

No: BH2017/02681 **Ward:** Rottingdean Coastal Ward

App Type: Listed Building Consent

Address: St Aubyns School 76 High Street Rottingdean Brighton BN2 7JN

Proposal: Conversion of existing buildings of Field House and part of its northern extension. Conversion and alteration of existing terraced cottages and Rumneys to residential use (C3). Retention of existing Sports pavilion, war memorial, water fountain and chapel, demolition of all other buildings and alterations to boundary flint wall along Steyning Road and The Twitten.

Officer: Chris Swain, tel: 292178 **Valid Date:** 06.09.2017

Con Area: Rottingdean Conservation Area **Expiry Date:** 01.11.2017

Listed Building Grade: Listed Building Grade II

Agent: Boyer Planning 2nd Floor 24 Southwark Bridge Road London SE1 9HF

Applicant: Fairfax Acquisitions Ltd C/o Boyer Planning 2nd Floor 24 Southwark Bridge Road London SE1 9HF

1. RECOMMENDATION

1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out below and resolves to **GRANT** Listed Building Consent subject to the following Conditions and Informatives.

Informatives:

1.2 This decision is based on the drawings listed below:

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Plan Type	Reference	Version	Date Received
Location Plan	FD17-1455-50SK		8 August 2017
Site Layout Plan	FD17-1455-51SK		8 August 2017
Floor Plans Proposed	FD17-1455-52	REV B	6 September 2017
Site Layout Plan	FD17-1455-55	REV H	24 April 2018
Existing Section	FD17-1455-60SK		8 August 2017
Existing Section	FD17-1455-61SK		8 August 2017
Existing Section	FD17-1455-62SK		8 August 2017

Existing Elevations	FD17-1455-63SK		8 August 2017
Existing Elevations	FD17-1455-64SK		8 August 2017
Existing Floor Plans	FD17-1455-70		8 August 2017
Existing Floor Plans	FD17-1455-71		8 August 2017
Existing Floor Plans	FD17-1455-72		8 August 2017
Existing Elevations	FD17-1455-73	REV A	17 August 2018
Existing Floor Plans	FD17-1455-74		8 August 2017
Existing Elevations	FD17-1455-75		8 August 2017
Existing Floor Plans	FD17-1455-76		8 August 2017
Existing Floor Plans	FD17-1455-77		8 August 2017
Existing Floor Plans	FD17-1455-78		8 August 2017
Existing Floor Plans	FD17-1455-79		8 August 2017
Existing Floor Plans	FD17-1455-80		8 August 2017
Existing Floor Plans	FD17-1455-81		8 August 2017
Existing Elevations	FD17-1455-82		8 August 2017
Existing Elevations	FD17-1455-83		8 August 2017
Existing Floor Plans	FD17-1455-84		8 August 2017
Existing Elevations	FD17-1455-85	REV A	28 September 2017
Floor Plans Proposed	FD17-1455-170SK	REV A	15 March 2018
Floor Plans Proposed	FD17-1455-171	REV B	19 December 2017
Floor Plans Proposed	FD17-1455-172	REV B	19 December 2017
Floor Plans Proposed	FD17-1455-173	REV A	20 November 2017
Roof Plan Proposed	FD17-1455-174	REV A	20 November 2017
Elevations Proposed	FD17-1455-175	REV C	19 December 2017
Elevations Proposed	FD17-1455-176	REV A	19 December 2017

Floor Plans Proposed	FD17-1455-180	REV A	3 November 2017
Roof Plan Proposed	FD17-1455-181		8 August 2017
Elevations Proposed	FD17-1455-185	REV A	3 November 2017
Detail	FD17-1455-605SK		8 August 2017
Detail	FD17-1455-606SK		8 August 2017
Detail	FD17-1455-610SK		8 August 2017

Conditions:

1. The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. No development above ground floor slab level shall take place until Conservation Management Plans for the Chapel and the Pavilion have been submitted to and approved in writing by the Local Planning Authority. The Conservation Management Plans shall each include a detailed schedule of repairs and a timetable for carrying out those repairs. Following completion of the approved repairs the Chapel and the Pavilion shall be maintained as such thereafter in accordance with the approved Management Plans.
Reason: To ensure the satisfactory preservation of the listed buildings and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

3. No works of demolition or removal of original fabric to the Music Room and Shooting Range shall take place until a Level 2 Building Record, in accordance with the Historic England advice in 'Understanding Historic Buildings: A Guide to Good Recording Practice', has been submitted to and approved in writing by the Local Planning Authority. Once approved this Record shall be deposited with the East Sussex Historic Environment Record.
Reason: In order to record the history of the listed building and to comply with policy HE2 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

4. No development above ground floor slab level shall take place until full details of all new sash window(s) and their reveals and cills including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The windows shall be painted timber double hung vertical sliding sashes with concealed trickle vents. The works shall be carried out and completed fully in

accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

5. No development above ground floor slab level shall take place until full details of all new internal and external doors and architraves including 1:20 scale elevational drawings and sections and 1:1 scale joinery sections have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out and completed fully in accordance with the approved details and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

6. No works shall take place until a schedule of all features to be removed, moved, replaced or reinstated has been submitted to and approved in writing by the Local Planning Authority. All replacement and reinstatement features must match exactly the original in materials and detail. Photographs / drawings / sections recording the features to be replicated shall be submitted for approval, along with 1:1 scale drawings of proposed items for approval by the Local Planning Authority.

Reason: As insufficient information has been submitted and to ensure the satisfactory preservation of the listed building, and to comply with policies HE1 and HE4 of the Brighton and Hove Local Plan and CO15 of the Brighton and Hove City Plan Part One.

7. No development shall take place until samples of the following materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority:

- a) samples of brick, render and tiling (including details of the colour of render/paintwork to be used)
- b) samples of all cladding to be used, including details of their treatment to protect against weathering
- c) samples of all hard surfacing materials
- d) samples of the proposed window and door treatments

Development shall be carried out in strict accordance with the approved details.

