



# NEW MUSIC SCHOOL PETER SYMONDS COLLEGE

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**Planning, Design & Access Statement**

October 2023

**LUKEN**  **BECK**



## **EXECUTIVE SUMMARY**

# Executive Summary

## About the College

Peter Symonds College has an outstanding record in preparing students for university progression with 75% of leavers progressing annually, with around 50 students a year securing Oxbridge places. The college consistently outperforms independent, state schools and sixth form colleges in terms of students achieving First and Second Class degrees whilst at University (96.2%).

The College has a very broad curriculum offer with 50 Level 3 courses available including 40 A Levels and 10 Applied General Qualifications, as well as 2 T Level Routes. As part of this offering is an extensive music programme that is now lacking in appropriate facilities which the new music school will address. Current enrolments are as follows:

- › Maths, Further Maths and Statistics - 1544
- › Biology - 921
- › Chemistry - 714
- › Physics - 448
- › **Media and Digital Media - 286**
- › Environmental Science - 251
- › Product and Graphic Design - 251
- › Computer Science - 235
- › IT - 107

The Media and Digital Media course is the 5<sup>th</sup> largest at the college, behind only Maths and the Sciences. In providing updated provision for the music and music technology, demand for other courses will be able to be met elsewhere in the college. The College has secured £4m of investment from Central Government, a condition of which is to construct a **new** facility with refurbishment not included within the funding stream available. There are no other potential funding streams anticipated for the foreseeable future

## The Proposals

In securing Central Government funding for the project, which would otherwise not be possible, the demolition of Wyke Lodge and its replacement with a new, fit for purpose music school with associated works which will greatly enhance the educational experience and outcome for music students. The new building will be highly sustainable with PV Panels covering nominally 50% of the roof as well as meeting BREEAM excellent.

The new Music School will include 1,205 sqm of floor space with fully accessible facilities for all users including: 1 Ensemble room; 2 Band rehearsal rooms; 2 Chamber rooms (classical music); and 5 Practice Rooms; 4 new classrooms including 1 MAC Classroom for digital music production and 1 that can double as a large band rehearsal room; Recital Room with retractable seating, technical control room and first floor viewing gallery; State-of-the-art Recording studio with recording booth and live room; plus other associated ancillary facilities such as a multi-use space, instrument stores and staff office, plus external seating area/social space.

Peter Symonds College has already joined the Steinway Initiative with a view to becoming an 'All Steinway School' in the future. The proposed state of the art music school will assist them in becoming an All Steinway School. If this ambition is achieved, Peter Symonds will be the first state school in the country to become an All Steinway School.

By replacing, Wyke Lodge this will provide a modern, fit-for-purpose music school for the College that will support the continued improvement of education in a highly sustainable manner. The design proposals and benefit afforded to the college were instrumental in securing the necessary funding from central Government despite the significant competition from other colleges for the limited funding opportunities.



## Document Revisions

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## Disclaimer

This document has been prepared by Luken Beck on behalf of our client for the purposes set out in this statement. All drawings within this document are not to scale and only for diagrammatic and illustrative purposes. This document should be read in conjunction with the supporting technical reports, plans and drawings.

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College Main  
Entrance and  
Reception  
Via Owens Road  
(SO22 6RX)

3 Miles + 5 Miles  
Buses and College  
staff vehicles  
ONLY

welcome to  
**Peter Symonds College**  
The Science Centre  
The Varley Theatre

Outside these signs a number of cars are parked  
and pedestrians are walking on the pavement.  
This is a breach of the college's policy to use  
the college's land for the purpose of parking.

SCIENCE CENTRE  
VARLEY THEATRE

NO ENTRY

5

NO PARKING

STAFF ONLY  
NO EXIT

A large, light-colored graphic of the number '12' is positioned on the left side of the page. The '1' is a simple vertical bar, and the '2' is composed of two rounded rectangular shapes stacked vertically, with a curved bottom edge that tapers to a point.

# INTRODUCTION

# Introduction

**This Planning Statement has been prepared on behalf of Peter Symonds College to accompany a Full Application for the redevelopment of Wyke Lodge to provide a new, state of the art, Music School.**

## Background to the Scheme

At present, the site accommodates a two-storey brick building, originally a dwelling but after purchase by Peter Symonds School in 1927, converted and significantly extended and adapted to provide college accommodation. This has resulted in a building which does not provide adequate or efficient teaching space and denies access for disabled students and staff with mobility needs.

In addition, a Statement of Historical Significance prepared by RPS dated August 2023 has been prepared which considers the significance of the existing building in heritage terms against the criteria within the Winchester Local Plan. The report concludes;

*The original range of the former Victorian villa retains some isolated original interior architectural features, including a wooden balustrade, original windows and plasterwork; however, these being neither particularly good examples in their own right or collectively allowing any sense of the overall historic interior. The original range of the property is otherwise much altered internally to allow for the adaptation for education use.*

*Externally, the original building element is discernible by its quality compared to the poorer later extensions, but in architectural terms it is neither distinguished by its design, nor is it a good example of its type as a Victorian villa. It is also much altered by later additions, including three large extensions, that hinder an appreciation of the original range.*

*It is considered that whilst the property has some very limited social and communal value and very modest architectural interest, the loss of the building as a result of demolition would be of a very low and localised nature. In accordance with paragraph 203 of the NPPF, the weight to be afforded to its conservation should be similarly low.*

A number of alternative uses for the building had been considered by the College before deciding that the only viable option which would secure the necessary funding would be demolition and replacement of the existing building due to the layout deficiencies together with the fabric and environmental inefficiencies inherent with the existing building.

It is also relevant to note that demolition of the existing building is permitted development by virtue of Part 11 of the Town and Country Planning (General Permitted Development Order) 2015 (as Amended) and therefore, subject to prior approval of the means of demolition and how the site will be left once demolition is complete. It is therefore our view that, notwithstanding the extensive additions and alterations that have taken place which significantly reduce the heritage significance of the existing building, the principle of demolition cannot be denied. This is a very relevant material consideration when considering the removal of Wyke Lodge and should be given appropriate weight alongside the submitted Statement of Historical Importance.

## Pre-Application

A pre-application submission was made to Winchester City Council in 2022 for the demolition of the existing buildings and its replacement with a contemporary building to accommodate a new music school along with additional landscaping. The following feedback dated 10<sup>th</sup> November 2022 was received via e-mail:

- › The principle of development and proposal to improve existing facilities and services was considered to be acceptable and would comply with Policy CP6 of the Local Plan Part 1 which supports the improvement of existing educational facilities
- › The building was considered to be a heritage asset and its loss which would be weighed against the public benefits and subject to good design being achieved.
- › The design as proposed was considered out of character with the remaining buildings along Bereweek Road

A further Pre-app was submitted on 14<sup>th</sup> September 2023 which addressed the comments received from the first pre-application submission. The amended design was also presented to the local residents and were responded to very favourably.

Comments were received relating to the loss of a non-designated heritage asset. However, the submitted Statement of Significance by RPS assesses, very carefully, the significance of the building and concludes that the building is not of sufficient historical or architectural interest to justify a local listing having regard to the local listing criteria in Appendix C of the Winchester District Local Plan Part 2.

The proposals were subsequently presented to the Winchester and Eastleigh Design Review Panel who sought further justification for the design approach adopted and clarification over the other options considered. Further design evolution information has been provided as part of the full application in response to the comments received. It was then agreed that a further review would take place once the application had been submitted.

In addition to the above, comments were received on 16 October 2023 from the Council's Urban Design Officer who advised of concerns over the loss of the existing building (see above) and also made a number of detailed design comments. These comments have been carefully considered along with those of the Design Review Panel and where possible/appropriate have been accommodated which the revised proposals which are the subject of this application.

Although it is considered that the property has some very limited social and communal value and very modest architectural interest, the loss of the building, would be of a very low and localised nature. In accordance with Para 203 of the NPPF, the weight afforded to its conservation should be similarly low. The building itself is unremarkable, has been subject to numerous later additions and alterations including a sizeable 1980's wing, meaning that the original building has been largely obscured and compromised such that it is not worthy of local listing, and in architectural terms it is neither distinguished by its design, nor is it a good example of its type as a Victorian villa. Furthermore, in addition to being unsuitable for teaching or other uses within an educational setting, this remarkable opportunity has only arisen due to funding becoming available for a new Music School, there being no option to fund significant alteration/extension even if this were feasible/viable.



## **SITE & SURROUNDINGS**



# Site Context

## Site Location & Description

The site is not subject to any environmental or spatial designations however, the college itself contains a large area of open green space to which Policy *DM5* of the *WLP Part 2* seeks to retain which inhibits development to within the college campus to the extent where any new development will require the demolition of an existing building.

This site comprises 0.19ha and is relatively flat and square with a number of mature trees bounding the site to the north, south and west which limit views of the existing building although views from within the College are more readily available particularly those of the substantial, and low quality, 1980's extensions which dominate the eastern elevation and completely obscures the original building. It is acknowledged that views of the existing building will change depending on the time of year, but it is very much the case that the significance of the original building has been greatly eroded by these later additions.






Peter Symonds College is located off Owens Road in Winchester, to the northwest of the City Centre in an established residential area. The site has been utilised as a place of education since the school was established there in 1899, and was subsequently converted to a Sixth Form College in 1974. The wider college campus comprises a number of buildings benefiting from a variety of architectural styles and detailing owing to the piecemeal development of the college over time as it has adapted to increasing numbers of students and a changing national curriculum to ensure that it offers the best quality of education. This includes historic buildings such as Northbrook and School House, and later contemporary additions such as the John Shields, Ashurst and Hopkins buildings. The site's main entrance is provided from Owens Road, however, there are also additional access points from Bereweke Road and Hatherley Road which serve pedestrians and vehicles.

Beyond the boundaries of the sixth form college is a predominantly residential area which contains detached, semi-detached and terraced dwellings to the south and east of the college from the Victorian / Edwardian era, whilst to the north there are large, detached dwellings set within generous plots with an area benefitting from a verdant character. To the west of the college, are 2 and 3 storey residential blocks with a traditional 1960's appearance.

Within the boundaries of the college campus, the majority of buildings are located to the north of the site with a large area of the defined open space running the width of the site which enables open views east/west. The site does not lie within a conservation area, nor are there any listed buildings nearby. There are no Tree Preservation Orders impacting the site, and there are no public rights of way nearby to the proposed development.



**Key**

-  The Site
-  Peter Symonds College
-  Rail Line
-  Winchester City Centre
-  South Downs Nat'l Park

## Site Planning History

There are a number of relevant applications near to the site:

- › **14/01196/FUL**      Granted Permission  
Erection of 1 two storey social/study building incorporating photovoltaic panels and associated hard and soft landscaping
- › **17/00964/FUL**      Granted Permission  
The construction of a new Art Faculty Building, plus associated landscaping works, following the demolition of existing changing rooms and cycle store.
- › **20/00601/FUL**      Granted Permission  
Removal of the existing conservatory and replacement with a purpose built infill extension to the College Centre building. The existing conservatory provides learning support facilities and a therapy room. The new infill extension will continue to provide learning support facilities and a therapy room.
- › **21/02419/FUL**      Granted Permission  
Demolition of existing changing rooms and erection of 2 storey classroom (Carville Building).

## Site Photographs





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# **PLANNING POLICY**

# National Policy

## National Planning Policy Framework (NPPF)

Guidance is provided in the form of the NPPF published in September 2023 which is a significant material consideration in the determination of planning applications. The NPPF confirms the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 7). Furthermore, Paragraph 8 advises that there are three over-arching objectives to sustainable development, namely economic, social and environmental. With regard to each objective, the NPPF defines their purpose as;

**An Economic Objective:** To help build a strong, responsive and competitive economy ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

**A Social Objective:** To support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

**An Environmental Objective:** To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 10 continues;

"So that sustainable development is pursued in a positive way, at the heart of the framework is **a presumption in favour of sustainable development...**"

It confirms in Paragraph 11 that in decision-taking this means (inter alia);

"c) **approving development proposals that accord with an up-to-date development plan without delay...**"

With respect to decision-making, Paragraph 38 of the NPPF advises;

"Local planning authorities should approach decisions to proposed development in a positive and creative way. **They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.** Decision-makers at every level should seek to approve applications for sustainable development where possible."

Under the chapter 'Promoting Healthy and Safe Communities', which seeks to achieve healthy, inclusive and sustainable places, paragraph 95 states:

"It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to this requirement, and to development that will widen choice of education. They should:

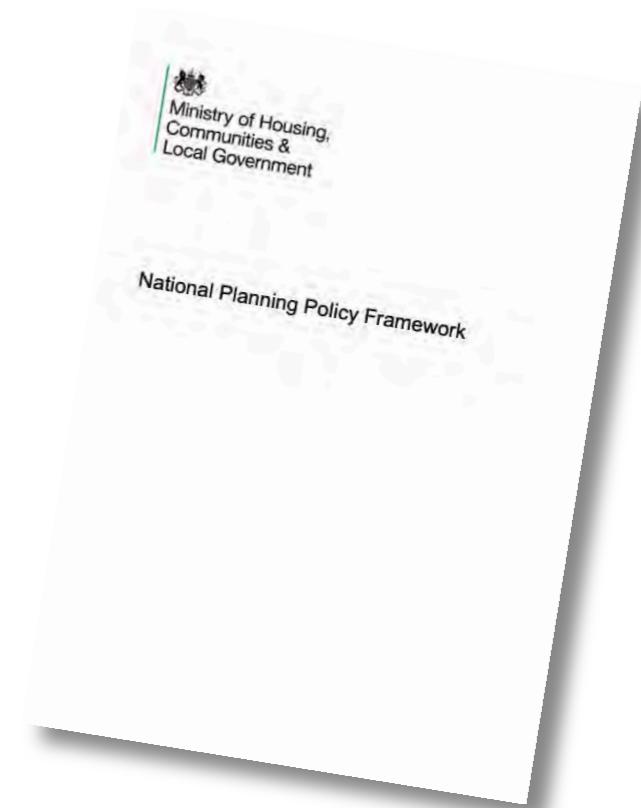
- a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions of applications; and
- b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted"

With particular regard to colleges, Paragraph 96 elaborates further:

"To ensure faster delivery of other public service infrastructure such as further education colleges... local planning authorities should also work proactively and positively with promoters, delivery partners and statutory bodies to plan for required facilities and resolve key planning issues before applications are submitted"

With respect to design of any proposals, the NPPF provides guidance in its chapter 'Achieving Well-Designed Places' in which Paragraph 126 sets out that;

"126. 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..."



Paragraphs 130, 131, 132 and 134 provide additional advice;

130. 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.

131. Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that ... opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible...

132. **Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests.** Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

134. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings."

Section 16 - Conserving and enhancing the historic environment is of relevance.

Paragraph 194 states that when determining applications, Local Planning Authorities should:

*Require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.*

Paragraph 199 goes further to discuss the importance of retaining the heritage asset:

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

To these aims, a Statement of Significance has been provided which considers that whilst the property has some very limited social and communal value and very modest architectural interest, the loss of the building as a result of demolition would be of a very low and localised nature. In accordance with paragraph 203 of the NPPF, the weight to be afforded to its conservation should be similarly low.

Paragraph 200 states:

*Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm or loss of:*

*grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*

*b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and grade II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional*

Paragraph 201 states:

*Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply;*

*the nature of the heritage asset prevents all reasonable uses of the site; and*

*b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*

*c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*

*d) the harm or loss is outweighed by the benefit of bringing the site back into use*

Paragraph 202 states:

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.*

## Heritage England Good Practice Advice in Planning Notes

Managing Significance in Decision-Taking in the Historic Environment

This good practice advice acknowledges the primacy of the NPPF and PPG, supporting the implementation of national policy, but does not constitute a statement of Government policy itself, nor does it seek to prescribe a single methodology or particular data sources. The note sets out a 5-step process to decision-making:

**Step 1:** identify which heritage assets and their settings are affected

**Step 2:** Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

**Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

**Step 4:** Explore ways to maximise the enhancement and avoid or minimise harm

**Step 5:** Make and document the decision and monitor outcomes

### National Design Guide (NDG)

Additional guidance by national government is provided within the National Design Guide published in October 2019 and is a significant material consideration in any forthcoming determination of planning application. Paragraph 3 of the guide highlights;

“The National Planning Policy Framework makes clear **that creating high quality buildings and places is fundamental to what the planning and development process should achieve.** The National Design Guide illustrates how well-designed places are beautiful, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning proactive guidance on design process and tools.”

The National Design Guide sets out ten different characteristics that developments should achieve to create the physical character, whilst nurturing and sustaining a sense of community and working positively to address environmental issues that are impacting the climate as specified in Paragraph 35. These characteristics include the following;

**Context** is the location of the development and the attributes of its immediate, local and regional surroundings. Paragraph 39 emphasises that well designed places are based on sound understanding of the features of the site and the surrounding context; integrated into their surroundings so they relate well to them; influenced by and influence their context positively; and respond to local history, culture and heritage.



**Identity** or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. Paragraph 50 states that well-designed places, buildings and spaces have a positive and coherent identity that everyone can relate with; have character that suits the context, its history, how we live today and in the future; and are visually attractive in order to delight their occupants and users.

**Built Form** is the three-dimensional pattern or arrangement of development blocks, streets, buildings, or open spaces. Paragraph 62 advises that a well-designed built form can be achieved through compact forms of development that are walkable and contribute positively to well-being and placemaking.

**Movement** patterns for people are integral to well-designed places. Paragraph 76 specifies that a well-designed movement network defines a clear pattern of streets that: are safe and accessible for all; function efficiently to get everyone around, taking into account the diverse needs of all potential users with a genuine choice of sustainable transport modes; limits the impacts of car use by prioritising and encouraging walking, cycling and public transport whilst identifying opportunities to improve air quality.

**Nature** contributes to the quality of place, and to people’s quality of life, and it is a critical component of well-designed places. Paragraph 91 requires well-designed places to integrate existing and incorporate new natural features that supports quality of place, biodiversity and water management whilst addressing climate change mitigation and resilience; prioritise nature so diverse ecosystems can flourish; and provide attractive open spaces in locations that are easy to access with activities for all to enjoy.

**Public Spaces** are streets, squares and other spaces that are open to all. Paragraph 100 emphasises that well-designed places include well-located public spaces that support a wide variety of activities that encourage social interaction; have a hierarchy of spaces that range from large and strategic to small and local spaces; that feel safe, secure and attractive for all to use; and have trees and other planting for people to enjoy whilst providing shading and air quality / climate change mitigation.

**Uses** mixed together encourage sustainable places that support everyday activities including to live, work and play. Paragraph 111 highlight well-designed places as having; a mix of uses including local services and facilities to support daily life; an integrated mix of housing tenures and types to suit people at all stages of life; and well-integrated housing and facilities that are designed to be tenure

neutral and socially inclusive.

**Homes and Buildings** are well-designed if they are functional, accessible and sustainable. Paragraph 123 encourages a good quality internal and external environment for users, promoting health and well-being; homes and buildings that relate positively to the private, shared and public spaces around them; and resolve the details of operation and servicing so that they are unobtrusive and well-integrated into their neighbourhoods.

