

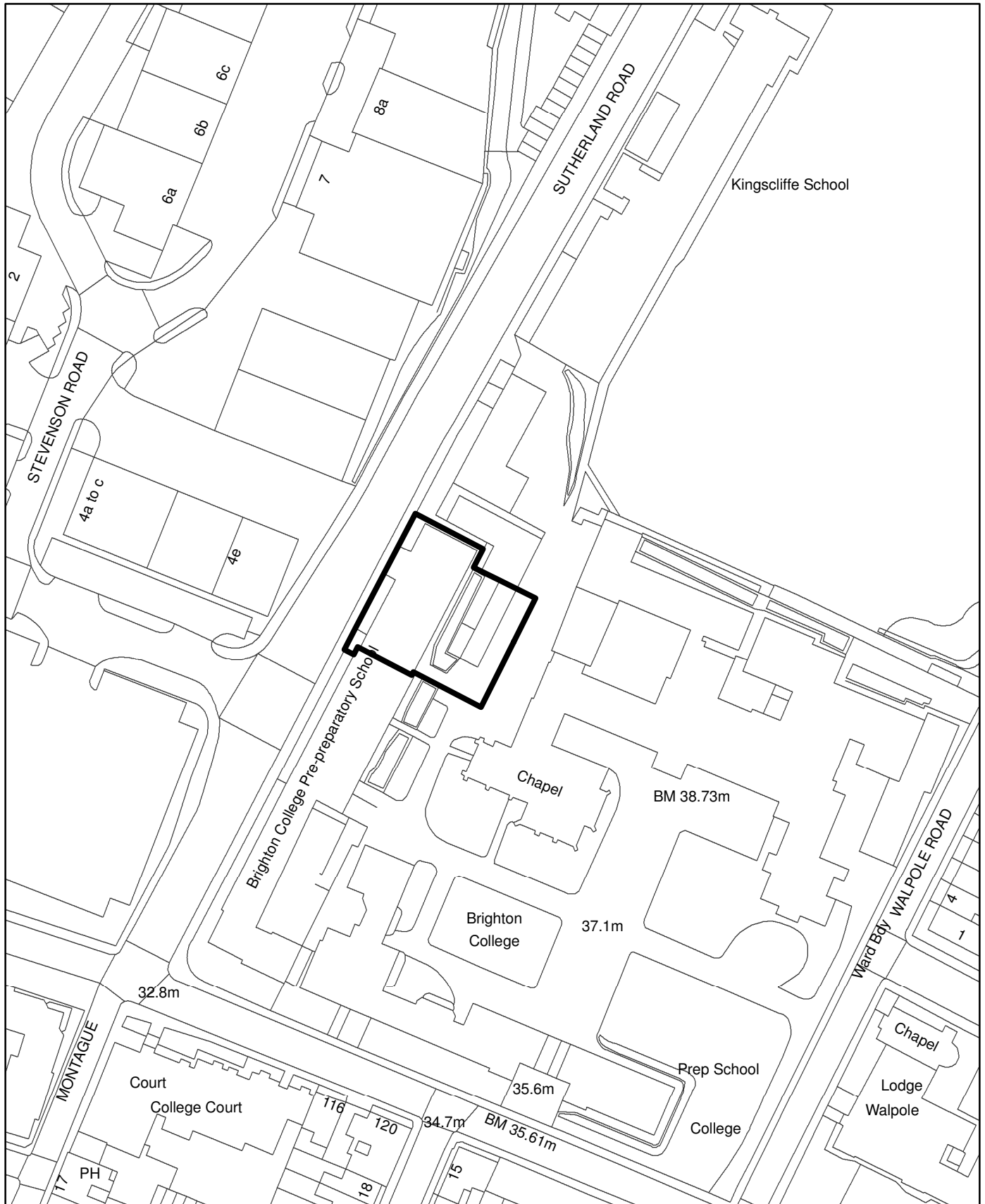
ITEM C

Brighton College, Eastern Road, Brighton

BH2014/02055
Listed Building consent

17 SEPTEMBER 2014

BH2014/02055 Brighton College, Eastern Road, Brighton.



