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Prince's Mead School Trust

Proposed Extension to Coach House

at

**Prince's Mead School
Worthy Park House,
King's Worthy
Winchester
SO21 1AN**

Planning Statement

including

Heritage Assessment

and

Design & Access Statement

To support Pre-application submission

31 January 2024

1.0 Introduction and Rationale for the Application Proposals.

- 1.1. This planning statement accompanies a request for pre-application planning and listed building advice for a proposed single storey extension to the Coach House at Prince's Mead School.
- 1.2. Prince's Mead School was founded in 1949 and is an independent day school for boys and girls between the ages of 4 -11, together with on-site nursery provision. In 1999 it moved from premises in Winchester to Worthy Park House, at King's Worthy, to the east of Winchester. Worthy Park House is listed Grade II* and the Coach House within the grounds which is also occupied by the School is separately listed Grade II.
- 1.3. Since moving to Worthy Park House, the School has, over time, added to and improved its accommodation including with the construction of a new sports hall and acquiring additional land to extend the outdoor sports provision. The Coach House was, at the time of the School moving to Worthy Park House, in separate ownership and in office use, but this building has now been acquired and provides additional, early years accommodation for the School.
- 1.4. The most recent addition to the school premises has been the provision of an extension to Worthy Park House for kitchen and dining facilities together with additional classrooms, permission for which was granted in January 2018 under the reference SDNP/17/02875/FUL and SDNP/17/07826/LIS. These works have been completed and the extension now in use, providing a major enhancement of the facilities for the School.
- 1.5. Following on from that permission and development, further works were undertaken to the Coach House to provide a comprehensive refurbishment in order both to maintain the property and to enhance its character and appearance.
as follows:
- 1.6 Planning and listed building consent were granted in May 2020 under the Council's references: SDNP/20/00908/FUL and SDNP/20/00909/LIS for:

Refurbishment works to the Coach House exterior: Phase 1 to include alterations and works to external walls and windows, (but excluding any

works to roof) together with minor external works to include new canopy, landscaping and boundary treatment.

- 1.7 The remaining works (Phase II) were the subject of planning permission and listed building consent in March 2023 under the Council's references: SDNP/22/04980/FUL and SDNP/22/04981/LIS for:

Refurbishment Works to the Coach House Exterior Phase 2: re-roofing works and new rooflights

- 1.8 The Coach House provides the early years classrooms, for nursery, reception and Year 1. This enables the younger children to be provided in accommodation which is self-contained with its own external space, whilst offering direct and easy access to the main School facilities and in particular the dining facilities.
- 1.9 Prince's Mead currently has a waiting list for pupils wishing to join its thriving Nursery. The School wishes to expand its Nursery provision in order to meet this additional demand for places. The extension would provide an additional EYFS classroom, in line with all EYFS statutory guidelines and be in keeping with the current Coach House building for our youngest pupils to enjoy. Being able to accommodate circa 20 additional pupils, by extended the building that is already housing our EYFS pupils, will support families who are waiting for Nursery spaces in and around Winchester.
- 1.10 This statement, prepared jointly with Re-Format Architects, introduces the site in Section 2 and the scheme proposals in Section 3, before setting out a brief review of relevant planning policies in Section 4. The main section of the statement is at Section 5 which addresses the main planning issues arising from the scheme proposals including a heritage assessment of the impact on the listed buildings. Conclusions are drawn in Section 6 together with a request for advice.
- 1.11 This Statement addresses the design approach, planning and heritage issues and should be read in association with the submitted plans accompanying the request for pre-application advice, namely:
- 16109-RFT-00-GF-DR-A-0001-S3-02- Location Plan
 - 16109-RFT-01-GF-DR-A-0171-S3- - Coach House – Existing
 - 16109-RFT-01-GF-DR-A-SK 0150-S3- - Coach House - Existing Layout.pdf
 - Photos of the Coach House.
 - 16109-RFT-01-GF-DR-A-SK 0157-S3- - Coach House - Nursery Expansion
 - 16109-RFT-01-GF-DR-A-SK 0158-S3- - Coach House - Nursery