Reason: To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

8. The timber matchboard finish to the original walls of the school rooms within the northern wing of Field House shall be retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan CP15 of the Brighton and Hove City Plan Part One

9. No works to the Twitten wall and Steyning Road wall, including works of demolition, shall take place until detailed plans, elevations and sections at scale 1:20 of the new openings and repairs to the walls have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and maintained as such thereafter in that material and finish. All new flintwork and works of making good of the flintwork shall match the original flint walls in the type of flints, coursing, density of stones, and the mortar's colour, texture, composition, lime content and method of pointing and the pointing of the brick dressings shall match the colour, texture, lime content and style of the original brick pointing.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
10. No works shall take place until detailed plans, sections and elevations at Scale 1:20 and 1:1 of the proposed new balcony to Field House have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details and maintained as such thereafter in that material and finish
Reason: To ensure a satisfactory appearance of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan CP15 of the Brighton and Hove City Plan Part One.
11. No cables, wires, aerials, pipework (except rainwater downpipes) meter boxes, ventilation grilles or flues shall be fixed to or penetrate any external elevation, other than those shown on the approved drawings, without the prior consent in writing of the Local Planning Authority.
Reason: To ensure the satisfactory preservation of the listed building and to comply with policy HE1 of the Brighton and Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.
12. All new and replacement rainwater goods, soil and other waste pipes shall be in cast iron and shall be painted to match the colour of the renderwork background walls and retained as such thereafter.
Reason: To ensure a satisfactory appearance to the development and to comply with policy HE6 of the Brighton & Hove Local Plan and CP15 of the Brighton and Hove City Plan Part One.

2. SITE LOCATION & APPLICATION DESCRIPTION

- 2.1 St Aubyns School closed in mid-2013 but had been a fee paying school with boarding facilities (use class C2). The former school is located in its own grounds on the eastern side of the High Street.

- 2.2 The site incorporates the playing fields to the rear/east of the school buildings and is in a single use as a school, measures approximately 3.3Ha. The campus and field is physically divided by a public Twitten that runs between Steyning Road and Marine Drive.
- 2.3 In addition to the main school building, the Chapel and the boundary wall flint wall fronting the High Street are Grade II listed; however all buildings, structures and flint walls located within the site (school campus and playing field), which were built before 1948, and were in associated use at the time of listing, are considered curtilage listed.
- 2.4 The school campus, which measures approximately 0.86Ha includes;
- The main a school building (known as Field House/76 High Street) and its adjoining Chapel (Grade II Listed),
 - The listed boundary wall fronting the High Street (Grade II listed),
 - A row of internally linked terraced cottages (including Rumneys) (pre-1948 and curtilage listed),
 - Other outbuildings associated with the school (circa 1980-1995) including classrooms, dormitories, gymnasium, changing rooms, and The Lodge (Headmaster's residence),
 - An outdoor swimming pool,
 - Shooting range (pre-1948 and curtilage listed),
 - Terraced gardens, and
 - Equipped children's play area.
- 2.5 The existing playing field measures approximately 2.5Ha and comprises of;
- Sports pavilion (pre-1948 and curtilage listed),
 - War memorial (pre-1948 and curtilage listed),
 - Water fountain (pre-1948 and curtilage listed), and
 - 2 tennis courts with associated net fencing and cricket nets.
- 2.6 The boundary treatment of the playing field is predominately a mixture of wooden fencing and bushes, with a bank of sycamore trees on the western boundary. A flint wall runs along the western side of the Twitten. There are a number of gates and entry points to the campus part of the site which are secure other than the main entrance from the High Street. There is currently no general or public access to the playing field. The flint wall fronting Steyning Road is curtilage listed.
- 2.7 The school campus site is located within the Rottingdean Conservation Area, the boundary of which runs along the eastern side of the Twitten and therefore excludes the playing field.
- 2.8 The site is located in a sloping hillside that rises west to east from the valley floor. There is a level change of approximately 5m between the school's main building and the middle of the playing field. This change in levels accounts for the existing predominance of garden terracing to the east/rear of the school building.

- 2.9 A boundary of the South Downs National Park is located approximately 119m to the east of the playing field.
- 2.10 The current application follows a refusal of listed building consent at Planning Committee on 22nd April 2016 for the conversion and refurbishment works to Field House (main school building) terraced cottages and Rumneys building, to provide 9no. 2 bedroom and 1no. 3 bedroom dwellings, along with associated works and alterations to boundary flint wall along Steyning Road and the Twitten (BH2015/03110); and the Demolition of rectangular block and associated extensions to the north of Field House (main school building) demolition of building to northeast of Field House and associated structures (BH2015/03112).
- 2.11 The applications were refused on a number of grounds, including: adverse impacts to the historic plan form, circulation routes and disruption to and loss of original fabric and features associated with internal works and external works to the principal listed building (Field House); unacceptable external works to the Cottages and Rumneys comprising extensions and external weatherboarding to the main elevation, and addition of porches; demolition of parts of existing historic walls fronting Steyning Road and the Twitten, resulting in the loss of historic fabric, form and a large, prominent gap in the Steyning Road boundary (BH2015/ 03110); and a failure to justify the demolition of the block and associated extensions to the north of Field House, resulting in the loss of and harm to an important historic listed building (BH2015/03112).
- 2.12 The key differences between the refused applications and the current application for listed building consent include the retention of and incorporation of the northern extensions to Field House, which are considered to have heritage value; a more informal appearance to the exterior of Field House, notably to the rear elevation of the building, to reflect its asymmetrical appearance; minimal changes to the window and glazed door openings to Rumneys and retained Cottages; and limited demolition of part of the flint wall along Steyning Road.
- 2.13 Following refusal of the previous applications, pre-application discussions have taken place with the new developer, Fairfax Acquisitions Ltd.
- 2.14 Listed Building Consent is sought for works including:
- The conversion of Field House and part of its northern extension to 8 flats (1, 2 and 3 bedroom);
 - The conversion of and alteration to terraced Cottages to provide 3 x 2 bedroom residential units and Rumneys to provide 1 x 3 bedroom residential unit;
 - The retention of the existing sports pavilion, war memorial, water fountain and chapel on the playing field;
 - The blocking up of existing access points within the curtilage listed flint walls located on the western side of the Twitten and southern side of

Steyning Road and the formation of new pedestrian/vehicle access points; and

- The demolition of the later extensions of Field House and all other later twentieth century structures and buildings across the site, including the former head master's house, the gym, the swimming pool, classrooms and shooting range.

