

Application for listed building consent for alterations, extension or demolition of a listed building.

Planning (Listed Buildings and Conservation Areas) Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Site Address**

Number

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

**2. Applicant Details**

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

## 2. Applicant Details

Country	<input type="text"/>
Postcode	<input type="text" value="GL1 3JN"/>
Are you an agent acting on behalf of the applicant?	<input checked="" type="radio"/> Yes <input type="radio"/> No
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email address	<input type="text"/>

## 3. Agent Details

Title	<input type="text"/>
First name	<input type="text" value="Jonathan"/>
Surname	<input type="text" value="Parker"/>
Company name	<input type="text" value="Quattro Design Architects Ltd"/>
Address line 1	<input type="text" value="Matthews Warehouse"/>
Address line 2	<input type="text" value="High Orchard Street"/>
Address line 3	<input type="text"/>
Town/city	<input type="text" value="Gloucester Quays, Glos"/>
Country	<input type="text"/>
Postcode	<input type="text" value="GL2 5QY"/>
Primary number	<input type="text"/>
Secondary number	<input type="text"/>
Fax number	<input type="text"/>
Email	<input type="text"/>

## 4. Description of Proposed Works

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s):

Has the development or work already been started without consent?

Yes  No

## 5. Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know  
 Grade I  
 Grade II\*  
 Grade II

## 5. Listed Building Grading

Is it an ecclesiastical building?

Don't know  Yes  No

## 6. Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes  No

## 7. Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes  No

If Yes, please describe and include the planning application reference number(s), if known:

Denmark Road High School have recently achieved Planning Approval for an extension to the existing science block. Refer to application 18/00791/FUL.

## 8. Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes  No

## 9. Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes  No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes  No

b) works to the exterior of the building?

Yes  No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes  No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes  No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Refer to the following information submitted with this application:

6144-P-4001 Heritage Statement  
6144-P-200 Existing Ground Floor Plan  
6144-P-201 Proposed Demolition Plan  
6144-P-211 Proposed Ground Floor Plan  
6144-W-2000 Proposed Room Elevations

## 10. Materials

Does the proposed development require any materials to be used?

Yes  No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
Internal Walls	plasterboard	plasterboard

Are you submitting additional information on submitted plans, drawings or a design and access statement?

Yes  No

If Yes, please state references for the plans, drawings and/or design and access statement

Refer to the following information:

6144-P-4001 Heritage Statement,  
6144-P-200 Existing Ground Floor Plan,  
6144-P-201 Proposed Demolition Plan,

## 10. Materials

6144-P-211 Proposed Ground Floor Plan,  
6144-P-2000 Proposed Room Elevations.

## 11. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes  No

## 12. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent  
 The applicant  
 Other person

## 13. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes  No

## 14. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff  
(b) an elected member  
(c) related to a member of staff  
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

Yes  No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

## 15. Certificates

**CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Certificate under Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Owner

1	
Name of Owner	
Number	
Suffix	
House Name	
Address line 1	Gloucester United Schools Charity
Address line 2	
Town/city	
Postcode	
Date notice served	24/01/2022