**Resources** that include land, water, energy and materials should be conserved. Paragraph 137 states this can be achieved through having a layout, form and mix of uses that reduces their resource requirement; buildings that are fit for purpose and adaptable over time, reducing the need for redevelopment and unnecessary waste; and use materials and adapt technologies to minimise their environmental impact.

**Lifespan** of developments that help sustain their beauty over time and add to the quality of life of their users and as a result people are more likely to care for them over their lifespan. Paragraph 151 encourages places, buildings and spaces that are: designed and planned for long-term stewardship by landowners, communities and local authorities from the earliest stages; robust, easy to use and look after enabling users to establish a sense of ownership and belonging whilst aging gracefully; adaptable to users changing need; and are well-managed and maintained by their users, owners, landlords and public agencies.



The ten characteristics of well-designed places

# Local Planning Policy

## Winchester City Council Development Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the relevant Local Development Framework unless material considerations indicate otherwise. The development plan for Winchester comprises various documents and guidance which form material planning considerations. These include;

- › Winchester Local Plan Part 1 - Joint Core Strategy (2013)
- › Winchester Local Plan Part 2 - Development Management and Site Allocations (2017)
- › Car Parking Standards SPD
- › High Quality Places SPD
- › Air Quality SPD
- › Emerging Winchester Local Plan 2019-2039 (Reg. 18) (2022)

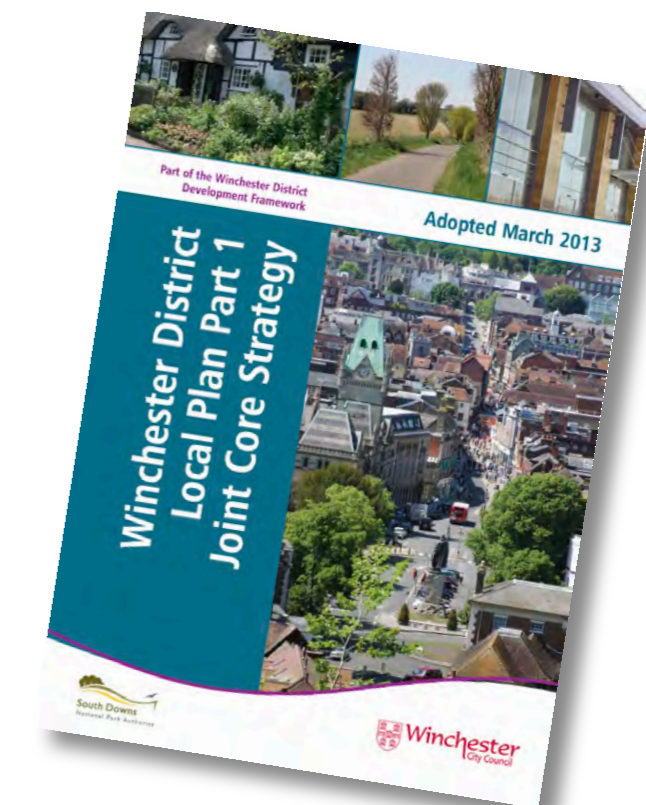
## Winchester Local Plan Part 1 - Joint Core Strategy (2013)

The Adopted Winchester Local Plan will help guide the development and use of land in the District which relate to the use of land, setting out the strategic planning framework for the future of the Winchester District up to 2031. In order to meet this, the Local Plan puts forward a number of policies, which include the following relevant policies for the application site;

- › **Policy DS1 - Development Strategy and Principles:** States that when considering development proposals across the District, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Also states that the Council will work proactively to find solutions which will mean proposals will that accord with policies can be approved wherever possible and to secure development that improves the economic, social and environmental conditions of the area. In Winchester Town, there is a focus to ensure that the local economy builds on its existing and growing strengths in higher education, creative and media industries and other knowledge-based activities, whilst respecting the town's special heritage and setting.

- › **Policy WT1 - Development Strategy for Winchester Town:** Sets out that the spatial planning vision for Winchester will be achieved through the provision of education facilities to meet the needs of the Town and ensuring that all new development is of the highest design quality in terms of architecture and landscape, fully considering and respecting the context of its setting and surroundings to reflect local distinctiveness and the historical and cultural heritage of the Town, and makes a positive contribution to the quality of the area.
- › **Policy CP6 - Local Services and Facilities:** Sets out support for proposals for the development of new, extended or improved facilities and services.
- › **Policy CP7 - Open Space, Sport and Recreation:** Sets out there is a presumption against the loss of any open space, sports or recreation facilities except when it can be demonstrated that the benefit of the development to the community outweighs the harm caused by the loss of the facility.
- › **Policy CP10 - Transport:** Seeks to reduce demands on the transport network, manage existing capacity efficiently and secure investment to make necessary improvements. Development should be located and designed to reduce the need to travel, and the use of non-car modes such as walking and cycling encouraged through travel plans, management and improvements to the existing network.
- › **Policy CP11 - Sustainable and Low Carbon Built Development:** Development should achieve the lowest level of carbon emissions and water consumption which is practical and viable. Non-Residential developments require an Energy Performance Certificate to meet 'BREEAM Outstanding' standard.
- › **Policy CP13 - High Quality Design:** Expects new development to meet the highest standards of design, with proposals demonstrating an analysis of the constraints and opportunities of the site and its surrounding have informed the principles of design.

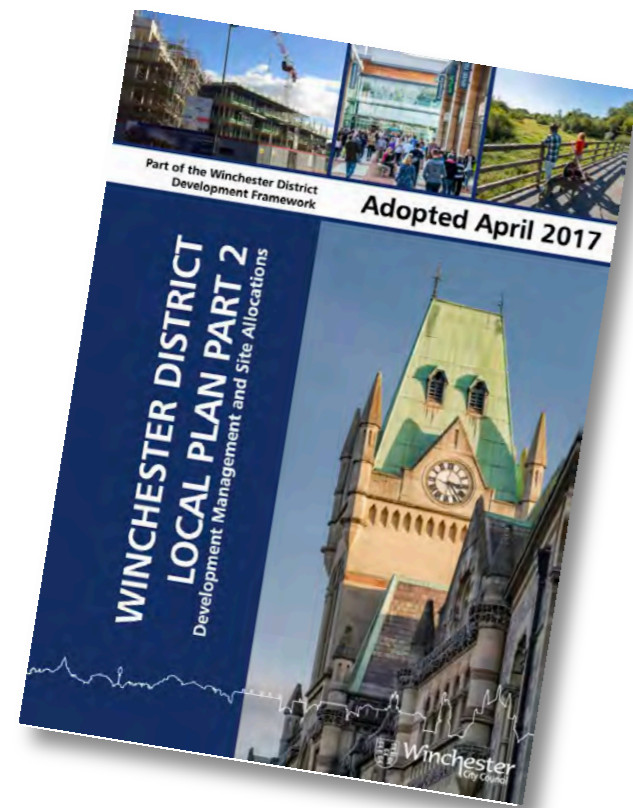
- › **Policy CP15 - Green Infrastructure:** Sets out that proposals will be supported if they maintain, protect and enhance the function or the integrity of the existing green infrastructure network. Developments should provide a net gain of well-managed, multifunctional green infrastructure in accordance with the standards set out within Policy CS7.
- › **Policy CP16 - Biodiversity:** Supports development which maintains, protects and enhances biodiversity across the District, delivering a net gain in biodiversity with new development required to avoid adverse impacts, or if any impacts are unavoidable ensure that these are appropriately mitigated.
- › **Policy CP17 - Flooding, Flood Risk, and the Water Environment:** Proposals should avoid flood risk to people and property by: applying a Sequential Test to the location, and the Exception Test if required, and applying the sequential approach at the site level.
- › **Policy CP20 - Heritage and Landscape Character:** Supports proposals which recognises, protects and enhances the District's distinctive landscape and heritage assets and their settings.





## Winchester Local Plan Part 2 - Development Management and Allocations (2017)

- › **Policy WIN1 - Winchester Town:** Sets out that within the defined settlement boundary for Winchester, planning permission will be granted for development that protects and enhances the special character of Winchester Town, including its setting, heritage assets and treed skylines; encourages economic prosperity by reinforcing its reputation as a regional centre for creativity and culture; encourages sustainable transport options; contributes towards reducing carbon emissions; and, works towards creating a green and environmentally friendly town.
- › **Policy DM1 - Location of New Development:** Development that accords with the Development Plan will be permitted within the defined settlement boundary of Winchester Town
- › **Policy DM5 - Protecting Open Areas:** Open Space within defined settlement boundaries will be protected from development and development will only be permitted on these spaces where it accords with the development plan and it is demonstrated that the benefit to the community clearly outweighs the harm caused by the loss of all or part of the facility, and options for developing elsewhere has been explored.



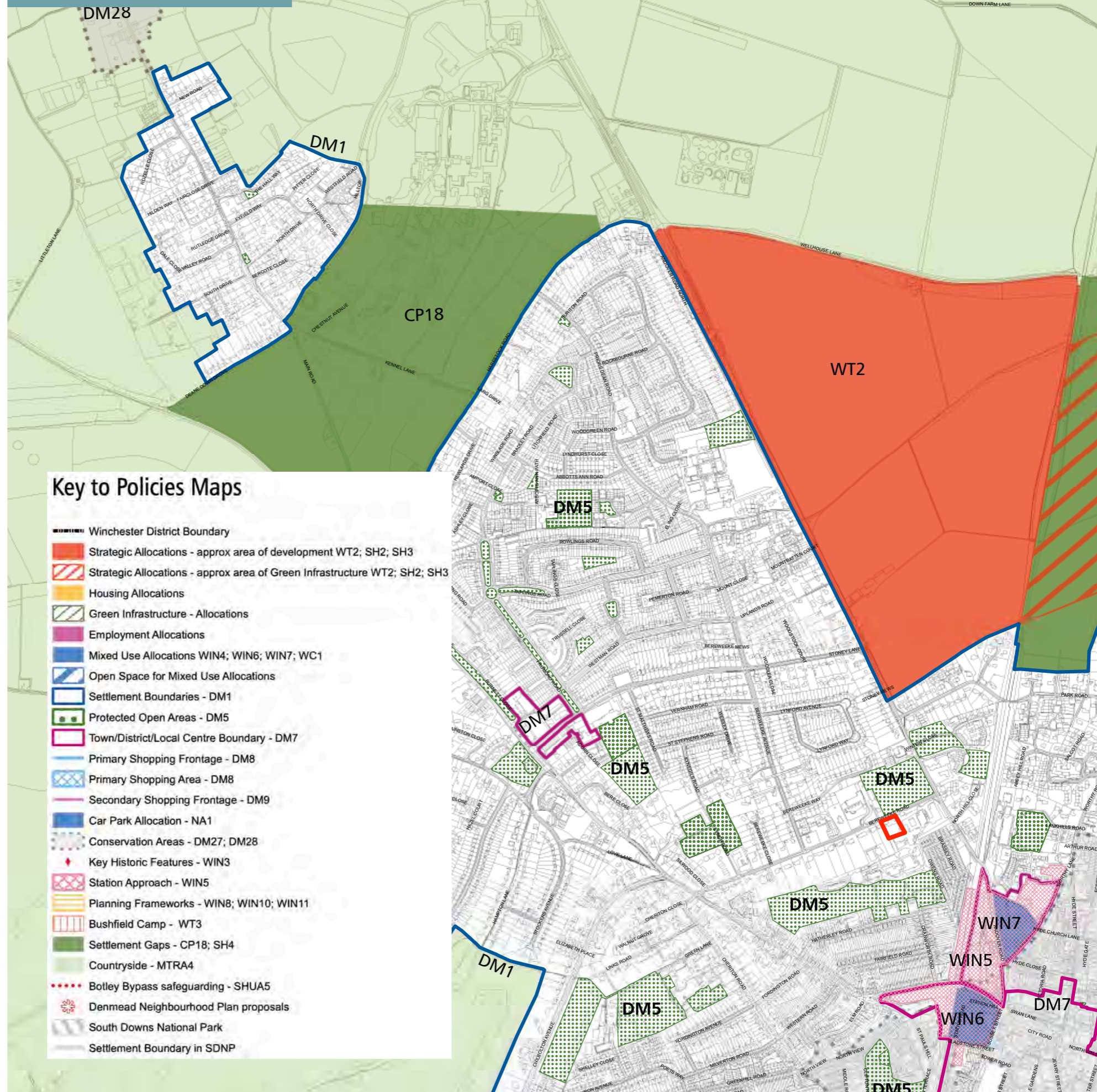
- › **Policy DM6 - Open Space Provision for New Developments:** Sets out that all sites should provide adequate amenity space which should be of a high standard of design, appropriate to the use and character of the development and its location; contribute to maintaining or enhancing the visual and environmental character of the area; incorporate appropriate hard landscaping and planting; and include arrangements for future management and maintenance of the area.
- › **Policy DM14 - Masterplans:** Sets out that in the interests of sustainable development and in order to secure longer term benefits, when proposals come forward on sites occupied by major landowners / users, a long term masterplan for the site will be sought to ensure wider benefits can be achieved.
- › **Policy DM15 - Local Distinctiveness:** States that developments are expected to respect the qualities, features and characteristics that contribute to the distinctiveness of the local area. Proposals should conserve and enhance the landscape and townscape; open areas and green spaces; recognise public views, features of skylines; and trees, hedgerows, water features and corridors which contribute to local distinctiveness. Regard will be had to the cumulative effects of development on the character of an area.
- › **Policy DM16 - Site Design Criteria:** Development is expected to respond positively to the character, appearance and variety of the local environment, within and surrounding the site, in terms of its design, scale and layout; maintains permeability and access throughout the site and improves connections within the public realm; designs any service areas as an integral part of the scheme and ensure it does not dominate the site; provides boundary treatments that respond positively to the local context; uses an appropriate ratio between hard and soft landscaping, having regard to the character of the area; uses high quality materials that are attractive, durable and appropriate to its context; and utilises the principles of energy efficient design.
- › **Policy DM17 - Site Development Principles:** Expects new development to be satisfactory in terms of their impact, both on and off site by providing a safe and secure environment, accessible by all; does not have unacceptable effects on ecosystem services, key townscape and landscape characteristics or heritage assets; includes adequate provision for surface water drainage, sewage disposal, refuse and recycling; facilities and does not constrain future development of adjacent sites; provides sufficient amenity and recreational space; does not have unacceptable adverse impacts on adjoining land, uses or property by reason of overlooking, overshadowing or by being overbearing; does not cause unacceptable levels of pollution to neighbours by means of noise, smell, dust or other pollution; and provides only for lighting that is not visually intrusive upon the surrounds.
- › **Policy DM18 - Access and Parking:** Development should ensure provision is made for parking and access providing that parking is provided in accordance with relevant standards; allows for access to, and movement within, the site in a safe and effective manner having regard to the amenities of occupiers of the site and adjacent land; makes provision for access to the site in accordance with any highway requirements on the grounds of safety; provides for the needs of pedestrians and cyclists; and incorporates parking provision and vehicular access.
- › **Policy DM19 - Development and Pollution:** Development which generates pollution or is sensitive to it will only be permitted where it achieves an acceptable standard of environmental quality.
- › **Policy DM20 - Development and Noise:** Development which generates noise pollution or sensitive to it will only be permitted providing it does not have an unacceptable impact on human health or quality of life.
- › **Policy DM21 - Contaminated Land:** Sets out that the development of land which is known or suspected to be contaminated or is likely to be affected by contamination in the vicinity will only be permitted when there will be no unacceptable impacts on human health, groundwater and surface water or the wider environment.

## Supplementary Planning Documents

In addition to the policies set out within the two Local Plans, the following Supplementary Planning Documents are considered to be relevant to the proposals;

- › **Car Parking Standards SPD** - sets out the relevant parking standards for development within the District.
- › **High Quality Places SPD** - sets out core urban design principles that should be adhered to in all development proposals in the District in order to promote higher quality design.
- › **Air Quality SPD** - this draft document sets out how planning can play a role in ensuring emissions are reduced within the District which in turn brings both environmental and health benefits

## Proposals Map



### Key to Policies Maps

- Winchester District Boundary
- Strategic Allocations - approx area of development WT2; SH2; SH3
- Strategic Allocations - approx area of Green Infrastructure WT2; SH2; SH3
- Housing Allocations
- Green Infrastructure - Allocations
- Employment Allocations
- Mixed Use Allocations WIN4; WIN6; WIN7; WC1
- Open Space for Mixed Use Allocations
- Settlement Boundaries - DM1
- Protected Open Areas - DM5
- Town/District/Local Centre Boundary - DM7
- Primary Shopping Frontage - DM8
- Primary Shopping Area - DM8
- Secondary Shopping Frontage - DM9
- Car Park Allocation - NA1
- Conservation Areas - DM27; DM28
- Key Historic Features - WIN3
- Station Approach - WIN5
- Planning Frameworks - WIN8; WIN10; WIN11
- Bushfield Camp - WT3
- Settlement Gaps - CP18; SH4
- Countryside - MTRA4
- Botley Bypass safeguarding - SHUA5
- Denmead Neighbourhood Plan proposals
- South Downs National Park
- Settlement Boundary in SDNP



## Emerging Winchester Local Plan 2019-2039 (Reg.18) (2022)

The Emerging Winchester Local Plan sets out a vision for the future of Winchester District outside the South Downs National Park. It includes new Development Management Policies against which proposals will be assessed. As the Emerging Plan is at Regulation 18 stage, prior to submission to the Inspector, the plan should be given limited weight but is nevertheless a material planning consideration. In order to meet this, the Emerging Local Plan puts forward a number of policies, which include the following relevant policies for the application site;

- › **Policy Strategic Policy SP1 - Vision and Objectives:** Council is committed to the delivery of the vision and objectives of the Local Plan.
- › **Policy SP2 - Spatial Strategy and Development Principles:** Proposals will be expected to make the most efficient use of land and buildings within existing settlements.
- › **Policy Strategic Policy CN1 - Mitigating and adapting to climate change:** Proposals will need to demonstrate that low carbon solutions, mitigation for carbon emissions, sustainable modes of transport, suitable recharging points should all be incorporated into developments. Development must provide an Energy and Carbon Statement.
- › **Policy CN2 - Energy Hierarchy:** Sets an energy hierarchy as: Maximise energy efficiency; utilise renewable energy; utilise low carbon energy; utilise other energy sources.
- › **Policy CN3 - Energy efficiency standards to reduce carbon emissions:** Non-residential development should meet the 'BREEAM Excellent' standard. A pre-assessment should be provided at planning submission.
- › **Policy CN4 - Water efficiency standards in new developments:** Developments will be required to meet a high standard of water efficiency. Any refurbishments and other non-domestic development would be required to meet BREEAM water efficiency credits.
- › **Policy CN6 - Micro Energy Generation Schemes:** The council will support proposals for micro energy generation. This includes heat and power generated from solar, ground source/air source heat pumps.