3. RELEVANT PLANNING HISTORY

- 3.1 **BH2017/02680** - Conversion of existing building of Field House and part of its northern extension, Conversion and alteration of existing terraced cottages and Rumneys to residential use (C3). Retention of existing sports pavilion, war memorial, water fountain and chapel; demolition of all other buildings and redevelopment to provide a total of 93no new dwellings (including conversions), incorporating the provision of new/altered access from Steyning Road and Newlands Road, landscaping works, car and cycle parking, refuse facilities, alterations to boundary flint wall along Steyning Road and The Twitten and other associated works. Concurrent Full Planning Application
- 3.2 **BH2015/03108** - Demolition of rectangular block and associated extensions to north of Field House (main school building), demolition of building to north-east of Field House and other associated structures. Retention of existing sports pavilion, war memorial, water fountain and chapel. Residential conversion and refurbishment works to Field House, terraced cottages and Rumneys building, construction of new residential blocks and dwellings houses to provide a total of 48no residential dwellings (C3). Construction of part 2no, part 3no storey residential care home building providing a total of 62 bedrooms (C2). Revised access and landscaping works, provision of garages, car parking spaces, cycle storage and refuse facilities, alterations to boundary flint wall along Steyning Road and The Twitten and other associated works. Refused 22.04.2016 (Full Planning Application).
- 3.3 **BH2015/03110** - Conversion and refurbishment works to Field House (main school building), terraced cottages and Rumneys building to provide 9no two bedroom and 1no three bedroom dwellings with associated works and alterations to boundary flint wall along Steyning Road and The Twitten. Refused 22/04/2016.
- 3.4 **BH2015/03112** - Demolition of rectangular block and associated extensions to north of Field House (main school building), demolition of building to north-east of Field House and other associated structures. Refused 22.04.2016.
- 3.5 **BH2008/02986** - Installation of porous macadam tennis/netball court on school playing fields with fencing to height of 2.75m. Approved 15/01/2009.
- 3.6 **BH2005/01964/CL** - Certificate of lawfulness for proposed conversion of ancillary residential into classrooms. Approved 23/08/2005.

- 3.7 **BH2000/01649/LB** - Retention of existing classroom (Renewal of temporary listed building consent granted under ref. BN95/1443/LB). Approved 12/09/2000.
- 3.8 **BH2000/01648/FP** - Retention of existing classroom (Renewal of temporary planning permission granted under ref. BN95/1442/FP). Approved 12/09/2000.
- 3.9 **86/0273/LBC-** Alterations and extension to north side of existing garages/staff accommodation to form staff house fronting Steyning Road. Granted 25/04/86.
- 3.10 **BN81/1359 (LBC /1139)** – Construction of permanent gateway on to twitten for access from playing field to existing school. Refused 5/01/1982.
- 3.11 **BN81/493 (LBC/1055)** – Retention of opening in Twitten wall for duration of building works to new gymnasium, so as to give access to site. Granted 14/05/81.
- 3.12 **BN80/1838 (LBC/991)** – Additions to and conversion of old gym into changing rooms/lavs and Classroom X, erection of new Gymnasium. Granted 22/01/81.
- 3.13 **BN80/1085** – Demolition of parts of old buildings and erection of extension to Laboratory, Classroom IX, tennis court and new Art room. Granted 4/07/80.
- 3.14 **BN78/729(LBC/CA)** – Demolition of existing dilapidated classrooms fronting Steyning Road and erection of buildings to form classrooms, changing room, dormitories and garage. Granted 30/05/78.
- 3.15 **BN76/1389 (LBC 527)** New entrance door and lavatory window, removal of chimney stacks; internal alterations to re-plan and form new bathrooms, dormitories and staff accommodation to cottage/sanatorium block. Granted 14/10/76.
- 3.16 **BN75/2848 (LBC 474)** – Proposed construction of outdoor swimming pool. Granted 5/02/76.
- 3.17 Member Pre-Application Briefing
Members' feedback on the proposal, provide in June 2017, included the following points:
- Members consider the proposal to be a good use of the space,
 - Would encourage an open book/transparent viability assessment,
 - Welcome the retention of the Chapel, the Pavilion and the water fountain, and their integration into the scheme - and part of the sports field and the gifting to a Trust or the Parish Council, which would allow the public use of the retained field,
 - Members were impressed with the design of the development and the care given to the overall design of the scheme. Request that the proposed roof for the retained garage at the front of Field House is altered in order to be less intrusive ,

- Members are disappointed that the proposed Affordable Housing provision lacks social rented units, and
- Whilst members welcome the provision of a car club, consider it essential that any subsequent application is accompanied by robust Transport and Air Quality assessments, which propose maximum mitigation measures

3.18 Other Pre-Application

A number of proposals for the development of this site have been subject to pre-application discussion with officers between January and May 2017 and a proposal was assessed by the Design South East Review Panel in February 2017 (for 100 dwellings).

- 3.19 A Statement of Community Involvement has been submitted as part of the current application, in which it is stated that consultation has been undertaken prior to submission of the application with local residents, the wider community, City Councillors including Ward Councillors, Rottingdean Parish Council and action groups located within the local area.

4. REPRESENTATIONS

- 4.1 **One hundred and fifty four (154) objecting** to the listed building consent application for the following reasons:

- A similar development has already been refused,
- Harm to heritage assets, including overdevelopment of the campus,
- The school is important to local community,
- Proposal ignores listed status, surely this makes the whole point of listing a questionable process, buildings are not listed without good reason,
- Unacceptable to demolish a major part of a Grade II Listed building, which is a heritage asset in the village and which should be preserved in accordance with its listed status,
- The Twitten is historic and flint walls contribute to the charm and character of the village,
- Loss of historic flint wall in Steyning Road,
- No demolition of Listed Buildings should be allowed until proper consideration has been made regarding objection of the associated planning application, and
- Proposal contrary to national and local policies and Planning Brief for site
- Alterations of the scheme have been made without any further consultation
- Alterations to the scheme have been made and a new application should be submitted,
- Inadequate transport assessment,
- The application would not result in sustainable development,
- Inadequate affordable housing provision,
- Inadequate viability assessment,
- Cumulative impacts of other committed and proposed developments have not been adequately assessed
- The viability information should be publically available,

- The application should not be determined whilst a formal complaint is still under review by the Information Commissioner's Office.
- 4.2 **Three(3)** representations have been received supporting the listed building consent application for the following reasons:
- Concerned over the lack of supply of affordable housing in the area if the land is not developed for housing, which is desperately needed,
 - To say that the playing field is a Local Green Space is a fallacy, it is privately owned piece of land with no public access,
 - Not in a position to say whether the specific proposals are the best for the site but what can say is that if this site is not developed the Council will need to justify why they think that retaining a vacant piece of private scrub land is more important than providing housing,
 - Young people currently have no chance of getting onto the property ladder and are faced with renting , if they are able to afford it in Sussex, and
 - As much as possible should be extracted from the developer in terms of planning gain for the local community and allow the best possible development for the site for the benefit of the younger generation.
- **Two (2)** representations have been received, commenting on the listed building consent application for the following reasons:
 - Although conversion of existing buildings will bring more traffic to the village if they are developed with heritage issues and village character taken into account they can go ahead. However development on the green field with the extra houses, traffic etc. is not feasible in the area.
 - Pollution and air quality remain to be factors to be considered with congestion,
 - Local infrastructure needs to be considered.
 - Local green spaces important for future generations of children.
 - Parking needs consideration and will get worse.
 - Disproportionate amount of development in area affecting Peacehaven and Saltdean.
- 4.3 **Councillor Mears:** Has commented on the application. A copy of the letter is appended to the report.
- 4.4 **CAG:** No objection, subject to the following conservation concerns:
- Integrity of the Twitten should be maintained on both sides with no new construction abutting it and the visually striking flint wall on Steyning Road should be respected as far as possible. Any alterations should be carried out using the same materials,
 - The Twitten is an important pedestrian right of way and the group were concerned about the effect of the development (including a new opening in the wall to accommodate the Lych Gate) on the flint wall,
 - All free-standing boundary and garden walls and all existing walls need to be constructed using traditional methods. These walls should be made of field flint / knapped flint or cobble whichever is the case using lime

mortar and not of breeze block or brick with a flint facing (this could be a great training opportunity),

