

Report of the Head of Planning, Transportation and Regeneration

Address CENTRAL LECTURE BUILDING, BRUNEL UNIVERSITY KINGSTON LANE
HILLINGDON

Development: Upgrade of services, HAC roof beam repairs and the refurbishment of 6
ground floor WC's (Application for Listed Building Consent)

LBH Ref Nos: **74764/APP/2019/1315**

Drawing Nos: 26806-HMP-01-GF-DR-E-0001 Rev. 02
Report on Remedial Works to Lecture Theatres A, B , D & E The Central
Lecture Block, Brunel University May 2002
Structural Engineering Report
H11877
26806-HMP-01-00-DR-E-0003 Rev. 01
26806-HMP-01-00-DR-M-0001 Rev. 01
26806-HMP-01-00-DR-M-0002
26806-HMP-01-00-DR-PH-0002 Rev. 01
26806-HMP-01-XX-DR-PH-0001 Rev. 01
Specification of Works Ground Floor WC Refurbishment V. 2
26806-HMP-01-XX-DR-PH-0002 Rev. 01
181051 L(0)17 Rev. A
181051 L(0)13
181051 L(0)14 Rev. A
181051 L(0)15 Rev. A
181051 L(0)16 Rev. A
181051 L(0)19 Rev. A
181051 L(0)21
181051 L(0)22
190092 L(0)01
Design and Access Statement
181051 L(0)02
26806-HMP-01-01-DR-E-0002 Rev. 01
26806-HMP-01-03-DR-E-0001
26806-HMP-01-B1-DR-E-0001
26806-HMP-01-03-DR-E-0002
181051 L(0)01
26806-HMP-BLD-DR-ES-0001
181051 L(0)23
181051 L(0)24
Heritage Statement
Lecture Theatre Proposed Precautionary Safety Mesh System to Underside of
Roof
26806-HMP-01-00-DR-PH-0001 Rev. 01
Specification for Electrical and Mechanical Services

Date Plans Received: 16/04/2019

Date(s) of Amendment(s):

20/05/2019

Date Application Valid: 16/04/2019

24/04/2019

17/04/2019

1. CONSIDERATIONS

1.1 Site and Locality

The application site is the Central Lecture Building also known as the Lecture Theatre Block, located at the centre of Brunel University campus, east of Cleveland Road. The site is a three-storey high building with external escape stairs that leads to the rooftop. The building comprises of six large lecture theatres to seat 160-200 students as well as smaller teaching rooms and lecture theatres to accommodate 60-80 student throughout the three floors along the corridors. The exterior is made from concrete and is designed in new modernist/brutalist style. In the 2001 refurbishment, eight rooms were revamped with new audio-visual equipment and the lobby area was later upgraded to a new glass foyer and the lecture theatres were updated to a more stylish, clean and minimalist and two new lifts were installed to the front of the building.

The site is a Grade II Listed Building that was designed by Richard Sheppard, Robson and Partners in 1965-66. Due to the building's architectural interest, innovative plan form, bold and sculptural use of materials and its historic interest as the centrepiece of the university campus, the Lecture Theatre Block is designated as Grade II.

The site is located within the Green Belt.

1.2 Proposed Scheme

The proposal seeks Listed Building consent for the upgrade of services, HAC roof beam repairs and the refurbishment of 6 x ground floor WCs.

The proposed works include:

Services Upgrades

- Full replacement of emergency lighting, including to the front external stairs.
- Removal of asbestos within wall-mounted electrical distribution boards.
- New sub mains, basement panel and distribution boards throughout the building, with associated rewiring/cabling.
- Repairs to main riser LTHW pipework (red oxide rust inhibitor and new lagging).
- Fixed wire testing to ensure safety of electrical hard wiring and subsequent repairs arising

from revealing inaccessible electrical wiring.

- Replacement of existing 300mm x 100mm galvanised steel cable trunking, with a new 450mm x 100mm cable trunking, which will follow the line of the existing on basement, ground and first floor.
- Insertion of cable tray running through entrance foyer and ground floor corridors.
- Electrical containment to ground floor entrance lobby and first floor landing
- Forming of 4 x electrical distribution cupboards to ground floor corridor with proposed door sets to be designed with over panels in keeping with doors to existing service risers and WCs.