## 15. Certificates

Person role

- The applicant  
 The agent

Title

First name

Surname

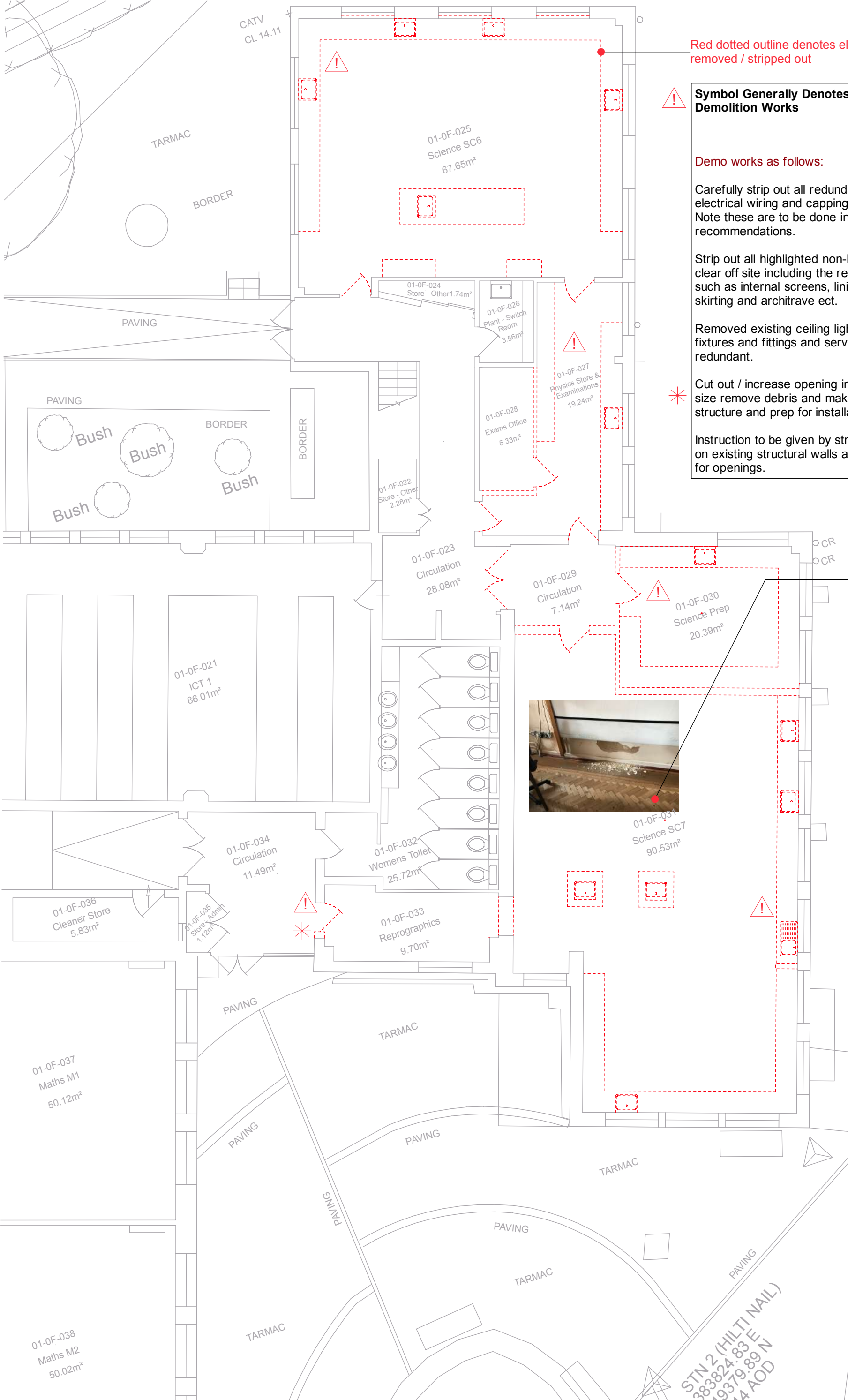
Declaration date (DD/MM/YYYY)

Declaration made

## 16. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date (cannot be pre-application)



Red dotted outline denotes elements to be removed / stripped out

**Symbol Generally Denotes Caution/Location Of Demolition Works**

Demo works as follows:

Carefully strip out all redundant services such as electrical wiring and capping/terminating of gas services. Note these are to be done inline with M&E recommendations.

Strip out all highlighted non-load bearing partitioning and clear off site including the removal of associated joinery such as internal screens, linings, doors, worktops, skirting and architrave ect.

Removed existing ceiling lighting , including associated fixtures and fittings and services which are to be redundant.

\* Cut out / increase opening in wall for scheduled door size remove debris and make good all surround structure and prep for installation of new door.

Instruction to be given by structural engineer to advise on existing structural walls and any new lintels required for openings.

Parquet flooring to be left in place and new flooring overlaid over the top

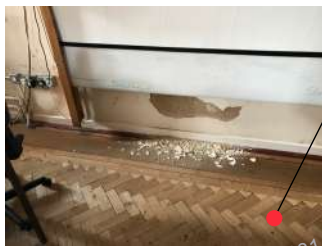
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**REVISIONS**

REV DATE - DRAWN - CHECKED: NOTES  
-: 17.08.21 - TV - WJ: Drawing Created



**DRAWING TITLE**

Existing Demo Plan, Classroom Refurb

**PROJECT**

DRHS-Refurbishment of Existing Classrooms.