Expansion Sketch View (Front)

- 16109-RFT-01-GF-DR-A-SK 0159-S3- - Coach House - Nursery
Expansion Sketch View (Rear)
- 16109-RFT-01-GF-DR-A-SK 0160-S3- - Coach House - Nursery
Expansion sketch view (Side)

2.0 Application Site and Location

- 2.1 Prince's Mead School occupies a 5.68 hectare site on the northern side of the B3047 approximately 1km to the east of the junction with the A33 and within the countryside and South Downs National Park. The main school building is Worthy Park House, a Grade II* listed, former residential house within a parkland setting, designed by Sir Robert Smirke and dating from the 1820s.
- 2.2 There are a small number of other buildings within the School site, including the Coach House, which is separately listed Grade II to the immediate north-east of the house, and thought also to be by Smirke, as well as the much more recently built sports hall to the west. There is a hard surfaced play area / netball court to the immediate west of the main house and the main grassed playing fields, hard surfaced tennis courts/netball courts and play areas lie to the south.
- 2.3 The grounds are also included on the Hampshire County Council's register of Historic Parks and Gardens (No 1550).
- 2.4 There is a Scheduled Monument (Saxon Cemetery) in the woodland area to the west of the Site.
- 2.5 Vehicular access is from the B3047 to the main entrance of Worthy Park House which is on its northern side. A gravelled drive leads to northern (entrance) side of the house, with car parking for parents and visitors. Parking for the School's fleet of minibuses is to the immediate north of the Sports Hall with staff parking to the north of the driveway and north of the Coach House
- 2.6 The School's northern edge is a belt of woodland which is an important educational resource for the School.
- 2.7 The whole site lies within the South Downs National Park. Although the School enjoys extensive view over and across the Itchen Valley from its south side, there are very limited views into the site from the surrounding area, and where there are glimpsed views, these are of the southern side of the main School building and sports grounds in front. There are no public views of the northern (entrance) side of the building and of the Coach House.
- 2.8 The driveway to the School from the B3047 also serves two residential properties; and the eastern boundary south of the driveway bounds one of the residential dwellings. The surrounding land is either woodland or farmland.

3.0 Scheme Proposals and Draft Design & Access Statement

- 3.1 The proposal seeks to extend the Coach House with a single storey addition to accommodate a second classroom for the nursery accommodation.

- 3.1 The proposed extension would be a single storey extension under a flat roof largely to the rear of the existing Coach House but with a modest corridor width extension along the western side to accommodate external access from the upper floors to the dedicated playspace for the early years' pupils. The size of the extension is dictated by the floorspace needs for nursery school space together the required toilet accommodation.
- 3.2 The siting and form of the extension has been designed to be read as a subservient addition to the Coach House to protect and preserve the main front to the Coach House facing the new School extension.
- 3.3 In terms of materials, it is suggested that the external walls be painted brickwork to match the rest of the Coach House, including the original building and the later additions along the eastern side. Window and door frames would have matching profiles and be in the same RAL colour (Polyester powder coated aluminium in a matt RAL 7035) as the replacement fenestration previously approved for the coach house. The flat roof would be finished in an unobtrusive dark grey single ply membrane, with any visible eaves and soffit trims in aluminium powder coated to match the window/ door frames.
- 3.4 In terms of access, the extension would be pedestrian access only to serve the new accommodation. There are no implications for the vehicular access, staff and parents/ visitor parking or the School minibus parking.
- 3.5 The Design & Access Statement will be developed as part of a future planning application.

4.0 Relevant Planning Policies

4.1 The objective of this section is not to set out at length a list of all relevant policies at a national and local level but to identify key planning policy themes which will be addressed further in the main planning assessment in Section 5.