High Alumina Cement (HAC) Roof Beam Repairs and associated works within Lecture Theatre F (third floor of CLB)

- Strip out of existing ceiling including general lighting, emergency lighting and ventilation grilles.
- Conduct concrete repairs to HAC roof beams and install new ceiling with new services as required.
- The replacement of the safety mesh.
- Support for projector.

Ground Floor WC Refurbishments

- Full strip out and refurbishment of 6 x Ground floor WCs.
- The construction of blockwork walls within each 2 male and 2 female WC and the conversion of 1 accessible bathroom to provide a gender-neutral facility.
- To include new lighting and ventilation provisions.

A site visit was undertaken by the Council's Conservation Officer on the 24/4/2019. As a result of the site visit, additional associated works were identified. As per the request from the agent in an e-mail dated 20/5/19, it is considered acceptable to include the additional associated works to the current application as it forms part of the service upgrade. The list of the proposed work above is inclusive of these works.

1.3 Relevant Planning History

532/ADV/2006/10 Central Lecture Building, Brunel University Kingston Lane Hillir
INSTALLATION OF HALO ILLUMINATED WALL MOUNTED SIGNS ON EAST AND WEST
ELEVATIONS.

Decision Date: 08-08-2006

Approved

Appeal:

532/ADV/2017/54

Lecture Centre, Brunel University Kingston Lane Hillingdon

Installation of 2 No. internally illuminated, internally mounted hanging box signs and 2 No. non illuminated internally mounted hanging promotional board signs (application for advertisement consent)

Decision Date: 30-08-2017

Approved

Appeal:

532/APP/2006/251

Central Lecture Building, Brunel University Kingston Lane Hillir

Reconfiguration of entrance foyer including new glazed facade with revolving door and installation of new double doors to west elevations and extension (north and east end of building) at ground level involving demolition of the existing external brick facade (north end of the building) and the

substation on the west elevation including internal alterations.

Decision Date: 17-03-2006	Approved	Appeal:
532/APP/2012/1531	Brunel University Kingston Lane Hillingdon	
Works to the Lecture Centre at Brunel University comprising electrical and mechanical upgrades and installations, installation of physical and electrical lighting protection system, extension of basement sump pit, installation of two new sump pumps, and installation of galvanised steel drainpipes within plant room (Application for Listed Building Consent).		
Decision Date: 11-07-2013	Approved	Appeal:
532/APP/2014/1100	Lecture Building, Brunel University Kingston Lane Hillingdon	
Listed Building Consent for repairs to the concrete exterior elevations of the Brunel University Lecture Centre.		
Decision Date: 16-05-2014	Approved	Appeal:
532/APP/2017/1493	Lecture Centre, Brunel University Kingston Lane Hillingdon	
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		
Decision Date: 30-08-2017	Approved	Appeal:
532/APP/2017/1494	Lecture Centre, Brunel University Kingston Lane Hillingdon	
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).		
Decision Date: 30-08-2017	Approved	Appeal:
532/APP/2017/4341	Lecture Centre, Brunel University Kingston Lane Hillingdon	
Details of external doors and internal auto swing door set in part compliance with condition 2 of Listed Building Consent Ref: 532/APP/2017/1494, dated 27 April 2017 (Change of office administration room to coffee shop)		
Decision Date: 12-01-2018	Approved	Appeal:
532/APP/2019/265	Brunel University Kingston Lane Hillingdon	
internal redecoration works to the Lecture centres' lecture rooms on the ground and second floor (Application for Listed Building Consent)		
Decision Date: 01-04-2019	Approved	Appeal:
532/PRC/2017/28	Brunel University Kingston Lane Hillingdon	
Minor structural adaptation to Grade 2 listed Lecture Theatre building and signage for proposed cafe use		
Decision Date: 20-04-2017	PRM	Appeal:

Comment on Planning History

Listed Building Consent was granted under planning application reference 532/APP/2019/265 dated 1/4/19 for the internal redecoration works to the Lecture centres' lecture rooms on the ground and second floor.