**CLIENT**

Denmark Road High School

**SCALE**

1:100@A3

**DATE**

August 2021



**DRAWING NO.**

**REV**

6144-P-201

-

STN 2 (HILTI NAIL)  
383824.83 E  
19379.89 N  
14 AOD

05-0F-002  
Design & Technology Graphics DS2  
95.20m<sup>2</sup>

05-0F-004  
Store - Other  
16.87m<sup>2</sup>



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**REVISIONS**  
REV DATE - DRAWN - CHECKED- NOTES  
- 17.08.21 - TV - WJ: Drawing Created

**DRAWING TITLE**  
Proposed Ground Floor  
Classroom Refurb Plan

**PROJECT**  
DRHS-Refurbishment of Existing  
Classrooms.

**CLIENT**  
Denmark Road High School

**SCALE** 1:100@A3  
**DATE** August 2021



**DRAWING NO.** 6144-P-211  
**REV** -

Matthews Warehouse, High Orchard Street  
Gloucester Quays, GL2 5QY

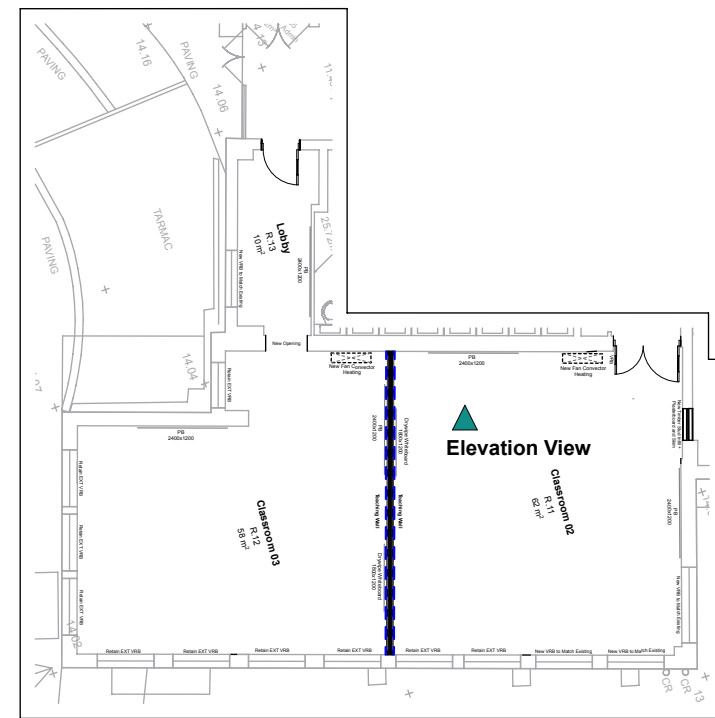
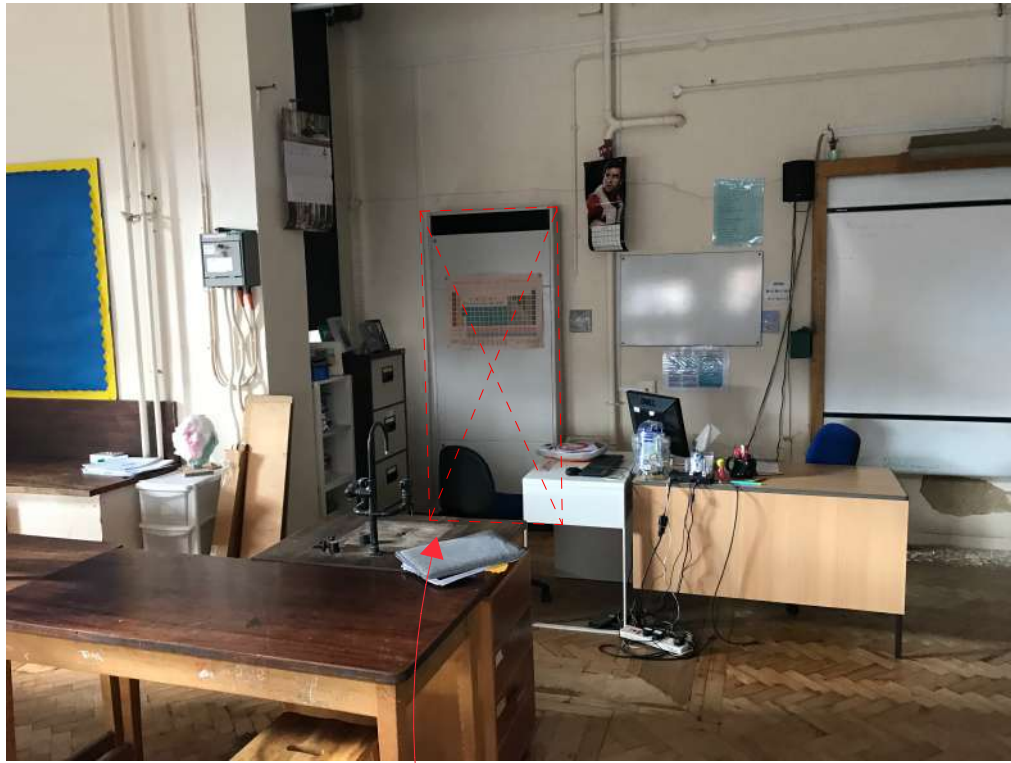
STN 2 (HILTI NAIL)  
383824.83 E  
19379.89 N  
14 AOD