- › **Policy Strategic Policy D1 - High Quality, well designed and inclusive places:** Development should make a positive contribution to the area and be the result of a process which considers and responds to the immediate and wider context of the development site in order to achieve good design.
- › **Policy Strategic Policy D2 - Design Principles for Winchester Town:** Sets out a number of design principle for development for Winchester Town
- › **Policy Strategic Policy D5 - Masterplan:** When proposals come forward on larger sites, that may be brought in phases, the LPA will seek to ensure that the masterplan is developed and agreed for the site
- › **Policy D6 - Brownfield development and making best use of land:** The LPA will prioritise development of brownfield land, and expect higher densities on sites which have good access to facilities and public transport, particularly within urban areas.
- › **Policy D7 - Development Standards:** Proposals will be supported where they meet all the following development standards where relevant: pollution (odour, light intrusion, ambient air quality, water pollution, contaminated land, and, construction phase pollution); noise.



- › **Policy D9 - Impact of overheating:** Development proposals should address the matter of overheating in design, reducing the amount of heat entering into a building, or, as a last resort, install mechanical air conditioning systems. This information should be included in an Energy and Carbon Statement.
- › **Policy Strategic Policy T1 - Sustainable and Active Transport and Travel:** Planning applications for new development must be supported by a travel assessment to quantify the amount and type of travel and should prioritise offering a genuine choice of sustainable and active transport modes of travel; minimise the need for car travel; promote the concept of 15-minute neighbourhoods.
- › **Policy T2 - Parking for New Developments:** Development must demonstrate in a DAS and Travel Plan how sustainable transport modes have been prioritised and include secure cycle, e-mobility, mobility scooter provision.
- › **Policy T3 - Promoting sustainable travel modes of transport and the design and layout of parking for new development:** Development should provide priority parking for car club and e-mobility, facilities for electric vehicles, incorporate parking provision; provide landscaped and safe parking areas; signage and lighting; and, permeable parking surfaces.
- › **Policy T4 - Access for New Developments:** Development should prioritise the needs of pedestrians, cyclists, people with reduced mobility, as well as address the needs of people with disabilities, allow safe access to and movement within the site in safe and effective manner, as well as make provision for access to the site in accordance with highway requirements.
- › **Policy Strategic Policy NE1 - Protecting and enhancing Biodiversity and the Natural Environment in the district:** Development will be permitted where it demonstrates where it protects and enhances the natural environment and biodiversity including the natural beauty of the landscape, all natural resources, habitats and species.
- › **Policy NE3 - Open Space, Sport and Recreation:** The LPA will seek improvement in the open space network and in built recreation facilities within the district, to achieve the type of provision, space required and levels of accessibility.

- › **Policy NE4 - Green and Blue Infrastructure:** The LPA supports development proposals that maintain, protect and enhance the function or integrity of the existing green infrastructure network.
- › **Policy NE5 - Biodiversity:** Permit development that maintains, protects and enhances biodiversity across the district, delivering a minimum of 10% measurable net gain in biodiversity to be maintained for a period of 30 years in accordance with the Environment Act.
- › **Policy NE6 - Flooding and flood risk:** The LPA will permit development provided it avoids flood risk to people and property.
- › **Policy NE9 - Landscape Character:** The LPA will permit new development which protects and enhances the district's distinctive landscape character assessment 2022. Development proposals may be permitted where they conserve and enhance landscape character.
- › **Policy NE10 - Protecting Open Areas:** Open Areas within defined settlement boundaries which have an important amenity, biodiversity, heritage or recreational value, as shown on the Policies Map.
- › **Policy NE11 - Open Space Provision for New Developments:** All sites should provide adequate amenity space which should be of a high standard of design, contribute to maintaining or enhancing the visual and environmental character, incorporate appropriate hard landscaping and planting; and include arrangements for the future management and maintenance of the area.
- › **Policy NE15 - Special Trees, Important Hedgerows and Ancient Woodlands:** Development should not result in the loss or deterioration of irreplaceable ancient woodlands, important hedgerows, special trees, distinctive ground flora and the space required to support them in the long term.
- › **Policy NE16 - Nutrient Neutrality Water Quality Effects on the SPA; SACs; and, RAMSAR Sites of the Solent and The River Itchen:** Permission will only be granted where the integrity of nationally protected sites is not adversely affected by new development.
- › **Policy Strategic Policy HE1 - Historic Environment:** The unique character, significance and integrity of the district's historic environment is an irreplaceable resource which positively contributes to the district's distinctive local 'sense of place'. Development should be based on a sound understanding of the significance of the heritage asset and ensure that new development makes a positive contribution to the district's historic environment.
- › **Policy HE2 - All Heritage Assets (both designated & non-designated):** Heritage assets should be conserved in a manner appropriate to their significance. Applicants must describe the significance of any affected heritage assets, using appropriate expertise.
- › **Policy HE4 - Non-designated heritage assets:** Where development proposals could result in harm to non-designated heritage assets, a balanced judgement should be made.
- › **Policy HE14 - Improvements or alterations to improve the energy efficiency of designated and non-designated historic assets:** Any improvements or alterations that are designed to improve the energy efficiency of designated and non-designated historic assets will be supported providing that it can be clearly demonstrated: that is is appropriate for the building and that any proposals do not harm the structural integrity, character or significance of the building.



The background features large, light-colored, semi-transparent letters 'L' and 'D'. The 'L' is on the left side, and the 'D' is on the right side, partially overlapping the 'L'.

# THE DEVELOPMENT

# The Development

## Alternative Considered

Alternative uses for Wyke Lodge have been considered, as summarised below, however, none of these meet the requirements of the college in enhancing the educational standing of the school:

- › **Boarding House:** Previously used as a boarding school until 2005 but was not deemed feasible due to its inappropriate layout, lack of thermal efficiency and lack of appropriate accessibility for staff and students
- › **Student Services:** The lack of disabled access to the first floor means this is inappropriate. The existing external disabled access is compromised and not appropriate for users with mobility needs. Student Services also needs to be located in the centre of the campus for ease of access, not remotely sited on the outskirts.
- › **College Administration:** The lack of disabled access to the first floor means this is inappropriate. All of the administration team need to be located together in a building of greater size than Wyke (currently located in Northbrook at the college's main building adjacent Owens Road and the visitor car parks) with large open plan spaces and near to the main entrance to the college, and not remotely sited on the outskirts.
- › **General Teaching:** There is no opportunity to serve as classrooms, either specialist or general, due to the size and shape of the spaces available and lack of disabled access to the first floor.
- › **Extension and alteration of existing Wyke Lodge:** Funding is only available for a new building and not for extension or alteration works. If the funding is not used on a new development, then it is lost. Nevertheless, the existing building is incapable of accommodating the requirements of a new music school. Any extension to the south would compromise the most complete remaining element of the original building which negates the idea of building retention. Existing room sizes are severely compromised so extensive internal reconfiguration would be required to provide appropriately proportioned rooms, again resulting in loss of existing fabric. Any extension or alteration would still result in a severely compromised facility and not capable of providing the standard of learning environment required. Furthermore, this would render the project unviable (and the significant social, environmental and economic benefits arising from the proposals would be lost) due to costs and aforementioned funding arrangements.

## Proposed Development

At present, the site accommodates a 2-storey building containing a number of small classrooms, offices, science lab and stores in a highly inefficient manner which is not fit for modern teaching, particularly for music. The building is much altered and extended and a Statement of Historical Significance prepared by RPS is attached which assesses the importance of the existing building against the criteria within the Appendix C of the Winchester Local Plan Part 2.

The development proposes to replace the existing building with a purpose built, fully inclusive music school to which great weight is given in the NPPF and the Local Plan.

At ground floor level are found two band rehearsal rooms, ensemble rooms, chamber music room, office, multi-use room, two classrooms (one of which can be used as a band rehearsal room) and instrument/chair stores. A recital room is located in a prominent and highly visible position on the site and can be used for performances, practice, and rehearsals for all music types including a full orchestra by closing the retractable seating.

At first floor level, 5 music practice rooms are proposed, plus chamber music room, two classrooms including specialist MAC classroom, a viewing gallery overlooking the recital room, a technicians office and a recording studio including a live room and separate vocal booth as well as other associated facilities. None of these spaces can be satisfactorily accommodated in the existing building and all of the rooms will be sized and fitted out to suit their specific requirements.

The entire floor plan of some 1,205 sqm is fully accessible to all including those with mobility issues.

## Design

The design approach adopted follows a similar rhythm to that within the local area. The gabled frontage with feature chimneys seeks to reflect a similar character and rhythm of the more traditional properties along Bereweke Road whilst the more modern and functional buildings of the college are found to the immediate east.

The building will relate well to the siting and neighbours as a result of its extensive analysis of the local environment and considered use of materials such as copper patina cladding above the main entrance which references the roof of Varley Theatre and a limited palette of traditional, robust and complementary materials to

ensure the building is appropriate and comfortable within its setting.

To the rear (south), the design is stylish, simple and contemporary, using darker colours to set back and provide a backdrop for the mature trees and planting.

## Design Evolution and Stakeholder Input

As set out in the Introduction of this statement proposals for the development of the site were subject to two pre-application submissions and engagement with key stakeholders and the local community.

Feedback from these important processes has led to amendments being made to the submitted Strategic Plan (Masterplan) with an updated version being submitted to the Local Authority in April 2023.

At the residents engagement forum held on 2 October 2023 the two immediate neighbours expressed their support for the proposals believing that the redevelopment would introduce a building which would enhance the College facilities whilst retaining and enhancing the landscape setting to the site. They were also very supportive of improving the College's music teaching facilities

## Summary

The proposals include:

- › The erection of an attractive contemporary building which would be highly energy efficient accommodating 1,205 sqm of fully accessible floor space, designed and fitted out to provide a modern and engaging music teaching facility;
- › 1 Ensemble room; 2 Band rehearsal rooms; 2 Chamber rooms; and 5 Practice Rooms;
- › 4 new classrooms including 1 MAC Classroom for digital music production;
- › 112 Seat Recital Room with retractable seating, control room and first floor viewing gallery;
- › State-of-the-art Recording studio live room and separate vocal booth;
- › Other associated facilities such as a multi-use room, office and instrument stores;
- › Fully accessible environment and building with adjacent vehicle and cycle parking plus external benching/social space;
- › 50% of the roof to contain PV Panels with BREEAM Excellent target as part of the College's ongoing sustainability drive;

# Peter Symonds College Vision Statement Masterplan

## Policy Context

Policy DM14 - Masterplans of the WLP Part 2 advises:

*In the interests of sustainable development and in order to secure long term benefits for the District, when proposals come forward on sites occupied by major landowners/users, the local planning authority will seek to ensure that these form part of a long term masterplan for the site or the owners' contiguous land holdings.*

The supporting text to Policy DM15 also advises;

*Masterplans should be prepared before, or in conjunction with, the submission of development proposals. Masterplans should be prepared by landowners with input from the local planning authority, so that it can agree the main principles of the masterplan. The local planning authority will consider whether the requirement for a masterplan is justified and necessary on a site by site basis.*

## Proposed PSC Masterplan

A Vision Statement and Masterplan was prepared and submitted to the Council in 2021 and comments received in January 2022 The stated vision for the College:

"The primary purpose of the College is to produce university-ready students who have an excellent grounding in their subjects and are skilled at navigating the independent learning strategies used at university. Alongside this, the College offers a range of 'second-chance' courses aimed at providing opportunities for both 16-18 and 19+ learners who have struggled to achieve high grades at GCSE, and wish to enhance their employability in later life. [...]"

The Vision also presented five objectives which are:

**Objective 1** - Retention and safeguarding all trees/landscape features and areas of important green space to act as an important open area which provide a "Breathing Space" for the site whilst limiting new development to previously developed land on site.

**Objective 2** - Where fit for purpose, to retain and enhance those buildings of merit which contribute successfully to the character and appearance of the wider area (includes Northbrook House; PS School House; Ashurst; Hopkins; John Shields). A number of buildings on site are not fit for purpose and will likely need to be redeveloped.

**Objective 3** - Reduce reliance on fossil fuels and to reduce the College's carbon footprint whilst enhancing biodiversity. This involves reviewing the energy performance of all existing buildings and to retrofit, where feasible and economic, renewable forms of energy and/or energy efficient measures to ensure their carbon footprint is minimised.

**Objective 4** - Reducing reliance on the private car through the adoption of a site-wide Travel Plan providing incentives towards walking, cycling and public transport. If unavoidable, preference will then be given to Electric Vehicles and Car Sharing.

**Objective 5** - Securing High Quality Design through the erection of new buildings that utilise an appropriate mix of materials with careful regard to height, massing and scale together with a careful assessment of the resulting relationship with neighbouring properties.

The proposals are considered to be fully in compliance with all five laudable objectives.

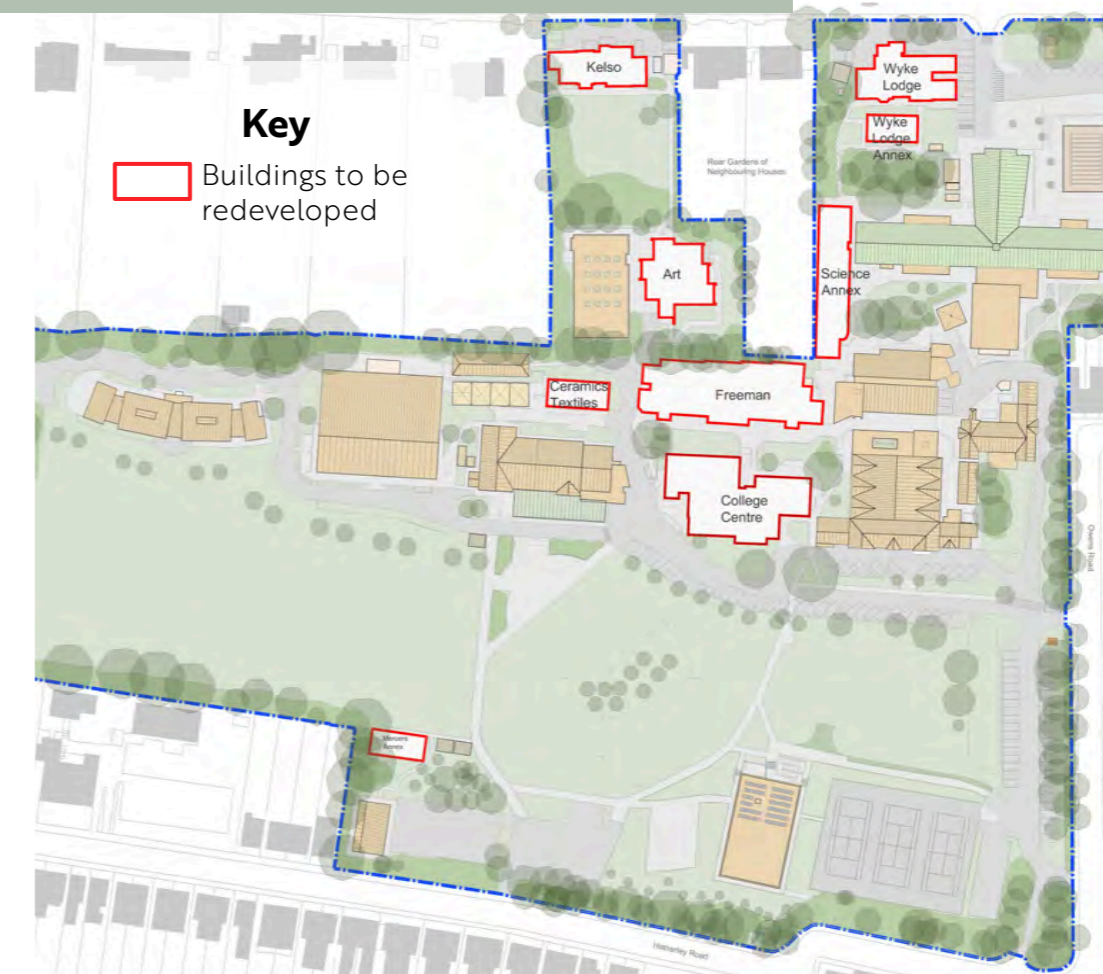
## Revised Vision Statement Masterplan

A revised Vision Statement and masterplan was submitted in April 2023 but formal comments from the Council are still awaited. A response was received from the Urban Design Officer who advised (inter alia);

*It is difficult to comment effectively on the masterplan as there are no hard prerequisites to what one should entail. It must also be mentioned that the production of a robust and thoroughly considered masterplan is a resource intensive and financial significant undertaking, and a balance must be struck between the scale of project being proposed and the depth of masterplan required.*

The College has submitted the revised Vision and Masterplan believing that its options are very limited owing to the majority of the site being green space which is protected from development by the Local Plan. It is therefore the case that the College must look to its existing building stock to secure any improvements to the educational offer to students and to maintain the Colleges reputation as a centre of teaching excellence.