Listed Building Consent was granted under planning application reference 532/APP/2017/1494 dated 12/9/17 for the 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; repositioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage.

Planning permission reference 532/APP/2017/1493 was granted on 12/9/2017 for the 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; repositioning of existing internal glazed double doors; formation of new single glazed door within rear lobby space; installation of new internally fixed illuminated signage.

Advertisement Consent was granted under planning application reference 532/ADV/2017/54 dated 12/9/2017 for the installation of 2 No. internally illuminated, internally mounted hanging box signs and 2 No. non illuminated internally mounted hanging promotional board signs.

Listed Building Consent was granted under planning application reference 532/APP/2014/1100 dated 16/5/14 for repairs to the concrete exterior elevations of the Lecture Centre.

Listed Building Consent was granted under planning application reference 532/APP/2012/1531 dated 11/7/13 for the works to the Lecture Centre at Brunel University comprising electrical and mechanical upgrades and installations, installation of physical and electrical lighting protection system, extension of basement sump pit, installation of two new sump pumps, and installation of galvanised steel drainpipes within plant room.

Planning permission reference 532/APP/2006/251 was granted on 17/3/06 for reconfiguration of entrance foyer including new glazed facade with revolving door and installation of new double doors to west elevations and extension (north and east end of building) at ground level involving demolition of the existing external brick facade (north end of the building) and the substation on the west elevation including internal alterations.

Advertisement Consent was granted under planning application reference 532/ADV/2006/10 dated 8/8/06 for the installation of a halo illuminated wall mounted signs on east and west elevation.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 12th June 2019

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTATION

A public notice was on display between 24/4/2019 and 17/5/2019. No comments were received.

Historic England:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days we will assume this application should not have been sent to us.

This response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service's published consultation criteria we recommend that you seek their view as specialist archaeological adviser to the local planning authority.

Historic England's Greater London Archaeological Advisory Service:

On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England's Greater London Archaeological Advisory Service under their consultation criteria.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request. If we do not hear from you within five working days we will assume this application should not have been sent to us.

This response relates to undesignated archaeological assets only. If necessary, Historic England's Development Management or Historic Places teams should be consulted separately regarding statutory matters.

INTERNAL CONSULTATION

Conservation and Urban Design Comments:

Summary of Comments

This application covers a number of different schemes aimed at updating facilities in the Central Lecture Block, part of ongoing phases of improvements. These proposals appear in line with the conservation interests of this grade II listed building and so there is no conservation objection to this application.

Observations

The Lecture Theatre Block at Brunel University is a grade II listed 20th Century reinforced concrete building designed by John Heywood, important for both its design and its significance in the early development of the university. The physical character of the building comes from its impressive form and use of the material qualities of reinforced concrete. Its intangible character comes from its use as a central feature and lecture block, within the life of the university campus.

It is agreed that upgrading the facilities at this property is essential to sustain the original

intended use of this building into the future. The conservation concern is with how this should be approached. Industry standard approaches to this should be critically assessed to minimise damage to the heritage asset, by careful choices of equipment, layout, construction methods and so forth, to minimise all invasive interventions. The most obvious example of this would be to re-use existing fixing locations and to avoid drilling additional holes.

It is clear the team responsible for the proposed works respect the significance of the building and are mindful of a conservation approach. This must be passed on to the people actually doing the works, please.

The proposed refitting of the 6 WCs is considered acceptable, as described in the application. The proposed replacement of the external ventilation grilles for these areas, are considered an improvement on the existing modern extraction terminals.

The proposed in-situ repair and protection of the concrete beams and shutter panels in theatre F is considered acceptable, as is the replacement of the mesh in the existing ceiling debris protection system. The proposed new structural frame to carry the projector is acceptable.

The changes required for the electrical system involving up-sizing the existing galvanised cable trays, from 300mm to 450mm, are acceptable providing they are situated no closer to the outside of the coffered ceiling in the ground floor foyer, than they are at present. The removal of the plastic ducting on the first floor is welcome. The upsizing of the existing galvanised cable trays on the first floor are also acceptable. The provision for the 4 extra electrical cupboards within the ground floor corridors, by adding doors to existing alcoves is considered acceptable.

Recommendation: Approval.