- The Group regretted the lack of information about future care and maintenance of these walls,
- Field House fenestration: the two Victorian bays should have 2 over 2 sliding sash windows on the first floor. As far as the main body of the house is concerned, the window above the front door should be 6 over 6, and the dormers 3 over 3. The canted bays either side of the front door at ground and first floor levels are correct. The use of horns to the top sashes should be avoided in the reconstruction,
- The Group urged the Council to ensure that the playing fields cannot be sold off in the future, as the retention of some open Greenfield on the existing playing field is important from a conservation point of view,
- Concerned about the effect of the development on long range views,
- Welcome the visual improvements made by the architects in order to make the development more in keeping with the village and appreciated that there was clear information about the materials proposed, and
- The Group stressed that a full archaeological survey must be carried out.

4.5 **Hove Civic Society:** Supports the application. The proposals are carefully crafted providing a good layout and design, with an appropriate choice of materials. The proposals will be of major benefit, both in terms of much needed housing, but also in terms of an additional public open space in the area. The proposed affordable housing is welcome. It is commendable that the proposal substantially exceeds the Council's allocation for the site.

4.6 **Rottingdean Preservation Society:** Objects to the development of the playing field as this currently acts as visual and physical buffer between the suburban housing to the east of the village and the historic centre. The planned increased land 'take' up to 40%, is especially regrettable which, together with the height of buildings to the south, will increase the visual 'urbanisation' of the location. There are considerable issues relating to the consequences of any development upon the already fragile infrastructure of the village. The High Street is exceedingly dangerous to pedestrians and the road from Falmer/Woodingdean to the village is increasingly used by all types of vehicles and HGV's regularly flout the existing weight restriction en route to both Saltdean/Peacehaven and also the city centre. Further, these traffic movements have a heavy detrimental impact on the fabric of the buildings in the Conservation Area. The Society is supportive of maintaining a vibrant and balanced community, nevertheless are very concerned that not only is the road system at crisis point but the school system and health services are not able to support additional residents. The possible closure of the Meadow Parade Doctors' Surgery adds to these problems. If the plans are accepted, the proposed density does cause concern and believe further consideration should be given to the appropriate mix of affordable and other units in order to maintain a viable community. Object to the reduction in affordable units. Although support properties/units of different size and tenure being integrated.

- 4.7 Nevertheless, if the development is approved, are content with the overall design characteristics being proposed and welcome the general regard to the vernacular of a 'Downland' village. Within this framework welcome the prospect of the re-instatement into residential units of the old cottages on the site. Although the possible extension of one of the cottages should be reviewed. Welcome the demolition of the Head Teacher's house and the opening of the field to Steyning Road. Also, it is important to the character of the locality that The Twitten is maintained with the retention of both flint wall and foliage. Further, regard maximum accessibility of the site as very important and have a strong opinion that this should not be a 'gated' community and public rights of way must permeate the site. Should the proposals be accepted would hope that the developers will provide opportunities for more detailed collaborative work between them and the community.
- 4.8 **Regency Society:** Supports the application. The scheme involves the retention of part of the playing field as open space. Have argued in the past that all the playing field could be developed, as Rottingdean is well endowed with open space elsewhere. The proposed open space would provide residents and others with a pleasant green space and reminder of the site's history. Concerned that the developer has not identified an authority willing to take on this space and hope that the planning authority will be able to ensure that proper maintenance arrangements exist as a condition of work starting on site. Concerned at the future use of the chapel. It is designated for community use, but no organisation has been identified. Urge the planning authority to ensure the developer takes reasonable steps for its protection and security until a suitable user is found. Ideally, restoration should be undertaken by the developer, to enable a user to be found. Proposed new housing is well laid out. Varying designs are generally sympathetic to the range of architectural styles around the site. Buildings at the southern end of the playing field are box-like and less imaginative. Overall, welcome the proposed development which will release the site's potential to contribute to the City's housing need.
- 4.9 **Saltdean and Rottingdean Medical Practice:** Object on grounds that the populations of Rottingdean and Saltdean are already rising with subsequent pressure on air quality infrastructure, especially roads. There are already over 50 new homes to be built in Rottingdean and a further 93 in St Aubyns, 35 in Meadow Vale and in Saltdean 65 dwellings will be built in Coombe Farm.
- 4.10 From a GP point of view would like to make it clear that Saltdean & Rottingdean Medical Practice has been put under immense pressure recently due to the failure to replace the Ridgeway Surgery and the displacement of at least 2000 patients. Brighton & Hove CCG have not been able to recruit a new doctor and these patients are to be dispersed between Woodingdean Surgery and Saltdean & Rottingdean Surgery. Further developments will put even further pressure on these surgeries. Are currently in the process of recruiting for a new partner but it appears that the younger generation of

potential GP's are not too willing to take on the responsibility of what is becoming an increasingly difficulty job.

- 4.11 The pressure on the roads is already ridiculous and needs further investigation.

5. CONSULTATIONS

5.1 External:

Historic England: Comment. Historic England has provided advice on this site in recent years including at pre-application stage with the development of the planning brief. Historic England has also provided advice on the redevelopment proposals of 2015 and the subsequently refused amended proposals in 2016. The main interest is to ensure that the significance of St Aubyns is conserved and enhanced, including that of the memorial chapel, which are integral to the Rottingdean Conservation Area.

- 5.2 The current application is supported by a detailed Heritage Statement which sets out the significance of the principal listed building and also that of the ancillary structures, including the memorial chapel, cottages, sports pavilion, war memorial and drinking fountain. The proposed retention and repair of these structures is welcomed. The retention of part of the later school extensions and the removal of the later C20 extensions and alterations (largely 1970's) is also welcomed. Is content to defer to the Council's specialist conservation officers on the details of the conversions and ensuring that the repairs, restoration and refurbishment works sustain the significance of the retained fabric.
- 5.3 Whilst the proposed retention of the chapel is welcomed have raised concern that no future use is identified for the building and remain concerned that this is still the case. Without a use which will provide for long term maintenance following repair, the building is likely to once again fall into decline. Urge the council to address this issue now as part of the comprehensive regeneration of the site. Similarly, are unclear of how the pavilion is to be used, although an obvious solution would be a use associated with the proposed public space, e.g. a café and we also suggest that the fountain should not only be repaired but also returned to full working order. The issue of the longer-term management and maintenance of these retained structures, also needs to be agreed and secured as part of the redevelopment.
- 5.4 Previous proposals for developing upon the former playing fields occupied approximately one third of the open space but note that this scheme takes more of the space (about 40%) and that the building line appears arbitrarily "staggered" resulting in further encroachment. In light of the importance of the sense of open space in the long-distance views from Beacon Hill and the role the space has in helping to illustrate the historic development of the settlement, which is now a conservation area, this is regrettable. The boundary between the proposed new development and the extent of the new

housing needs to be very carefully considered to create a better balance between the two.