## PSC Existing Masterplan





# Peter Symonds College Proposed Completed Masterplan



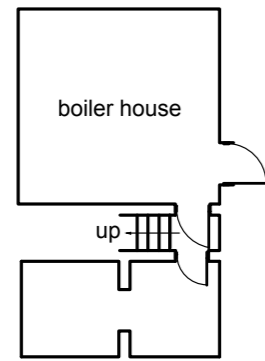
# Existing Site Plan



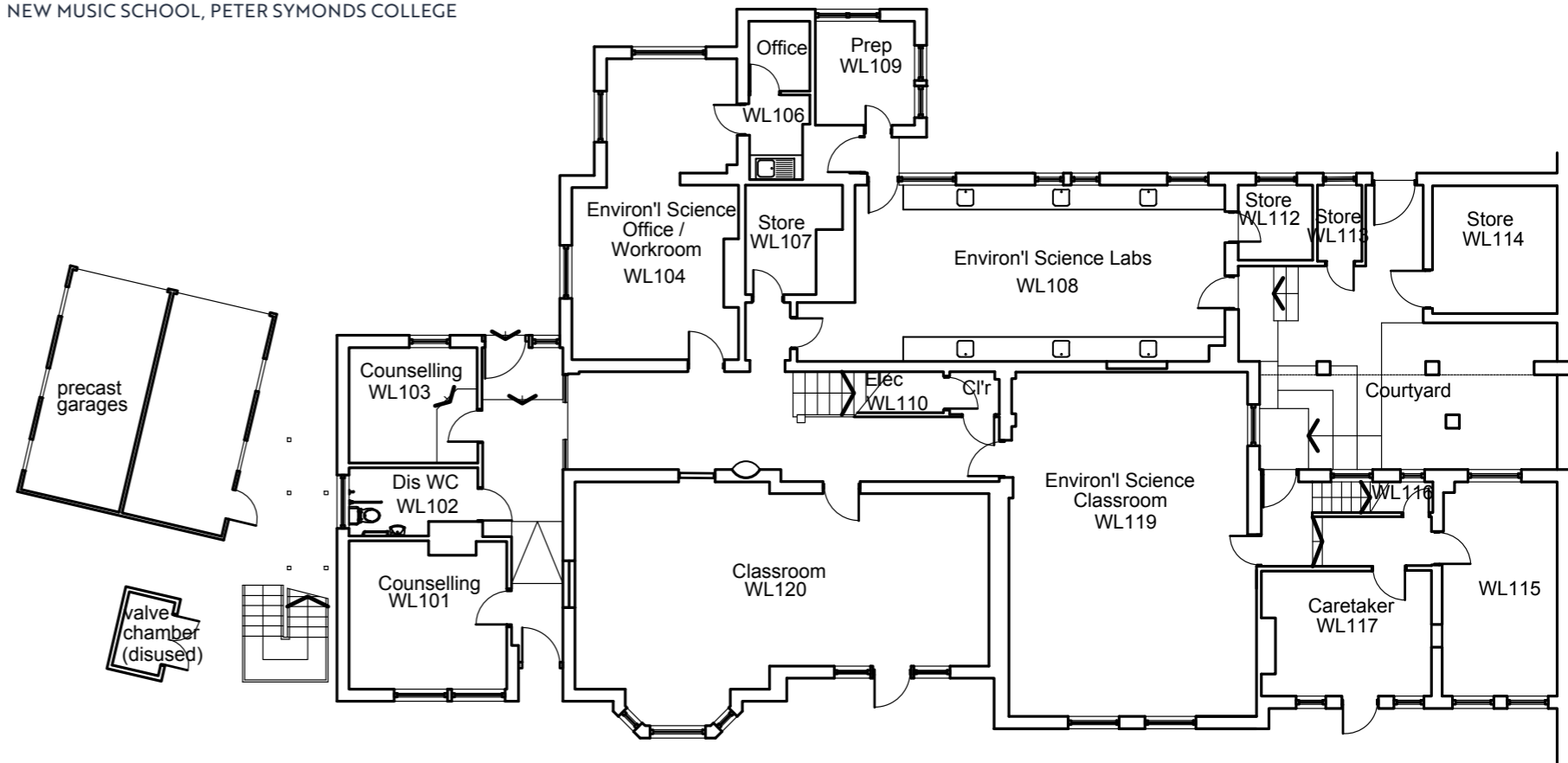
# Proposed Site Plan



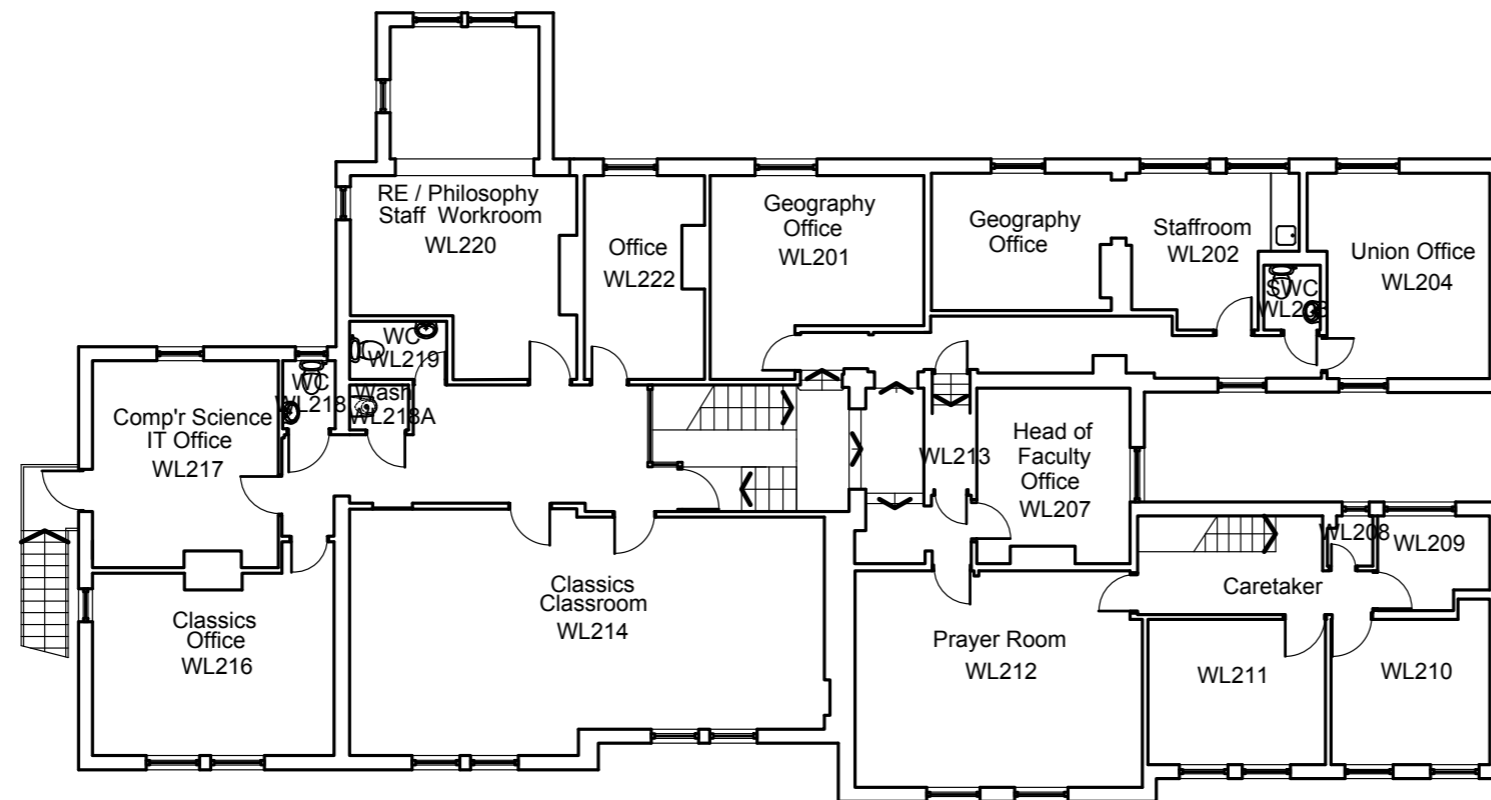
# Existing Floor Plans



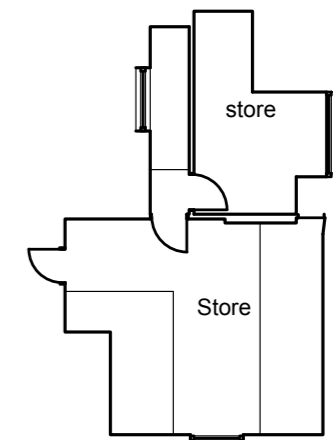
Basement Plan



Ground Floor Plan

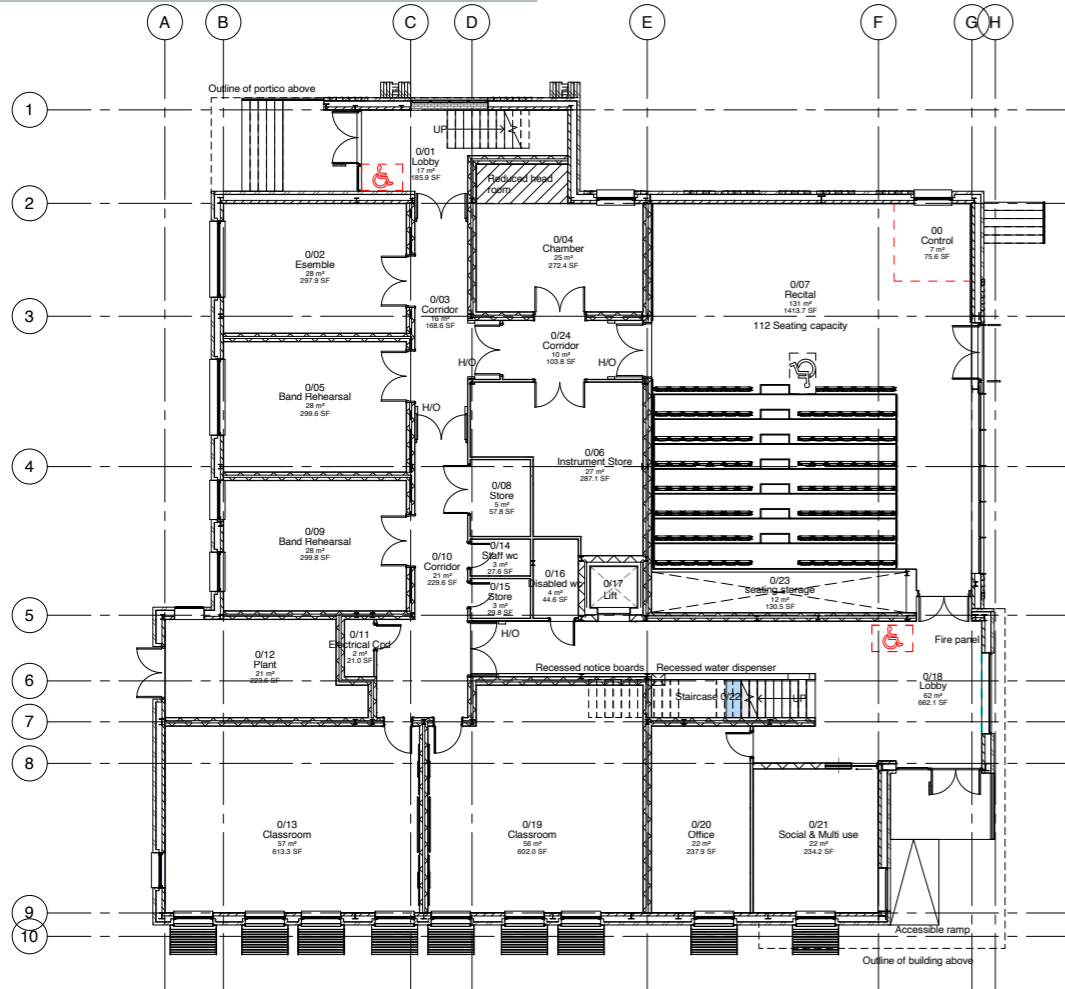


First Floor Plan

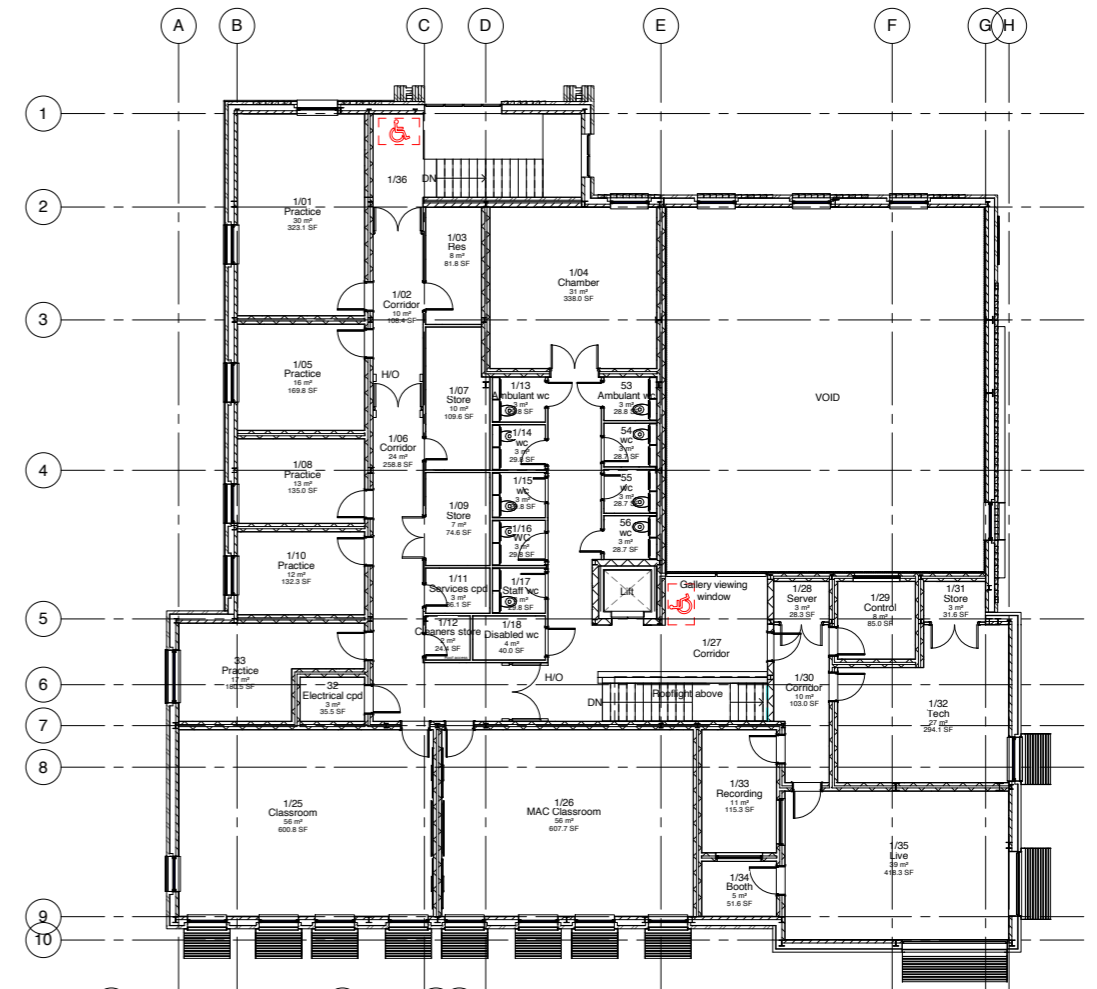


Second Floor Plan

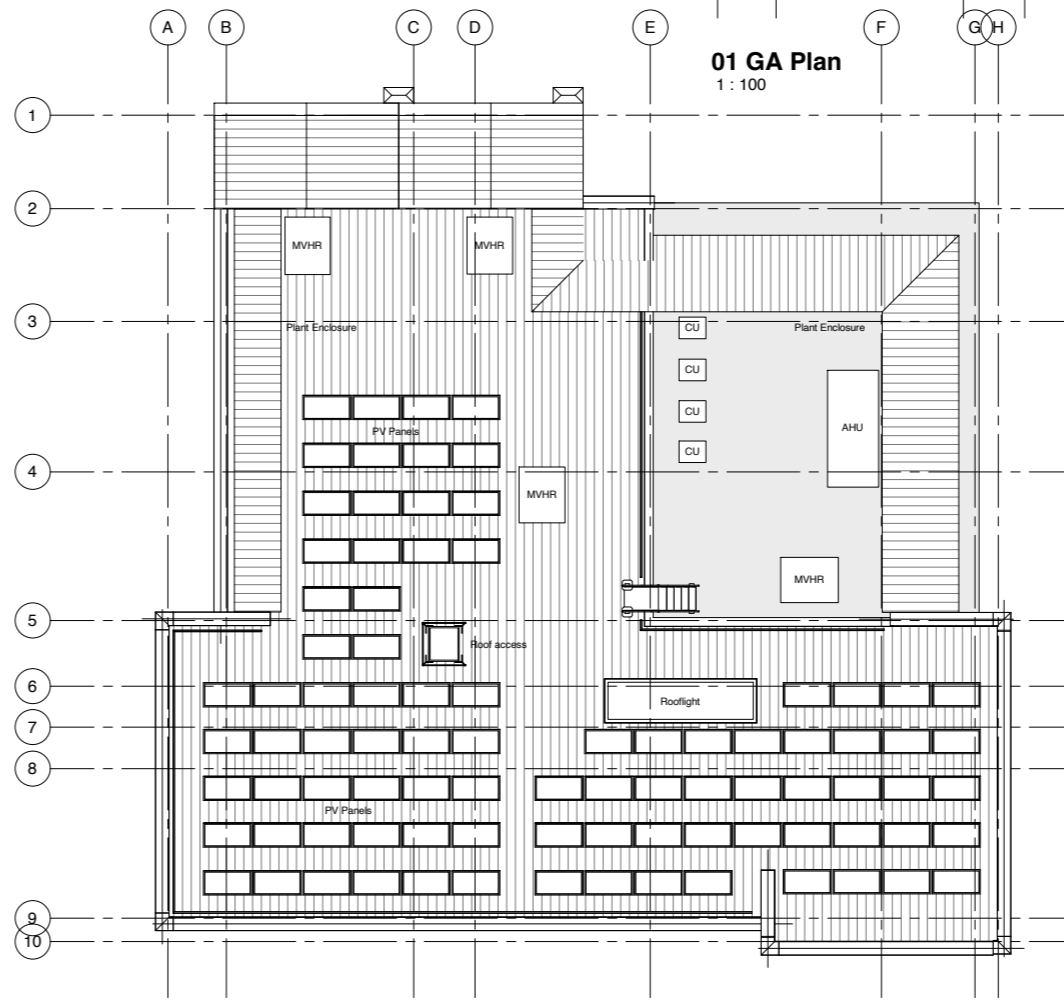
# Proposed Floor Plans



**00 GA Plan**  
1 : 100



**01 GA Plan**  
1 : 100



**GA Roof**  
1 : 100  
**LUKEN BECK**

## Existing Elevations



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

# Proposed Elevations

## North Elevations



## West Elevations



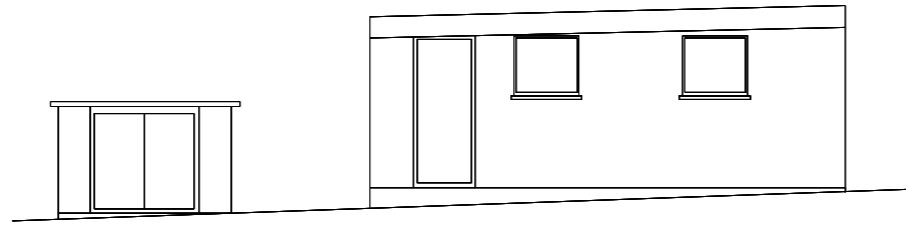
## South Elevations



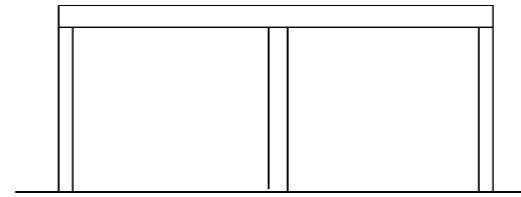
## East Elevations



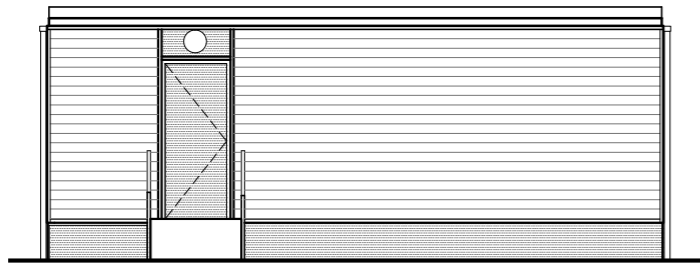
# Existing Garage and Annexe Elevations



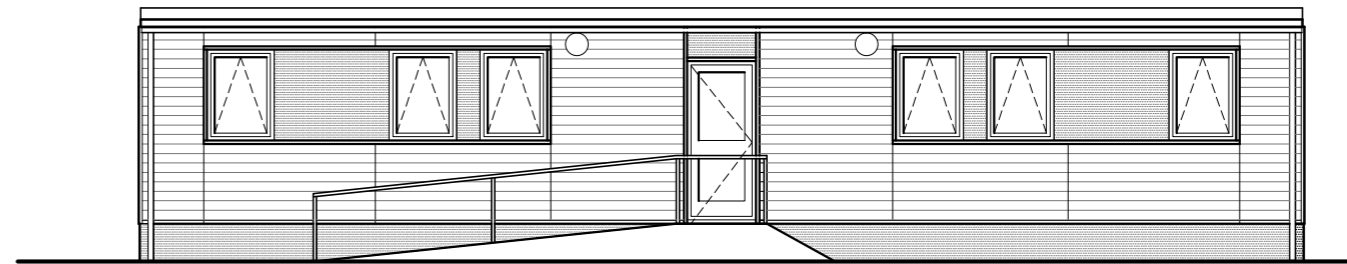
EAST ELEVATION  
GARAGES



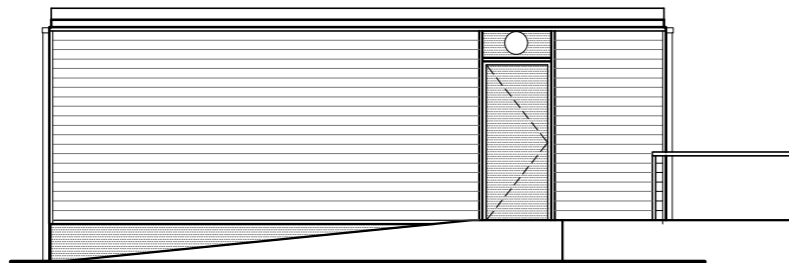
NORTH ELEVATION  
GARAGES



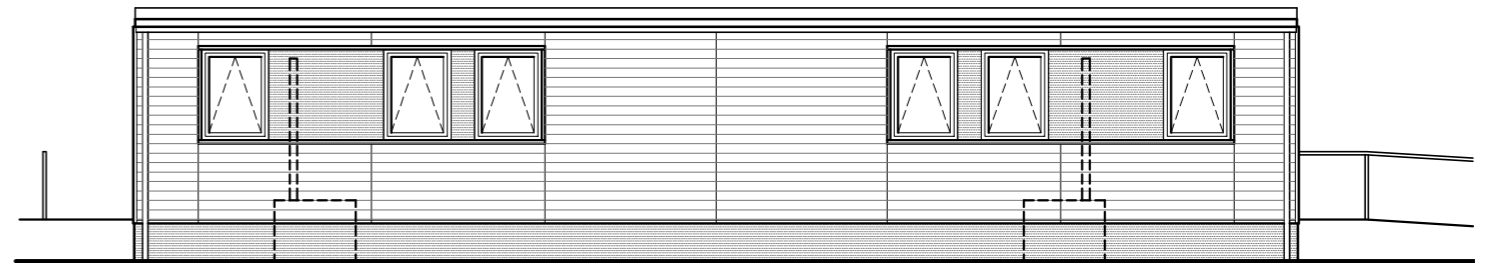
Existing West Elevation



Existing South Elevation



Existing East Elevation



Existing North Elevation



# Proposed Bin Store Elevations



Bin Store North Elevation



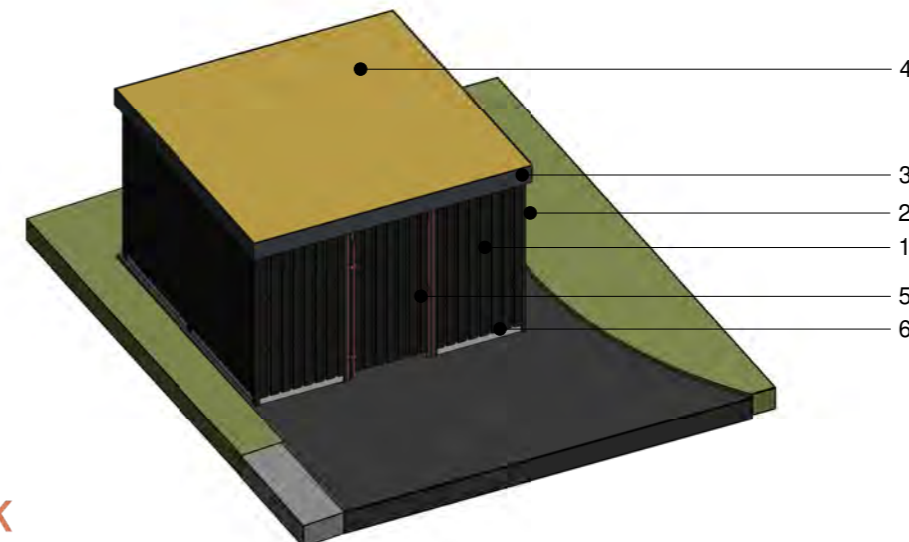
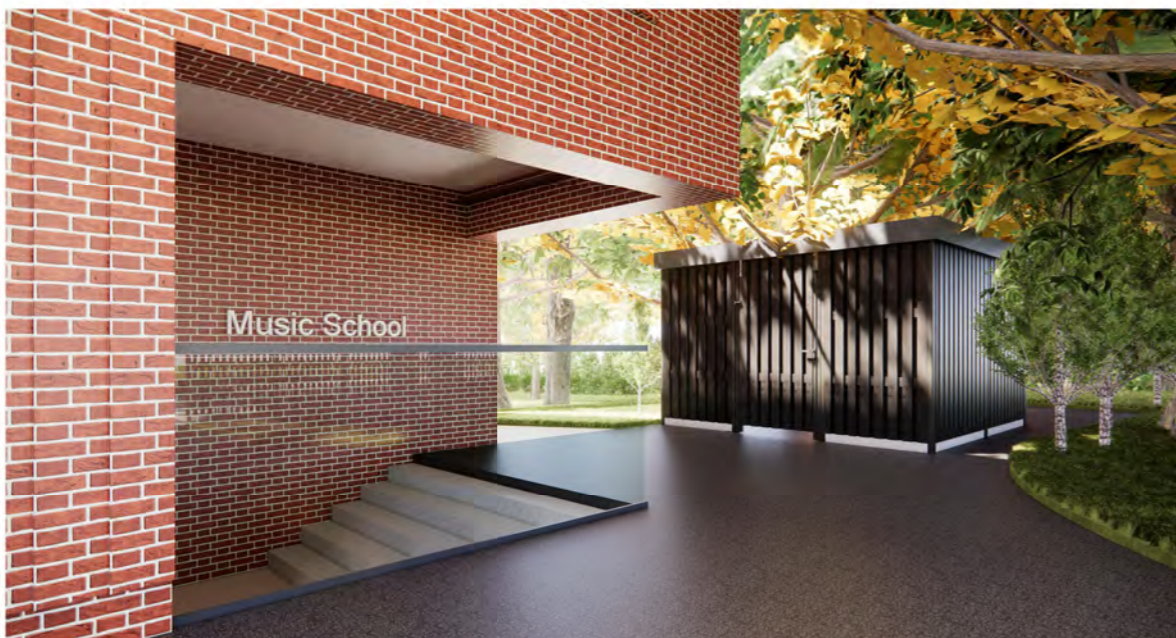
Bin Store East Elevation



Bin Store South Elevation



Bin Store West Elevation



View of Northern Elevation



View of Northern Elevation Shielded by trees along Berewecke Road



View along Northern Elevation towards entrance on Berewecke Road



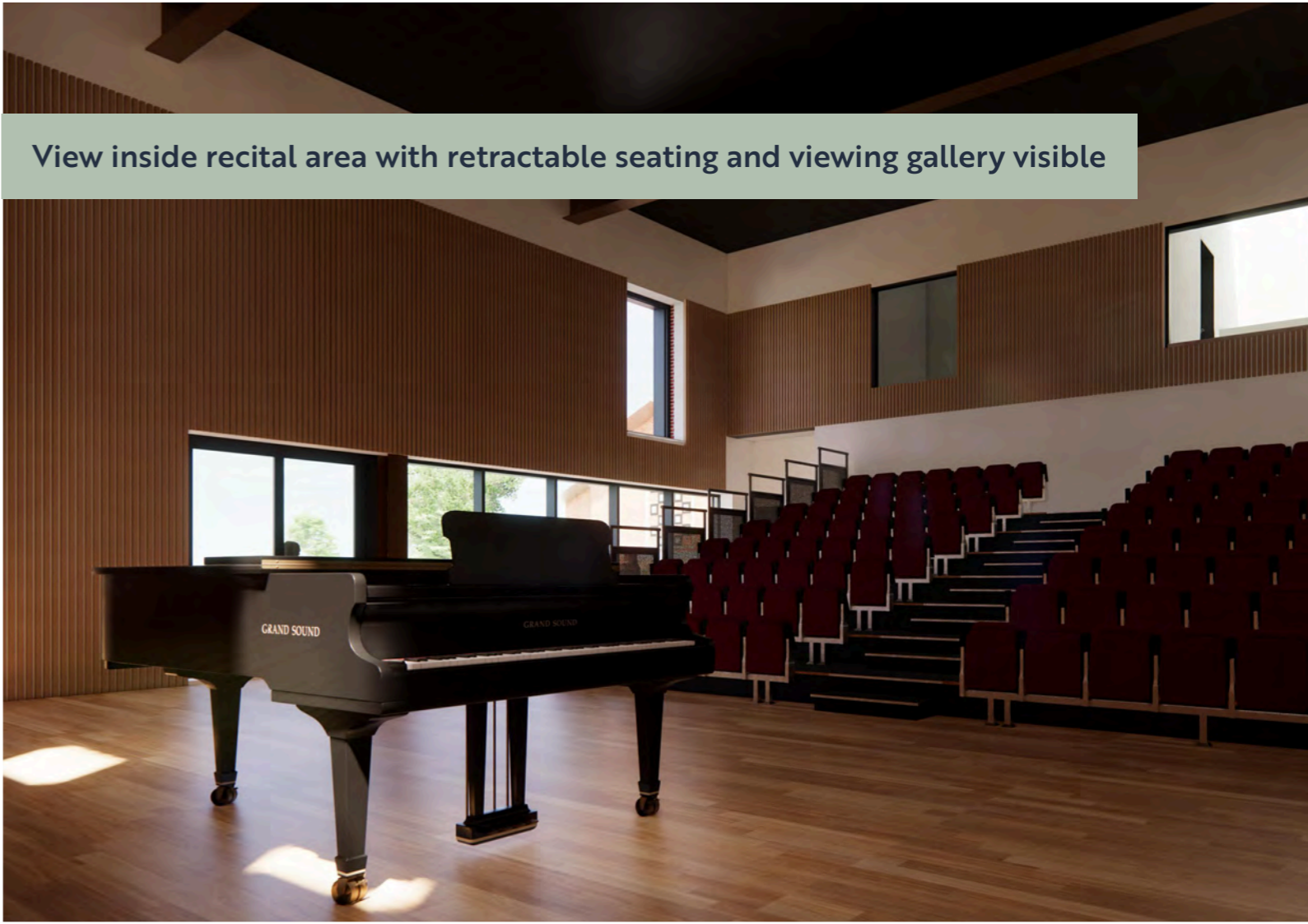
View of From Playing Fields opposite



View of Entrance to Music School



View inside recital area with retractable seating and viewing gallery visible



View of Northern/Eastern Elevation from Bereweke Road



View of Eastern Elevation



# Sustainable Construction - BREEAM 'Excellent'

## Policy Context

Policy *CP11 - Sustainable and Low Carbon Built Development* of the *WLP Part 1* sets out that non-residential development should meet BREEAM Outstanding standards from 2016. Developments should be designed to maximise energy efficiency and design out the need for energy use by means of the scheme layout and orientation; connect to the existing heat and power and District Heating/Cooling networks, use renewable energy technologies to produce required energy on-site and use of allowable solutions to deal with any remaining CO<sub>2</sub> emissions.

The *BREEAM UK New Construction Technical Manual - SD5079* sets out the standards for BREEAM Outstanding and BREEAM Excellent construction for non-residential development.

Paragraph 154 sets out new development should be planned to help reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government's policy for national technical standards.