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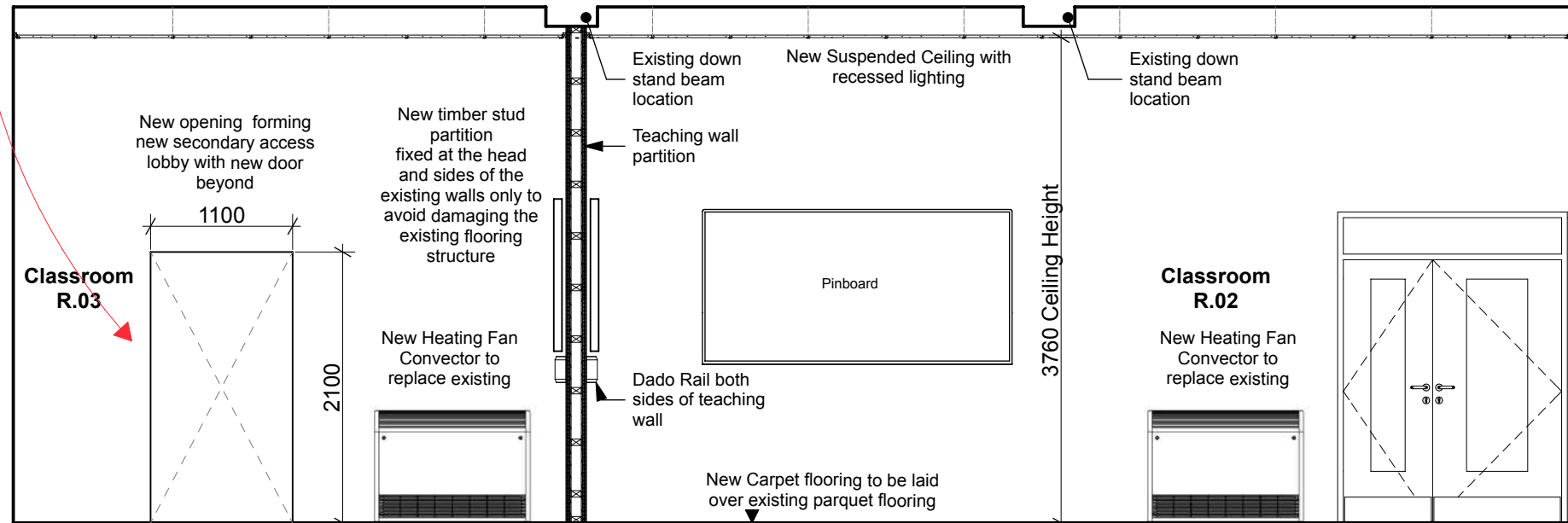
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Plan Key 1:200



Elevation View 1:50



DRAWING TITLE

Classroom 02 & 03 Main Teaching Wall Elevation

PROJECT

DRHS-Refurbishment of Existing Classrooms.