Conditions:

- Unless specified on the approved drawings and specifications, the Local Planning Authority's agreement must be sought for changes to the proposed works or the opening up of any part of the building.
- Any damage caused to the building in execution of the works 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 Unitary Development Plan Saved Policies (September 2007).

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:

BE8 Planning applications for alteration or extension of listed buildings

BE9 Listed building consent applications for alterations or extensions

BE10 Proposals detrimental to the setting of a listed building

BE15 Alterations and extensions to existing buildings

DMHB 1 Heritage Assets

DMHB 2 Listed Buildings

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 16 NPPF-16 2018 - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issue is the impact the proposed works have on the Grade II Listed Building.

Policy BE8 and BE9 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that applications for planning permission to alter or extend statutory listed building or buildings on the local list will normally only be permitted if no damage is caused to historic structures.

Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) stresses that planning permission or listed building consent will not normally be granted for proposal which are considered detrimental to the setting of a listed building.

Policy BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that proposal for alterations and extensions to existing building will be permitted where they harmonise with the scale, form, architecture composition and proportions of the original building.

The purpose of the proposed scheme is part of the ongoing improvement of the Central Lecture Block to improve teaching facilities and to upgrade extended services to ensure the ongoing viability and the function of the building.

The refurbishment works for the WC's will be carried out on a like for like basis and are intended not to be invasive to the structural fabric of the building however, the existing 150 x 150mm external grille will be replaced with a new toilet extraction fan exhaust louvre which is visible from the exterior. As the new exhaust is a replacement and no new apertures will be created, it is considered to be acceptable.

Remediation work to the concrete roof beams is proposed to reduce the deterioration of the building and the service upgrades is a necessary upgrade of outdated services to ensure that the building is fit for its purpose and able to maintain its original use into the future.

The Council's Urban Design and Conservation Officer was consulted and no objections were raised. The proposals are in line with the conservation interests of this Grade II Listed Building and are therefore considered to be acceptable. As such, the proposal is considered to accord with Policies BE8, BE9, BE10 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 G14 Time Limit (3 years) - Listed Building Consent

The works hereby permitted shall begin 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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

H11877

26806-HMP-01-GF-DR-E-0001 Rev. 02

26806-HMP-01-00-DR-E-0003 Rev. 01

26806-HMP-01-00-DR-M-0001 Rev. 01

26806-HMP-01-00-DR-M-0002

26806-HMP-01-00-DR-PH-0001 Rev. 01

26806-HMP-01-00-DR-PH-0002 Rev. 01

26806-HMP-01-XX-DR-PH-0001 Rev. 01

26806-HMP-01-XX-DR-PH-0002 Rev. 01

26806-HMP-01-01-DR-E-0002 Rev. 01

26806-HMP-01-03-DR-E-0001

26806-HMP-01-B1-DR-E-0001

26806-HMP-01-03-DR-E-0002

26806-HMP-BLD-DR-ES-0001

181051 L(0)01

181051 L(0)02

181051 L(0)14 Rev. A

181051 L(0)15 Rev. A

181051 L(0)16 Rev. A

181051 L(0)17 Rev. A

181051 L(0)19 Rev. A

181051 L(0)21

181051 L(0)22

181051 L(0)23

181051 L(0)24

190092 L(0)01

Lecture Theatre Proposed Precautionary Safety Mesh System to Underside of Roof

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Report on Remedial Works to Lecture Theatres A, B , D & E The Central Lecture Block,
Brunel University May 2002
Structural Engineering Report
Specification of Works Ground Floor WC Refurbishment V. 2
Specification for Electrical and Mechanical Services

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure that the development complies with the objectives of Policies . Specify Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 LB2 Making good of any damage

Any damage caused to the building in execution of the works 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 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.