## Assessment

As the project is being funded by Central Government, limited funds are available to PSC that restricts its ability to meet BREEAM Outstanding.

With the recently constructed Carville Building (21/02419/FUL), BREEAM Excellent was considered an acceptable target to achieve. Therefore, as part of these proposals BREEAM Excellent is being targeted once again.

## Energy Hierarchy & Strategy

Using established methodology there are three stages of priority in reducing energy use:

- › **Be Lean** - Reducing energy needs through improved design and construction.
- › **Be Clean** - Supply energy efficiently through the use of decentralised energy where feasible.
- › **Be Green** - Further reduce CO<sub>2</sub> emissions through the use of on-site renewable sources, where practical.







**STATEMENT OF COMMUNITY  
INVOLVEMENT**

# Statement of Community Involvement

This Statement of Community Involvement (SCI) details the strategy undertaken to consult the general public on the proposals prior to submission of the application.

This section aims to demonstrate that the applicant has actively informed and involved the local community about the plans for Wyke Lodge in accordance with the NPPF (2023), and the Localism Act 2011.

Both Peter Symonds College and Luken Beck are committed to community engagement and have sought to ensure that the proposals were consulted on clearly and conveniently.

This section gives an overview and summarises the findings of the consultation phase undertaken before the application is submitted.

## Policy Considerations

The NPPF identifies the role of local authorities in encouraging high quality pre-application consultation by applicants and developers.

Paragraph 40 of the NPPF states local authorities:

*“cannot require that a developer engages with them before submitting a planning application, but they should take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non- statutory consultees, before submitting their applications”*

Paragraph 95(b) states that applicants should:

*“work with key partners and promoters to identify and resolve key planning issues before applications are submitted”*

Paragraph 132 of the NPPF states that:

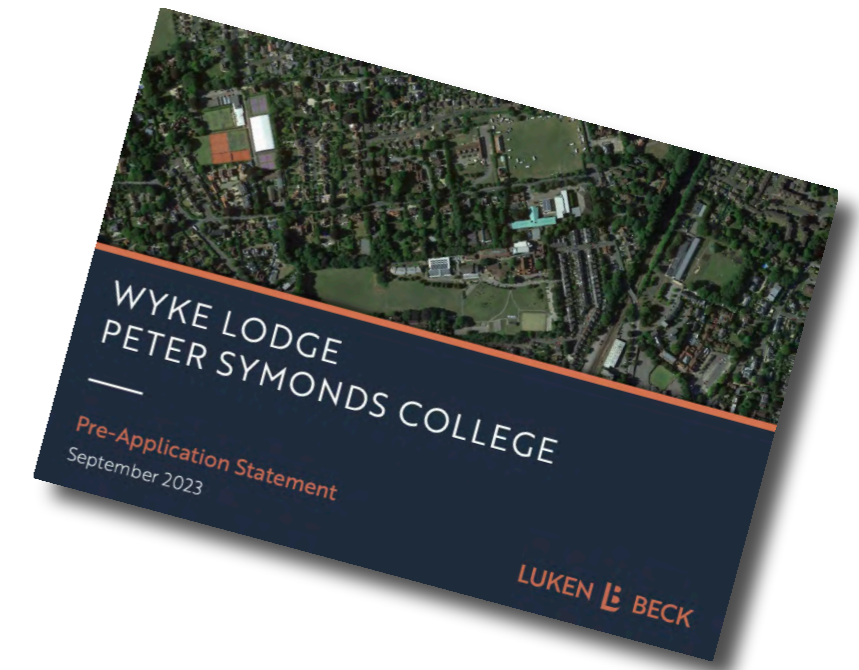
*“Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”*

## Engagement with the Community

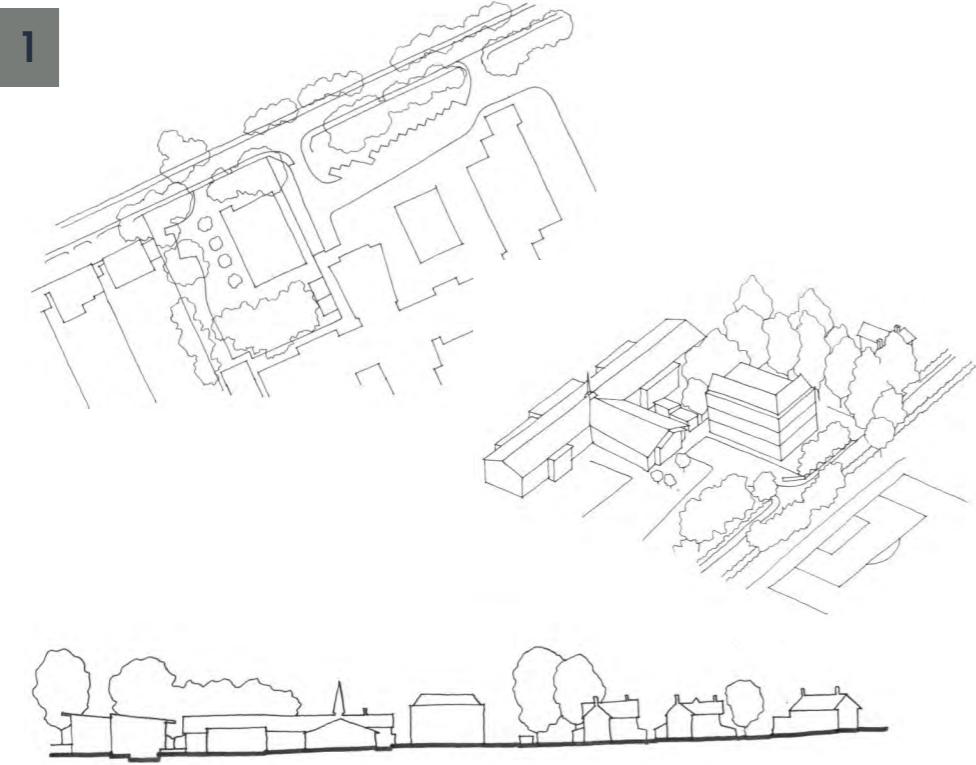
A Pre-Application Enquiry was submitted to Winchester City Council in 2022 and again on *14<sup>th</sup> September 2023* which consulted on a previous iteration of the designs submitted as part of this application.

Following this, a virtual consultation event was held on the evening of *2<sup>nd</sup> October* which engaged with local residents and invited the Residents Liaison representative. Feedback received at the event was overwhelmingly positive.