CLIENT

Denmark Road High School

SCALE 1:50, 1:200@A3

DATE August 2021



DRAWING NO. REV

6144 - P - 2000 -





# Heritage Statement

**Denmark Road High School  
Science Lab Refurbishment Project**



**Reference:**

6144-P-4001

**Revision:**

-

**Author:**

Jonathan Parker

**Date of Creation:**

January 2022

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# 01 Introduction

Quattro Design Architects have been appointed by Denmark Road High School, Gloucester to design the internal refurbishment of a small number of existing science classrooms as part of a wider Premises Development Plan.

This Heritage Statement sets out the context of the site and the proposed refurbishment works and is produced to support an Application for Listed Building Consent for these works.

## Site Location and Description

The main school building is the only listed building on the site, being Grade II Listed. The rest of the school buildings are later modern editions of no particular historical significance, including a number of temporary buildings which are considered to have a negative impact on the historic setting.

The proposed refurbishment is concentrated within a small number of classrooms located on the ground floor, to the north east of the listed building and within a part that is a later addition to the original School building.



Site Location Plan: area of proposed works within red boundary

## Design Summary

Denmark Road High School have recently achieved Planning Approval for a sensitive single storey extension to the existing science block, located in a separate building to the east of the site, adjacent to Seabroke Road.

It is the intention of this refurbishment project to complete the consolidation of the science department into the newly extended science block to the east of the site, by converting the existing science laboratories and associated store rooms into general teaching classrooms.

The internal refurbishment will generally comprise the sensitive conversion of 2no. existing larger science laboratories and adjacent stores into 4no. smaller general classrooms.

The proposal follows a 'light-touch' approach to internal refurbishment of the listed building, ensuring the historical significance is preserved and that the works are not detrimental to character or setting.

## 02 Heritage Context

Denmark Road High School is situated on a triangular site which nestles in the Kingsholm and Wotton area of Gloucester, with the principal Denmark Road thoroughfare to the south, Lansdown Road to the north and the schools open playing fields to the east.

### Conservation Area

The site is located within the Denmark Road conservation area which was designated in 2008. Surrounding the site are large residential dwellings ranging in age from the Edwardian period to the 1930's. The streets are tree lined with mature Plane trees.

### Listed Building

The main school building is identified as a designated heritage asset, Grade II listed, as of March 1973. The elegant building dates from 1909, constructed of red brick with dressed stone work and gabled dormers. There have been a number of alterations and extensions to the north-east wing of the listed building, notably in the late 1920's and 1960's.

The wider School complex includes later modern buildings and large playing fields on the other side of Seabroke Road.



Image from the beginning of the century showing the Grade II listed building



Other than the Grade II listed main school building, there are no other listed buildings in the immediate surrounding area. The closest listed building is 0.2 miles away and is not visible from the site.

### List Entry Summary

Name: Girls' High School  
List entry number: 1271658  
Location: Gloucester  
Grade: II  
Date first listed: 12-Mar-1973

### Details:

*"Girls' high school. c1900, later C20 additions and alterations. By WB Wood. Red Brick with dressed stone details, tiled roofs with gabled dormers, brick stacks. Northern Renaissance style. EXTERIOR: two storeys and attics. 3:6:3 fenestration pattern to facade with gabled outer wings flanking recessed outer block. Centre: flat-roofed projections to ground floor with segmental-arched lights flanking gabled porch with "GIRLS HIGH SCHOOL" in cartouche and chamfered arch of 3 orders dying into splayed jambs and with angled pilasters; first floor articulated into recessed bays by pilasters; 3-light double-transomed windows with segmental-arched lights; crenellated parapet with arched links to stepped merlons; gabled dormers with 3-light casements; louvred ventilators. Wings have tall segmental-arched casements with small-paned timber casements and ashlar imposts; ground-floor left is blank. Right and left-hand returns each have tall stair tower with crenellated parapet set behind more modest but similar porches, to Seniors on right and Juniors on left. Parallel-gabled rear wing, with*



cross-gabled rear elevation then flat-roofed range. INTERIOR: not inspected, but known to be complete with original joinery and stained and patterned glass. A most distinctive and richly-detailed design, interpreting with flair and imagination the Free Style commonly adopted for Board School designs from the later C19.”

