

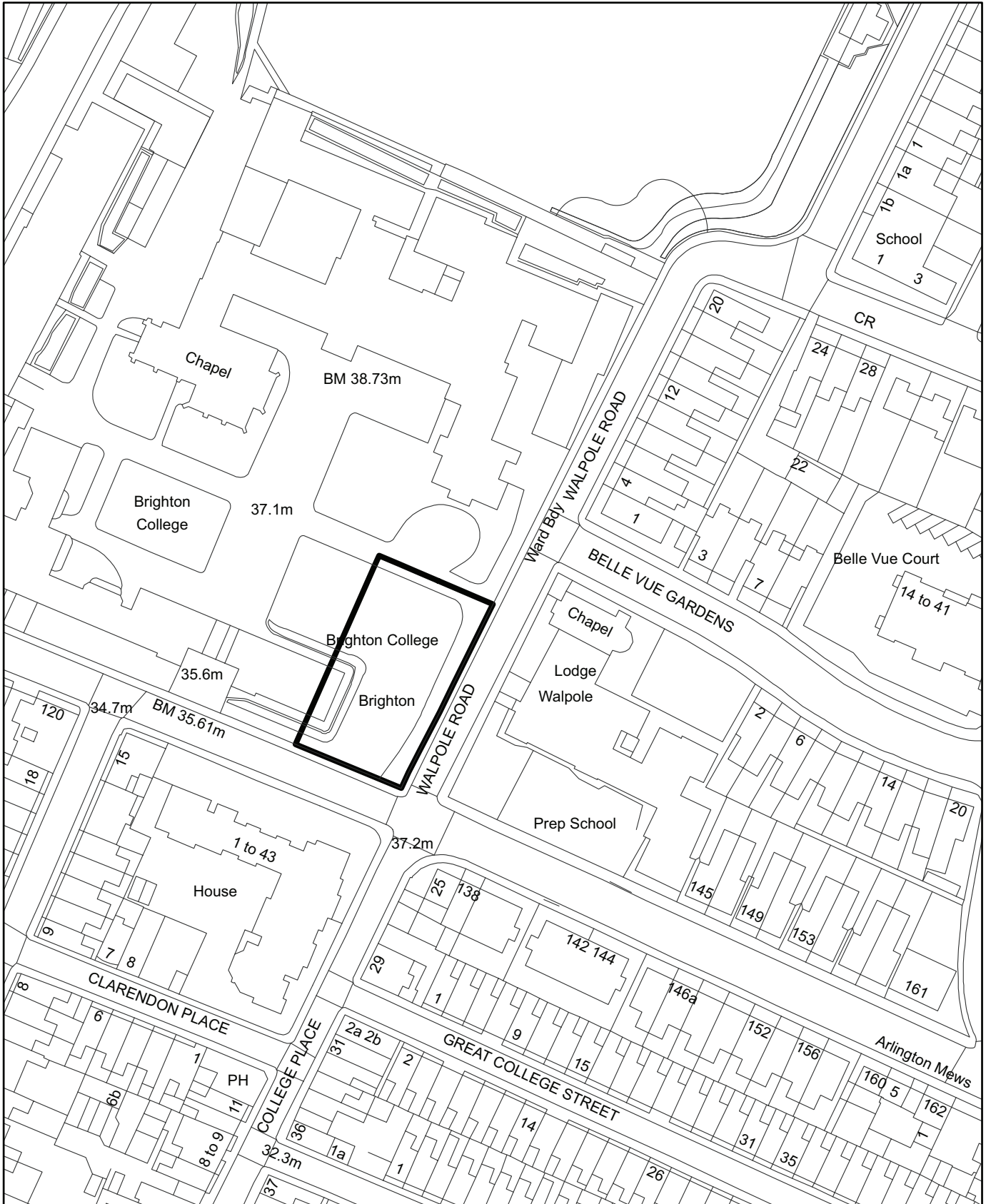
**PLANS LIST  
ITEM B**

**Brighton College, Eastern Road, Brighton**

**BH2012/01993  
Listed Building consent**

**10 OCTOBER 2012**

# BH2012/01993 Brighton College, Eastern Road, Brighton



**Brighton & Hove  
City Council**



**Scale: 1:1,250**

<b><u>No:</u></b>	<b>BH2012/01993</b>	<b><u>Ward:</u></b>	<b>QUEEN'S PARK</b>
<b><u>App Type:</u></b>	<b>Listed Building Consent</b>		
<b><u>Address:</u></b>	<b>Brighton College, Eastern Road, Brighton</b>		
<b><u>Proposal:</u></b>	<b>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.</b>		
<b><u>Officer:</u></b>	Anthony Foster Tel: 294495	<b><u>Valid Date:</u></b>	17/07/2012
<b><u>Con Area:</u></b>	College	<b><u>Expiry Date:</u></b>	11/09/2012
<b><u>Listed Building Grade:</u></b>	<b>II</b>		
<b><u>Agent:</u></b>	Nathaniel Lichfield & Partners, 14 Regents Wharf, All Saints Street London, N1 9RL		
<b><u>Applicant:</u></b>	Brighton College, Mr Steve Patten, Eastern Road, Brighton		