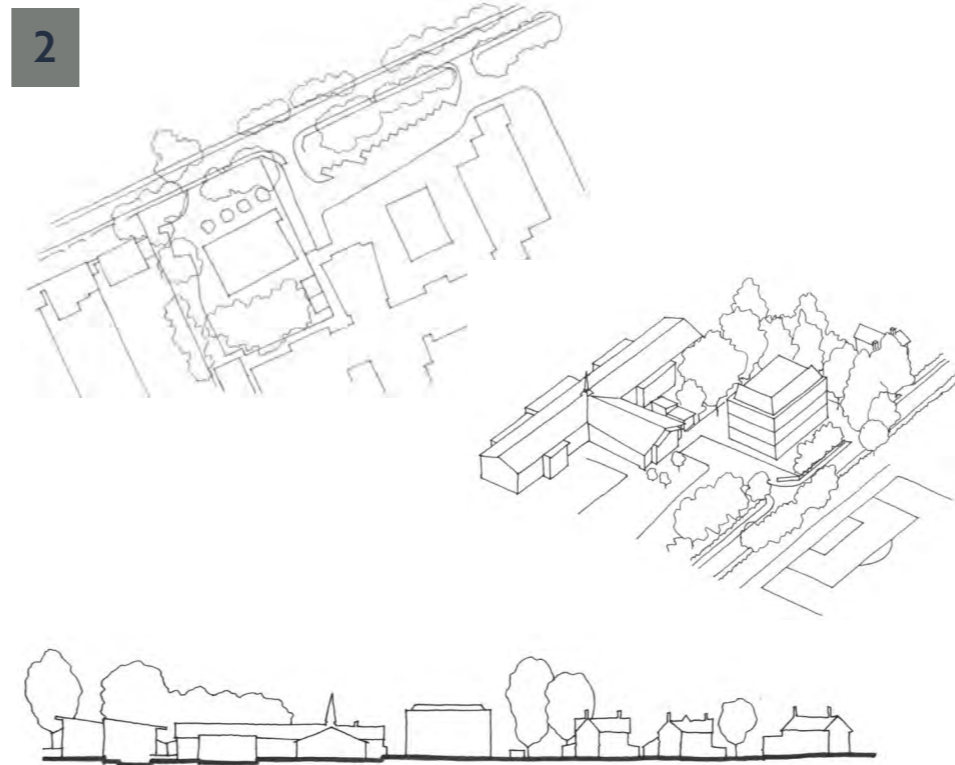
A Design Review Panel was held on *17<sup>th</sup> October 2023* in which the proposals were discussed in more detail. Following this, clarifications were made to the submission which are detailed below.



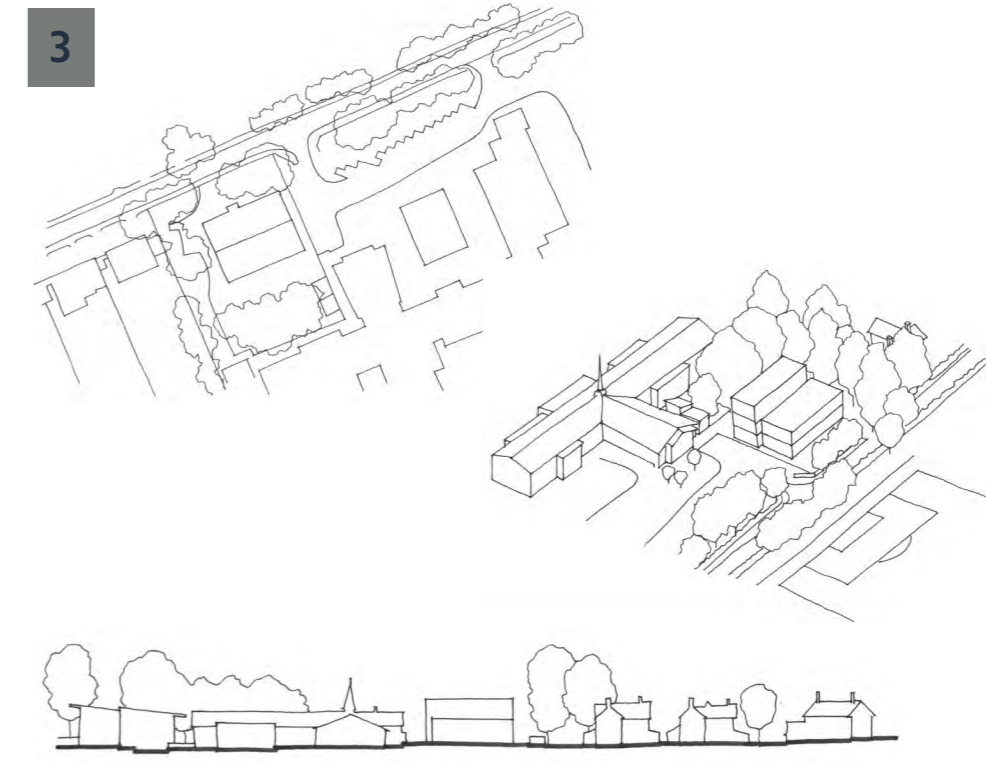
# Design Evolution Options



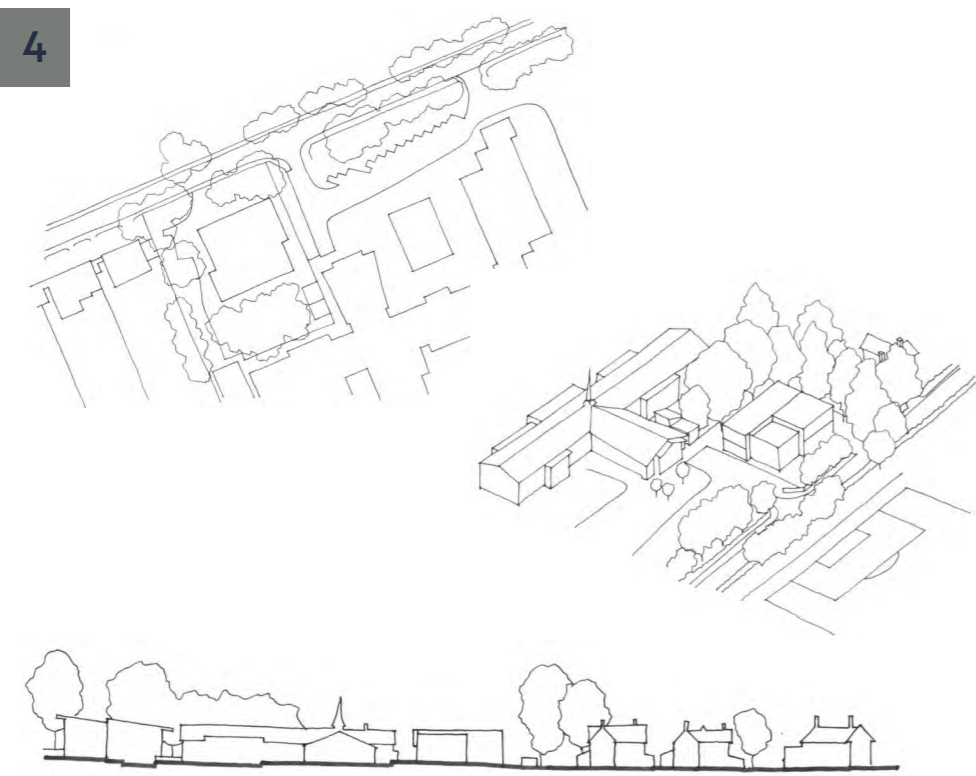
Alternative Massing Approaches For Music School- 3 Storey



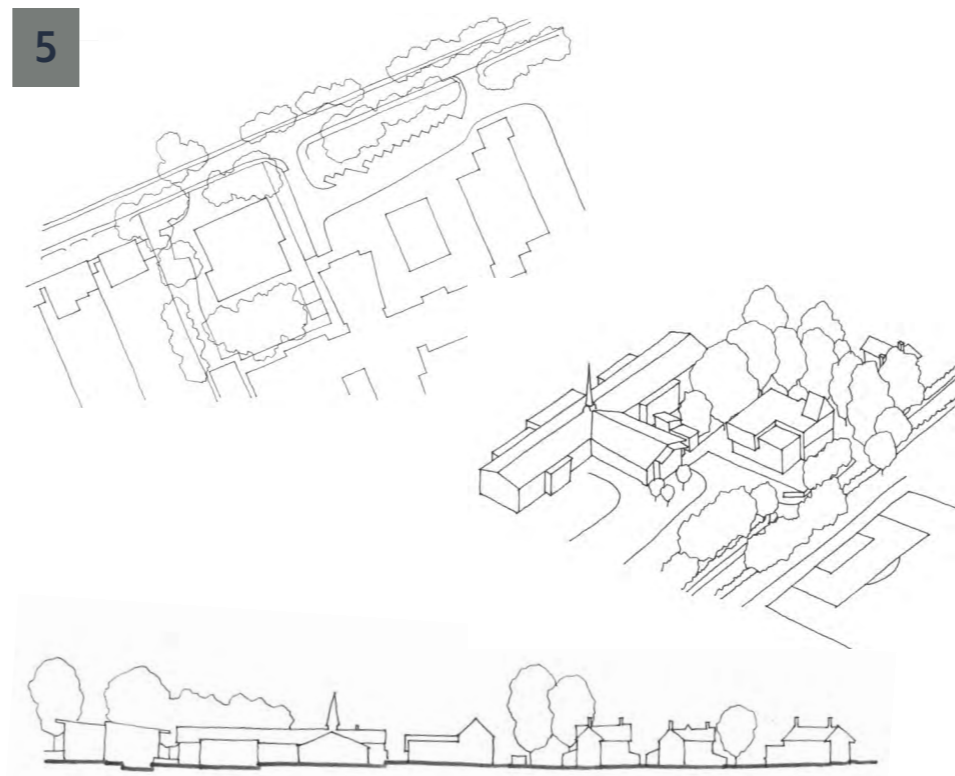
Alternative Massing Approaches For Music School- 3 Storey



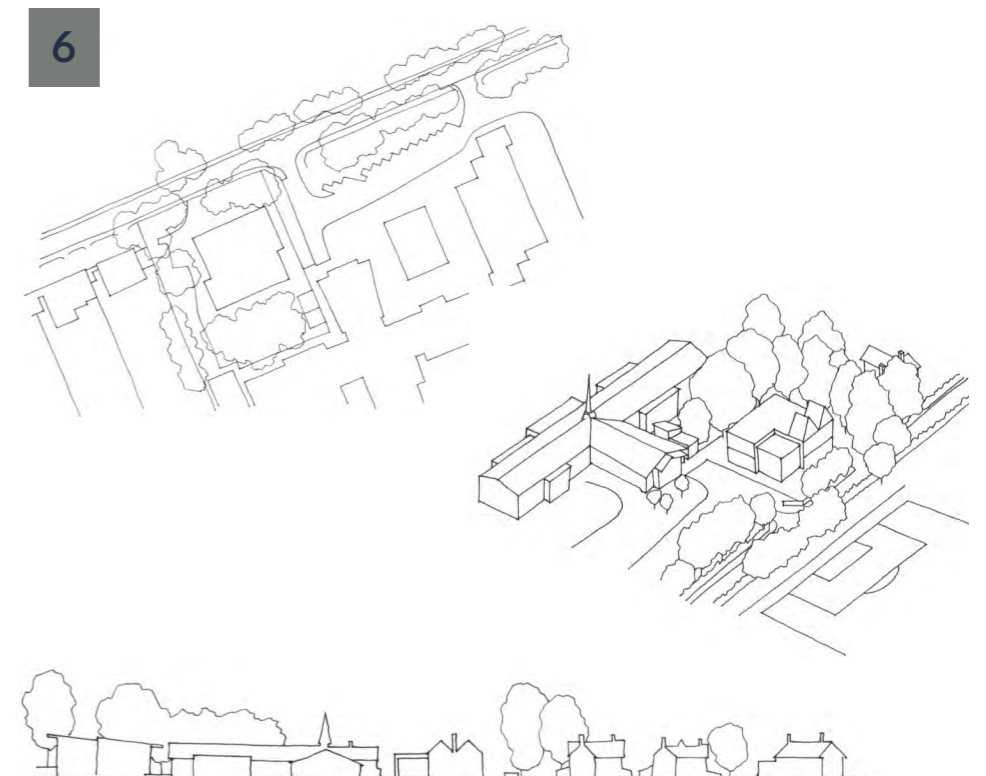
Alternative Massing Approaches For Music School- Part 2 and Part 3 Storey



Alternative Massing Approaches For Music School- 2 Storey



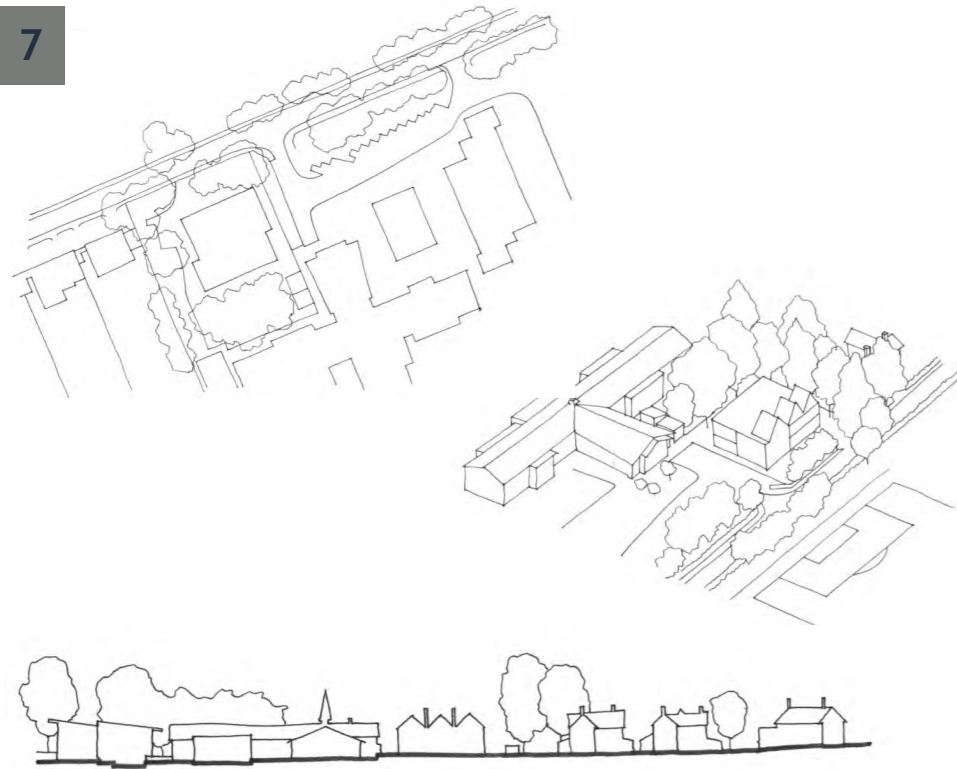
Alternative Massing Approaches For Music School Later Iterations - 2 Storey



Alternative Massing Approaches For Music School Later Iterations - 2 Storey



7



### Design Evolution clarification following Feedback

A number of design massing options were tested at concept stage and are outlined in more detail within the Design Evolutions Document produced by TKLS Architects. A summary is provided here:

1. Although of a similar scale to the various iterations of the masterplan, 3 storeys was considered too bulky and tall in the street scene
2. Again, height too tall and too close to neighbouring properties
3. Even with a set-back 3 storey element, the height would be too imposing and the internal general arrangement limited the operational capacity of the music school
4. Although losing the space accommodation above the recital room due its two storey nature, there is less impact on neighbours and more room for PV panels on the roof, although with a larger footprint
5. Although, again, losing the space above the recital room due its two storey nature, there is less impact on neighbours and more room for PV panels on the roof as well as a closer relationship to the gables featured in the street scene
6. Similar constraint with the recital room, as above, however, with the inclusion of a double-gabled feature, it is architecturally more interesting and is no longer hidden by the trees, giving a greater relationship to the street scene
7. Similar recital room constraint and a triple-gable appears more overbearing than a double-gabled feature
8. Although an evolution and a design concept has been settled upon, comments received at the previous November 2022 pre-application noted the lack of relationship in the existing street scene, therefore, the double-gable featured in Design 6 was reinstated giving a greater relationship to the existing street scene and previous building

Alternative Massing Approaches For Music School Later Iterations – 2 Storey

8



Music School – Building Design Development – Initial Elevational Concept

### Final Design Concept (See The Development Section)





# **PLANNING CONSIDERATIONS**

# Principle of Development

The overarching stance advocated by the National Planning Policy Framework and Policy *DSI* of the *WLP Part 1* and Policy *DMI* of the *WLP Part 2* is a presumption in favour of sustainable development. Policy *CP6* of the *WLP Part 1* also supports the development of local services and facilities such as the expansion or improvement of schools and college as proposed by this application. It is considered that the proposed development constitutes sustainable development, having regard to the three objectives of sustainable development within the NPPF, namely;

**An Economic Role:** by contributing to the local economy both throughout the construction of the development, and post-construction. The proposed development will result in the creation of jobs and wages during the construction phase and will support local businesses and services;

**A Social Role:** by supporting the creation of a new, fit-for-purpose music school, the development will allow a much enhanced and wider, more diverse choice of education for local students and improve accessibility for disabled persons.

**An Environmental Role:** by replacing the existing, outdated building with a new music facility meeting BREEAM Excellent resulting in a highly energy efficient building, leading to carbon reduction in a teaching environment much more suited to the 21st century. It is also the case a Biodiversity Net Gain will be secured and a building of high quality created which sits well within its immediate context which itself is varied in character.

Paragraph 95 of the NPPF states that local authorities should take a positive and collaborative approach to development that will widen choice of education. Para 95(a) provides **great weight** to the need to create, expand or alter schools.

In accordance with Policy *DM14* of the Local Plan, a revised site-wide masterplan for the college was submitted to Winchester City Council for consideration in February 2023 that sets out the Vision and development aspirations, in the long term, for Peter Symonds College.

Additionally, the site is located within Winchester City Centre and therefore, in accordance with Policy *WIN1* and *DMI* of the *WLP Part 2*, development within the defined settlement boundary of Winchester Town (*WIN1*), that accords with the development plan, will be permitted.

As such the proposed new music school at the college will comprise sustainable development in line with the overarching principles advocated in both national and local planning policy.

Following on from the pre-application scheme, the design has evolved significantly to the proposals presented as part of this application and it is considered that in overall planning, the proposals are worthy of support.

## Conclusions

In summary, the proposals are in a highly sustainable location and will provide a much-needed and updated modern music facility in a highly energy efficient, accessible building. The provision of new educational facilities is fully supported within Paragraph 95 of the NPPF and the relevant policies of the Development Plan.



# Design & Appearance

## Policy Context

Paragraph 126 of the *NPPF* requires high-quality, beautiful and sustainable buildings and places. Paragraph 132 also encourages that design quality should be considered throughout the evolution and assessment of individual proposals.

Policy *CP13 High Quality Design*; *CP15 - Green Infrastructure*; and, *CP16 - Biodiversity* of the *WLP Part 1* encourages the highest standards of design for new development and sets out the importance of green infrastructure. Policies *DM15 - Local Distinctiveness* and *DM16 - Site Design Criteria* of the *WLP Part 2* sets out the standards of design for development sites and requires them to respect the local character of an area. Policy *D1 - High Quality, well designed and inclusive places*; *D2 - Design Principles for Winchester Town*; *NE4 - Green and Blue Infrastructure*; *NE9 - Landscape Character* of the Emerging WLP sets out standards of development for new proposals within Winchester including high quality and sustainable design as well as maintaining and enhancing the green infrastructure.