**Brighton & Hove
City Council**



Scale : 1:1,250

PLANNING COMMITTEE LIST- 17 SEPTEMBER 2014

<u>No:</u>	BH2014/02055	<u>Ward:</u>	QUEEN'S PARK
<u>App Type:</u>	Listed Building Consent		
<u>Address:</u>	Brighton College Eastern Road Brighton		
<u>Proposal:</u>	Demolition of existing swimming pool and old music school buildings and erection of a 5no storey new academic building with connections to the Great Hall.		
<u>Officer:</u>	Adrian Smith	<u>Valid Date:</u>	23 June 2014
<u>Con Area:</u>	College	<u>Expiry Date:</u>	18 August 2014
<u>Listed Building Grade:</u>	Grade II		
<u>Agent:</u>	Nathaniel Lichfield & Partners, 14 Regents Wharf, All Saints Street London N1 9RL		
<u>Applicant:</u>	Brighton College, C/O Nathaniel Lichfield & Partners, 14 Regents Wharf, All Saints Street, London N1 9RL		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** Listed Building Consent subject to the Conditions and Informatives set out in section 11

2 SITE LOCATION & DESCRIPTION

- 2.1 The application site comprises two buildings located on the western side of the Brighton College campus on Eastern Road. The buildings front Sutherland Road to the west and comprise the Swimming Pool Building and adjacent teaching space within the Old Music School Building.
- 2.2 Brighton College forms part of the College Conservation Area and lies adjacent to the north of the East Cliff Conservation Area. The College campus is bounded to the east by Walpole Road and Walpole Terrace, to the north by College Terrace, and to the west by Sutherland Road. The majority of the buildings are located to the southern half of the site and along the western boundary, with playing fields to the northern part of the site.
- 2.3 The College is formed of a collection of historic buildings by George Gilbert Scott (1849-1865), Thomas Graham Jackson (1882-1923) and FT Cawthorn (1913-1929). All these buildings are either Grade II listed or are listed curtilage buildings. Further more modern buildings sit throughout the site. The Swimming Pool Building and Old Music School Buildings are not listed in their own right but by virtue of their position within the curtilage of the primary listed buildings within the campus.

3 RELEVANT HISTORY

BH2014/00771: Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. (Part retrospective). Under consideration

BH2012/02925 & BH2012/02926: Planning and Listed Building Consent for removal and rebuilding of part of wall with railings to facilitate temporary site access. (Part retrospective). Approved 14/05/2013

BH2012/02378 & BH2012/02379: Planning and Listed Building Consent for demolition of existing science department building and partial demolition of dining hall and adjoining buildings and erection of new music and drama school buildings and dining hall with associated works. Approved 13/12/2012

BH2012/01992 & BH2012/01993/LB: Planning and Listed Building Consent for construction of a new four storey self-contained boarding house adjoining existing Dawson Hall. Dismantlement and reinstatement of part of boundary wall along Eastern Road. Approved 10/10/2012.

BH2012/02016 & BH2012/02017: Planning and Listed Building Consent for partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Approved 13/09/2012.

BH2012/01229 & BH2012/01230/LB: Planning and Listed Building Consent for alterations to layout and associated works including demolition of extensions, erection of new temporary wall and repair works. Approved 18/06/2012.

BH2009/02460 & BH2009/02454: Planning and Listed Building Consent for demolition of existing bedroom extension and health centre and erection of a new 3 storey building. Associated landscaping works. Approved 13/04/2010

BH2008/03802 & BH2008/03803: Planning and Listed Building Consent for demolition of former art school building and construction of new lower school building. Approved 06/05/2009

BH2005/05965 & BH2005/05967: Planning and Listed Building Consent for 3-storey Visual Arts Centre with basement & glazed link to adjoining Listed Building. Refused 03/02/2006.

4 THE APPLICATION

- 4.1 Listed Building Consent is sought for the demolition of the Swimming Pool and Old Music School buildings to facilitate the construction of a new five storey academic building. The proposed building would physically connect to the adjacent Great Hall and Skidelsky buildings.

5 PUBLICITY AND CONSULTATIONS

External:

- 5.1 **Neighbours: One (1)** letter of representation has been received from **30 Belle Vue Gardens** objecting to the application for the following reasons:
- Overdevelopment
 - The height will reduce the sense of much needed space in the area
 - Noise and disruption from construction works, which has been ongoing for months
 - The development will enable an increased pupil capacity which will exacerbate existing traffic problems
 - The loss of the tree is unacceptable
- 5.2 **Conservation Advisory Group:** No objection
The Group recommend the approval of the development.

