

SECTION '2' – Applications meriting special consideration

Application No : 09/03281/LBC

Ward:
Clock House

Address : 28 Beckenham Road Beckenham BR3
4LS

OS Grid Ref: E: 536553 N: 169572

Applicant : Citygate

Objections : YES

Description of Development:

Internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement, repairs to windows, replacement gas boilers and heating, insertion of steel beams for floor reinforcement, replacement ceilings and external pigeon spikes. LISTED BUILDING CONSENT

Key designations:

Conservation Area: Elm Road

Flood Zone 2

Locally Listed Building

This application was originally reported to Members of the Plans Sub-Committee at the meeting which was held on 12th August 2010. The application was deferred without prejudice, to seek the following:

- amended plans to show a more glass-based design for the lift enclosure
- an artists' impression of the development proposed, and
- with particular regard to the LBC application, to seek further details of the structural alterations, including steel beams

The applicant has now provided an artist's impression of the proposal in context which is available for Members to view on the file. A complete set of structural calculations have been prepared however this is a building control issue (Members will note that structural details and calculations are already available to view on file ref. 08/03281/LBC).

The applicant has declined to amend the design of the lift enclosure, however has responded to this request as follows:

- the design was chosen to look different but yet not be the centre of attention and so draw focus from the original building. The shaft is curved with wood cladding at the bottom
- the lift is also meant to be used as a fire evacuation lift and the existing concrete structure will provide a significant barrier in the event of fire.
- a steel and glass shaft might look nice but they have a number of disadvantages including cost and cleaning. They are also hot in the summer and cold in the winter unless heated excessively.
- the lift is hydraulic and not cable operated and so it would not enhance the appearance of the building to have the workings on show. A cable operated lift would increase cost and the height of the shaft structure.
- while it is possible to include glass in the design without making the shaft completely transparent, this would require additional cost to produce curved glass panels which would have to be opaque in some way to hide the concrete behind. the difference between that and the Marley panels as proposed is questioned

The original report is repeated below, updated as necessary.

Proposal

Listed building consent is sought for the following works which are proposed to the host building in connection with the Applicant's plans to bring the building back into use as a community arts/media centre:

- internal and external alterations including construction of two storey extension for disabled access lift, removal of brick structure in basement
- repairs to windows
- replacement gas boilers and heating
- insertion of steel beams for floor re-enforcement
- insertion of mezzanine storage area
- replacement ceilings and external pigeon spikes

A full schedule of works, together with structural details and calculations, has been submitted by the Applicant. This information is available for Members to view on the application file.

Members may wish to note that a separate application seeking planning permission for some of the above works is also to be found on this agenda, under ref. 09/03280/FULL1.

In support of the application, the Applicant (Citygate) has submitted a Design and Access Statement (revised statement received 28th May 2010), the main points of which can be summarised as follows:

- building is in a poor state of repair, and it is now proposed to refurbish the entire building and open it once again as a centre for arts and media available to all

- proposed to improve the external appearance of the building returning it (where possible) to its original state
- proposal will continue with similar uses for most areas of the building
- only additional feature will be a disabled access lift
- this structure will not be visible from the road or above the height of the building
- new lift shaft has been designed to look significantly different from the existing building while complying with DDA regulations
- modern look will match other structures nearby but clearly distinguishable from the Victorian style and architecture of the main building

Location

The application site is located on the northern side of Beckenham Road, Beckenham and comprises a grade II listed former technical institute, which had more recently been in use as a community arts/media facility known as 'The Studio', although is currently vacant. Members will be aware that the building is currently on the 'Heritage at Risk Register'.

The application site is also located within the Elm Road Conservation Area and falls within Flood Zone 2.

Comments from Local Residents

Nearby owners/occupiers were notified of the application, advertisements were displayed on site and published in the local press, and representations were received which can be summarised as follows:

- no clear indication as to what building will be used for
- concerns regarding the level of detail provided regarding the structural alterations proposed
- removal of masonry wall and replacement with point loaded steel beam has serious public safety and structural implications, in addition to possible ramifications for insurance and heritage issues
- alterations to listed buildings can only be justified to the degree that they are shown to be necessary – no such proof has been made or argued for

In addition comments were received on behalf of the West Beckenham Residents Association which can be summarised as follows:

- further information is required to justify the need for the alterations proposed and furthermore to justify the appropriateness of the actual structural design

Comments from Consultees

English Heritage was notified of the application and advised that it should be determined in accordance with national and local policy and on the basis of the Council's specialist conservation advice.

