

BCP Council
 Planning Services
By email only

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Date: 12 April 2024
 Your reference:
 Our reference: GM 3994

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Dear Sirs


Re: Prior approval application for demolition of the existing building at the former Bournemouth and Poole College site on Constitution Hill Road, Poole





On behalf of our client, Investment & Development, BCP Council (the applicant), I herewith submit a prior approval application for the demolition of the existing buildings of the former Bournemouth and Poole College site on Constitution Hill Road, Poole.

The application comprises:

- Completed applications forms
- Location Plan (includes existing dwellings to be demolished) 1:1250 @ A3
- Arboricultural Tree Survey, Impact Assessment and Tree protective fencing plan by Mark Hinsley Arboricultural Consultants Ltd.
- Demolition management plan prepared by BCP Council
- Copy of the site notice which has been erected on the site.

The table set out below shows how the proposed development complies with Schedule 2, Part 11, Class B (demolition of buildings) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).




Development is not permitted by class B.1 if-		Our response	Compliant
a	The building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support	N/A as the buildings have not been rendered as unsafe.	




b	the demolition is “relevant demolition” for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area)	N/A as the site is not located in a conservation area.	
c	the building is used, or was last used, for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, including a purpose as described in Class AA (drinking establishments with expanded food provision) of Part 3 of Schedule 2 to this Order	N/A as the building is not used, and has not previously been used for a purpose falling within Class A4 .	
d	the building is used, or was last used, for the purpose of— (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre;	N/A as the building is not being used, and has not previously been used for the purposes of a concert hall, a venue for live music performance or for a theatre.	
e	the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure— (i) that is a listed building; (ii) that is a scheduled monument; (iii) within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv) within the grounds of a museum or art gallery; or (v) within the curtilage of a dwellinghouse	N/A as the demolition does not relate to a statue, memorial or monument. The applicant has been made aware that an application request to list the Former Lady Russell Coates House put forward to Historic England was rejected on the 27 th February 2024. (copy of this report is attached to the end of this letter)	

As the proposed development is compliant to the requirements of Class B.1 (see table above), the proposal can be considered under the Prior Notification for demolition of buildings, provided that the conditions (as set out below) can be complied with.

Class B conditions

Paragraph B.2(i) of Class B requires the developer, before beginning development, to apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site. Paragraph B.2(ii) states that the application must be accompanied by a written description of the proposed development, a statement that a notice has been posted and any fee to be required to be paid. Table 2 sets out the requirements and the Applicants response.

Condition (development is permitted by Class B subject to the following conditions-)		Applicants response	Compliant
a	where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;	n/a as development is not urgently needed in the interests of safety or health.	
b	where the demolition does not fall within paragraph (a) and is not excluded demolition-		
b(i)	(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site;	This letter forms part of the application to the local authority. Refer to A above	
b(ii)	(ii) an application described in paragraph b(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in	Description of development: Demolition of existing buildings at Former	

	accordance with paragraph (b)(iv) and any fee required to be paid;	Bournemouth and Poole College, Constitution Hill Road, Poole. Statement that a notice has been put up: This confirms that a notice has been posted in accordance with paragraph (b) (iv) and any fee required to be paid has been paid.	
b(iv)	(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;	This has been noted. A site notice has been erected.	
b(v)	(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;	This has been noted	
b(vii)	(vii) the development must not begin before the occurrence of one of the following— (aa) the receipt by the applicant from the local planning authority of a written notice of	This has been noted.	



	<p>their determination that such prior approval is not required;</p> <p>(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or</p> <p>(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;</p>		
b(viii)	<p>(viii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—</p> <p>(aa) where prior approval is required, in accordance with the details approved;</p> <p>(bb) where prior approval is not required, in accordance with the details submitted with the application;</p>	<p>This has been noted.</p> <p>The application is supported by (i) a demolition method statement and (ii) arboricultural impact appraisal together with a tree protection plan.</p>	
b(ix)	<p>(ix) the development must be carried out—</p> <p>(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given;</p> <p>(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii);</p>	<p>This has been noted.</p>	

Table 2: Conditions


As the above table demonstrates, the proposed demolition would constitute PD.

Conclusion

This statement has been prepared on behalf of Investment and Development, BCP Council (“the Applicant”) and is submitted in support of a prior approval application for the demolition of the existing buildings at the former Bournemouth and Poole College site on Constitution Hill Road, Poole.

This statement sets out how the proposal meets the requirements of Schedule 2, Part 11, Class B (demolition of buildings) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and demonstrates how the proposal would constitute permitted development.

Yours sincerely,

A handwritten signature in blue ink that reads 'CMS'.

Clare Spiller BSc (Hons) PG Dip T&CP MRTPI
Associate Director

Enc....