5.3 **English Heritage: No objection.**

The swimming pool building, is not of a comparable quality to the Great Hall, and has been much altered. It abuts the north end of the Great Hall in a clumsy manner, obscuring the perpendicular style north window here. The Old Music Room is a quaint single storey building, built by a local architect, Thomas Griffiths. It is flint faced, but the quality of the flintwork is poor in comparison to other buildings across the campus. It is clear that windows have been altered, and little of interest remains within the building itself. It is attached to the pool building on its western elevation. In our view, the building has some historic value but makes only a neutral visual contribution to the conservation area. Its loss should be considered in the context of the impact it would have on designated heritage assets, including the conservation area and the setting of grade II listed buildings. The harm must be balanced against the public benefits associated with the proposals (NPPF Paragraph 134), including the long term sustainability of designated heritage assets.

5.4 The expansion of Brighton College is informed by a Master Plan and the college has demonstrated an excellent track record in executing new buildings of a very high standard in an historic context. The proposed replacement building is of a significantly larger scale than the buildings which it would replace, and would, because of the constrained nature of the site, inevitably impact on the setting of listed buildings and the appearance of the conservation area. It is therefore essential that any replacement building aspires to the highest standards of design and execution, seeks to enhance the significance of heritage assets and promotes or reinforces locally distinctive features (NPPF Paragraphs 137, 59, 60, 63).

5.5 English Heritage is greatly encouraged by the current proposals which are informed by a thorough understanding of the significance of the site, and the Master Plan. The design is contemporary, imitating the language of pitched roofs and gables of historic buildings, but also using the site levels to keep ridge and eaves lines respectful of neighbouring buildings. English Heritage is pleased to note that the glazed link will sit below the sill level of the north window on the Great Hall, and be attached in an unobtrusive manner to historic brickwork. While the greater scale of the new building will conceal this window in longer views from the north, at closer quarters the relationship between buildings would be improved over the current situation, allowing a clear visual break between old and new fabric, and providing the Great Hall with some breathing space.

5.6 The new building would be faced in brickwork, laid in Flemish bond which is appropriate here. Samples of external facing materials should be required through imposition of appropriate planning conditions, to include a sample of the timber louvres which should be a natural rather than pre-treated finish as has been used on the adjacent Skidelsky building. Overall, English Heritage supports the proposals.

Internal:

5.7 **Heritage: No objection.**

Existing buildings on the site:

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The old music school and swimming pool are not listed in their own rights and are considered to be curtilage listed only due to being pre 1948 structures. They are considered to be of limited architectural quality; the south elevation of the Old Music School has a pleasing relationship with the west elevation of the chapel in the view from the south, however the evidence of internal and external alterations and use of poor quality materials and unattractive additions are all detractors. In addition the attachment of the swimming pool to the Great Hall has a detrimental impact on this listed building. The proposal to demolish these buildings is therefore acceptable in principle subject to the replacement development being of a quality that outweighs the harm from their loss under the test set by the NPPF.

5.8 Proposed new building:

It is considered that the conservation area would benefit from a building of increased scale on this plot in the Sutherland Road frontage. Due to the proposed orientation of the ridges the bulk will appear greater than the buildings to either side, however it is considered that due to the design, materials and detailing of the proposal this building will be a welcome addition to the street scene.

5.9 The proposed glazed link will have a better relationship with the Great Hall due to the light touch approach to the attachments, and the degree to which the north window will remain visible above the enclosed area is welcome. Acceptable details of the impact of the removal of the swimming pool structure from the north elevation of the Great Hall have been provided, along with details of the remedial work that will be necessary.

5.10 The curtain wall elevations visible from within the College grounds are considered to be impressive, and suitable clarification has been received that the solid panels are limited to the floor structure only and the visuals correspond fully with the elevations.

5.11 The use of timber for the louvers and external framing on the internal elevations is of some concern in respect of the long term effect of weathering. It is noted that the terracotta batons on the Simon Smith building have stood the test of time, where timber cladding of a similar age on other modern developments in this city has not. Assurance has been received that the proposed timber will be maintained appropriately to retain the intended effect. Whilst it is accepted that it is in the best interest of the College to keep the weathering effects of the materials from detracting from the appearance of the building, evidence of the longevity of this product in a similar environment would be welcome, and an appropriate condition should be considered in order not to hold up the progress of this application

5.12 Subject to further details and information being satisfactory it is considered that the proposed development will be a worthy addition to the collection of beautiful buildings already owned by the College. The introduction of well considered quality modern architecture will benefit the setting of existing quality historic buildings and the conservation area generally and will bring public benefit in the form of an improved built environment that outweighs the loss of the curtilage

listed buildings, along with the long term sustainability of the College with its associated benefits for the city.

