

Report of the Head of Planning, Sport and Green Spaces

Address LECTURE CENTRE, BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Change of office administration room to coffee shop involving removal of existing plasterboard wall and reconfiguration; removal of section of existing external glazed wall and replacement with new glazed double doors; re-positioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage (Application for Listed Building Consent).

LBH Ref Nos: **532/APP/2017/1494**

Drawing Nos: DWG003224 03 Shell Specification
DWG003224 06 Demolition Layout
DWG003224 09 Rev A Partition layout.
DWG003224 11 Rev B Finishes & details
DWG003224 15 Rev A Floor & Skirting
DWG003224 18 Rev A Reflective Ceiling Plan
DWG003224 19 Rev A Front & Back Counters
DWG003224 20 Rev C Front Bulkhead Shelving
DWG003224 21 Rev A Back Counter Wall Cupboards
DWG003224 28 Rev A Glazed Entrance Doors
KH136-LC-M02 - Lecture Centre Coffee Shop Hot & Co
KH136-LC-M03 - Lecture Centre Coffee Shop Above Gr
DWG003224 39 Illuminated Sign(1)
KH136-LC-E01 - Lecture Centre Coffee Shop Lighting
Lecture Centre Design & Access Statement
DWG003224 01 Rev D GA(1)
OS Location Plan.
Heritage statement
1887_00_406_ Lighting Brochure
Promo sign fixings
05529 ORIGINAL GROUND FLOOR
05529 (1).HISTORIC GROUND FLOOR LAYOUT
02052 HISTORIC CAFE
E mail dated 21.7.2017
Emergency Exit Sign
KH136-LC-E02+T2-Small Power and Data Layout
KH136-LC-E03P2 -Fire Alarm Layout
KH136-LC-M01 T2 -Heating & Ventilation Layout
KH136-LC-M02P2 T2 -Hot & Cold Water Services Layout

Date Plans Received: 25/04/2017

Date(s) of Amendment(s): 21/07/2017

Date Application Valid: 27/04/2017

25/04/2017

24/07/2017

1. CONSIDERATIONS

1.1 Site and Locality

The lecture theatre block is a modernist/brutalist style building at the centre of site 1 of the Brunel University campus. It was built in 1965-6 by Richard Sheppard, Robson and Partners. John Heywood as the original project architect and Clarke Nicholls and Marcel as structural engineers. It was built as part of the first phase of the new campus for Brunel University. The Lecture Theatre is a Grade 2 listed building. The whole of the University campus is located within designated Green Belt land.

The proposed area identified for refurbishment is on the ground floor and is located in the north east corner of the building. It sits to the left hand side of the main foyer and is approximately 70sq metres. It is currently used as an office administration area. The space is flanked by a pedestrianised walkway and overlooks a lawned concourse.

The external & internal structure of the building is a reinforced concrete frame infilled with precast shuttered concrete panels. The ground floor level facade is made up of a large area of metal framed glazing which was added in 2005.

1.2 Proposed Scheme

Listed building consent is sought for the provision of a new coffee shop facility within the Lecture Theatre building. The proposal involves the refurbishment of part of the ground floor within the building, changing the space from office administration to coffee shop.

The key elements of the refurbishment are as follows:

- Remove the office interior elements exposing the original building where possible and repurpose the space to accommodate the coffee shop
- Form a new glazed double door access point to the front facade with disable access control
- Relocate a set of internal glazed doors into the foyer
- Form a new access controlled doorway at the rear of the space into the foyer
- Provide a dedicated coffee counter front and back bar with coffee making facilities and a limited food offer
- Create decorative framing shelving over front counter
- Introduce loose seating and tables numbering 28 covers
- Create 2 small storage areas back of house
- Provide suitable M&E & life support services to the space
- Provide suitable lighting
- Fit new vinyl floor, decorative wall finishes
- New internally fixed 'Coffee Room' signage

A heritage statement and Design and Access Statement have been submitted in support of this application.

The principle of the development and other related planning issues are dealt with in a separate planning application elsewhere on this agenda. Similarly, signage is dealt with under a separate application for advertisement Consent.

1.3 Relevant Planning History

Comment on Planning History

Associated planning and advertisement applications (refs:532/APP/2017/1494 and 532/ADV/2017/54) for change of office administration room to coffee shop, involving associated works and signage are included elsewhere on this agenda.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- 4th July 2017

3. Comments on Public Consultations

EXTERNAL

The application was advertised in the local press and site notices posted. There have been no responses to the public consultation.