The High Quality Places SPD sets out key criteria development should adhere to: understanding context, general principles of urban design, layout: arrangement of buildings and creation of spaces; high quality spaces; high quality buildings; materials and detailing and extensions.

## Assessment

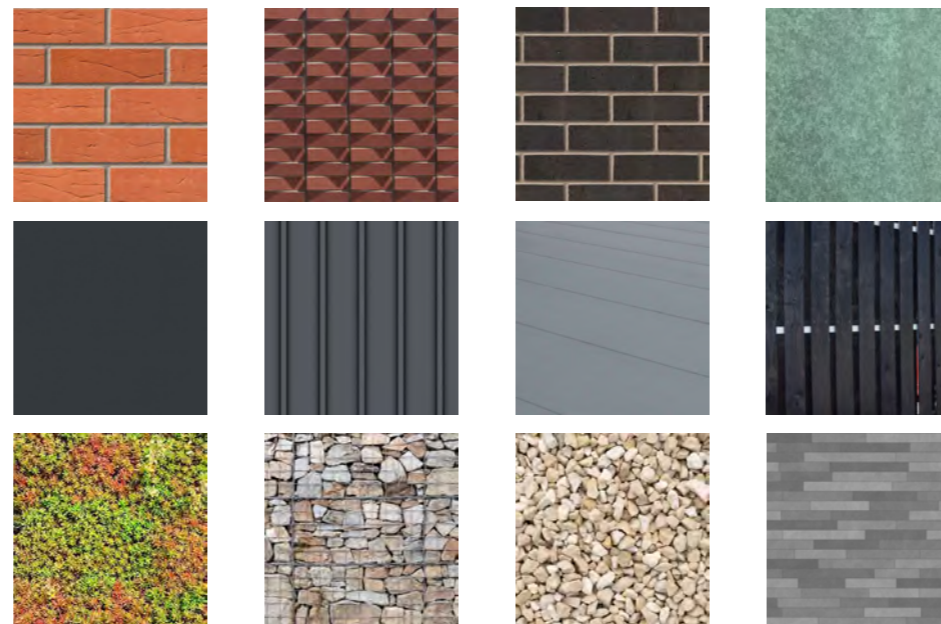
The proposals will provide much needed and improved facilities to support the Colleges' vision to provide an education centre of excellence to which the *NPPF* requires great weight to be given.

The replacement of the existing building, will result in a much more energy efficient building, leading to a reduction in carbon emissions whilst meeting BREEAM Excellent. It will also provide a BNG and greatly improve the educational experience and quality of education in a more inclusive manner. The music school provides and efficient plan form and frees up space elsewhere in the College estate.

Due to the existing building having been greatly altered/extended, Wyke Lodge does not hold any tangible physical attributes in its own right to qualify for local listing (as explained in great detail within the Statement of Significance). Therefore, its loss does not result in substantial harm and the public benefits of the proposals are sufficiently significant and compelling so as to far outweigh any harm arising from the loss of the existing building as reinforced by the Statement of Significance by RPS.

The adopted design approach has successfully balanced the need for a building that functions well as a new music school yet provides a successful addition to the street-scene of Bereweek Road retaining its verdant setting through which the new building will be glimpsed.

The careful use of materials is essential in the success of the design. A palette of high quality materials (brick/copper colour aluminium) is proposed with decorative brickwork to further enhance the building whilst remaining simple and elegant in appearance. The addition of a contemporary building in this location will respond well to the existing college buildings and also provide a successful and interesting transition to the more traditional buildings found within Bereweek Road, representing the further evolution of the College. As Wyke Lodge has been much extended and altered, and does not satisfy the necessary assessment criteria within the Councils own guidance for locally listed buildings, a point acknowledged by the Design Review Panel. Notwithstanding this, the loss of Wyke Lodge has to be balanced against the very clear and compelling public benefits of the proposals for which there is local support and to which the *NPPF* places great weight.



# Landscape Strategy

TGD Landscape have prepared a Landscape Maintenance Plan and Landscape Strategy for Wyke Lodge.

## Scheme Design

The Landscape Maintenance Strategy will ensure that the landscaping around Wyke Lodge will be enhanced by the addition of biodiverse features such as wildflower grasses, hedging, shrubs and ground cover plus other ecological enhancements such as bat boxes, log piles and a hedgehog house, in addition to the retention of the existing mature trees, shrubs and under storey planting. It will also be maintained to a neat and tidy appearance, ensure long-term enhancement of the landscape and the setting of the new Music School.











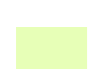









By implementing the landscape strategy, it will protect and enhance the setting of the site, encourage the establishment of new planting, and retain and protect the existing trees on site as well as ensuring good habitat management to increase ecological value.

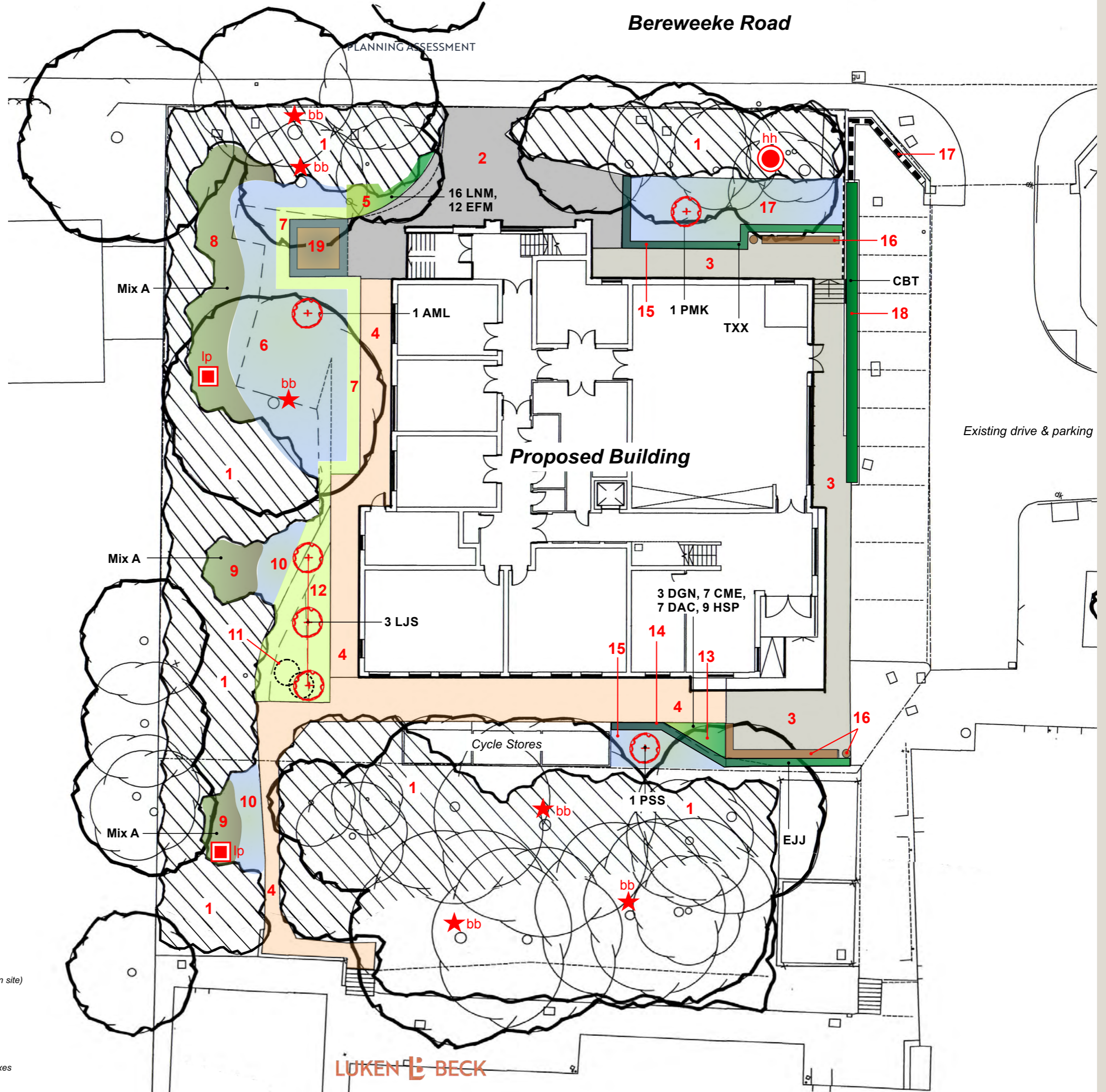
## Conclusions

The Landscape Strategy and Maintenance Plan is considered to be in accordance with *CP15 - Green Infrastructure* and *CP16 - Biodiversity* of the *WLP Part 1*; *DM15 - Local Distinctiveness* and *DM16 - Site Design Criteria* of the *WLP Part 2*; and *D1 - High Quality, well designed and inclusive places*; *NE4 - Green and Blue Infrastructure*; *NE9 - Landscape Character*; Policy *CP13 High Quality Design*; *CP15 - Green Infrastructure*; and, *CP16 - Biodiversity* of the *WLP Part 1* encourages the highest standards of design for new development and sets out the importance of green infrastructure. Policies *DM15 - Local Distinctiveness* and *DM16 - Site Design Criteria* of the *WLP Part 2* sets out the standards of design for development sites and requires them to respect the local character of an area. Policy *D1 - High Quality, well designed and inclusive places*; *D2 - Design Principles for Winchester Town*; *NE4 - Green and Blue Infrastructure*; *NE9 - Landscape Character* of the Emerging WLP sets out standards of development for new proposals within Winchester including high quality and sustainable design as well as maintaining and enhancing the green infrastructure.

# Landscape Strategy

**KEY**

-  Existing landscape (shown in b & w)
-  Existing tree retained & protected (see Barrell Tree Consultancy Tree Report)
-  Approximate extent of existing understorey & shrubs retained
- Proposed hard landscape (shown in colour)**
-  Proposed reinforced gravel - buff coloured aggregate with pinned steel edger
-  Block paving (colour to be agreed)
-  Black bitmac with pcc kerbs
-  Built-in gabion sitting wall with timber slat bench on top (see images)
-  Litter bin
- Proposed soft landscape (shown in colour)**
-  Proposed small flowering tree or large multistemmed feature shrub
-  Evergreen hedge - heights as noted
-  Ornamental shrubs & groundcover
-  Mown grass - species rich turf
-  Long mown wildflower grass - woodland edge mix
-  Areas of shade tolerant understorey planting
-  Green roof over bin store (mix of Sedum species)
-  8 See Legend Notes
-  Remove 2 no. poor quality conifers (average 6m high)
- Proposed Ecology Enhancements**
-  2 no. Neat log piles for wildlife (exact locations agreed on site)
-  1 no. Hedgehog house (exact location agreed on site)
-  Potential location for 6 no. Bat boxes (Schwegler 2F boxes secured to existing trees in locations agreed on site)



# Access & Highways

The planning submission is supported by a Transport Statement and College Travel Plan produced by Scott White Hookins which sets out the impact of the development in transport-related terms, as well as providing details relating to the proposed access and travel arrangements for the wider college. The Transport Statement sets out the projected traffic generation associated with this Phase of the masterplan such as the traffic impact on the highway and the on-site parking demand. The College Travel Plan 2021 - 2026 has been updated as part of this application and will now run from 2023 - 2028 which details baseline analysis, objectives, targets and measures for the period to help increase sustainable transport at the site.

## Policy Context

*Policies CPI0 - Transport* of the *WLP Part 1* and *DM18 - Access and Parking* of the *WLP Part 2* set out that sustainable transport should be prioritised where possible and that provision should be made for parking within developments. Within the *Emerging Winchester Local Plan, Strategic Policy T1 - Sustainable and Active Transport and Travel* sets out the requirement for a Travel Assessment to quantify the amount and type of travel. *Policies T2 - Parking for new development, T3 - Promoting sustainable travel modes of transport and the design and layout of parking for new development* and *T4 - Access for New Developments* set out how sustainable transport modes have been prioritised, the hierarchy of vehicular parking and how the access needs for those with disabilities have been considered within new developments.

Given the proposals will not result in an increase in student or staff numbers at the site, the Transport Statement demonstrates that the existing student and staff numbers can continue to be accommodated within the site in terms of parking demand and trip generation. In addition, the proposals will not have a severe cumulative impact on the local highway network as a result.

The College Travel Plan, now covering the period 2023 – 2028 has also been submitted as part of this application, which details baseline analysis, objectives, targets and measures for the period to help increase sustainable transport at the site.

An Action Plan previously concluded a number of actions linked to the objectives of the plan including increasing compliant car spaces, promoting car sharing through a database system and car shares, engaging with bus companies to provide more student services, improved cycling facilities and increasing sustainable travel awareness through open days and technology amongst other objectives.

Since the previous plan, solo-car travel has reduced to 1% and Bus/Rail Travel has met the target of 75% and increased to 87.5% as well as a 2% increase in cycling. Car drop-offs was proposed to reduce by 2% and, at present, has reduced by 1% however, this is achievable by 2028. The site is in a highly sustainable location with good access to public transport.

Whilst the development will lead to a net increase in built floor area, it must be understood that current improvements are not intended to increase student numbers at this stage but rather improve the quality of facilities available to learners.

On the site as a whole, there are 227 car parking spaces. The total car parking capacity represents 106% of the car parking demand found for the existing staff. It is proposed to remove four car parking spaces which brings capacity closer to the demand figures, representing an element of car parking restraint.

Within this iteration of the College Travel Plan, priority for car-sharing; cycle training by Bespoke Biking; a College Sustainability Officer to engage with cycle network improvements across the City; improving rather than increasing car parking spaces; cycle parking storage; promoting the Cycle to Work Scheme; exploring the potential for salary sacrifice for season tickets on public transport; and, the provision of EV charging with the New Music School (in line with BREEAM Excellent).

## Conclusion

With regard to the above, it is considered that the proposals are in line with the aspirations of the NPPF which seeks to ensure all new developments give priority to sustainable transport and encourage a modal shift. These aspirations are reflected within *Policy CPI0* of the *WLP Part 1* and *Policy DM18* of the *WLP Part 2*. In addition, the design of access to the building and internal circulation has ensured it can be accessible to all in line with *Policy CPI3* of the *WLP Part 1* and *DM16* of the *WLP Part 2*.



als



# Heritage

## Policy Context

Section 16: Conserving and Enhancing the Historic Environment; Paragraph 194, 195 and 203 are all of relevance and summarised in *Section 3: Planning Policy Context* of this document. *Policy CP20 - Heritage and Landscape Character* of the *WLP Part 1* and *Policies HE1 - Historic Environment* and *HE4 - Non-Designated Heritage Assets* of the *Emerging WLP*.

## Historical Baseline

Wyke Lodge was constructed in the late 19<sup>th</sup> Century as a Victorian Suburban villa and was later sold to Peter Symonds School in 1927. During its educational use, the building initially served as dormitories and was later converted to include teaching facilities in 2005. The building is now outdated and no longer fit for modern educational purposes.

Wyke lodge is not listed, locally listed, or located within a Conservation Area however, during pre-application discussions with the by the Local Authority as a 'non-designated heritage asset' (as of 10<sup>th</sup> November 2022), although no formal assessment of the building utilising the local listing criteria (Appendix C of the Winchester Local Plan Part 2 has been provided by the Council.

A significant number of alterations have been made to the building since its construction. A small extension was made to the rear in 1909; a new extension constructed in 1928 comprising a new ground and first floor extension to the north (Bereweke Road) facade for use as dormitories and additional sanitary facilities; a two storey side extension to the west for a new entrance, additional dormitories and sick room were constructed in 1938; a new garage followed in 1939; a new outbuilding containing the boys common room constructed in 1967; a replacement double garage in 1974; a further two storey extension to the east end was constructed in the 1980s; a single storey portacabin/classroom installed to the south dating to around 2005 which is now known as Wyke Lodge Annexe.

## Assessment

The submitted Statement of Significance produced by RPS, summarised below, provides an assessment of significance to ensure that the importance of the building is fully understood.

The building only partially scores under the Social and Communal value criterion and Wyke Lodge does not hold any tangible physical attributes in its own right to qualify for local listing. The architectural features are not particularly good examples of a Victorian villa due to the building's adaption, with numerous extensions and alterations, to an educational use. Whilst the property has some very limited social and communal value and very modest architectural interest, the loss of the building as a result of demolition would be of a very low and localised nature. In accordance with Para 203 of the NPPF, the weight to be afforded to its conservation should be similarly low.

## Historical Building Progress



Key	
<span style="color: red;">■</span>	Original Building (1890s)
<span style="color: green;">■</span>	1909
<span style="color: blue;">■</span>	1928
<span style="color: orange;">■</span>	1938
<span style="color: purple;">■</span>	1974
<span style="color: yellow;">■</span>	1980s
<span style="color: cyan;">■</span>	2005

# Flood Risk, Drainage & Utilities

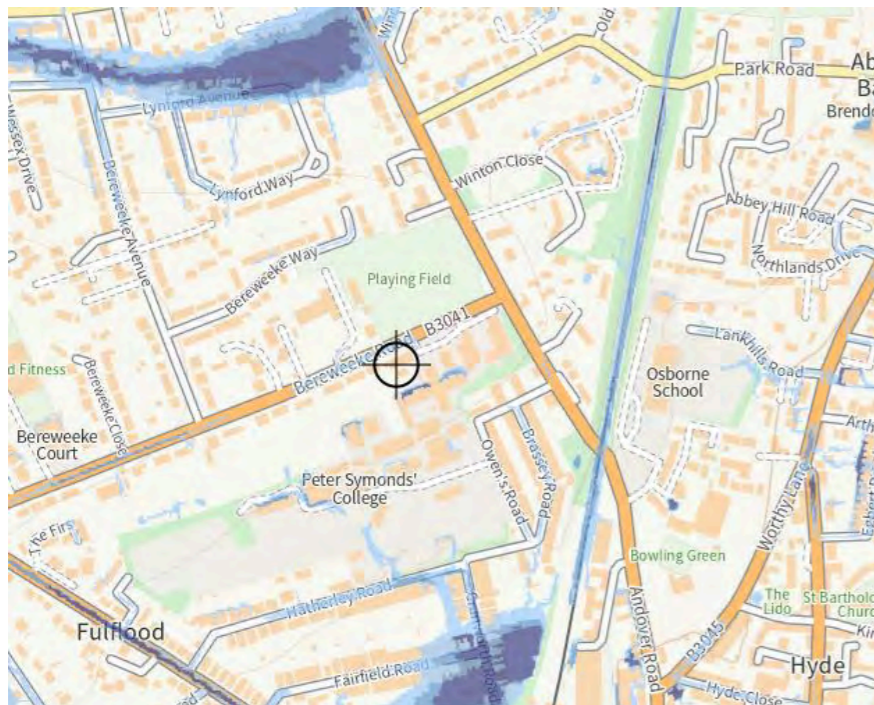
## Policy Context

The *NPPF* and *PPG* set out the requirements for when a Flood Risk Assessment should be carried out and how to perform the Sequential Test and when to perform the Exceptions Test. Policy *CPI1 - Sustainable and Low Carbon Built Development*; *CPI7 - Flooding, Flood Risk and the Water Environment* of the *WLP Part 1* sets the requirement for proposals to sufficiently take into account the Sequential Test and Exception Tests, if required to manage the risk of flooding as well as ensuring sustainable development. Policy *CNI - Mitigating and Adapting to Climate Change*; *CN3 - Energy efficiency standards to reduce carbon emissions*; *NE6 - Flooding and Flood Risk* of the *Emerging WLP* sets out that the LPA will permit development provided it avoids flood risk and provides sufficient energy efficiency measures.

## Drainage Assessment

The planning submission is supported by a Drainage Statement and Strategy produced by Scott White and Hookins which provides the approach taken in developing the drainage strategy for the site. The site is located within Flood Zone 1 (Low Risk) and is therefore considered to be suitable for educational development in flood risk terms.

At present, the site discharges to a soakaway to the east adjacent to a car park. Foul Drainage discharges north towards Berewecke Road.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low

## Proposed Strategy

There is a very low risk of fluvial, surface water, groundwater and reservoir flooding. There is a risk of sewer flooding should public sewers exceed capacity however, provided Southern Water maintain and upgrade sewers where necessary this risk shall be minimised.

Surface water will be disposed of via infiltration with attenuation in the form of permeable surfacing around the building with a soakaway proposed to serve the roof runoff from the building. The size of the soakaway will need to be verified once on-site infiltration testing is carried out.

## Conclusions

The report confirms that developing the site would not increase the risk of flooding within the site or elsewhere, and that there is a satisfactory strategy, incorporating sustainable drainage techniques, for the disposal of surface water runoff from the proposed development. As such the proposals are considered to be in accordance with Policy *CPI7* of the *WLP Part 1* and Policy *NE6* of the *Emerging WLP*.



## Utilities

A Utilities Survey has been carried out by Ridge and Partners.

### Existing Infrastructure

There is existing potable water supply (Southern Water), gas infrastructure (Scotia Gas Networks), Electricity Infrastructure (Scottish and Southern Electricity Networks), and telecommunications infrastructure.

### Proposed New Services and Disconnections

It is proposed to disconnect the existing potable water supply and reconnect with new piping to meet the new building along Berewecke Road.

The proposed building will be disconnecting the existing gas supply in order to meet the governments net-zero targets and meet BREEM guidance.

The existing electricity supply will be disconnected and a new electricity supply, from SSE, has been requested.

Additionally, telecommunications infrastructure is already present on site with the existing College.





# Arboriculture

## Policy Context

Policies *CP15 - Green Infrastructure* and *CP16 - Biodiversity* of the *WLP Part 1* and Policy *NE15 - Special Trees, Important Hedgerows and Ancient Woodlands* of the *Emerging WLP* are of relevance.

## Assessment

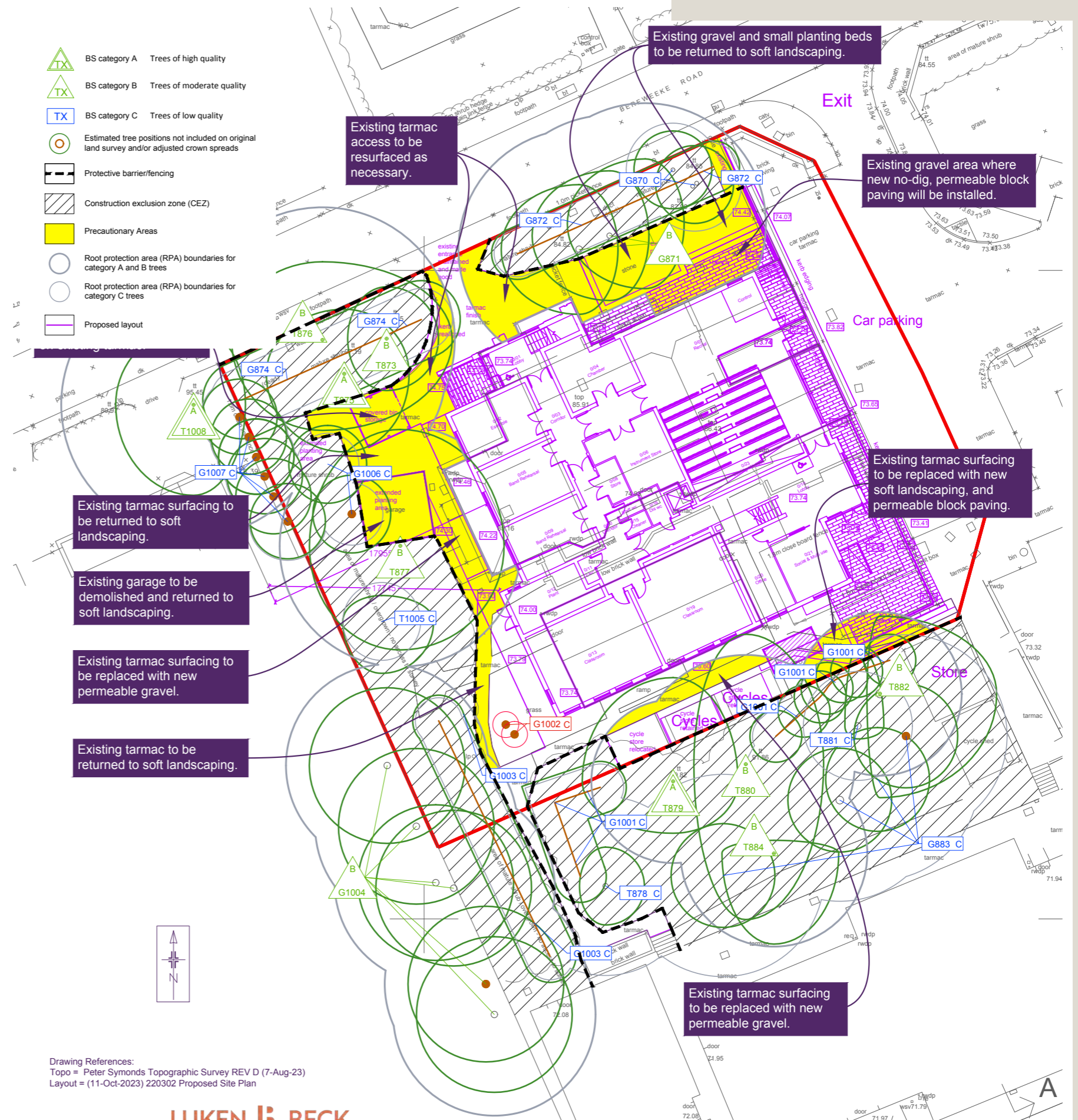
With regards to trees, an Arboricultural Assessment and Method Statement, as well as a Tree Protection Plan, has been prepared by Barrell in support of the application. The documents confirm that no Category A or B trees are to be removed, pruned or adversely impacted by the proposals with protection fencing only put up during construction. The proposals will involve the felling of one Category C tree (G1002) however, due to its low quality, these impacts are unlikely to be significant.

To supplement existing trees and to enhance local character, additional landscaping is proposed to soften the impact of the proposals which is considered to result in a betterment to the landscape character and will enhance the setting of the trees at the site. The scheme is therefore considered to be in line with the aspirations and specifications of *Policies CP15* and *CP16* of the *WLP Part 1* and *Policy NE15* of the *Emerging Winchester Local Plan*.

## Conclusions

The proposals are not considered to have significant arboricultural impacts and are considered policy compliant.

# Tree Protection Plan



# Biodiversity & Ecology

The planning submission is supported by a Preliminary Ecological Assessment; Preliminary Bat Roost Assessment; and, Dusk Emergence & Dawn Re-entry Survey prepared by Middlemarch Environmental Ltd. The PEA contains a desk study and walkover survey produced in accordance with the Phase 1 methodology. The document presents the findings on both construction and operational phases of development, with consideration given to both designated sites and protected species.

## Policy Context

Policies *CP15 - Green Infrastructure* and *CP16 - Biodiversity* of the *WLP Part 1* and Policies *NE1 - Protecting and Enhancing Biodiversity and the Natural Environment in the district*, *NE4 - Green and Blue Infrastructure*; *NE5 - Biodiversity* of the *Emerging WLP* are of relevance.

## Assessment

The document confirms that the proposed development may have impact on European and UK Statutory sites, including the River Itchen SAC / SSSI located 1.2km to the east and therefore, a Habitats Regulations Assessment should be carried out. It will not have any adverse impacts on Non-Statutory sites including Westgate School Woodland SINC and Chilbolton Avenue Beech Strip SINC/RVEI located 810m south west and 980m south west respectively.

The review of protected species at the site confirmed that the proposals could have potential impacts on bats, birds, terrestrial mammals and stag beetles. Mitigation can be provided in the form of bat boxes and integrated bat boxes for roosting bats as well as bird boxes, tree and hedgerow planting and replanting of scrub if removed for birds.

Within the Bat Roost Assessment, some potential roosting features were recorded with Wyke Lodge confirmed as a bat roost due to the presence of bat droppings found within the internal loft space of the building. The garage has a low potential and the annexe has no potential to support roosting bats. As such, there may be the potential for harm/injury to bats, roost destruction and disturbance during construction works.

## Mitigation

In addition to a HRA, consultation with statutory/non-statutory bodies should be carried out as well as sensitive scheme design to mitigate any potential impacts. A Construction Ecological Management Plan should be prepared and include development standoffs and safeguards for all retained habitats; construction timetables; vegetation management and compliance with any Development Licence work. A Landscape and Ecology Management Plan should be prepared to cover a period of 30 years from commencement detailing the establishment and management of all on site compensation and enhancement measures.

The report recommend that at least three Dusk/Dawn Re-emergence surveys be carried out on Wyke Lodge and one carried out on the garage, both of which have since been undertaken. These concluded that commuting bats were present and, as such, a development licence must be obtained from Natural England.

The development should seek to avoid/minimise the loss of features with bat potential and incorporate these into the landscaping and lighting strategies of the scheme, if not then a compensation strategy can be secured as a last resort to obtain a development licence.

## Conclusions

Given the proposals include landscape enhancements to planting along the southern boundary and the retention of mature / semi-mature trees whilst the proposals will mainly comprise the loss of species poor grass/hardstanding in the development of the building it is considered that the proposals are in line with Policies *CP15* and *CP16* of the *WLP Part 1* and Policies *NE1*, *NE4*, *NE5* of the *Emerging WLP* are of relevance.



# Lighting

The planning submission is supported by a Proposed Lighting Layout and Lighting Strategy produced by Ridge.

## Policy Context

Policy *DM17 - Site Development Principles* of the *WLP Part 2* sets out that sites should provide lighting that is not visually intrusive on the surrounding area and Policy *D7 - Development Standards* of the *Emerging WLP* sets out that development should assess the potential impacts from light intrusion/glare.

## Assessment

To respond to the Designing Out Crime assessment, lighting has been designed to provide safe routes for access to the building. As such, the main entrance doors (orange), external bin store (dark blue), pedestrian entrance for bin collection (green), external cycle store (light blue), car park spaces (red), emergency exit (grey), the surroundings of the building are proposed to be illuminated (purple).



## Summary of Lighting Design

External lighting will be designed in accordance with published standards which will be controlled via presence detectors to be energy efficient. The scheme has been designed to allow for light spill into the parking area and for the pedestrian areas of the site whilst also reducing overspill from the scheme. Therefore, the Lighting Strategy is considered in accordance with Policy *DM17* of the *WLP Part 1* and Policy *D7* of the *Emerging WLP*.

# Safety & Security

## Policy Context

Policy *CPI3 High Quality Design* of the *WLP Part 1* encourages the highest standards of design for new development; *DMI6 - Site Design Criteria* of the *WLP Part 2* sets out that the standards of design should follow the principles in Secured by Design. Policy *D1 - High Quality, well designed and inclusive places*; *D2 - Design Principles for Winchester Town* of the *Emerging WLP* sets out standards of development for new proposals within Winchester including high quality and sustainable design as well as maintaining and enhancing the green infrastructure. The *High Quality Places SPD* is also of relevance.

## Assessment

It is considered that PSC has a potentially more at risk of the following crimes incidents: Burglary; Criminal Damage; Theft; Violence and; Anti-Social Behaviour (ASB). Although there is no guarantee that the recommendations made will result in no crime or ASB, the aim is to assess the risks to the development and offer recommendations based on experience.

A list of potential risks is provided below:

- › Pedestrian entrance from Berewecke Road provides limited surveillance
- › Views may be limited to the new building from within the campus
- › No detailed CCTV scheme is provided

## Mitigation

A list of mitigation is provided below:

- › External doors, windows, storage room doors should be in line with LPS 1175 B3, PAS 24:2016, STS 201 BR2 or STS202 BR2;
- › Sufficient lighting to illuminate faces and deter criminals;
- › Installation of CCTV Cameras and an intruder alarm

## Conclusion

The new school can incorporate a number of mitigation measures to prevent crime where possible such as sufficient lighting, CCTV, secure doors and windows.

# Noise

## Policy Context

Policy *DM20 - Development and Noise* sets out that development which generates noise pollution or sensitive to it will only be permitted provided it does not have an unacceptable impact on human health or quality of life.

## Baseline

With consideration to the noise impacts associated with the development, a Noise Impact Assessment Report has been produced by Venta Acoustics as part of the application.

At present, most of the noise on site is primarily from traffic on Berewecke Road.

## Assessment

The proposed noise impacts from the development are unlikely to cause a significant impact on amenity.

Noise from plant machinery on the roof will be fitted with anti-vibration mounts which will control structure borne noise to the building.

The noise from music practice rooms and classrooms are intended to be flexible and will be use, primarily, during the school day (08:30-17:00) with occasional use in evenings. To mitigate any escaping noise, it is proposed to provide acoustic laminate double-glazing or secondary glazing system for the practice rooms with standard double glazing elsewhere.

The remainder of the building is unlikely to experience significant noise ingress

## Conclusion

With the project criteria set out in the report achieved, the scheme would be awarded 3 credits under HEA 05 and 1 credit under Pol 05. The development proposed in this application is therefore considered to be acceptable in this regard. The proposals are also considered to be policy compliant and not cause any significant impacts on human health or neighbouring amenity.



# Energy

An Energy and Sustainability Statement has been produced by Ridge and Partners.

## Policy Context

Policies *CP11 - Sustainable Low and Zero Carbon Built Development Energy Hierarchy* and *CP14 - The Effective Use of Land* of the *WLP Part 1* and Policy *CN2 - Energy Hierarchy; CN3 - Energy Efficiency standards to reduce carbon emissions; CN4 - Water Standards in new developments* of the *Emerging WLP* are of relevance. The proposals will also comply with the Building Regulations Part L 2021.

## Assessment of Low and Zero Carbon Technologies

A number of Low or Zero Carbon (LZC) technologies have been assessed for their applicability to this development. Solar thermal; wind energy; biofuel; community heating; ground source heat pumps (GSHPs); air source heat pumps (ASHPs); combined heat and power (CHPs) and photovoltaics (PVs) were all considered as part of the assessment.

- › **Solar Thermal** - insufficient need for large water usage;
- › **Wind energy** - not appropriate due to the noise and vibration in an urban location;
- › **GSHPs/ASHPs**- insufficient space, noise pollution and demand;
- › **Photovoltaics** - low maintenance, no noise pollution, sufficient energy supply provided overshadowing of panels is minimised, subject to appropriate layout;
- › **Community Heating** - not considered appropriate for Wyke Lodge however, they can provide multiple community benefits and could be an option explored in future;
- › **CHPs** - benefits of a CHP is found to be marginal, mainly due to the lack of a substantial hot water base load.

Therefore, it is proposed to install a PV array of an area of approx. 122m<sup>2</sup>. By using this photovoltaic technologies, a 42% reduction in CO<sub>2</sub> from standard, per annum, can be achieved. Further to this, a predicted financial payback of 10 years for the proposed system will be achieved.

## Conclusions

BREEAM Excellent has been proposed with a sequential approach to the energy hierarchy being undertaken (CP11 of the WLP Part 1) of which the above LCZ technologies have been assessed with PV technology being the most applicable technology for the site. As such, the scheme is considered to be in accordance with Policy *CP11 and CP14* of the *WLP Part 1* and Policies *CN2; CN3* and *CN4* of the *Emerging WLP*.







**CONCLUSIONS**

# Conclusions

## Scope of the Application

The proposals comprise the replacement of Wyke Lodge, adjoining detached garage and annexe, with a new, two storey music school accommodating state of the art educational facilities including: 1 Ensemble room; 2 Band rehearsal rooms; 2 Chamber rooms (classical music); 5 Practice Rooms; 4 new classrooms including 1 MAC Classroom for digital music production; 112 Seat Performance Theatre/Recital Room with retractable seating, control room and first floor viewing gallery; Recording studio with vocal booth and live room.

The building is of a contemporary design which respects the immediate setting of the site by providing a positive transition between the existing College buildings and the more traditional properties to the west. The proposals will also greatly enhance accessibility for students and staff with mobility issues, aims to achieve BREEAM excellent and embraces renewable energy including PV Panels on 50% of the roof.

## Planning Context

The proposals constitute sustainable development, and consequently, in accordance with the Paragraph 11 of the NPPF and Policy *DS1* of the *WLP Part 1* and Policy *DMI* of the *WLP Part 2*, there is a presumption in favour of approving the application. Furthermore, great weight is afforded to the need to create, expand or alter schools and colleges by Paragraph 95(a) of the NPPF to ensure that the educational needs of communities are provided and enhanced.

The replacement of Wyke Lodge will result in a highly attractive and accessible state of the art music school which will greatly improve the teaching facilities at Peter Symonds College thereby assisting the college in its aspirations in becoming an All Steinway School. If this ambition is achieved, Peter Symonds will be the first state school in the country to become an All Steinway School

The building has been designed to ensure no harmful impact upon neighbouring properties and will retain all important trees whilst enabling additional landscaping to occur together with a Biodiversity Net Gain.

The proposed building will be highly energy efficient, meet BREEAM 'Excellent' and has community support. The Music School will represent a well-designed, contemporary addition to the street scene, whilst also protecting the sylvan character of the site. The proposals are considered to be in full compliance with the NPPF and the relevant policies of the Winchester Development Plan and the emerging Vision and Masterplan and consequently, the planning balance weighs heavily in favour of support of the application.

Given the great weight to be given to the expansion or improvement of schools and colleges it is respectfully suggested that the proposals deserve the support of the Council given the significant and compelling social benefits arising for future generations of students and also having regard to the environmental and economic benefits of the proposals which has secured Government funding resulting in a substantial investment (Circa. £4million) within the City.

It is requested that the application be approved as soon as possible in order to secure the Government funding to enable the project to proceed.





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