## 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 Informative set out in section 11.

## 2 SITE LOCATION & DESCRIPTION

- 2.1 The application site is located to the north side of Eastern Road. The site is currently occupied by Brighton College. The College campus is bounded to the east by Walpole Road and Walpole Terrace, College Terrace to the north and Sutherland Road to the west. These surrounding roads are mainly residential in character.
- 2.2 A large number of buildings located within the site are listed. The College buildings which front onto Eastern Road including Dawson Hall, to which the extension is proposed, and the Jackson Building including the main entrance are Grade II Listed.
- 2.3 The college was originally designed by George Gilbert Scott. These buildings make up the central buildings located within the site. Further additions designed by Thomas Graham Jackson and FT Cawthorne were completed in the late nineteenth and early twentieth century. Dawson Hall fronts onto Eastern Road and is located adjacent to the east of the main entrance of the College which is known as the Jackson Building. The buildings which front onto Eastern Road are a mix of three and four storey brick built buildings with front gable ends which break up the massing of the roof. The buildings currently provide office, classroom and office space to allow the College to operate.
- 2.4 The application site is located directly to the east of Dawson Hall and forms an area of amenity space to the west of the junction of Eastern Road and Walpole Road, measuring a maximum of 29m wide by 46.5m in length. A service entrance to the college is currently located to the west of the junction. Directly to

the south of the site, on the south side of Eastern Road is a two-storey purpose built block of flats, including accommodation within the roof, which is set back from highway by circa 9.5m.

- 2.5 The application site is located within the College Conservation Area. Immediately opposite along the south side of Eastern Road is the East Cliff Conservation Area.

### 3 RELEVANT HISTORY

The Brighton College site has been the subject of a large number of applications. However, the following are of particular relevance to the current submission:

**BH2012/01992:** 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. Under consideration.

**BH2012/02016:** Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Approved 13/09/2012.

**BH2012/02017:** Partial removal of existing roof structure and erection of clock tower above existing second floor level and associated works. Listed Building Consent. Approved 13/09/2012.

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

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

### 4 THE APPLICATION

- 4.1 Listed Building Consent is sought for the erection of a part three part four storey building adjacent to Dawson Hall. The proposed building would comprise 40no student bedrooms providing 71 bed spaces, a housemistress and deputy housemistress flat, storage areas and common rooms.
- 4.2 The proposal would appear as a modern extension to the existing buildings which front Eastern Road. The building would be finished in materials to match including plain brick and terracotta tiles to the south (front) and east (side) elevation, and flint work and terracotta to the north and west elevations to match the internal facing elevations of the existing Quad. The roof is to be finished in clay tiles.
- 4.3 The proposed link building would be three-storeys in height, measuring a maximum of 14.2m in height and 4.4m in width. The eaves level would be comparable to the existing eaves level of the Dawson Building. The existing eastern (side) elevation of Dawson Hall would be exposed and retained, to form a feature wall internally. The link element would be slightly set back from the existing front building line of the adjacent Dawson Hall. There would be no internal link between Dawson Hall and the proposed development.

- 4.4 The main wing of the building would be four storeys in height and provide the majority of the accommodation. The four storey element would measure 13m in width, with a height of 14.3m to the ridgeline of the two gables. The building would extend along Walpole Road by 33m, retaining a circa 5m spacing between the flank elevation and eastern boundary of the site. This spacing allows the existing service access to be retained. The four storey element would be set on the same front building line of Dawson Hall which is 7m from the back edge of the pavement along Eastern Road.

## 5 PUBLICITY AND CONSULTATIONS

### External

- 5.1 **Neighbours:** None received.
- 5.2 **CAG:** Support this application but felt the choice of brick work to be important and felt it needed fine tuning to pick up more features of the existing buildings.
- 5.3 **English Heritage:** The school campus consists of grade-II listed buildings by George Gilbert Scott and Thomas Graham Jackson, interspersed by twentieth-century buildings of variable quality. The works involve removal of part of a grade II listed boundary wall and the site is sufficiently large in the College Conservation Area to prompt English Heritage's involvement in this case.
- 5.4 We are pleased that this proposal for a new boarding house at the south-eastern corner of the site has been informed by an understanding of the site's history and a sensible whole site masterplan. We feel that its gabled form and use of materials are in tune with the character of the conservation area and would create an appropriate termination to the incomplete range of buildings by Thomas Graham Jackson fronting Eastern Road and now listed at grade II.
- 5.5 The proposed combination of brickwork to the external-facing elevations and flintwork fronting the quadrangle is an astute reference to Jackson's own use of contrasting materials. The particular challenge in this case will be for these materials to be appropriately sourced and laid so as to both match the craftsmanship of the existing buildings and to achieve the crisp architectural detailing upon which this scheme relies. I have already seen a competent sample panel of flintwork, but I suggest that your Council will need to satisfy itself of the appropriateness of all other facing materials and workmanship either by condition of any permission or prior to determination of these applications.