Historic England List Entry Summary

### Previous works to Listed Building

The Grade II Listed school building has seen a number of alterations and extensions to its north east wing since being built in 1909. (See diagram 1).

The first major alteration in 1929 involved the rear external bicycle store being demolished to make way for a single storey classroom extension to provide a science laboratory. It was most likely that this classroom was open plan with a science prep room located to the southern recess. (See diagram 2).

During 1962-64 the science prep room was relocated to the northern corner of the room with new internal partition walls. A further ground floor extension was built to the north of the science classroom to provide an additional laboratory space. It is most likely at this time that the science lab furniture was replaced by what is now currently there. (See diagram 3).

This later extension in the 1960's is of little architectural or historic merit, and the furniture and interiors of both science classrooms are very tired and beyond their useful life and in need of being replaced.

The following diagrams show the locations of these alterations and additions over time;

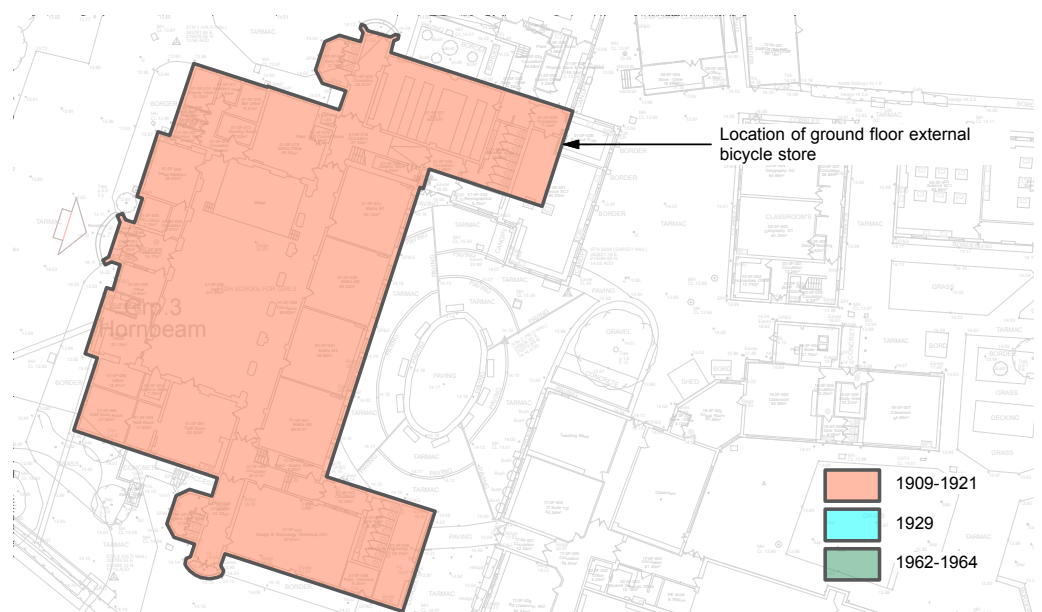


Diagram 1 showing original extent of main building





Diagram 2 showing extent of main building circa late 1920's

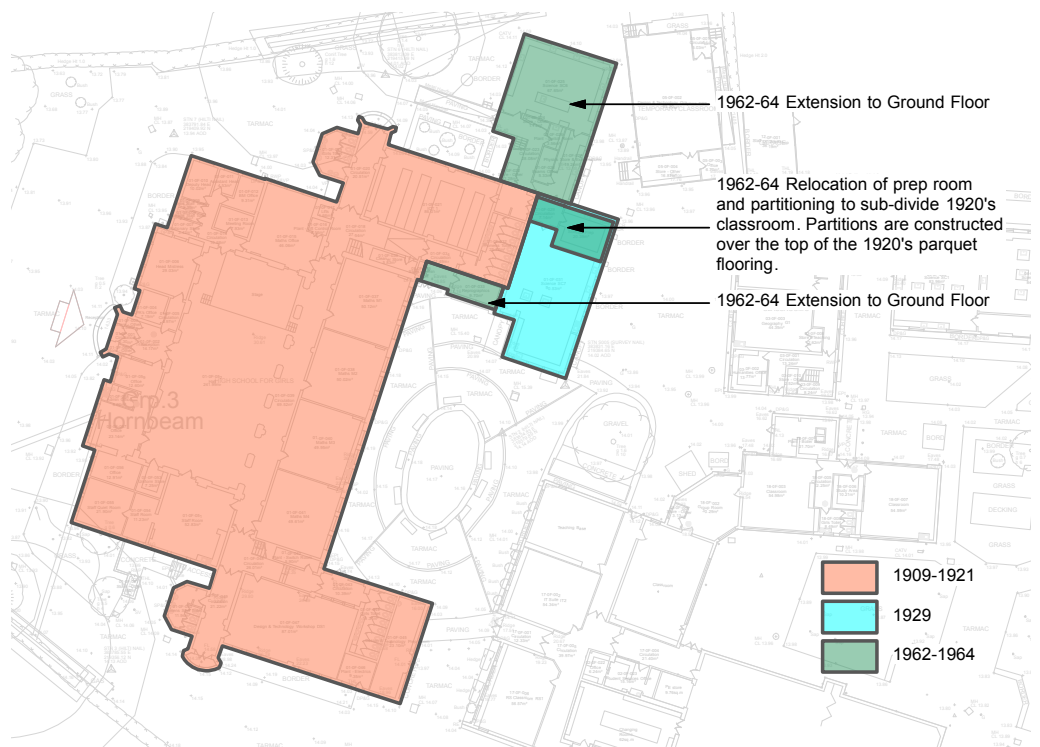


Diagram 3 showing extent of main building circa 1960's





## Impact on Historic Setting

The proposal seeks to conserve and protect the historic assets of the area in which the site is located, in line with the Gloucester Local Plan, the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy and the Gloucester City Plan.

The National Planning Policy Framework (para 132) states ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.’ It goes on to state in para 134 ‘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.

