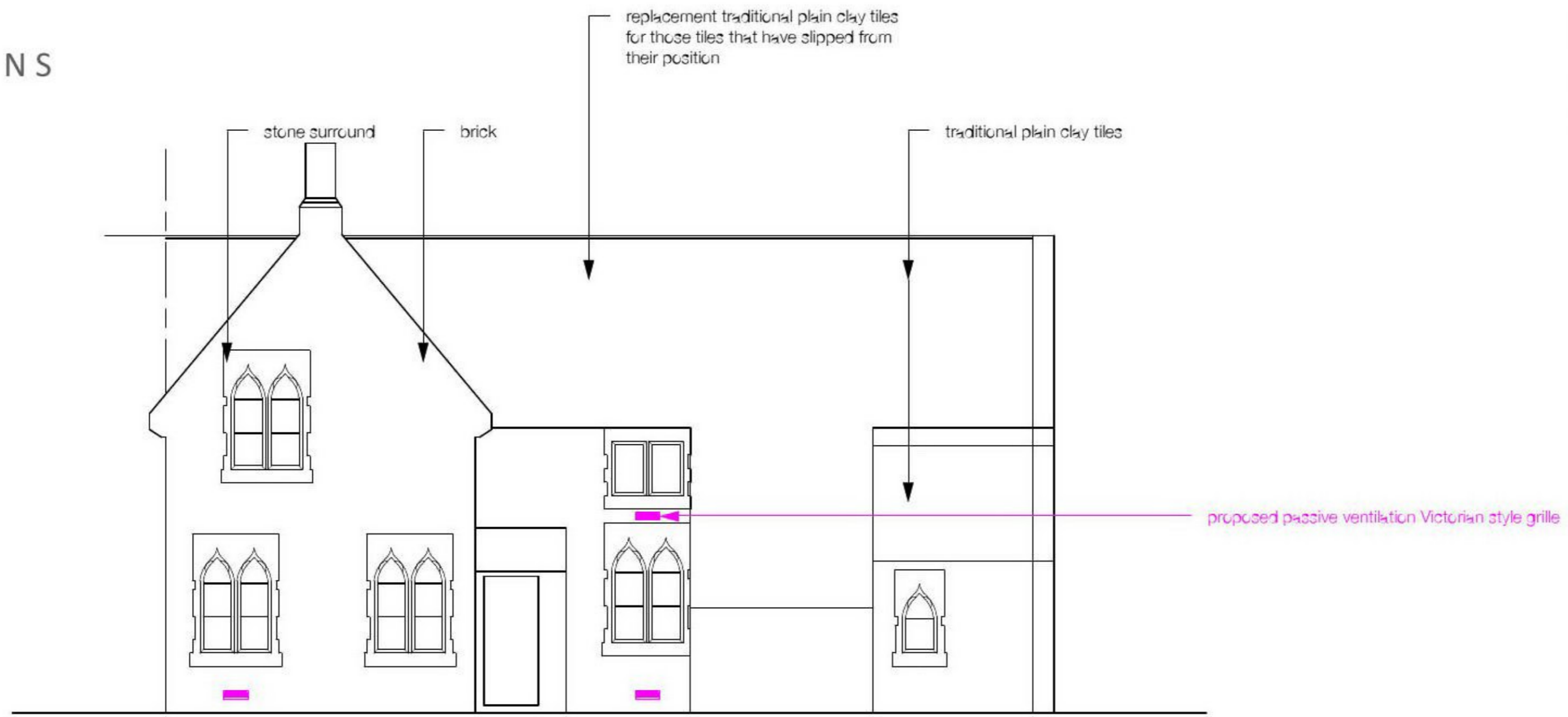
FOREST ARCHITECTURE

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07713585440

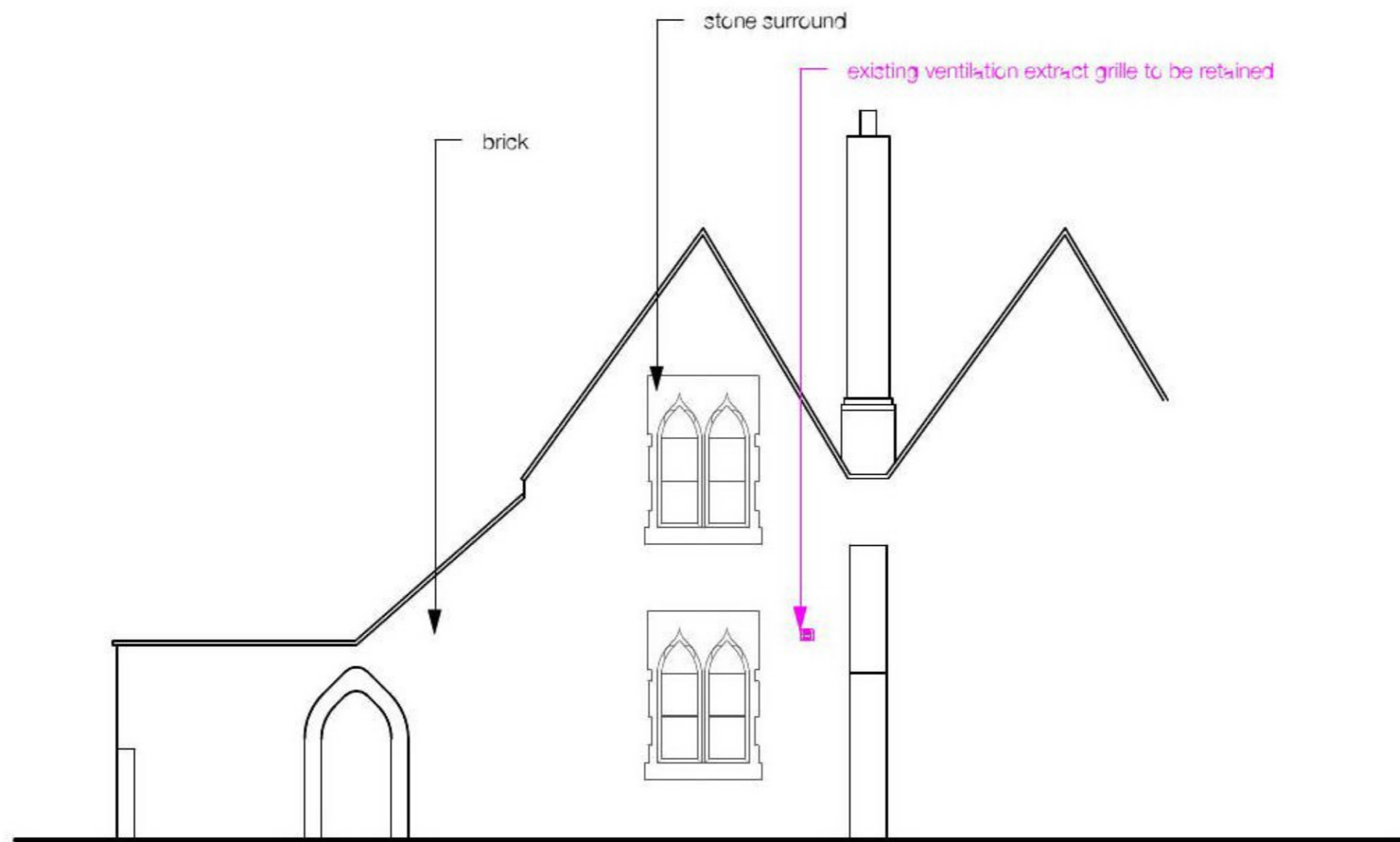


Project: Headmasters Hall, Wainford Road
Drawing: Proposed First Floor Plan
Drawing No: 2020_PP-014
Scale: 1:50 @ A3
Date: March 2021

PROPOSED ELEVATIONS



PROPOSED SOUTHWEST ELEVATION



PROPOSED SOUTHEAST ELEVATION

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FOREST ARCHITECTURE

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Project: Headmasters Hall, Wainford Road
Drawing: Proposed Elevations
Drawing No: 2020_PP-015
Scale: 1:100 @ A3
Date: December 2020