5.5 Rottingdean Parish Council:

(06/10/2017) Comment:

- The scheme (93 units) is equivalent to whole of the last 10 years housing growth taking place in Rottingdean;
- Development location is the centre of the village;
- Site is a valued historic village setting recognised by its formal Conservation Area designation;
- Site is approximately 50 metres from the AQMA.

5.6 Welcome the proposal for a high quality conversion of the original Field House; the retention of the 2 characterful courtyards and associated natural and built features within them; the retention of as much of the flint boundary wall site boundary and the historic twitten; the retention of the former dormitory cottages; and the proposal to make some of the former playing field available for public and recreational use.

5.7 Density and Overall Appearance – Density on the Greenfield site is above average levels in the village and inappropriate in this sensitive village location. Appears to be an intensive mass of building in the southwest corner of the site (Southern area of the Field); somewhat claustrophobic feel of the housing estate layout, exacerbated by the hard brown use of brown and dark grey material and emphasis on hard paved vehicle areas, rather than green and safe pedestrian and shared surface community walkways within and through the development; and a potential for a jarring visual impact on strategic village views including from Beacon Hill LNR.

5.8 Proposed intensive development along the southern axis of the field is clearly visible from high points around the village. The style and design for the brownfield elements appears thoughtful and should create attractive living conditions. The proposed restoration of the retained buildings is welcome.

5.9 Economic Viability – Councillors would prefer full local green space designation for the entire former school playing field, in response to the consultation undertaken for the emerging Neighbourhood Plan proposal for protecting the whole of the private playing field for the community and visitors to Rottingdean. Welcome sympathetic redevelopment of the old school 'brownfield site' but question the degree of building proposed on the former playing field site at over 50% and whether the redevelopment of the former school is only viable if such a significant portion is a residential estate. Should the development be demonstrated as being economically essential for the viability of the development, the Parish Council does not consider the current proposals are sympathetic to their surroundings.

5.10 Traffic - Any increase in vehicular traffic through High Street will add to extra movements coming from the propose developments at Meadow Vale, Hodden Farm (450 units) and other incremental developments. The Parish is concerned at the cumulative impact and at levels of traffic and congestion

and impacts on the wellbeing, health and safety of residents. Ways of overcoming this need to be explored. Concern at access to the site, the turning into the Steyning Road, and traffic turning right at the end of Newlands Road onto the A259 going west towards Brighton (already a dangerous turning).

- 5.11 AQMA – Parish Councillors do not accept there will be minimal impact to overall volumes and air quality. The High Street experiences high pollution due to the number of vehicles moving through the High Street and congestion levels within it and at the junction of the A259. Nitrogen dioxide as measured by BHCC shows levels very close to the limit. The Parish is very concerned that nitrogen dioxide emissions will increase from additional traffic. The claim that the traffic of the extinct school can be used to offset the impact is not supported - school has been closed for 4 years and air pollution is close to the limit. A traffic increase will come from these developments from deliveries to housing, visitors, trade and service vehicles. It is unlikely that concentrations will fall below the annual mean maximum of 40ugc without a proactively managed change to transport systems and behaviour.
- 5.12 Pressure on services – Concern at the impact of 93 additional homes on primary schools, GPs and dentists. Services are either oversubscribed or under strain. Further 300+ inhabitants needs to be managed by planned provision. GP practice on Meadow Parade has reduced opening hours and absorbed patients from Woodingdean Ridgeway Surgery (now closed).
- 5.13 Construction period – Concern at increase in lorries, dust and noise. Adequate safeguards must be provided for works related traffic and parking for construction workers. The Parish requires effective enforcement of site working practices covering restricted weekend working, weekday start and end time respected; a locally recruited workforce.
- 5.14 Other Observations - The Parish is broadly content with the methodology for the ecological assessments and support the request from Historic England for a geophysical survey of open space where groundworks are planned. No detail on extent of renovation for the Chapel and Sports Pavilion, or chapel's appearance following removal of surrounding buildings. The removal of hedgerows along the Twitten should be omitted. Removal may improve pedestrian safety, but it will alter the defining characteristics of a Sussex Twitten. A height reduction of 1.5 metres would be welcomed to aid views across the field. Should the application be approved, the Parish Council sees a priority for Section 106 monies towards: traffic management; improved public transport, especially to the north of the village; road and pedestrian safety improvements; maintenance of St Aubyn's Field for a specified time.
- 5.15 (Additional comments 22/11/2017): In paragraph 6 of the comments dated 6th October 2017, the Parish Council addressed the issues of traffic and the AQMA. Since then, the Parish Council has commissioned a study on the busy hour queues for traffic coming east from Brighton. The study was undertaken by East Sussex County Council traffic monitoring unit on 31st October 2017. It reported in the busy hours the average queue was 342

vehicles. The evidence directly supports the Parish Council's contention that official projections for congestion on the A259 are inadequate. The Traffic Assessment submitted as part of the application understated the congestion level on the A259 during the busy period giving a figure of only some 100 vehicles. Such a high congestion impact on the junction capacity at the Rottingdean High Street and will slow even further the traffic impact in this AQMA and exacerbate the air pollution problem. The Parish Council remains very concerned about the impact of this development, adding to a problem that already exists and the consequences on the well-being of residents.

5.16 **Internal:**

Heritage Officer:

(Comments 18/10/2017): Seek Amendments

Summary - This application has been subject to pre-application discussions and the submitted application is generally a reflection of those discussions. The principle of bringing the vacant listed building and associated structures back into long term use is very welcome and residential use is considered to be compatible with the conversion of the historic buildings, particularly the main school building (originally a house). This is considered to be of great heritage benefit. The extent of demolition is justified and would retain most parts of the principal listed building and curtilage structures of the greatest significance. Internal alterations to the principal building would, with regard to the original building, restore much of its original plan form and, subject to detail, its important internal features and fixtures. There are some matters of detail, notably with regard to new window pattern, that need to be revised.