The following section in this report demonstrates how the proposed internal refurbishment clearly has less than significant harm and is intended to preserve the historic importance of the asset. This impact must also be balanced with the clear long term benefits to the school and its pupils as a result of the works creating a coherent and sustainable teaching facility for now and future generations. The proposal supports the NPPF (para 5) to create *‘living environments for people of all ages which supports social interaction. It meets the needs of children and young people to grow and develop.’*

## 03 Refurbishment of Science Labs

The school have invested in a Premises Development Plan to pursue ways in which the tight site can be de-cluttered and better organised, which in turn will improve the setting of the historic environment and conservation area greatly.

Part of this long term plan has been to unite the science department within a dedicated block. The works described here are concerned with the refurbishment of the remaining existing spaces within the Grade II Listed building.

A set of detailed plans have been provided with this application clearly outlining the proposed refurbishment works; a summary is as follows;

- removal of 1960’s science laboratory furniture
- removal of 1960’s partitions forming science prep room
- formation of new internal opening in 1920’s extension
- new internal partitions to sub-divide classrooms
- retention of existing parquet flooring
- retention of existing windows



The proposed works have been carefully planned to limit any potential impact on the heritage asset by localising the majority of changes to the 1960's extensions and undertaking light refurbishment works only.

It is considered that the proposal will lead to 'less than substantial harm to the significance of a designated heritage asset and the public benefits of the project outweigh any potential harm to the setting.