INTERNAL

URBAN DESIGN AND CONSERVATION OFFICER

This application has been subject to pre application discussion and there are no objections in principle to the proposed works. The signage has been dealt with separately and requires the submission of further information.

The Heritage Statement lacks information and does not clearly identify the areas of interest within this part of the building, inclusion and some further discussion of the original plans would have been helpful regarding this matter. We believe that most of this area was originally an open space when the lecture theatre was first built. The walls at the back of the space were removed when the building was refurbished and replaced with the current glazing in a forward position.

With regards to the work, further information via condition of a number of elements will be required, such as the new glazing and doors, the cleaning of concrete walls, the fire alarm system, lighting, drainage and the air curtain units over the doors. However, at this stage we will require further details of the fixing of the new partitions where they meet the board marked concrete walls. This is noted as being via patressing, which is unclear. We are also concerned at the number of ceiling fixings for the counter bulkhead. Would it be possible to support it off the floor rather than off the ceiling?

We would also wish to see the back of the original staircase, which is of board marked concrete, cleaned and repaired and left unpainted. The table in front of this should be free standing.

Additional Comments 7/8/2017

- Include the Electrical Specification documents and the lighting calculations as supporting information, as they are not relevant for our purposes.
- The agent's email of 21/7/2017 will also need to be included as it is proposed not now to install new the rear doors into the cafe
- There are no objections in principle to the works, but we are still short on information, as such we will need to include conditions covering,

for LBC:

- Details of the new external doors, the last set of details show an external door that is not frameless, sits forward of the window and appears to have a grey frame. At present the internal frameless door has a silver coloured base plate and hinges, externally the current curtain wall glazing has a silver coloured upstand. These details will need to be replicated

in the new door, which does need to be frameless.

- Are the "on board" safety sensors etc, really necessary, they look very large? Happy to agree drg DWG003224-28A, but not 37293-034. Details to be provided prior to the start of this element of the work.

- All new partitions, cables trays and bulk heads and adverts panels to have minimal fixing points to avoid disturbance to the original concrete finishes and structure.

- All new electrical cabling to be surface mounted, including wiring/trunking for hanging pendant light fittings.

- The colour and appearance of the illuminated hanging signs to be as shown in drawing ref DW9003224-39A ie white and grey, depth of signs to be no greater than 100mm

- Promo boards to be constructed of clear acrylic, not withstanding the submitted details, further details of their size and construction to be provided (A1 looks very large)

- No original board marked concrete to be painted (in particular, the walls of the original staircase enclosure); details of paint removal method to be submitted

- No ceiling mounted air curtains to be fitted

- Details of external light and associated cabling under canopy to be submitted

- Details of window manifestations, other window vinyls, advert adjacent to internal entrance, menu boards and wall fixed vinyl to be submitted.

For advert consent;

- The colour and appearance of the illuminated hanging signs to be as shown in drawing ref DW9003224-39A ie white and grey, depth of signs to be no greater than 100mm

- Details of window manifestations, other window vinyls, advert adjacent to internal entrance, menu boards and wall fixed vinyl to be submitted.

- Promo boards to be constructed of clear acrylic, not withstanding the submitted details, further details of their size and construction to be provided

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE8 Planning applications for alteration or extension of listed buildings

BE27 Advertisements requiring express consent - size, design and location

LPP 7.8 (2016) Heritage assets and archaeology

NPPF National Planning Policy Framework

5. MAIN PLANNING ISSUES

The Lecture Theatre building is grade II listed and forms a significant component in the University campus Area. The building was listed in 2011.

Of particular relevance are Part 1 Policy HE1 of the Local Plan and Saved UDP Policies BE8, BE9, BE10, BE11 and BE12. These seek to ensure that any development involving listed buildings or curtilage structures does not have any detrimental impact on the overall value of the structure or building.

The application seeks to create a functional catering facility which is both aesthetically and operationally well designed, providing easy access from internal areas within the lecture centre.

The doors will have a set of barriers to each side with disabled access control. New branding signage will be created for the coffee shop under the name of the 'Coffee Room'. The signs will be illuminated and hung internally from the soffit on two sides of the glazed building fascia internally,

The proposed scheme utilises a set of existing glazed doors into the coffee shop. To ensure sufficient space into the shop and improve operation these doors are moved towards the foyer.