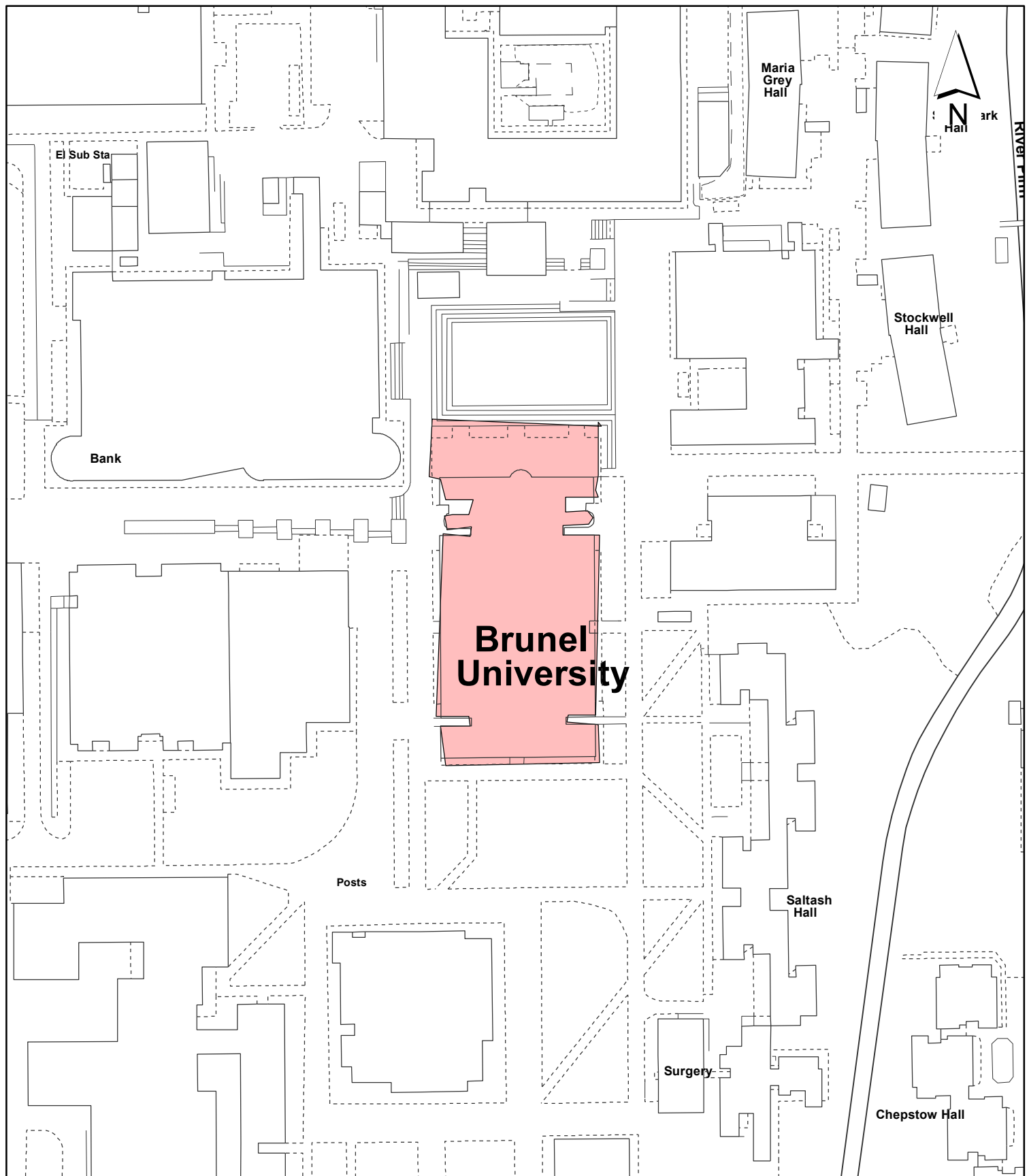
BE8 Planning applications for alteration or extension of listed buildings

- BE9 Listed building consent applications for alterations or extensions
- BE10 Proposals detrimental to the setting of a listed building
- BE15 Alterations and extensions to existing buildings
- DMHB 1 Heritage Assets
- DMHB 2 Listed Buildings
- LPP 7.8 (2016) Heritage assets and archaeology
- NPPF- 1 NPPF-16 2018 - Conserving & enhancing the historic environment

- 3** In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Contact Officer: Rebecca Lo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Central Lecture Building
Brunel University
Kingston Lane**

Planning Application Ref:

74764/APP/2019/1315

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2019

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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