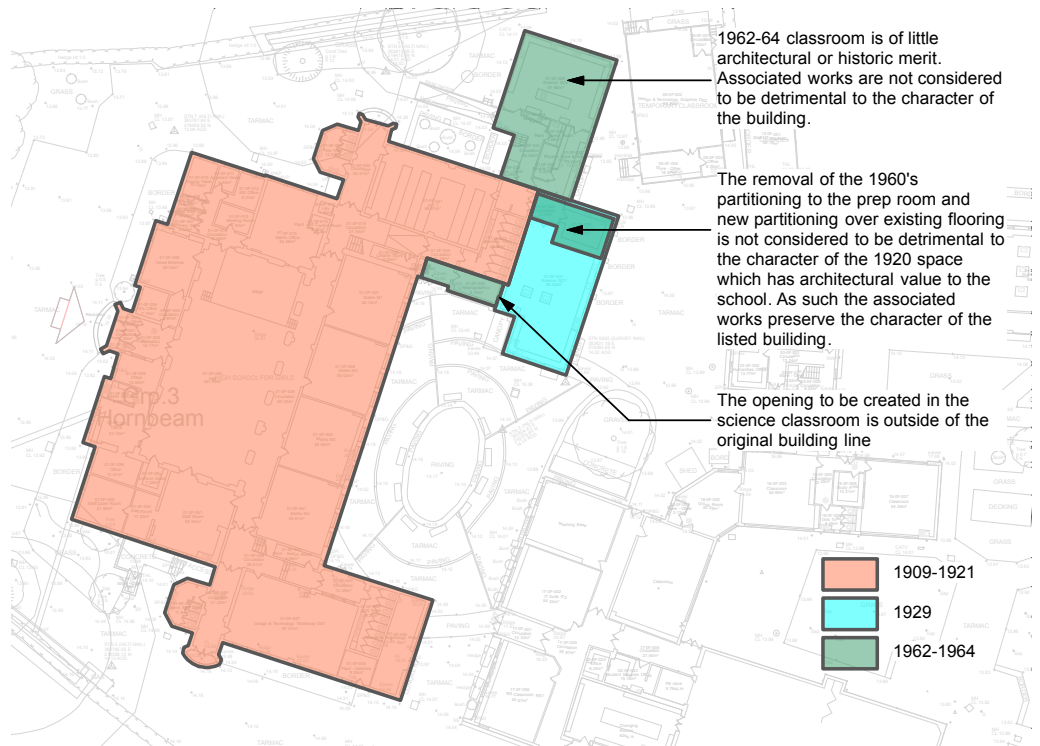


Diagram 4 showing locations of proposed works; outside of original building footprint

## 04 Conclusion

By following a 'light-touch' approach to refurbishment the proposal will have minimal impact on its setting and will not be detrimental to the historical significance of the listed building or the wider conservation area.

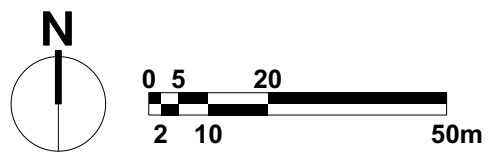
The benefits of the proposal outweigh any minimal harm caused to the historic setting. It also supports the NPPF policy of meeting the needs of young people to grow and develop.

As a result it is considered that the proposals are in line with the policies of the relevant planning and conservation documents.



**Key**

- Site Boundry
- Area of Works



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 -: 21.01.22 - WJ - WJ: Drawing Created

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**PROJECTS**

DRHS-Refurbishment of Existing Classrooms.

**SCALE** 1:1250 @A3

**CLIENT**

Denmark Road High School

**DATE** Jan 2022

**DRAWING TITLE**

Site Location Plan



**DRAWING NO.**

**6144 -P-001**

Matthews Warehouse, High Orchard Street  
 Gloucester Quays, GL2 5QY



05-0F-002  
Design & Technology Graphics DS2  
95.20m<sup>2</sup>

05-0F-004  
Store - Other  
16.87m<sup>2</sup>

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**REVISIONS**  
REV DATE DRAWN CHECKED NOTES  
-: 17.08.21 - TV - WJ: Drawing Created

**DRAWING TITLE**  
Existing Ground Floor Classroom Refurb Plan

**PROJECT**  
DRHS-Refurbishment of Existing Classrooms.

**CLIENT**  
Denmark Road High School

**SCALE** 1:100@A3  
**DATE** August 2021



**DRAWING NO.** 6144-P-200  
**REV** -

Matthews Warehouse, High Orchard Street  
Gloucester Quays, GL2 5QY

STN 2 (HILTI NAIL)  
383824.83 EE  
19379.89 N  
14 AOD