A new glazed access controlled doorway at the rear of the space into the foyer will be installed. This is to allow staff access to the store rooms at the rear. Currently the area designated for the proposal has a small store room and security office to the rear. The intention is to utilise these spaces as two storage rooms.

A dedicated back coffee counter provides storage means for hand wash and waste disposal plus houses all coffee making facilities. Overhead is a set of additional storage cupboards and menu display. A linear front counter with pay points and storage offers a limited food selection. This has a decorative framing/shelving display above. Customer use recycling facilities along with condiment display is set front of house along with a limited section of tables and seating. The space will have a new decorative vinyl floor finish front of house and suitable safety flooring in staff areas.

Decorative tiles paint and brick effect panels are used on walls. However, all existing shuttered concrete walls and soffits will remain exposed and untouched.

All Mechanical and Electrical fittings and life support services will be updated to suit the new scheme and adequate lighting will be designed as part of the refurbishment.

The Urban Design and Conservation Officer considers that there is no objection in principle to these works. However, initial concerns regarding some of the proposals were raised and there are were also anomalies with some of the information provided. These concerns are summarised below.

- Further details of the fixing of the new partitions where they meet the board marked concrete walls.
- Concern at the number of ceiling fixings for the counter bulkhead,
- The back of the original staircase, which is of board marked concrete should remain visible, cleaned and repaired and left unpainted.
- The table in front of this should be free standing.

The above concerns have either been satisfactorily addressed by the submission of revised plans and/or additional information, or can be dealt with by condition. The Urban Design and Conservation Officer considers that this application can now be considered for

approval subject to the suggested conditions.

In conclusion, the internal and external works are considered acceptable and would not be detrimental to this historic asset, in compliance with Part 1 Policy HE1 of the Local Plan, and Policies BE8, BE9 and BE10 of the Hillingdon Local Plan: Part 2- Saved UDP Policies (November 2012).

In terms of the proposed use, the applicant has submitted that historically, this part of the ground floor of the Lecture Theatre building was used as a cafe. Furthermore, the proposed coffee shop would continue to provide facilities ancillary to the main use of the campus as an educational establishment. No objections are therefore raised to the proposed use, which is considered to be in accord with the aims of Saved UDP Policy BE12, which seeks to retain statutory listed buildings in their historic use.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 LB11 Further Details (Listed Buildings)

Notwithstanding the submitted plans, detailed drawings or samples of materials, as appropriate, in respect of the following, for the cafe hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Details of the new external doors
- (b) Details of the on board safety sensors
- (c) Details of external light and associated cabling under canopy
- (d) Details of paint removal method
- (e) Details of window manifestations, other window vinyls, the advert adjacent to internal entrance, menu boards and wall fixed vinyl

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3 LB5 Measured drawings

The Promo Boards for the cafe hereby approved shall be constructed of clear acrylic. Notwithstanding the submitted details, further details of their size and construction shall be provided before that part of the work is begun.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance

with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

The colour and appearance of the illuminated hanging signs for the cafe hereby approved shall be white and grey, as shown in drawing ref DW9003224-39A. The depth of signs to be no greater than 100mm.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

All new partitions, cables trays and bulk heads and adverts panels for the cafe hereby approved shall have minimal fixing points to avoid disturbance to the original concrete finishes and structure.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

All new electrical cabling for the cafe hereby approved shall be surface mounted, including wiring and trunking for hanging pendant light fittings.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

No ceiling mounted air curtains shall be fitted within the development hereby approved.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

No original board marked concrete within the development hereby approved shall be painted, in particular, the walls of the original staircase enclosure.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 B25 External Openings/Machinery (Not Shown in Plans)

Where external machinery/equipment or external openings are proposed, details of the siting of such works shall be submitted to and approved by the Local Planning Authority, implemented before the use hereby approved is commenced and thereafter permanently

retained. .