5.17 Conditions will be advised on receipt of satisfactory amended plans/documents, but should include submission and approval of a schedule of repairs to the Chapel and Sports Pavilion carried out prior to occupation; standing building recording of the 'Music Room' and Shooting Range prior to demolition; large scale details of the proposed new or replacement windows to the listed building (1:20 and 1:1); details of the new internal and external doors; and a full schedule of historic internal features to be retained, removed, relocated, or reinstated within the listed building (if not submitted prior to determination).

5.18 (Comments 23/11/2017 following receipt of amendments/further information):
Field House - The amended plans have satisfactorily addressed the issue of the new window pattern to the west elevation of the early 19th century extension to the north. As a full schedule of historic internal features to be retained, removed, relocated or reinstated within the building has still not been submitted with the application this will be required by condition and should be clearly reference to the rooms on the plans.

5.19 It has been clarified that the proposed balcony to the late 19th century and 1902 extensions to the north is for amenity purposes and to reinstate a former feature. A photograph has been supplied as evidence of its former existence and design. However, that photograph shows the balcony to the 1902 extension only and not to the earlier building (though it is presumed to be a later alteration as it is not shown on the original 1902 drawings included

with the Heritage Statement). The late 19th century extension has a significantly higher eaves and higher first floor windows so a continuous balcony across the two appears as an incongruous and inappropriate feature on the earlier building. This aspect of the proposals should be amended so that the new balcony features on the 1902 building only.

- 5.20 Rumneys and the Cottages - the amended plans satisfactorily show the reinstatement of the original northern first floor window to the north cottage, where the link structure is to be removed.
- 5.21 The Chapel - It remains vitally important to find a long term use and custodian for the chapel but the application at least aims to ensure that the building is brought back into a good state of repair with regard to the external fabric, so that it can be confidently 'mothballed' if necessary until a new use or user can be found. A schedule of repairs should be required by condition and the chapel should be repaired/made sound before the new development is occupied.
- 5.22 Other structures - the intention for the sports pavilion and war memorial to be taken on by Rottingdean Parish Council along with the playing field, subject to agreement, is welcome. It will again be important for the sports pavilion to be made into a good state of repair prior to handover and again this should be controlled by condition.
- 5.23 Comments 12/12/2017 (following receipt of revised plans): The amended elevation drawing satisfactorily addresses concern regarding the extent of the proposed balcony, but note that the floor plans have not been amended and still show the previous extent of the balcony.

6. MATERIAL CONSIDERATIONS

- 6.1 In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework (NPPF), the Development Plan, and all other material planning considerations identified in the "Considerations and Assessment" section of the report
- 6.2 The Development Plan is:
- Brighton & Hove City Plan Part One (adopted March 2016);
 - Brighton & Hove Local Plan 2005 (retained policies March 2016);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (adopted February 2013);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Sites Plan (adopted February 2017);
- 6.3 Due weight has been given to the relevant retained policies in the Brighton & Hove Local Plan 2005 according to their degree of consistency with the NPPF.

7. POLICIES

The National Planning Policy Framework (NPPF)

Brighton & Hove City Plan Part One

SS1	Presumption in Favour of Sustainable Development
CP15	Heritage

Brighton and Hove Local Plan (retained policies March 2016):

HE1	Listed Buildings
HE2	Demolition of a listed building
HE3	Development affecting the setting of a Listed Building
HE4	Reinstatement of original features on listed buildings

Supplementary Planning Documents:

SPD09	Architectural Features
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Supplementary Planning Guidance

SPGBH11	Listed Building Interiors
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St Aubyns School Site Planning Brief January 2015

8. CONSIDERATIONS & ASSESSMENT

- 8.1 In association with the proposal set out in the concurrent Full Planning Application, Listed Building Consent is sought for the conversion of the existing buildings of Field House and part of its northern extension to residential use (Class C3); conversion and alteration of existing terraced cottages and Rumneys to residential use (Class C3); and the retention of existing sports pavilion, war memorial, water fountain, chapel and demolition of all other buildings.
- 8.2 As set out above, the proposal has been subject to pre-application advice and the submission is generally a reflection of those discussions.
- 8.3 Many of the issues raised by third party objectors in response to this Listed Building Consent application relate only to the concurrent Full Planning Application and are not material considerations in the determination of this Listed Building Consent Application. The main considerations therefore in the determination of this application relate to, whether the proposed works and alterations would have a harmful impact on the historic character, architectural setting and significance of the Grade II Listed Building/curtilage listed buildings/structures.
- 8.4 **Planning Brief**
A Planning Brief for the site was prepared to guide the future redevelopment of the former school site following the closure of the school in April 2013. Planning Briefs do not form part of the Local Development Framework and so cannot be given full statutory weight however the guidance within the brief has been subject to public consultation and was approved by the Council's

Economic Development and Culture Committee, as a material consideration in the assessment of subsequent planning applications relating to the site, on the 15th January 2015.

- 8.5 The brief was prepared by the Council in partnership with Rottingdean Parish Council and with the engagement of the previous landowner, the Cothill Educational Trust (applicant of this application). The Rottingdean Parish Council are currently undertaking the preparation of a Neighbourhood Plan and were keen to see a planning brief produced which would guide the future development of this strategically important site within the Parish.
- 8.6 The purpose of the brief is to provide a planning framework that helps bring forward a sensitive redevelopment on the site. In terms of Heritage, the brief sets out the following development objectives:
- To breathe new life into this Listed Building in the heart of Rottingdean village;
 - To preserve those features that contribute to the special interest of the Listed Building; and
 - To encourage new development of the highest design standard, by preserving and enhancing the character of the Conservation Area and setting of the Listed Building.
- 8.7 The planning brief sets out that a Built Heritage Assessment would be required for the site in its entirety that outlines the historic development of the site before identifying the special interest and significance of the site as a whole and of its constituent parts. Such assessment should inform the development of proposals for the site and dependent on the level of change proposed, a historic building record may also be required ahead of any redevelopment of the site. In terms of demolition the brief states that subject to the findings of the Built Heritage Assessment development proposals should have regard to;
- 8.8 *“The Grade II listed main building (including chapel), listed boundary wall and the curtilage Listed Buildings should in principle be repaired and retained. Strong justification would be required for the loss of the whole or any part of a listed or curtilage Listed Building, based on the findings of the Built Heritage Assessment”.*
- 8.9 The document acknowledges that it is important that the requirements of the brief are realistic and deliverable; however this should not be to the detriment of heritage assets.
- 8.10 **Policy**
Section 12 of the National Planning Policy Framework states that in considering applications for development, Local Authorities should take into account the desirability of sustaining or enhancing the significance of heritage assets and that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Paragraph 134 requires that, “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 securing its optimum viable use”.