4.2 The proposed development has taken full account of the National Planning Policy Framework (Framework) and Planning Practice Guidance (PPG) together with policies in the statutory development plan, comprising the South Downs Local Plan, adopted in July 2019. The site lies within the National Park where the two statutory purposes for its designation are to:

- To conserve and enhance the natural beauty, wildlife and cultural heritage of their areas;
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas

There is also a duty to foster the economic and social well-being of the local community in pursuit of these purposes.

4.3 With regard to the Framework, the following policy areas have guided the scheme development:

Section	Principle (with specific para references)
Achieving Sustainable Development: Section 2; paras 7-11	Presumption in favour of sustainable development with an economic, social and environmental dimension
Section 6: Supporting a Prosperous Rural Economy	Supporting the sustainable growth and expansion of all types of business and enterprise in rural areas both through conversion and well designed new buildings to promote a strong rural economy (paras. 83 and 84).
Section 12: Achieving well designed places	Good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities. (para 124)
Section 8: Promoting Healthy Communities	Great importance attached to ensuring a sufficient choice of school places to meet the needs of existing and new communities. LPAs to give great weight to the need to create, expand or later schools (para 94)
Section 15: Conserving and Enhancing the Natural Environment	Great weight should be given to conserving landscape and scenic beauty in National Parks Which have the highest status of protection in relation to landscape and scenic beauty (para 172)

<p>Section 16: Conserving and enhancing the historic environment</p>	<p>In determining applications, the significance of any heritage asset should be described, including any contribution made by its setting (para 189) LPAs should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality and the desirability of new development making a positive contribution to local character and distinctiveness (para 192). In considering the impact of proposed development on the significance of a heritage asset, great weight should be given to the asset's conservation (193).</p>
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4.4 The following policies are relevant from the Local Plan.

Policy	Objective
Core Policy SD1: Sustainable Development	A commitment to sustainable development to accord with the objectives and purposes of the National Park.
Core Policy SD2	Presumption in favour of development which has positive impact on the natural environment to contribute goods and services.
Strategic Policy SD4:	Requirement to conserve and enhance landscape character.
Strategic Policy SD5: Design	Seeking a landscape led approach and respect local character through sensitive and high quality design.
Strategic Policy SD7: Relative Tranquillity.	Seeking for development proposals to conserve and enhance relative tranquillity.
Strategic Policy SD8: Dark Night Skies	Seeking for development proposals to conserve and enhance dark night skies.
Strategic Policy SD9: Biodiversity and Geodiversity	Seeking for development proposals to conserve and enhance biodiversity and geodiversity
Strategic Policy SD12: Historic Environment	Seeking for development proposals to conserve and enhance the historic environment, including through the safeguarding of heritage assets and their setting. More detailed policies are set out under Development Management Policies SD13-15.

5.0 Planning Assessment

- 5.1 This section of the report addresses the principal considerations relating to the current proposals.

Heritage Assessment

- 5.2 There is a statutory duty to have regard to the desirability of preserving listed buildings or their setting or any special architectural or historic features that they possess. Section 16 of the Framework sets out the importance that is attached to conserving and enhancing the historic environment and these principles are repeated in the development plan.
- 5.3 The School fully recognises the heritage importance of the buildings it occupies at Worthy Park and takes very seriously its custodial duties towards the upkeep of these buildings, including both Worthy Park House and the Coach House. This responsibility requires to be balanced at all times with ensuring that the School can offer an outstanding education to its pupils, now and in the future, and therefore ensuring that Worthy Park House and the Coach House together with its grounds can continue to offer a secure, long term home for the School.
- 5.4 The significance of the Coach House as a designated heritage asset is primarily its external appearance and particularly the southern elevation and attractive cupola and its historic relationship with Worthy Park House, including that both buildings are thought to have been designed by the same architect. A copy of the listing description is attached to this statement
- 5.5 The extension has been designed to be a subservient addition to the Coach House. As set out above, the southern elevation comprises the key elevation with the sides and particularly the rear the subject of subsequent additions and alterations. The extension has therefore been focused to the rear of the building and away from the main frontage. Internally and as previously acknowledged, there is nothing remaining of architectural or historic interest, reflecting the range of previous uses of the Coach House.
- 5.6 It is therefore considered that the proposed works will not harm but will preserve the building and its setting and any features of special architectural or historic interest which it possesses. The proposed works, given their scale, form and siting will also not adversely affect the setting of Worthy Park House.
- 5.7 The scheme proposals therefore accord with the principles set out in the Framework, with particular reference to Section 16, as well as Policies SD12-SD15 of the Local Plan and the statutory purposes of the designation of National Parks.