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 LB2 Making good of any damage

Any damage caused to the building in execution of the works associated with the cafe hereby approved shall be made good to the satisfaction of the Local Planning Authority within 6 months of the works being completed.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

- 1** The decision to GRANT Listed Building Consent 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** The decision to GRANT Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE8 Planning applications for alteration or extension of listed buildings

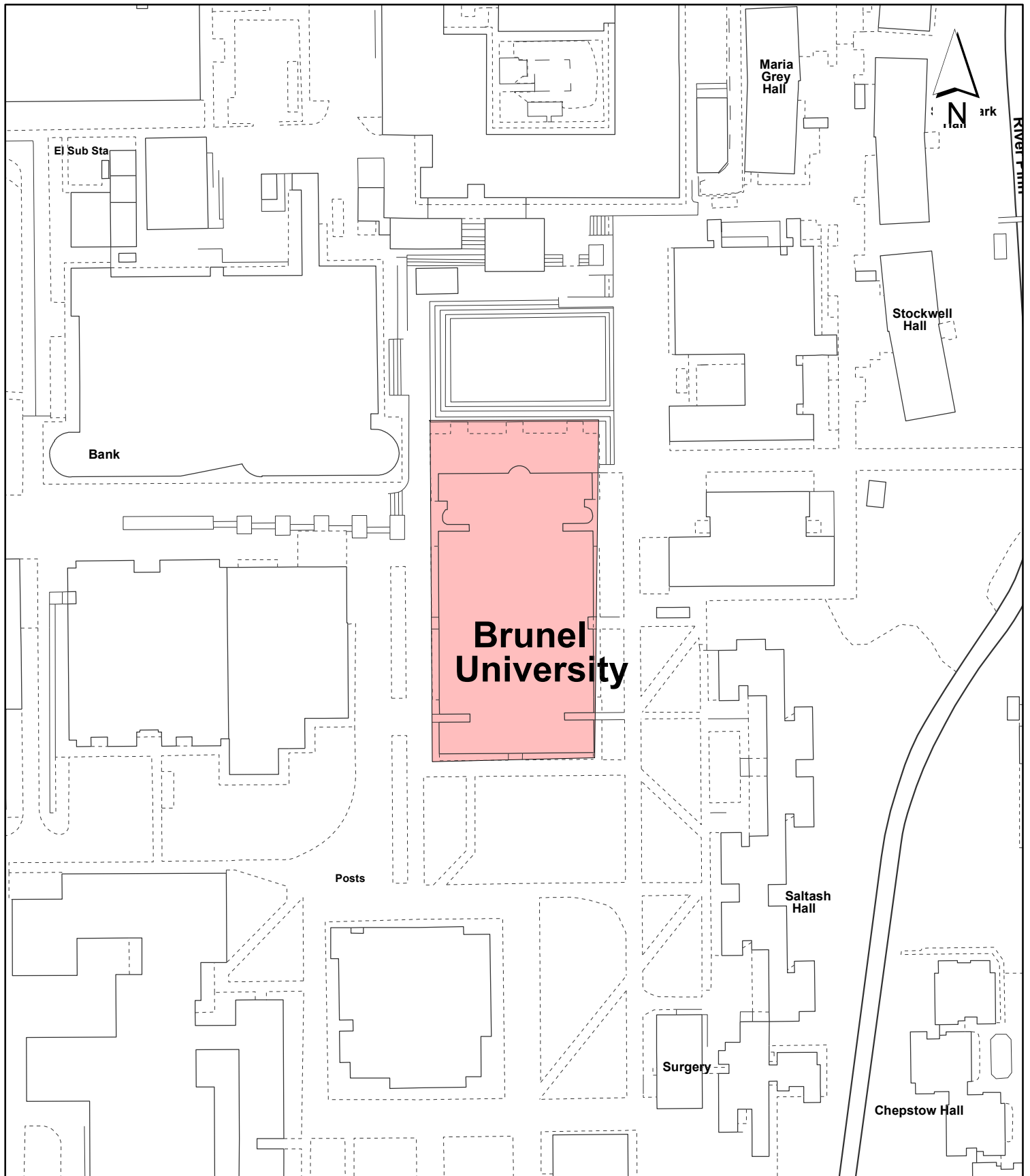
BE27 Advertisements requiring express consent - size, design and location

LPP 7.8 (2016) Heritage assets and archaeology

NPPF National Planning Policy Framework

Contact Officer: Karl Dafe

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Notes:

 Site boundary

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Site Address:

**Lecture Centre
 Brunel University
 Kingston Lane**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

532/APP/2017/1494

Scale:

1:1,250

Planning Committee:

Central & South

Date:

August 2017



HILLINGDON
 LONDON