8.11 Section 16(2) of the Listed Buildings and Conservation Areas Act 1990 (as amended) requires special regard to be given to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. The Council’s statutory duties regarding Listed Buildings and their settings, as set out in Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, are reflected in the heritage policies HE1, HE2, HE3 and HE4 of the Brighton & Hove Local Plan and policy CP16 of the City Plan Part One.

8.12 **Heritage Significance**

The St Aubyns School site includes the Grade II Listed ‘76 High Street’ (the main school building known as Field House) and Grade II Listed associated flint wall to the front boundary. The listing includes all extensions attached to the original 76 High Street, including the chapel. Curtilage Listed Buildings include all the pre-1948 structures and buildings located within the curtilage and in associated use at the time of the listing, including structures on the playing field.

8.13 Field House was built in the early 19th century as a detached house, but has been in use as a school for a significant period of time which has resulted in the building being extended in a piecemeal manner to its current form during the rest of the 19th and 20th century. The building is of particular significance due to its formal façade, facing on to the High Street. This is clearly visible from the High Street and views along Park Road. Despite being extended over time, the near symmetry and formal architectural style, alongside the scale of the building, denote its status. This is particularly evident in relation to the scale and predominantly vernacular style neighbouring properties. The building is set back from the main building line, which further strengthens the contrast with neighbouring properties and therefore its relative higher status. This difference contributes to the understanding of the building. The school building is also of significance as an early large-scale residence in the village, and due to its early use as a school which then remained in educational use. In this regard, the plan form (which remains evident, despite alterations) and surviving historic features are of significance.

8.14 The main building, northern block and extensions are of significance in revealing the development of the property over time, changes in education and the changing needs of school buildings over time. This includes the contrast between the balanced extensions to those areas in public view and the more ad hoc development to the north/north-east. The previous development of the building is particularly apparent in the varied architecture and roof forms of the northern extensions, and in the varied date/style of features that survive to some rooms. In particular, the buildings appear to have been much altered and extended in the early 20th century. This reveals much about the history of the school at this time (which expanded from 5 pupils at its foundation in 1895 to over 100 in the early 20th century)

and should be viewed in the wider context of changes in education at this time. The classroom extensions to the immediate north-east are of particularly good quality and are well preserved. The rear elevation of the school is much altered and very informal in character, it includes some harmful late 20th century alterations. The front boundary wall is circa 20 metres long and is coursed flint cobbles with a brick coping. It has group value with the school building.

8.15 The chapel (1912) is of significance as an example of a small early 20th century school chapel and because of its intimate connection with the school itself. The chapel's function is evident from the exterior but it is the interior that is of particular character and charm. It is of commemorative value due to its use as a memorial chapel, including photographs, panels and stained glass commemorating the schools 'old boys' who died in the wars.

8.16 The curtilage listed cottages, with render, brick and weatherboarding exteriors, are modest early 20th century structures. Their quaint character contributes to the setting of the school buildings. They contribute to the understanding of the school's development in the early 20th century. Their architecture complements that of the chapel, sports pavilion and other early 20th century timber structures on the site. The sports pavilion and drinking fountain are important features of the playing field, which identify the intended use of the space. The curtilage listed war memorial is linked to the commemorative significance of the chapel.

8.17 **Heritage Statement and Impact Assessment**

A Heritage Report is included as part of the submission in order to provide a detailed assessment of the heritage significance of the site and wider complex of associated buildings/structures and spaces of the site. The submitted Heritage Report undertakes an assessment of the baseline heritage position of the site and impacts of the proposed development.

8.18 **Demolition of Buildings**

In order to accommodate the proposed new build development within the school campus, the proposal includes the demolition of existing buildings/structures across the site, the extent of which is shown in the submitted Removals Plan.

8.19 With regard to Field House (principal listed building) the proposal would retain the northern wing, the early 19th century classroom extension to the immediate north-east and the two storey 1902 extension, which together form an L-shaped suite of intact educational spaces. All other later extensions to the original listed building would be demolished. The Council's Heritage Officer has confirmed that the majority of these are of lesser architectural and historic interest and/or are less intact. The exception to this is the Edwardian school room to the north, known as the 'music room', together with the tiled and stone surfaces that link it to the retained wing. This classroom is of good quality and remarkably intact. The loss of this is regrettable, but it is acknowledged that its form and siting make it difficult to assimilate into a residential conversion scheme.

- 8.20 The shooting range (dating from between 1911-1927) would also be demolished but in this respect it is noted that the small lean-to shed for targets, with which it was originally paired, has already been lost and its context compromised by late 20th century development. A condition is recommended to ensure that a standing building record of the music room and the shooting range is undertaken prior to any works of demolition taking place.
- 8.21 The proposed extent of demolition of existing buildings is considered to be justified and would retain most parts of the principal building and curtilage structures of the greatest historic significance.
- 8.22 **Conversion of Field House**
As set out above Field House, which comprises of four floor levels (including basement) was built as a single house before becoming a school. Its use as a school has resulted in various 19th and 20th century extensions. It is recognized by Officers that the sensitive conversion to residential as part of an acceptable wider scheme would ensure the long term use for the current vacant historic building, which would be a great heritage benefit.
- 8.23 The proposal would result in Field House being converted into a total of 8 residential units (1 and 2 bed). Plots 30 – 35 would be within the main part of the historic building with plot 36 (3 bed) in the retained early 19th century wing and plot 37 (2 bed) in the 1902 northern wing. The basement level of the main part of the school building would provide storage rooms for plots 30 to 35. The proposed conversion includes the reinstatement of historic chimney breasts, new partition stud walls, the rebuilding of elements, the creation of new doorway openings, the blocking up of existing doorways, the insertion of new windows, the insertion of new internal and external doors and the insertion of new stairs internally and externally.
- 8.24 Internally the works to the original part of the house and to the late 19th century north wing are considered to be acceptable and would in places better restore and reveal the original plan form of the historic building and subject to details, its important internal features and fixtures.
- 8.25 The proposals for the early 19th north-east extension and the 1902 school extension would retain the original walls and as such is welcomed by the Heritage Officer, though it is noted that there would inevitably be some sub-division of the original school room spaces in order to convert to residential use. It would however be important to retain the timber matchboard finish to the original walls, which can be ensured via a condition.
- 8.26 Since the submission of the application, the proportions and glazing pattern of the proposed windows in the western elevation of the early 19th century extension have been amended, so that they match those on the east elevation.