Landscape and Tree Issues

- 5.8. Given the very small scale of the works adjacent the Coach House, there are no wider landscape issues arising from the application.
- 5.9. An arboricultural assessment will be undertaken to accompany a future planning application to ensure that the proposal will not affect the adjoining beech tree. It is recognised that there may be specific requirements relating to the design of the foundations if a small part of the root system to this tree is affected.
- 5.10. Given the siting of the Coach House to the rear of Worthy Park House, there are no public views of this building and therefore of the proposal. Any views are solely from within the School grounds where it will be seen as modest addition to the existing Coach House.
- 5.11 The scheme proposals do not harm the landscape and scenic beauty of the National Park. The scheme proposals therefore accord with the principles set out in the Framework, with particular reference to Section 15, as well as Policy SD4 of the Local Plan and the statutory purposes of the designation of National Parks.

Ecology

- 5.12. A future application will be supported by an updated ecology assessment. The Coach House is known to support a maternity bat roost but that roost is sited closer to the cupola within the roof space and would not be affected by this proposal.

Lighting

- 5.13 No additional lighting is proposed as a result of these works. There is therefore no effect on the National Park Authority's objectives in respect of Dark Night Skies including under Policies SD7 and SD8 of the Local Plan.

Noise Impact

- 5.14 The Coach House is part of an existing and established School on the site of Worthy Park House and is already used for educational purposes. There are no noise implications arising.

Neighbour Amenity Issues

- 5.15 There are no neighbour amenity issues arising.

6.0 Conclusion and Advice Sought

- 6.1 These works are proposed to provide much needed additional nursery accommodation to serve the School. Furthermore, they will assist in enabling the Coach House to continue to be in permanent use and cared for as part of the School accommodation.
- 6.2 The School and its consultant team would welcome an early discussion on site on the proposals in order that they can move forward to a planning and listed building application.

Appendix 1

Copy of Listing Description for the Stable Block (Coach House) Source: Historic England

STABLE BLOCK 25 M NE OF WORTHY PARK

Overview

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1155825

Date first listed:

13-Aug-1984

Statutory Address:

STABLE BLOCK 25 M NE OF WORTHY PARK, B3047

Location

Statutory Address:

STABLE BLOCK 25 M NE OF WORTHY PARK, B3047

The building or site itself may lie within the boundary of more than one authority.

County:

Hampshire

District:

Winchester (District Authority)

Parish:

Itchen Valley

National Park:

SOUTH DOWNS

National Grid Reference:

SU 50204 32954

Details

SU 53 SW ITCHEN VALLEY B3047

7/6 Stable block 25 m. N.E. of Worthy Park

GV II

Stable block. 1829 by Sir Robert Smirke. Colourwashed red brick, slated roof. Single storey, 9 bay stable block having 3 bay projecting porch with hay loft over. 4 Doric columns to ground floor with plain full entablature and 2 pilasters in each corner. Above 3 segmental openings blank except for centre which has loft door. Added brick rooms added under porch between outer columns. Hipped roof with large cupola of square base with clock face on each face and a small Doric column on each corner supporting squat dome with bell inside and ornate urn on top. In bays either side of central part 2-light casements segmental head and outside that a wide segmental headed opening for a carriage shed blocked C20 with door or window inserted. Roof hipped.

Listing NGR: SP4537832827

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

145629

Legacy System:

LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing.