

Report of the Corporate Director of Planning & Community Services

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) OF A NEW EASTERN GATEWAY BUILDING (ZONE A 10 (PHASE 1) - GATEWAY), TOGETHER WITH DETAILS OF LANDSCAPING, LANDSCAPE MAINTENANCE, SCREENING OF PLANT, WASTE STORAGE FACILITIES, ACCESS TO BUILDING ENTRANCES, CAR PARKING PROVISION FOR WHEELCHAIR DISABLED PEOPLE, EXTERNAL LIGHTING, SCHEME FOR PROTECTING THE PROPOSED BUILDING FROM NOISE AND EXTERNAL LIGHTING, IN COMPLIANCE WITH CONDITIONS 3, 12, 13, 23, 25, 26, 30, 32 AND 62 (AS THEY RELATE TO ZONE A10 (PHASE 1)) OF OUTLINE PLANNING PERMISSION REF: 532/APP/2002/2237 DATED 19/04/2004 'MASTER PLAN PROPOSALS'

LBH Ref Nos: 532/APP/2009/566

Drawing Nos: S2111/51-04 rev F (GA Zone 4
S2111/52-01 rev F (Levels and Surface Water Draining Masterplan
07071/P-101 rev A (Site Location Plan)
07071/P-102 rev A (Existing Site Plan)
07071/P-105 rev A (Existing Context Sections)
07071/P-106 rev A (Existing Site Sections)
07071/P-110 rev A (Basement Floor Plan)
07071/P-111 rev A (Ground Floor Plan)
07071/P-112 rev A (First Floor Plan)
07071/P-113 rev A (Second Floor Plan)
07071/P-114 rev A (Third Floor Plan)
07071/P-115 rev A (Fourth Floor Plan)
07071/P-116 rev A (Roof Plan)
07071/P-120 rev A (Proposed Context Sections)
07071/P-121 rev A (Proposed East and West Elevations)
07071/P-122 rev A (Proposed North and South Elevations)
07071/P-123 rev A (Typical Proposed Elevation: 1. Wrap, 2. Auditorium
07071/P-124 rev A (Proposed Entrance Elevation)
07071/P-125 rev A (Proposed Atrium Elevations)
07071/P-130 rev A Proposed Sections A-A & B-
B)
S2111/51-01 rev G (External Works Masterplan
S2111/51-02 rev F (External Works GA Zone 2
S2111/51-03 rev F (GA Zone 3
S2111/52-02 rev D (External Works GA Zone 2 - Levels and Surface Water Drainage)
S2111/52-03 rev D (External Works GA Zone 3 - Levels and Surface Water Drainage)
S2111/52-04 rev D (External Works GA Zone 4 Levels and Surface Water Drainage)
S2111/53-06 rev B (Gabion Retaining Wall Zone 2
S2111/53-08 rev B (Relocated Vehicle Control Barrier)
S2111/53-09 rev C (External Sections)

S2111/55-01 rev B (Planting Masterplan
S2111/55-02 rev C (Tree Retention and Removal Plan)
Design and Access Statement Version 02 and appendices A - G (Issue
Date 06-03-2009)

Date Plans Received: 20/03/2009

Date(s) of Amendment(s):

Date Application Valid: 20/03/2009

1. **SUMMARY**

The application seeks reserved matters approval for the appearance, landscaping, layout and scale of a new Gateway Building at the Eastern Entrance to Brunel University. The proposed building would have a gross external floorspace of 7,664 sq.m providing space for a new auditorium, academic and reception space.

The principle of a building in this location has been established under the outline master plan for Brunel University and the current proposal is considered to fully comply with the terms and conditions of this consent.

The design of the building and surrounding landscaping has been addressed in the context of the surrounding street scene, the retention of a 25m landscape buffer and the recently constructed Mary Seacole Building. It is considered the building would form part of a strong gateway pair of buildings at the Eastern Entrance to the campus, appropriate in terms of the surrounding character of the area and street scene.

It is not considered that the proposal would have any detrimental impacts on nearby residents or the closest of the student accommodation.

The proposal demonstrates the incorporation of sustainability measures through its design and is considered to exceed the sustainability requirements set out within the London Plan.

The application is recommended for approval, subject to conditions.

2. **RECOMMENDATION**

1. Approval of details in compliance with conditions 12 'Landscape Maintenance', 13 'Screening of plant', 23 'Details of waste storage facilities', 25 'Details of access to building entrances', 26 'Details of car parking provision for wheelchair disabled people', 30 'External lighting scheme', 32 'Scheme for protecting the proposed building from noise' and 62 'External lighting' of outline planning permission 532/APP/2002/2237 dated 19/04/2004 as they relate to Phase 1 of development within Zone A10.

2. Approval of reserved matters of siting, design, external appearance and landscaping of a new Eastern Gateway Building (Zone A10 (Phase 1) in compliance with condition 3 of outline planning permission ref: 532/APP/2002/2237 dated

19/04/2004 subject to the following conditions:

1 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Refuse store details

Prior to commencement of the development hereby approved, details of the bin store/recycling enclosure shall be submitted to and approved by the Local Planning Authority. Thereafter the enclosure shall be erected on site and retained in accordance with the approved details.

REASON

To ensure the proposal makes a positive contribution to the character and amenity of the area and complies with Policy BE13 of the Hillingdon Unitary Development Plan.

4 H16 Cycle Storage - details to be submitted (Residential)

No part of the development hereby permitted shall be commenced until details of the enclosure for the 20 Broxap cycle lockers have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure an appropriate appearance of the facilities and the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policies BE13 and AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

5 NONSC Bird Management Plan

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:

- Management of the flat/shallow pitched roofs on buildings within the site which may be

attractive to nesting, roosting and 'loafing' birds. The management plan shall comply with Advice Note 8 'Potential Bird Hazards from Building Design' attached.

The Bird Hazard Management Plan shall be implemented as approved upon completion of the roofs and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.

REASON

It is necessary to manage the roofs in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport in accordance with policy A5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Air Quality/Biomass

Prior to commencement of the development hereby approved, a full air quality assessment of the effects of the biomass boiler shall be submitted to and approved in writing by the Local Planning Authority. This shall include detailed dispersal modelling of the air quality impacts of the boiler and detailed information regarding the boiler, fuel and its operation. The assessment shall also include details of mitigation measures to deal with the air quality impacts of the Biomass boiler.

REASON

To ensure the proposed Biomass Boiler does not have unacceptable detrimental impacts on the designated Air Quality Management Area in accordance with policy 4A.19 of the London Plan and Hillingdon's Air Quality Supplementary Planning Guidance.

7 N5 Contol of Noise Emission (Site Specific)

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the site remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

8 HLC3 Hours of Use

No persons other than staff shall be permitted to be on the premises between the hours of 23.00 and 08.00 Monday to Saturday and 21:00 and 09:00 on Sundays.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 SUS1 Energy Efficiency (Site Specific)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted energy statement [Job No: L7161, Date: March 2009, Issue No: 6, Prepared by Genesys Environmental] shall be integrated into the

development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

10 NONSC Management Plan

Prior to occupation of the development hereby approved, an auditorium management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall set out the management for the use of the auditorium by external organisations or for events which are open to businesses or members of the public and shall specify:

- * The number of times a year the auditorium will be utilised for these purposes;
- * The permitted hours between which such uses can occur;
- * A parking management scheme;
- * A logging system (to record the type of user/event, duration of use, complaints and complaint resolution); and
- * A complaints management scheme.

Thereafter the use of the auditorium for these purposes shall be managed in accordance with the approved plan and the aforementioned logging system shall be made available to the Local Planning Authority on request.

REASON

To ensure the use of the auditorium by organisations external to the university is managed in a way that will not cause a reduction in the amenity of nearby residents or increase on street parking to the detriment of highway safety in accordance with policies OE1, OE3 and AM7 of the Hillingdon Unitary Development Plan Saved Policies.

11 NONSC Greywater

No development shall take place until details of water efficiency measures, including grey water recycling, have been submitted and approved in writing by the Local Planning Authority. The development shall not be used until the approved measures have been implemented and shall thereafter be permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

REASON

To safeguard water resources in accordance with Policy 4A.16 of the London Plan.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies

and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R16	Accessibility for elderly people, people with disabilities, women and children
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3

You are reminded of the need to comply with any outstanding conditions imposed on the outline planning permission ref: 532/APP/2002/2237 dated 19/04/2004, including:

- Tree protective fencing (11)
- External lighting (30)
- Protection of noise sensitive buildings (32)
- Noise from plant & machinery (35)
- Deliveries and Servicing Plan (36)
- No import of contaminated soils (37)
- Contaminated soils (39)
- Wheel washing (43)
- Surface water source control (50)
- Site drainage systems (51)
- Site Drainage (52)
- Construction traffic via Kingston Lane (55)
- Hours of construction/demolition (57)

4

The Bird Hazard Management Plan must ensure that flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found nesting, roosting or loafing must be dispersed by the owner/occupier when detected or when

requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The owner/occupier must remove any nests or eggs found on the roof.

The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs.

5

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp).

6

Wind Turbines can impact on the safe operation of aircraft through interference with aviation radar and/or due to their height. Any proposal that incorporates wind turbines must be assessed in more detail to determine the potential impacts on aviation interests. This is explained further in Advice Note 7, 'Wind Turbines and Aviation' (available at www.aoa.org.uk/publications/safeguarding.asp).

7

Advice on carrying out an air quality assessment can be found in Hillingdon's Air Quality SPD, The London Councils Air Quality and Planning Guidance and the Environmental Protection UK website.

8 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation

compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

9 I28 **Food Hygiene**

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

10 I58 **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

11

You are encouraged to apply the measures contained within the submitted site handbook. Further you are advised that the quality of any site handbook or construction method statement subsequently submitted in relation to conditions 35, 40, 41, 43 or 57 of the outline planning permission should reflect the quality of this initial document.

12

You are advised that BS8300:2009 - 'Design of buildings and their approaches to meet the needs of disabled people' has been recently published providing updated guidance on accessible design.. You are encouraged to implement the detailed design of the building in accordance with guidance contained within BS8300:2009 wherever possible. In addition you are encouraged have regard to the following advice:

1. Advice from an appropriate fire safety officer or agency should be sought at an early

stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area. Such detail should be fully documented in the Design & Access Statement.

2. The proposed fire rated lift(s) should be located to support Horizontal Evacuation and:

- a) must be clearly identifiable and have appropriate signage;
- b) should be situated within a protected enclosure;
- c) should consist of lift well and protected lobby at every level;
- d) should be provided with a switch marked "Evacuation Lift" at Exit level. (This switch should cause the lift to return to the final exit & then become controllable.) Alternatively, the lift could be interfaced to the fire alarm system, returning to ground when the alarm sounds;
- e) must feature an exclusive primary electricity supply from a sub-main circuit;
- f) must have an alternative back-up power that should start automatically in an emergency to prevent potential interruption to the electricity supply. The cables should be separate from those of the primary supply and routed through an area of low fire risk;
- g) must have power switches or isolators that are clearly identifiable and labelled at the main switchboard and alternative power supply to indicate the location of the other supply;
- h) must connect to any electrical sub-station, distribution board, generator, hydraulic pump or other apparatus that is fire protected for a period not less than that of the lift shaft;
- i) have a minimum load capacity of not less than 400kg; and
- j) should have doors that have a minimum of 2 hours fire resistance.

13

You are advised that should a scheme for Closed Circuit Television (CCTV) be proposed for the site, you should liaise with the Metropolitan Police Crime Prevention Officer to ensure that this is compatible with the Council's CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

Brunel University comprises a total of approximately 70 ha (170 acres). The Campus is split between five sites, with the majority of built development on Sites 1 and 2. Intensive sporting facilities are provided on Site 3 while Site 5 consists of playing fields. Site 4, to the south of Sites 1 and 2, was recently acquired by Brunel University. Site 2 comprises 26 hectares (65 acres) and is the most densely developed part of the campus. It consists of a series of buildings of varying heights and footprints, within a parkland setting, comprising a mix of academic space and residential uses. In terms of its built environment, the University is centred around a central core including the Central Lecture Block, Library and Students Union (Central Services Building). This part of the campus has been the historic focus of the University. The Campus is designated as a Major developed Site within the Green Belt.

The application site is located to the north of the proposed Eastern Gateway vehicular entrance, at the eastern end of Site 2. The University Sports Centre lies to the west of the site, while the recently built Mary Seacole building is located to the south.

The topography of the application site slopes from the southeast towards the northwest (40.4m AOD - 35.4m AOD), the central area of the site is currently hard surfaced and

provides for a car park and a number of existing trees are also located within the site.

3.2 Proposed Scheme

The application seeks the erection of a new gateway building at the eastern entrance to Brunel University. The proposed building would have a gross external area (GEA) of 7,664 sq.m which would be utilised to provide teaching facilities, gallery/exhibition space and administration space. The building would generally be divided up into the following main functional spaces:

- * Academic Teaching and Research - a combination of academic office space and teaching facilities, such as seminar rooms, computer labs and break out spaces;
- * The Central Auditorium - A flexible auditorium to seat 450 people allowing the University to house large lecture groups, house events and functions.
- * Atrium, Cafe and Kitchens - Located adjacent to the auditorium to allow large events to be catered for and to provide facilities for students and visitors.
- * The University Reception - The building will be the new main gateway and reception area for the University, serving to control access to the university and greet all visitors.

The space outside of the building would be landscaped to provide the following key areas:

- * Landscape Buffer Zone - A 25m landscaped buffer zone with reinforced tree planting along Kingston Lane in accordance with the conditions of the outline planning permission and to protect the character of Kingston Lane;
- * Cafe with formal and informal seating - A hard landscaped zone juxtaposed to the internal cafe and atrium on the Kingston Lane frontage linking with the internal space for dining and socialising. A soft landscaped area would also be provided to compliment these uses;
- * Auditorium Cafe/Service Yard -A hard landscaped zone surrounded by soft landscaping to the north east of the building, to be utilised as additional spill out space for the adjacent cafe and on an intermittent basis for service access (when not in use for the former);
- * Drop off and Service Zone -A landscaped zone to the north west of the building, providing a service yards, small seating area and temporary parking for 12 visitors. The spaces would be provided for visitors before they were allocated more long term parking within the University, all spaces within this area would be provided to a standard suitable for disabled users to ensure appropriate access; and
- * Entrance Zone - The main entrance of the building located to the south west, this area would feature a series of large format semi-circular stepped to accommodate the difference in levels to the building and provide an opportunity for for gathering and social interaction. Broad ramps located under a canopy are integrated into the surrounding landscaping to provide appropriate access for people of varying needs.

The building itself would generally be four storeys in height, with feature elements on the main building and auditorium reaching four or five storeys. Its design involves a two storey circular auditorium with a curved single pitch roof rising to four storey height. The auditorium forms the central built form of the scheme. This central feature would be wrapped firstly by a two storey glass atrium and then by the curved form of the main building.

The building is proposed to be completed in a palette of white render, glass and silver/grey (a mixture of zinc and other metal cladding).

The materials palette and design are intended to compliment the recently built Mary Seacole Building and create a pair of landmark entrance buildings for the University

Campus.

The application also contains details intended to address numerous conditions imposed on the outline planning permission. All of these conditions are addressed within the 'Other Issues' section of this report.

3.3 Relevant Planning History

532/APP/2002/2237 Sites 1 And 2, Uxbridge Campus, Brunel University Kingston Lane H
BRUNEL UNIVERSITY MASTER PLAN PROPOSALS COMPRISING ERECTION OF 48,064 SQ.M OF NEW ACADEMIC FLOORSPACE, 69,840 SQ.M OF NEW STUDENT RESIDENTIAL ACCOMMODATION, ANCILLARY FLOORSPACE AND INFRASTRUCTURE, PROVISION OF 645 ADDITIONAL PARKING SPACES, IMPROVED ACCESS FROM KINGSTON LANE, NEW ACCESS FROM COWLEY ROAD, HIGHWAY IMPROVEMENTS TO CLEVELAND ROAD, IMPROVED PEDESTRIAN AND CYCLE ROUTES, LANDSCAPING AND ENVIRONMENTAL IMPROVEMENTS (INVOLVING DEMOLITION OF 18,600 SQ.M OF EXISTING FLOORSPACE) (OUTLINE APPLICATION)

Decision: 19-04-2004 Approved

532/APP/2004/2092 Health Building Brunel University Campus Uxbridge
RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) OF A NEW FOUR STOREY HEALTH BUILDING (ZONE A 12 - GATEWAY), TOGETHER WITH DETAILS OF TREE PROTECTION, WASTE MANAGEMENT, DISABLED ACCESS, CONTROL OF DUST, POLLUTION CONTROL, FINISHED FLOOR LEVELS AND SITE DRAINAGE, IN PART COMPLIANCE WITH CONDITION 3 AND COMPLIANCE WITH CONDITIONS 11,23,25,40,41, 46 & 51 OF OUTLINE PLANNING PERMISSION REF.532/APP/2002/2237 DATED 19/04/2004 'MASTER PLAN PROPOSALS'

Decision: 28-09-2004 Approved

Comment on Relevant Planning History

Outline planning permission was granted on 19 April 2004 for the erection of 48,064 square metres of new academic floorspace, 69,840 square metres of new student residential accommodation, ancillary floorspace and infrastructure, provision of 645 additional parking spaces, improved access from Kingston Lane, new access from Cowley Road, highway improvements to Cleveland Road, improved pedestrian and cycle routes, landscaping and environmental improvements, involving demolition of 18,600 square metres of existing floor space.

The application site was identified on the Parameters Plan as zone A10 (part of site 2), within which outline planning permission has been granted for up to 12,100 square metres of new academic floor space, at up to 7 storeys in height. Various options were considered to meet the Universities requirements, before arriving at the detailed scheme that is the subject of this application, which comprises 7,664 square metres of new academic floor space at 4/5 storeys.

4. Planning Policies and Standards

See relevant section below.

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL3 OL3 Green Belt -
- OL4 Green Belt - replacement or extension of buildings
- BE3 Investigation of sites of archaeological interest and protection of archaeological remains
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th May 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in a local newspaper, a site notice posted and 117 local owner/occupiers were consulted.

Two letters of objection have been received to the proposals identifying the following concerns:

- i) The plan would result in a further reduction in on-campus parking spaces, which will result in further displacement of student vehicles into the locality.
- ii) Concern that the proximity of the proposed halls of residence to residential properties will lead to increased noise.

DEFENCE ESTATES

No safeguarding objections.

BAA

No safeguarding objection, subject to the imposition of a condition requiring a bird management plan

Internal Consultees

POLICY

No specific comments, given the principle of the development has been established under outline planning permission 532/APP/2002/2237.

URBAN DESIGN

The application relates to the zone A10 in the Parameters Plan within which outline planning permission was granted for up to 12,100 m² of new academic floor space, up to 7 storeys in height. The proposed building is the second of the proposed Gateway Building Projects, which aim to provide a distinct entrance to Brunel University, as part of the master plan strategy. The proposed Gateway Building will provide the University main entrance and reception functions, accommodation for the Brunel Business School, teaching auditorium, the Beldam Art Gallery and a cafe. The total floor area of the development is 7,300 m². The principle of the provision of academic floor space on site 2 has already been established. This application regards reserved matters in relation to layout, scale, visual appearance and landscaping.

Rigorous pre-application advice on urban design has been given throughout the planning and design process on the general outset for this development, principal layout as well as design principles and open space approach. The urban design advice has also involved more detailed design advice with regards to the built elements, landscaping and boundary treatment.

Layout

The proposed building will be located in a prominent position adjacent to the eastern entrance of the Campus, on Kingston Lane. One of the design aspirations has been to create a landmark building that relates well to the Mary Seacole building and complements the surrounding context. The proposed building which will be 4-5 storeys high has a strong, semi-circular form with a cylindrical core which will be easily recognisable and visible from Kingston Lane as well as from the eastern end of the pedestrian axis through the campus. From an urban design point of view the creation of the new gateway building is considered to enhance the legibility of the site for pedestrians, consolidate key operational functions, whilst in terms of effects on the general street scene the new built element will be mitigated by a robust landscape buffer. From a visual point of view it is essential that the landscape mitigation measures are of a scale which matches the scale of the new building, that the technical aspects are optimal, and the progress of the new landscaping is monitored long term to ensure that a semi rural character of Kingston Lane can be retained. In this respect it is important that the security boundary treatment is carefully visually integrated into the overall context

with regards to the detailed design.

Built form, scale and massing

The Architectural Design Statement, submitted as part of the master plan documentation, envisaged buildings at the eastern gateway to be glazed and transparent in character, between 3 to 5 storeys in height, with feature high points up to 7 storeys and anchored to strong vertical elements, to provide direction and image to the main entrance to the University. The Mary Seccombe Building, a solid D-shaped building, was the first of these gateway buildings (zone A12). The design approach anticipated the next development in zone A10, to the north of the new Eastern Gateway entrance, in order to create a gateway relationship between the two buildings. The intention is to emphasise the gateway effect by achieving an interesting interface between the two different yet curved buildings, creating a sense of termination to the pedestrian axis at its eastern extent, while retaining a strong sense of arrival for visitors by road.

The proposed development takes an organic approach in the form of a S-shaped development, encompassing a central cylindrical building, the Assembly Hall. The cylindrical Hall sits below the general height of the wrap with the sculpted roof form rising to the same height as the Skyline feature. The curved wrap is considered to act as a backdrop to the core auditorium, both in functional terms as well as architecturally. The curved element will provide a sheltered sequence of open spaces in relation to the central auditorium. The curved building will have a calm visual appearance in white render, with a regular pattern of punched fenestration. The end gables are proposed to be tinted in blue to give a sense of depth. The contrasting circular auditorium has a spectacular tilted zinc roof, which continues through the atrium roof into the event foyer. The lower part of the drum will be clad in pre-weathered, darker, zinc.

The scheme benefits from a strong architectural approach, with a central axis leading up to the tower-like Assembly Hall, which will function as the main pedestrian access point. The elevated position generates an open aspect to the southwest, overlooking the new indoor sports facilities of the Campus. The strategic position of the building at the crossroads of the public highway, the University perimeter road and the pedestrian spine strongly contributes to the dramatic landmark effect, and is ideal for its many different key operations. The building is considered to create the public face of the Campus, whilst it also visually connects to the pedestrian spine within the site.

The distinct layout and a clear integration between built elements and landscaping is characterised of a high design quality with generous areas for circulation and public areas.

In summary, from an Urban Design point of view the design, layout and massing of the proposed new development are considered satisfactory, in accordance with the master plan and in compliance with the aims of Policies PR22 and BE13 of the UDP.

Samples of all building materials including hard landscaping to be submitted to the LPA and agreed in writing prior to the commencement of building works

Fully detailed drawings of security fence to be submitted to the LPA and agreed in writing prior to works

TREES AND LANDSCAPING

The site forms part of the new Eastern Gateway formed from new buildings and landscaping. The landscape approach to the Eastern Gateway was outlined in the Landscape Design Statement allied to the Health Building, and aims to reduce the impact of the new development and maintain the openness of the campus. The gateway has an open landscaped frontage with most of the large

existing trees closest to the road retained and new signage, lighting and landscaping combining to produce a high quality external environment. Tree retention and large-scale planting are vital elements of the schemes comprising the Eastern Gateway, which is identified in the Design and Access Statement for the eastern gateway building, as one of the key characteristics of the site.

The outline planning permission reserves a 25m wide 'landscape buffer zone' along the eastern boundary of the campus (in the Green Belt). The landscape buffer, which provides a green edge, is also identified as a key site characteristic.

The layout plans detail the retention the existing mature Horse Chestnut trees close to the road frontage and the group of middle-aged tree in the open space between the building and the new internal/perimeter road, to provide the framework for the large-scale landscaping, including 26 new trees, detailed on the landscape drawings. This design is consistent with the masterplan approach for the Eastern Gateway. In this context, there is no objection to the proposed removal of 11 middle-aged trees in the middle of the site and 11 young (recently planted) trees on the fringes of the site, as part of the comprehensive development of this site. Together with the large trees retained as features on and behind the Kingston Lane frontage these landscape elements, and the new buildings on this site, will comprise the new landscape of the Eastern Gateway and the Kingston Lane frontage.

The scheme reinforces the large-scale landscape feature and landscape buffer fronting Kingston Lane. The integrated design of the scheme also includes hard and soft landscaping around the building, as part of the comprehensive scheme for this part of the campus, which will provide a high quality setting for the building.

Overall, the scheme is acceptable in tree / landscape terms and complies with the relevant tree/landscape policies.

The details of landscaping and tree retention/removal, in relation to the discharge of the relevant conditions (and reserved matters), are acceptable. However, the details of tree protection need to be adjusted before condition (11) can be discharged.

ENVIRONMENTAL PROTECTION UNIT

Contamination

With regards to conditions 38 and 39, which relate to contamination it is not appropriate to clear these at this stage, as they require information that will not be available until a later stage.

Lighting

With regards to the external lighting the lux levels shown on the diagram in section 3.2 appear acceptable. Glare shields should be fitted as described. Should any changes be made to this details should be submitted to the council for approval.

Biomass Boiler / Air Quality

With regards to the biomass boiler the information supplied is not adequate. The site is within an AQMA and a condition will be required requiring the submission of further information and details of appropriate mitigation measures if biomass is to be used on this site.

Noise

As they have not yet decided on what plant will be installed it is not yet appropriate to clear condition 35, which relates to the mitigation of plant noise.

Condition 32 relates to the protection of the development from external noise as there is no

residential included in this application the information provided should be adequate.

The noise report assumes that the passive ventilation system would be closed during events in order to contain the noise. Looking at the plans I am not sure that this would be practical given the the report does not cover noise amplified music, consequently EPU will need further details of the scheme for sound insulation for this building so that we can be sure that the noise will be suitably contained. The report also does not give details of the building structure or the level of sound insulation this would provide. EPU would therefore suggest a condition regarding general noise emission is attached.

The noise report only covers the use of the auditorium during the period up until 23:00 and the measurements were carried out on a weekday. EPU would therefore recommend a condition restricting the hours of use to 8:00 to 23:00 Monday to Saturday and 9:00 to 21:00 on Sundays and Bank Holidays.

ACCESS OFFICER

The development proposal demonstrates a satisfactory level of access and inclusion, however the following observations are provided as additional features to be incorporated.

1. It is noted that an additional twelve accessible parking bays are proposed. A minimum of one bay should be upgraded in line with BS 8300:2009, clause 4.2.1.1, and should have minimum dimensions of 3m x 6m.

2. In accordance with BS 8300:2009, setting down point(s) should be located close to all main entrances.

3. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area. Such detail should be fully documented in the Design & Access Statement.

4. The proposed fire rated lift(s) should be located to support Horizontal Evacuation and: a) must be clearly identifiable and have appropriate signage; b) should be situated within a protected enclosure; c) should consist of lift well and protected lobby at every level; d) should be provided with a switch marked "Evacuation Lift" at Exit level. (This switch should cause the lift to return to the final exit & then become controllable.) Alternatively, the lift could be interfaced to the fire alarm system, returning to ground when the alarm sounds; e) must feature an exclusive primary electricity supply from a sub-main circuit; f) must have an alternative back-up power that should start automatically in an emergency to prevent potential interruption to the electricity supply. The cables should be separate from those of the primary supply and routed through an area of low fire risk; g) must have power switches or isolators that are clearly identifiable and labelled at the main switchboard and alternative power supply to indicate the location of the other supply; h) must connect to any electrical sub-station, distribution board, generator, hydraulic pump or other apparatus that is fire protected for a period not less than that of the lift shaft; i) have a minimum load capacity of not less than 400kg; and j) should have doors that have a minimum of 2 hours fire resistance.

The applicant should be advised to refer to BS 8300:2009 (not BS 8300:2001 as detailed in the submitted Access Statement).

DISABLED TENANTS, RESIDENTS AND COUNCIL ACCESS PANEL

The panel query questioned why the building was not designed to incorporate level access, rather than ramped, and sought clarification on accessible seating for the auditorium.

In other respects the panel considered there to be a very comprehensive design and access statement, which could be considered a model of how a design and access statement should be prepared. They also considered the building had the potential to be award winning.

HIGHWAYS ENGINEER

No objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the provision of academic floor space on site A10 has already been established by virtue of the outline master plan permission, which was approved in April 2004. The uses and level of floor space proposed as part of the current reserved matters application falls within that considered under the outline approval.

7.02 Density of the proposed development

The application seeks approval of reserved matters of appearance, landscaping, layout and scale of a new educational/academic building at Brunel University. There is no residential development proposed as part of the current application and the amount of development permitted on the site was dealt with as part of the outline consent for the redevelopment of Brunel. Accordingly, this consideration is not pertinent to the current application.

7.03 Impact on archaeology/CAs/LBs or Areas of Special Character

The application site is not located in proximity to any Conservation Areas, Listed Buildings or Areas of Special Local Character.

The potential archaeological implications of development on the site were considered under the outline master plan (outline planning permission ref: 532/APP/2002/2237). Accordingly, further consideration of this issue is not necessary at this stage.

7.04 Airport safeguarding

The principle of a building on the application site up to 7 storeys in height was agreed as part of the Brunel Masterplan and did not conflict with any safeguarding criteria at the time.

Subsequently the consultation areas for both Defence Estates and the British Airports Authority have been revised and the application site falls within these consultation criteria. Both parties have been consulted on the proposal and have raised no objections in terms of airport or aerodrome safeguarding.

7.05 Impact on the green belt

The site is in a very prominent position at the eastern gateway to the Campus, visible from Kingston Lane and from the eastern end of the pedestrian axis through the campus. The most significant changes to the landscape character and the greatest urbanisation impact of Brunel University's development proposals will be at this eastern end of the campus surrounding the new entrance into site 2. The Supplementary Environmental Impact Assessment accompanying the outline master plan application acknowledged that the addition of buildings in this area would result in a reduction in the sense of openness currently experienced at this boundary. The views of lawns, shrub beds and trees fronting Kingston Lane will be replaced by the new entrance and views of the proposed buildings in zones A10 (including the application site) and A12, set back from the road, glimpsed between the landscape of the existing and new trees.

Additional planting along the site boundaries has therefore been identified as a mitigation strategy to help reduce the impact of development at this part of site 2. In order to ensure that the amenity of this part of the Green Belt is not adversely affected, a condition requiring a 25-metre landscape buffer along the Kingston Lane frontage with zones A10 and A12 was imposed on the outline permission. Part of this buffer zone is included in the landscape proposals for this application, while the remainder has been implemented alongside development of the Mary Seacole Building within site A12 and the reserved matters landscaping application for the eastern gateway. This landscape buffer will afford a degree of mitigation, which will become more effective over time, as the maturing landscape increasingly softens views into the site, thereby contributing to the retention of the semi-rural character of Kingston Lane, while creating a high quality gateway to a major university campus.

In terms of the specific landscaping proposals for this zone, the submitted plans detail the retention of 7 existing trees, mostly Horse Chestnut and Limes, in the open space between the building and Kingston Road. A total of 29 trees would be retained within the application site, aside from the trees fronting the development, 3 large trees within the proposed car parking area (2 Maples and a Eucalyptus) are of particular importance and would be retained.

The existing trees will be supplemented by 26 new trees in the area around the proposed new gateway building. This is consistent with the master plan approach for the Eastern Gateway. The Council's Trees and Landscape Officer raises no objection to the proposed removal of 21 trees, mostly in the middle of the site, as part of the comprehensive development of this zone. The development is therefore considered to comply with the aims of policy BE38 of the UDP.

Owing to the 4 metre fall in levels across the site, the ground floor level of the building is some 1.2 metres lower than the surrounding landscape at the eastern end, thereby reducing the perceived vertical scale of the building when viewed from Kingston Lane. The visual impact of the proposals will be further reduced due to sensitive landscaping to the immediate areas adjacent to the building, which will help soften views. The building has been designed to be in scale with the adjacent buildings, within the overall framework of a landscaped parkland setting, characteristic of the form of development on Site 2. Overall, it is not considered that the scheme will impact on the openness of this major developed site in the Green Belt. The scheme is therefore considered consistent with the objectives of site specific policy PR22 and Policy OL1 of the UDP, the objectives of PPG2 and in accordance with the recently approved master plan.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Saved Policies UDP seeks to ensure that the layout and appearance of new developments harmonise with the existing street scene or other features of the area.

The design of the proposed building has been carefully considered in relation to the context of the application site and neighbouring built form. In respect of the height, scale, siting and materials palette the building has been detailed so that it would form an intrinsic gateway pair with the neighbouring Mary Seacole building. In this respect the stepping of the building in terms of height has been carefully considered alongside the varied levels of the site to ensure a complimentary relationship clearly demarcating the entrance to the University.

The site frontage along Kingston Lane would benefit from a generous and well landscaped 25m buffer zone, in accordance with the outline master plan. This would serve to provide a

generous landscape setting in character with the semi rural nature of Kingston Lane and its intermittent open spaces.

Overall, it is considered that the proposed building would continue and expand upon the design objectives considered acceptable within the neighbouring Mary Seacole Building. The proposed building would form the second half of an attractive gateway pair of buildings, in a well landscaped setting, and would enhance the character and appearance of Kingston Lane adjacent to the University entrance.

7.08 Impact on neighbours

Policy BE24 of the Saved Policies UDP and guidance within the adopted Hillingdon Design and Accessibility Statement (HDAS) - Residential Layouts require that the design of new buildings protects the privacy of occupiers and their neighbours.

The HDAS - Residential Layouts and Policy BE20 of the UDP seek to ensure that all new developments maintain appropriate provision of daylight and sunlight to neighbouring properties and avoid overshadowing.

Policy BE21 of the UDP and guidance within HDAS - Residential Layouts requires that proposals for new buildings would not result in a significant loss of residential amenity by reason of their, siting, bulk or proximity.

The proposed Eastern Gateway Building would be sited over 50m from the nearest residential property. Accordingly, it would not have any detrimental impacts on the amenities of these occupiers in terms of the policies identified above.

Policy OE1 of the Saved Policies UDP seeks to protect residential amenity from all forms of pollution including, light and noise. Policy OE3 seeks to ensure buildings with the potential to cause noise annoyance are not allowed, unless adequate mitigation measures would be provided.

In relation to light, the application is accompanied by detailed information of the proposed lighting scheme (intended to address conditions 30 and 62 of the outline planning permission). The submitted information indicates that the proposed lighting levels will be within levels that would not cause annoyance to nearby occupiers.

In relation to noise, conditions have already been imposed as part of the outline master plan approval to control noise from plant, machinery and amplified music across the site. Having reviewed the submitted noise report, the Council's Environmental Protection Unit has advised that the development is capable of achieving an appropriate noise impact on neighbouring properties. However, the Environmental Protection Unit do not consider that the conditions on the outline master plan would provide adequate insurance of acceptable noise criteria given the location and proposed use of the building. Accordingly, conditions requiring further detailing of the development in terms of noise mitigation and some restriction on the hours of use for the auditorium should be imposed to ensure this outcome is achieved.

The University already uses various buildings across the campus for conferencing and external events when not in educational use. Often this is a part of partnership working with local business and national organisations. This has generally not given rise to any problems in the past. The University do not intend to solely use the auditorium for teaching of students. A condition requiring a management plan to control possible use of the auditorium by external organisations, local businesses and the public is therefore

recommended.

Overall, it is considered that the development would have no adverse impact on neighbouring residential properties, subject to the imposition of conditions as referenced above.

7.09 Living conditions for future occupiers

The application seeks approval of reserved matters of appearance, landscaping, layout and scale of a new educational/academic building at Brunel University. There are no residential units proposed as part of the current application and this consideration is not pertinent to the current application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

As part of the master plan proposals for a temporary increase in parking provision on the campus, above the PPG13 guidelines, has been approved to take into account the increased number of students. The temporary car park currently located on the application site forms part of this temporary provision and the principle of the loss of this parking area has been established through the outline master plan.

The proposal would accommodate short term parking provision for 12 visitors, whereby they could park until they were allocated more permanent parking arrangements within the campus. All of these spaces would be of a standard capable of accommodating disabled users. It is considered that this level of parking will be sufficient to accommodate the short term parking needs of the reception and that adequate parking will be available on the campus overall to accommodate the staff, visitors and students using the new educational facilities within the building.

Details of the new access roads leading to the proposed Eastern Gateway Building have already been approved under a separate reserved matters submission for the new Eastern Gateway, while issues of traffic generation were considered as part of the outline master plan application. The proposed Auditorium Cafe/Overspill Service Yard would be accessed via an existing access point located to the north east of the application site.

Secure cycle storage is to be provided as part of the development, details of which have been secured by condition. The Highway Engineer raises no objections to the proposal. Overall, the scheme accords with the aims of policies AM7, AM8 and AM14 of the UDP.

7.11 Urban design, access and security

The impact of the scheme on the street scene and character of the area is addressed in the relevant section above. In terms of Urban Design the layout and design of the scheme is considered appropriate and is detailed further within the comments of the Council's Urban Design Officer.

The schemes accessibility is addressed within the 'disabled access' section of this report.

The application provides detailed information in relation to security. This has been reviewed by the Metropolitan Police Crime Prevention Design Advisor who has no concerns with the proposals.

7.12 Disabled access

Policy R16 of the Saved Policies UDP states that the local planning authority will only grant planning permission for buildings open to the public if they include adequate provisions in terms of accessibility. The Hillingdon Design and Accessibility Statement - Accessible Hillingdon provides further details guidance on this matter.

The application is accompanied by a detailed design and access statement setting out how this issue has been addressed within the design proposals, including full compliance with BS8300:2001. The Council's Accessibility Officer has reviewed the submission and considers that the application demonstrates a satisfactory level of accessibility, however has raised that an updated document BS 8300:2009 has been published providing updated guidance on detailed internal design and car parking details.

In terms of adopted planning policy the proposed development would secure a highly accessible environment for its future users and it is not considered any further design work or conditions are required for the application to be acceptable in these terms. However, an informative is recommended to advise the applicant to adhere to the updated document BS 8300:2009 within the detailed design where possible. It should be noted that the scheme generally received favourable comments from the Council's Access Panel. Overall the scheme is considered acceptable with respect to accessibility.

7.13 Provision of affordable & special needs housing

The application seeks approval of reserved matters of appearance, landscaping, layout and scale of a new educational/academic building at Brunel University. The provision of affordable or special needs housing is therefore not pertinent to the current application.

7.14 Trees, landscaping and Ecology

The consideration of the proposed landscaping has been discussed in detail under the 'Impact on the green belt' section above.

The layout plans detail the retention the existing mature Horse Chestnut trees close to the road frontage and the group of middle-aged trees in the open space between the building and the internal perimeter road in order to provide the framework for the large-scale landscaping including 26 new trees, detailed on the landscape drawings.

The proposed design is consistent with the masterplan approach for the Eastern Gateway. In this context, there is no objection to the proposed removal of 11 middle-aged trees in the middle of the site and 11 young (recently planted) trees on the fringes of the site, as part of the comprehensive development of this site. Together with the large trees retained as features on and behind the Kingston Lane frontage these landscape elements, and the new buildings on this site, will comprise the new landscape of the Eastern Gateway and the Kingston Lane frontage.

The scheme reinforces the large-scale landscape feature and landscape buffer fronting Kingston Lane. The integrated design of the scheme also includes hard and soft landscaping around the building, as part of the comprehensive scheme for this part of the campus, which will provide a high quality setting for the building.

In summary, the proposals include detailed landscaping details consistent with the master plan approach for the Eastern Gateway, the tree retention proposals are acceptable and the Council's Trees and Landscaping Office has no objections to the proposed landscaping details.

7.15 Sustainable waste management

Policy 4A.22 of the London Plan requires that all new developments provide adequate space for the storage of waste and recycling.

The submitted design and access statement indicates that waste management for the proposed Eastern Gateway Building would continue in line with the current disposal of waste and recycling from academic buildings operated by the University. Internally

sufficient receptacles will be located at appropriate locations within the building.

University porters collect waste on a daily basis and take this to existing compactors on the campus. Compacted waste is collected for delivery to a commercial materials recovery facility with the capability of securing 25% recovery of materials suitable for recycling.

With regard to recycling facilities, existing waste handling facilities on the campus comprise separate facilities for the storage and collection of office paper, engineering oil and cooking oil. In addition, specific recycling bins will be provided for segregated paper waste, plastic and metals etc. within the new Eastern Gateway Building and would be collected by porters on a regular basis.

The development also proposed a refuse/recycling storage area with space for up to 8 receptacles to the north of the proposed buildings. It is considered that these facilities are satisfactory and comply with the aims of Policy 4A.22 of the London Plan, while ensuring there is no unsightly or inappropriate storage of waste within the grounds in accordance with policy BE13 of the UDP.

7.16 Renewable energy / Sustainability

Policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7 and 4A.9 of the London Plan require all developments to make the fullest contribution to achieving sustainable design and reducing carbon dioxide emissions. Specifically with reference to Major Developments, policy 4A.4 requires the submission of a detailed energy assessment. The energy assessment should demonstrate energy efficiency savings and the provision of 20% reduction in the buildings carbon dioxide emissions through renewable technology in accordance with the Mayor's Energy Hierarchy.

Sustainability considerations have formed a key part Brunel University's design brief for the Eastern Gateway Building and, accordingly, the proposed development seeks to achieve a BREEAM Excellent rating and incorporates a number of measures to address sustainable design considerations.

The proposed measures include:

- * Passive design measures, including the maximisation of natural ventilation through the buildings design;
- * Energy efficiency measures, including the use of low energy appliances, fittings and installation of a Building Energy Management System;
- * Renewable technology, the application seeks the installation of a biomass boiler to meet the buildings heating from a sustainable source;
- * Provision of a high quality internal environment;
- * Use of responsibly sourced materials for construction;
- * Reduced water usage, through efficiency measures; and
- * The provision of waste recycling facilities.

It is predicted that the integration of the full range of sustainability measures will result in the building having annual carbon dioxide emissions of 137649 kg/CO₂ per year. This is a reduction of almost 46% percent when compared to the buildings baseline emissions.

The method of achieving reduced carbon dioxide emissions is in accordance with the methodology required by the London Plan and the design is considered to exceed the required sustainability criteria.

7.17 Flooding or Drainage Issues

The site does not lie within a flood plain, however conditions attached to the outline master plan require the submission and approval of surface water source control measures and site drainage systems.

The applicants submission contains details of these aspects of the scheme, however detailed comments from the Environment Agency have not been received at this time. Nevertheless, to comply with the outline master plan appropriate surface water and drainage measures would need to be agreed before development could commence. Accordingly, the proposal does not give rise to any concerns relating to flood risk or drainage.

7.18 Noise or Air Quality Issues

Noise issues are addressed in the 'Impact on neighbouring occupiers' section above.

Air Quality Issues were largely considered under the outline master plan, with the level of development approved at that stage being considered to have an acceptable impact in terms of the Air Quality Management Area (AQMA). However, the proposed building is to be served by a biomass boiler and this type of plant has a different emissions profile from those that were likely considered under the master plan. The Environmental Protection Unit has reviewed the information in detail and considers that, subject to the appropriate choice of plant and installation of mitigation measures, the installation of a biomass boiler in this location would not have a detrimental impact on the AQMA. Accordingly, no objection is raised to the proposal, subject to the imposition of an appropriate condition on the reserved matters approval.

7.19 Comments on Public Consultations

In relation to comments arising from the public consultation:

Point i) refers to the reduction in car parking proposed. The reduction in car parking proposed as a result of this application is fully consistent with the detailed scheme of parking reductions across the campus agreed as part of the outline master plan. This reduction was considered fully at outline stage and remains consistent with current policy objective relating to car parking.

Point ii) comments on the location of halls of residence. The current application does not propose the erection of any halls of residence, which have already been constructed in accordance with the outline master plan for the site.

7.20 Planning obligations

Planning obligations relating to the current reserved matters application were considered and agreed at outline stage under the Brunel Masterplan. Accordingly, further consideration of these matters is not necessary.

7.21 Expediency of enforcement action

N/A

7.22 Other Issues

The application also contains information pertinent to a number of conditions imposed on the outline master plan. Where appropriate these issues should also be approved as part of this consideration and these are addressed in turn below.

CONDITION 3 LANDSCAPING

The application is accompanied by details landscaping proposals, which are addressed in detail above. The Council's Trees and Landscape Officer considers the proposals

acceptable.

Approval of details in compliance with condition 3 is recommended.

CONDITION 12 LANDSCAPE MAINTENANCE

The submitted documentation provides a detailed landscape maintenance documents, which clearly outlines maintenance operations which will be carried out on the approved landscaping for a period of 5 years. The Council's Trees and Landscape Officer has thoroughly reviewed the proposals and considers the submitted details to be acceptable.

Approval of details in compliance with condition 12 is recommended.

CONDITION 13 SCREENING OF PLANT.

The application details the provision of a basement level plant room which would contain the majority of the plant necessitated by the building. The room would be discretely positioned and ensure that the buildings plant does not have a detrimental visual impact.

Approval of details in compliance with condition 13 is recommended.

CONDITION 23 DETAILS OF WASTE STORAGE FACILITIES

The information submitted has been discussed in detail within the 'Sustainable Waste Management' section above and is considered to be acceptable.

Approval of details in compliance with condition 23 is recommended.

CONDITION 25 DETAILS OF ACCESS TO BUILDING ENTRANCES

The submitted design indicates that access to all building entrances will be either level or from a ramp of an appropriate gradient. The Council's Access Officer has reviewed the proposals and raised no concerns with regard to the access proposals.

Accordingly, approval of details in relation to condition 25 is recommended.

CONDITION 26 DETAILS OF CAR PARKING PROVISION FOR WHEELCHAIR DISABLED PEOPLE

The proposed car parking layout provides for the provision of 12 accessible parking spaces, the design of which is considered to accord with the guidance contained within the Hillingdon Design and Accessibility Statement - Accessible Hillingdon. The fact that all of these short term spaces are provided to this standard, rather than only a single designated bay is considered to go significantly beyond the recommendations of Accessible Hillingdon

The comments of the Council's Access Officer are noted with regard to the fact that BS8300:2009 has recently introduced an additional category of disabled parking space. The implementation of such a space is currently not referenced within the Council's adopted guidance and would have implications on the layout of footpaths and landscaping, which are considered to have been well thought out in this area of the site.

The accessible parking proposals are considered to exceed the Council's requirements and approval of details in compliance with condition 26 is recommended.

CONDITION 30 EXTERNAL LIGHTING SCHEME

Condition 30 seeks to ensure any proposed lighting protects the amenity of neighbouring residents, is appropriate within the context of landscaping proposals and protect wildlife alongside the river corridor.

The Council's Environmental Protection Unit is satisfied that the submitted lighting proposals will not adversely impact on the amenity of neighbouring occupiers. They are also considered compatible and appropriate alongside the landscaping proposals. Further, the separation of the proposed lighting from the river and utilisation of glare shields would ensure no detrimental impacts on wildlife adjacent to the river.

Accordingly, approval of details in relation to condition 30 is recommended.

CONDITION 32 SCHEME FOR PROTECTING THE PROPOSED BUILDING FROM NOISE

The Council's Environmental Protection Unit have reviewed the proposals and consider the proposed building will be appropriate protected from external noise sources.

Accordingly, approval of details in relation to condition 32 is recommended.

CONDITION 62 EXTERNAL LIGHTING

Condition 62 seeks to ensure any proposed lighting protects the amenity of neighbouring residents and is appropriate within the context of landscaping proposals and road safety.

The proposals have been reviewed by the Council's Environmental Protection Unit, Landscape Officer and Highways Engineer. All of whom consider the lighting details acceptable.

Accordingly, approval of details in relation to condition 62 is recommended.

OTHER CONDITIONS

The applicant's submission also references conditions 11, 23, 35, 36, 38, 50 and 51 of the outline master plan approval. However, in these cases the information is either considered insufficient or pertinent comments are outstanding. Accordingly, it is recommended that these conditions of the outline approval not be approved at this time.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The application seeks reserved matters approval for the appearance, landscaping, layout and scale of a new Gateway Building at the Eastern Entrance to Brunel University. The proposed building would have a gross external floorspace of 7,664 sq.m providing space for a new auditorium, academic and reception space.

The principle of a building in this location has been established under the outline master plan for Brunel University and the current proposal is considered to fully comply with the terms and conditions of this consent.

The design of the building and surrounding landscaping has been addressed in the context of the surrounding street scene, the retention of a 25m landscape buffer and the recently constructed Mary Seacole Building. It is considered the building would form part of a strong gateway pair of buildings at the Eastern Entrance to the campus, appropriate in terms of the surrounding character of the area and street scene.

It is not considered that the proposal would have any detrimental impacts on nearby residents or the closest of the student accommodation.

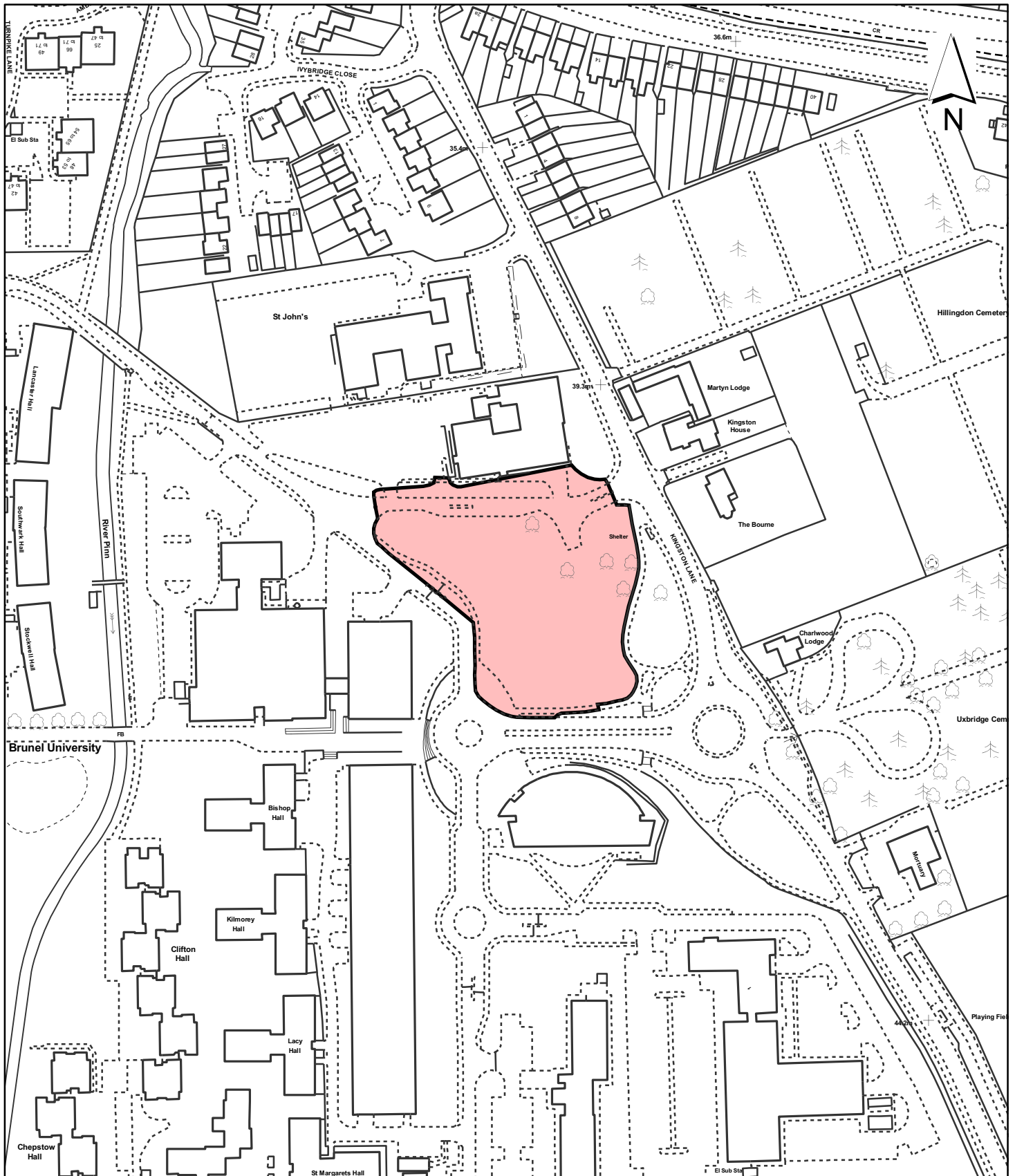
The proposal demonstrates the incorporation of sustainability measures through its design and is considered to exceed the sustainability requirements set out within the London Plan.

The application is recommended for approval, subject to conditions.


11. Reference Documents

Contact Officer: Adrien Waite

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Notes

 Site boundary

For identification purposes only.

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Site Address	
Brunel University Kingston Lane Hillingdon	
Planning Application Ref:	Scale
532/APP/2009/566	1:2,000
Planning Committee	Date
Central and South	June 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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