6 MATERIAL CONSIDERATIONS

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”
- 6.2 The development plan is:
- Brighton & Hove Local Plan 2005 (saved policies post 2007);
 - East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
 - East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;
 - East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.
- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

HE1	Listed Buildings
HE2	Demolition of a Listed Building
HE3	Development affecting the setting of a Listed Building

Supplementary Planning Guidance:

SPGBH11	Listed Building Interiors
SPGBH13	Listed Building – General Advice

Brighton & Hove City Plan Part One (submission document)

SS1	Presumption in Favour of Sustainable Development
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CP15 Heritage

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the demolition of the listed buildings and the acceptability of the design of the proposed replacement and its impact on the appearance of the attached Grade II listed Great Hall.

Principle of demolition:

8.2 The loss of these buildings is considered to represent 'less than substantial' harm under paragraph 134 of the NPPF therefore in such circumstances the NPPF advises that this harm should be weighed against the public benefits of the proposal. Local Plan policy HE2 advises that the demolition of a listed building will only be accepted in exceptional circumstances where viable alternative uses cannot be found, the redevelopment would offer substantial public benefit that would outweigh the loss, and the physical condition of the building precludes its restoration and reuse.

8.3 In addition to considering the relevant policies in the NPPF and the Local Plan, regard must be had to section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires Planning Authorities to have special regard to the desirability of preserving a listed building. Where harm to the preservation of a listed building is identified, the Act places a strong presumption against permission being granted.

8.4 As stated, both the Swimming Pool and Old Music School buildings are not listed in their own right and are curtilage listed only by virtue of their age and association with the Great Hall. Both buildings have been significantly altered internally and externally and are of limited architectural quality and historical interest. The scale and roof form of the Swimming Pool and its clumsy attachment to the Great Hall are considered to have a detrimental impact on this listed building, whilst it forms a poor frontage to Sutherland Road, being set low behind a poor quality boundary wall.

8.5 The Old Music School has greater value as part of the historic Campus, with its south elevation having a pleasing relationship with the west elevation of the chapel in views from the south. However, this building is poorly constructed and has been significantly altered and extended both internally and externally such that it is now of limited architectural and historic interest. The opportunity to replace these poor quality buildings with architecturally superior additions that better preserve and enhance the setting of the adjacent Great Hall and other listed buildings within the site is considered to be of significant public benefit such that their demolition is considered acceptable, subject to the replacement building being of appropriate quality.

8.6 This conclusion is considered compliant with policy HE2, the thrust of which is to preserve buildings listed in their own right (which these are not). It is also considered compliant with paragraph 134 of the NPPF as the public benefit of providing a high quality school building that better relates to the adjacent listed

buildings and conservation area is considered to outweigh the loss of the existing buildings on the site, to which considerable weight has been given in accordance with section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Design and Appearance:

- 8.7 The existing Swimming Pool building is single storey in height set on lower ground level to Sutherland Road and part disguised behind a poor quality boundary wall. The Old Music Room is on approximately 2m higher ground level within the site.
- 8.8 The proposal seeks to replace these buildings with a larger five storey building comprising 20 classrooms, staff offices, and communal spaces. The building would be set at semi-basement level with a glazed atrium connecting to the Great Hall. The main body of the building would be 'L' shaped following the building line of the Great Hall, with three gable ends fronting Sutherland Road and a further gable end set perpendicular to the inner side. The building would be constructed largely in brick to complement the Great Hall, with knapped flintwork to the east elevation and large full height glazed windows to the inner south and east elevations set behind timber louvers. Confirmation has been received that the timber louvers are to be treated with a UV-blocking lacquer that will maintain a fresh timber appearance in the longer term. The Sutherland Road, northern and main eastern elevations would be punctuated by composite windows set in concrete surrounds. The roof would be clad with zinc.
- 8.9 The overall design approach is considered strong, with well ordered elevations and a use of materials that complements those to the adjacent historic listed buildings. The use of large glazed windows and louvers to the inner elevations and the rounding of the ridge lines in particular give the building a strong contemporary feel without detracting from the setting of the adjacent listed buildings. Full details of the windows, louvers, brick and flintwork, and the connection with the Great Hall are secured by condition to ensure the upmost design quality.
- 8.10 In terms of scale, the building would be set approximately 0.5m below the height of the Great Hall to the south and 1m below the height of the Skidelsky Building to the north, retaining a 4.5m and 5m separation respectively. Although obscuring views of the gable end and side window to the Great Hall in views from the north along Sutherland Road, it is considered that the building would improve the overall setting of the Great Hall by virtue of its separation and more sympathetic glazed link at semi-basement and ground floor level, and overall design quality. This view is supported by the Heritage officer and English Heritage, who raise no objection to the proposals.
- 8.11 The proposal is therefore considered a strong addition to the Brighton College site that suitably preserves and enhances the special interest and setting of the Grade II listed Great Hall and other adjacent listed building within its setting in accordance with policies HE1, HE2 & HE3 of the Brighton & Hove Plan.