- 8.27 It is noted that the plans refer to the retention of existing windows and doors, which is welcome, but this is not supported by a full schedule of internal works. Due to this lack of information provided, a full schedule of historic internal features to be retained, removed, relocated or reinstated is required via a condition, which should be clearly referenced to the rooms on the plans provided.
- 8.28 In relation to the late 19th century and 1902 extensions to the north, the plans and elevations as originally submitted, showed a first floor balcony, with photographic evidence supplied by the applicant regarding its origin and as evidence to its design. The Heritage Officer has reviewed the evidence and notes that the balcony related to the 1902 extension only and not the earlier building. The late 19th century extension has a significantly higher eaves and higher first floor windows; therefore, a continuous balcony across the two would appear as an incongruous and inappropriate feature on the earlier building. Following further comments from the Heritage Officer, the application has been amended so the balcony features on the 1902 building only.
- 8.29 **Conversion of the Cottages and Rumneys**
The two storey terraced block, known as the Cottages and Rumneys, are located in the north-western corner of the campus part of the school site. Listed building consent is sought for the conversion of the cottages to 3 two bedroom properties (plots 38 – 40) and the conversion of Rumneys to a three bedroom property (plot 41). As with the proposed conversion of Field House the principle of bringing the vacant buildings back into long term use is welcomed and it is considered that the conversion to a residential use would be compatible with the conservation of these historic buildings.
- 8.30 The proposed conversion of these properties into 4 residential units would consist of works including the provision of new internal partition walls, the blocking up of internal and external doorways and new insulated walls and the reinstatement of fireplaces. Five conservation style roof lights would be inserted into the western facing roof slope of the cottages in order to provide additional light and ventilation to the proposed residential accommodation. Minimal alterations to windows and glazed door openings are proposed in order to ensure that the proposed conversion is sympathetic to the surviving character of these buildings internally and externally.
- 8.31 As part of the proposal, the existing unsympathetic modern extension located on the southern side of the cottages will be removed, and the area to the east of the cottages will be landscaped to form shared gardens/courtyard space.
- 8.32 It is considered that the proposed conversion of these curtilage listed structures would be sympathetic to the surviving character of the buildings internally and externally, retaining their modest and informal character in addition to removing the harmful first floor link structure in the corner.

8.33 Since submission of the application, the proposed scheme has been satisfactorily amended to include the insertion of an original northern first floor window opening to the northern most cottage, following the removal of the harmful first floor link structure. The Heritage Officer considers this would better restore the elevation, whilst providing additional daylight to the main bedroom.

8.34 The Chapel

The Chapel is located to the north of the main school building and is currently attached via the north wing extension of Field House. The heritage significance of the chapel and its association with the school is set out above under the assessment of heritage significance. Following the demolition of the northern wing of Field House, as previously discussed, the Chapel would be retained as a standalone building. The retention of the Chapel is welcomed whilst the loss of the later link structures is considered acceptable.

8.35 The proposal fails to provide a use that would secure the long-term future of the Chapel, which is regrettable as it is considered important to find a long term use and custodian for the chapel. However, in the context of a redevelopment that would result in the re-use of the vacant school site and, given the need to bring the main school building back into use and good repair, officers do not consider that a refusal on the grounds of no end user being identified for the chapel could be sustained. Furthermore, the proposal aims to ensure that the Chapel is restored to a good state of repair with regard to the external fabric so that it can be confidently 'mothballed' if necessary in the interim, which would ensure its longevity whilst continuing attempts are made of secure a long term end user for the Chapel. A schedule of repairs for the chapel (Conservation Management Plan) is required by condition and for the Chapel to be made good and repaired before the new development is occupied.

8.36 Other Structures

The retention of the sports pavilion, war memorial and drinking fountain, located in the north-western corner of the retained part of the playing field, is welcome; however, there is a lack of a specific proposal for the future use of the sports pavilion which is disappointing. It will therefore be important to ensure that the pavilion is repaired to a good state and redecorated, which can be ensured via a condition. Whilst no end user has been agreed at this point it is essential that all these structures are retained and refurbished so that this cost is not transferred onto any future owner.

8.37 Demolition/Alterations to Boundary Flint Walls

Application BH2017/03112 was refused on the grounds that, in the absence of an acceptable scheme for the re-development of the site, the demolition of all/parts of existing historic walls would result in the loss of historic fabric and form.

8.38 As part of the current application, 2 new pedestrian openings would be created in the curtilage listed flint wall, which is located along the western side of the Twitten, whilst the existing 2 openings would be infilled. The

northern most sited new access in in the Twitten wall would comprise a Lych gate feature. As part of an overall acceptable scheme for the re-development of the site, these proposed new pedestrian access points, which would be of a minimal width despite being larger than the existing, are considered acceptable as they would allow unrestricted views across to the retained Chapel/rear of Field House, whilst also improving the east to west permeability across the site. It is recommended that further details of the proposed new access points and the associated in-filling of existing access points are secured via condition.

- 8.39 The existing vehicular access point, which currently provides access from Steyning Road to the front of The Lodge, would be blocked up as part of the proposal and a new, larger opening created to the east of the current opening. The new opening in the flint wall on Steyning Road is considered acceptable given the need for vehicular access into the development at this point.
- 8.40 The complete loss of flint walls located within the campus part of the site, associated with the existing V-shaped structure (former classroom and changing rooms), is acceptable in order to enable an appropriate form of development on this part of the site (to facilitate plots 14 to 16).

8.41 **Conclusion**

In summary, the principal listed building (Field House), the wider site and associated curtilage buildings, continue to remain vacant and are subject to ongoing dereliction and damage (such as the recent arson damage to the sports hall and nursery). It is considered that the current application, as amended, addresses the previously refused scheme, with a proposal that is more sensitive to and retains the special architectural and historic significance of this important Grade II Listed Building, retained curtilage listed buildings/structures and their setting. Officers consider that any demolition of the listed building and associated curtilage structures is justified by the applicant and is proportionate. The proposal would provide for a viable long-term use of the principal listed building (reverting back to its original historic residential use) and associated listed buildings, including the listed Cottages and Rumneys.

- 8.42 The proposed conversion restore and maintain a number of listed structures on the playing field, including the pavilion, water fountain and war memorial, as well as the chapel, in addition to the principal listed building. Whilst the lack of an end-user for the chapel is disappointing, it is not considered that this should unreasonably withhold the granting of listed building consent. Conditions are proposed to ensure the refurbishment and maintenance of the chapel and the pavilion.
- 8.43 It is considered that the proposed conversion and alterations would not adversely affect the special architectural and historic character and appearance of the building(s) or their setting, or result in irreversible loss of historic fabric. This is subject to a number of specific conditions that would secure, amongst other matters, a detailed schedule of works for historic

internal features to be retained, removed, relocated or reinstated; a Conservation Management Plan for the chapel and the pavilion; and a condition requiring standing building recording of the Music Room and Shooting Range prior to demolition. The proposal is therefore compliant with policies HE1 and HE2 of the Brighton and Hove Local Plan, policy CP15 of the City Plan and the National Planning Policy Framework.

9. EQUALITIES

9.1 None identified.