Historic England letter 27th February 2024

Application Name: Former Lady Russell Cotes House**Number:** 1489631**Type:** New**Heritage Category:** Listing**Address:**

Former Bournemouth and Poole College, Constitution Hill Road, Poole, Dorset, BH14 0QA

County	District	District Type	Parish
	Bournemouth, Christchurch and Poole	Unitary Authority	Non Civil Parish

Recommendation: Reject**Assessment****BACKGROUND AND CONTEXT**

Historic England has received an application to assess Lady Russell Cotes House in Poole for listing. The building is not located within a conservation area.

The LPA is currently considering a prior approval application for demolition which is due to expire on 5 March 2024. The site notice for this application suggests that demolition is not proposed to take place before 23 September 2024.

HISTORY AND DETAILS

The Russell-Cotes Nautical School was a sea training school set up by Dr Barnardo's Homes. It provided naval training for orphaned and destitute boys between the ages of 13 and 16 for entry into the Merchant Navy. It was built in 1919 on land donated by Sir Merton and Lady Annie Nelson Russell-Cotes. Sir Russell-Cotes (1835-1921) was a businessman and politician who was influential in the development of Bournemouth as a seaside resort. The central building was named in honour of Lady Russell-Cotes (1835-1920) who had donated funds for its construction. The school was designed by Wilberforce Ernest Hazell (1871-1953), a Welsh born architect who studied at the Royal Academy Schools in London and was elected as a Fellow of the Royal Institute of British Architects (FRIBA) in 1907.

The school grounds encompassed Lady Russell-Coates House, along with four houses, each accommodating 60 boys, a gymnasium, workshops, playing fields and a large pond. A porch was added to the entrance of Lady Russell-Coates House between the 1920s and 1950s. The school was amalgamated with the Watts Naval Training School in 1949 and was renamed the Parkstone Sea Training School in 1951. The school closed in 1964 after which the site was taken on by the Bournemouth and Poole Technical College. Extensions were made to the rear and east end of Lady Russell-Coates House around this time. The site has remained vacant since 2015 following the closure of the college and has since fallen into disrepair.

Lady Russell Coates House is situated to south-east of the group of former school and college buildings. It has a linear plan, with a symmetrical frontage set over three storeys including a semi basement, with an L-shaped range of single storey buildings to the east end. The building is constructed of red brick with rough cast render to the uppermost storey. The paired and tripartite casement windows have eight panes divided by glazing bars and have flat brick header sills and lintels. The projecting double-gabled central bays feature a porticoed porch on square pillars supporting a cornice and leaded canopy. Above is a fascia, framed by brick dentils and consoles, featuring the remains of lettering for Lady Russell Coates House. Above a projecting cornice at second floor level is a large central window flanked by pairs of casements. To the apex of the roof above is a louvred cupola with a domed roof. The outer projecting gables are asymmetrical, with the outer eaves descending to first-floor level. These feature two windows on each floor. Between each of the projecting gables are three bays of windows to each floor. A rendered single-storey structure with pitched roof is linked to the east side of the building. No features of interest are known to survive to the interior.

ASSESSMENT

The Principles of Selection for Listed Buildings (DCMS, 2018) sets out the statutory criteria for designation explaining that, to be added to the List, buildings must be of special architectural and historic interest and that progressively greater selection is required when assessing buildings dating from after 1850.

Historic England's Listing Selection Guides for Health and Welfare Buildings and Education Buildings (both December 2017) provides further considerations for the assessment of this building type.

Judged against the criteria, the considerations in our supplementary guidance and the information available, Lady Russell-Coates House, Poole is not recommended for listing for the following principal reasons:

Degree of Architectural interest:

* While the building has been designed by a competent architect in an architectural style that is recognisable of the Arts and Crafts influence, its design is not of the rigorous standard required for a building of this age to meet the threshold for listing.

Degree of Historic interest:

* The building is interesting as an example of a purpose built nautical school set up by Dr Barnardo's Homes, however this fails to make up for the shortfall in its architectural interest;

* The associations of the building with Sir Melton and Lady Russell-Cotes are of good local interest, however this does not sufficiently raise the interest for it to merit listing in the national context.

CONCLUSION

While Lady Russell-Cotes House has some good claims to local interest, it does not quite meet the high standard required to recommend it for listing in the national context.

SOURCES

HER entry for Russell Cotes Nautical School, Constitutional Hill Road, Poole, HER number: MWX4493
Russell-Cotes Sea Training School, Parkstone, Dorset, accessed 12 February 2024 from

<https://www.childrenshomes.org.uk/ParkstoneSeaDB/>

'Old Poole College Set to be Replaced with Affordable Homes', Bournemouth Echo, 16 December 2023, accessed 12 February 2024 from

<https://www.bournemouthecho.co.uk/news/23992921.old-poole-college-set-replaced-affordable-homes/>

Ladell, A, Souvenir of HRH The Prince of Wales to Bournemouth, 19 October 1927

Biography of Hazell, Wilberforce Ernest 1871 – 1953, accessed 12 February 2024 from <https://architecture.arthistoryresearch.net/architects/hazell-wilberforce-ernest>