9 CONCLUSION

- 9.1 The demolition of the two curtilage listed buildings is considered acceptable having regard their limited historical and architectural significance and the benefits of the proposals in providing a high quality academic building that better preserves and enhances the setting of adjacent listed buildings.

10 EQUALITIES

- 10.1 None identified.

11 PLANNING OBLIGATION / CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

- 1) The works hereby permitted shall be commenced before the expiration of three years from the date of this consent.
Reason: To comply with Sections 18 (as amended) and 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) Unless otherwise agreed in writing by the Local Planning Authority, no cables, wires, aerials, pipework (except rainwater downpipes as shown on the approved plans), meter boxes or flues shall be fixed to any elevation facing a highway.
Reason: To safeguard the appearance of the building and the visual amenities of the locality and to comply with policies HE1 & HE3 of the Brighton & Hove Local Plan.

11.2 Pre-Commencement Conditions:

- 3) No demolition shall occur until full records of both buildings, including full photographic records, have been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that a suitable record of the building is secured and to accord with policy HE2 of the Brighton & Hove Local Plan.
- 4) No works shall take place until samples of the materials (including samples of the timber louvres, roofing materials and details of all timber treatments) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.
Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the adjacent listed buildings and to comply with policy HE1 of the Brighton & Hove Local Plan.
- 5) No development shall take place until sample panels of the brickwork and flintwork have been constructed on the site and approved in writing by the Local Planning Authority. The brickwork and flintwork comprised within the development, including the mortar, shall be carried out and completed to match the approved sample panels.

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Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 6) No development shall take place until sample elevations and sections at 1:5 scale of the window frames and mullion profiles have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 7) No development shall take place until further details of the treatment of those areas of the northern elevation of the Great Hall that will become exposed within the atrium of the new building have been submitted to and approved, in writing, by the Local Planning Authority. The submitted details shall indicate how the exterior walls will be treated including details of materials and finishes. Where doorway features are affected, proposed full details of the design, materials and finish of these elements should be provided. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and ensure the satisfactory preservation of the adjacent listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

11.3 Informatives:

1. This decision is based on the drawings listed below:

Plan Type	Reference	Version	Date Received
Site plan	2001	B	23/06/2014
Existing ground floor plan	3010	B	23/06/2014
Existing lower ground floor plan	3011	A	23/06/2014
Existing roof plan	3015	A	23/06/2014
Existing east elevation	4000	B	23/06/2014
Existing west elevation	4001	B	23/06/2014
Existing section A	4020	B	23/06/2014
Existing section B	4021	B	23/06/2014
Proposed block plan	3000	B	23/06/2014
Proposed lower ground floor plan	3020	J	15/08/2014
Proposed ground floor plan	3021	J	15/08/2014
Proposed first floor plan	3022	J	15/08/2014
Proposed second floor plan	3023	J	15/08/2014
Proposed third floor plan	3024	J	15/08/2014
Proposed roof plan	3025	E	15/08/2014
Proposed east elevation	4010	E	15/08/2014
Proposed west elevation	4011	F	15/08/2014
Proposed north elevation	4012	E	15/08/2014
Proposed south elevation	4013	E	15/08/2014
Proposed section A	4030	E	15/08/2014
Proposed section B	4031	E	15/08/2014

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Typical façade bay- brickwork	5000	D	15/08/2014
Typical façade bay- curtain wall	5001	C	15/08/2014
Great Hall atrium link sections	5010	C	15/08/2014
Great Hall atrium link details	5011	A	23/06/2014

2. This decision to grant Listed Building Consent has been taken:
- (i) having regard to the policies and proposals in the National Planning Policy Framework and the Development Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
The demolition of the two curtilage listed buildings is considered acceptable having regard their limited historical and architectural significance and the benefits of the proposals in providing a high quality academic building that better preserves and enhances the setting of adjacent listed buildings.