Planning Considerations

The main planning policies of relevance to this application are as follows:

BE8 Statutory Listed Buildings

From the conservation point of view, it is acknowledged that the external lift would appear to be the only means of achieving the access the Applicant seeks to provide. However, at present concerns are raised regarding the design and appearance. While a contemporary approach may be acceptable, the design could be sleeker and the bulk reduced (with particular regard to the roof canopy). Accordingly it is recommended that the detailed design and appearance, and materials be controlled by condition should permission be granted. Further information is required as to how the lift extension will be attached to the main building and the extent of the fabric of the building that will be removed (i.e. new openings etc.).

With particular regard to the internal and external alterations, a number of conditions are recommended. However concerns are raised regarding the level of detail that is provided regarding the structural alterations proposed, which again is recommended to be secured by an appropriate condition.

Planning History

Under ref. 06/02935, planning permission was granted for a disabled access lift (external platform type).

Under ref. 06/02937/LBC, listed building consent was granted for external disabled access and internal alterations.

Conclusions

The main issue for Members to consider in this case will be the acceptability of the proposed works and alterations with regard to the preservation of the character, appearance and special interest of the listed building.

The proposed alterations to the listed building are proposed in connection with its continued use as a community media/arts centre. Members will be aware that the building has been vacant for an extended period of time and is on the 'Heritage at Risk Register'. The Applicant has stated in the supporting documentation that it is intended to improve the external appearance of the building returning it (where possible) to its original state.

The proposed lift extension may, in view of the contemporary design approach that has been adopted, represent a clear departure from the traditional design of the listed building and may therefore be considered to preserve its character, appearance and special interest.

While concerns have been raised regarding the level of detail that has been provided at this stage with particular regard to the lift extension and how it will be

attached to the listed building and the internal structural alterations, Members may agree that these detail could be secured by appropriately worded planning conditions.

On balance, Members may agree that the proposed alterations and works are acceptable in principle and that listed building consent should be granted.

Background papers referred to during production of this report comprise all correspondence on files refs. 09/03280, 09/03281, 06/02935 and 06/02937, excluding exempt information.

as amended by documents received on 28.05.2010

RECOMMENDATION: GRANT LISTED BUILDING CONSENT

subject to the following conditions:

- 1 ACG01 Comm.of dev-Listed Building and Con.Area
 ACG01R Reason G01
- 2 ACG03 Stability during partial demolition
 ACG03R Reason G03
- 3 ACG04 Submission of structural eng. drawings
 ACG04R Reason G04
- 4 Structural engineers' drawings, indicating the intended method of ensuring the stability of the fabric to be retained throughout the period of demolition and reconstruction of the walls and floors requiring steel beams, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun. All works of demolition and construction shall be carried out in accordance with the approved engineering drawings.

Reason: In order to comply with Policy BE8 of the Unitary Development Plan and to protect the fabric of the Listed Building.

- 5 ACG07 Repointing by hand
 ACG07R Reason G07
- 6 ACG08 No external services
 ACG08R Reason G08
- 7 Detailed drawings or samples of materials, as appropriate, in respect of the following, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

Detailed architectural drawings of proposed external lift shaft
Cross section through external lift shaft to show extent of new openings in host building
Details of treatment of the new openings between the host dwelling and the external lift shaft
Details of all windows to be repaired or replaced
Details of restoration/repair work to front door
Details of method of sound insulation
Details of existing fabric to be disposed of

Details of the location and installation method for partition and moveable walls

Details of new internal doors/new openings

Details of the method for repair/reinstatement of parquet floor

Details of the method for repair/reinstatement of tiled floor

Survey and method of repairs to roof

Details of the proposed sprung floors

Details of the appearance and installation of internal light fittings

Details of the installation of sound system

Details of replacement ceilings

Building regulations details particularly with respect to fire safety

Details of radiators/plumbing/water tank/toilets

Details of internal finishes (floors, ceilings and walls)

Details of new external grilles

Details of new electrical systems/ cables/ boilers/lights/fuse boards

Details of the method of sanding /painting/varnishing handrails/metal railings on the staircase

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| | ACG10R | Reason G10 |
| 8 | ACG11 | Matching internal and external materials |
| | ACG11R | Reason G11 |
| 9 | ACG12 | Precautions against loss and damage |
| | ACG12R | Reason G12 |
| 10 | ACG14 | Installation of internal services |
| | ACG14R | Reason G14 |

Reasons for granting consent:

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

BE8 Statutory Listed Buildings

The development is considered to be satisfactory in relation to the following:

- (a) the contemporary design of the proposed lift extension
- (b) the preservation of the character, appearance and special interest of the listed building
- (c) the conservation policies of the Unitary Development Plan

and having regard to all other matters raised.

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