### Internal:

- 5.6 **Heritage:** Support  
**Statement of Significance**  
This site is within the College Conservation Area and is immediately opposite the East Cliff Conservation Area.
- 5.7 Brighton College campus comprises a core collection of grade II listed buildings which formed the historic origins of the school on this site spanning 1849 through to 1897, which have been gradually augmented through the 20<sup>th</sup>

century to form a more tightly knit composition of buildings on the southern half of the site.

- 5.8 The relationship between the early buildings across a quadrangle is a strong characteristic that has been maintained through the development of the campus, as has the architectural language and use of materials on the various buildings by different architects.
- 5.9 The site proposed for development is an open area at the south-easternmost corner of the college grounds on Eastern Road, a busy lateral link between Kemptown and the city centre and it therefore a prominent location. The openness of this corner has afforded treasured views into the campus and of the original George Gilbert Scott buildings which are otherwise quite concealed.
- 5.10 The applicants have shown that the original intention of both Scott, and subsequently Thomas Jackson, was for an enclosed quadrangle, and there are archive drawings of a boarding house proposed for this corner but never built.

#### **The Proposal and Potential Impacts**

- 5.11 The applicants have put together a comprehensive submission detailing the rationale for the positioning, design and detailing of the proposed boarding house.
- 5.12 Based on the evidence of the original architects' intentions for the site, the principle of the development on this corner is accepted as fully appropriate.
- 5.13 The attachment of the new development onto the existing listed Dawson Hall is well argued through the modelling in the Design and Access Statement, and the intention to leave much of the historic eastern façade visible within the new building is welcomed. Independence of the new structure is noted and the specific detail at the junction with Dawson Hall is well considered.
- 5.14 The general design proposed makes reference to the rest of the Eastern Road frontage, the historic plans for the development of this corner and the architectural language and use of materials in the wider campus, and gives a respectful contemporary interpretation which is considered appropriate to the ongoing development of the college.
- 5.15 It is considered that the architects have addressed earlier concerns about the possible austerity of the Eastern elevation with the treatment of the window openings and brick bond, and the marking of bays with the recessed rainwater pipes.
- 5.16 The materials are fundamental to the success of the project and further approval of sample panels will be needed.
- 5.17 The removal and rebuilding of the boundary wall is considered acceptable subject to the salvage and re-use of the brick, stone and flint and reconstruction in lime based mortar with bonds and coursing to match existing.



## **6 MATERIAL CONSIDERATIONS**

- 6.1 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”
- 6.2 The development plan is:
- The Regional Spatial Strategy, The South East Plan (6 May 2009);
  - East Sussex and Brighton & Hove Minerals Local Plan (November 1999);
  - East Sussex and Brighton & Hove Waste Local Plan (February 2006);
  - Brighton & Hove Local Plan 2005 (saved policies post 2004).
- 6.3 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and is a material consideration which applies with immediate effect.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF. At the heart of the NPPF is a presumption in favour of sustainable development.
- 6.5 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

Supplementary Planning Guidance:

SPGBH11 Listed Building Interiors

SPGBH13 Listed Building – General Advice

Supplementary Planning Documents:

SPD09 Architectural Features

## **8 CONSIDERATIONS & ASSESSMENT**

- 8.1 The considerations in the determination of this application relate to whether the alterations will have a detrimental impact on the character, architectural setting and significance of the Grade II Listed Buildings which front onto Eastern Road and those located within the College Campus.

### **Historical Context**

- 8.2 The main Brighton college building was designed by George Gilbert Scott and completed in 1849. This building is located centrally within the site. Further additions in the form of the East and West wings and extensions to the rear were completed by 1865 again designed by George Gilbert Scott. Thomas Graham Jackson was appointed to continue the development of the College.

Jackson envisaged the College to be organised around a main “quadrangle” with the existing George Gilbert Scott buildings forming the northern side. The buildings which make up the “quad” are all Grade II listed.

- 8.3 Jackson’s original designs detail the completion of the Eastern Road frontage with buildings earmarked as eastern and western wings which project into the site to complete the “quadrangle”. The realisation of which has been restricted to the western wing which was recently completed by the completion of the “Woolton Quad” in 2012, and the erection of Dawson Hall in 1929 along the Eastern Road frontage. The envisaged eastern wing would have extended along Walpole Road completing the “quad” and provide landscaped gardens within. The buildings which front onto Eastern Road including Dawson Hall, to which the extension is proposed, and the Jackson Building including the main entrance are Grade II Listed.

**Design and impact on the character and appearance of the listed building**

- 8.4 Policies HE1 and HE3 of the Brighton & Hove Local Plan state that proposals involving the alteration, extension or change of use of a listed building will only be permitted where they would not have an adverse affect on the architectural and historic character, appearance or setting of the building.
- 8.5 The proposed building is part 3, part 4 storeys in height. The three storey element would be attached to the existing eastern elevation of the Dawson Building, with an identical eaves height with a 1m set down from the existing height of the ridgeline. The three storey element is also set back from the building line of Dawson Hall by 0.5m to provide a subservient link between Dawson Hall and the proposed four storey element. The existing eastern (side) elevation of Dawson Hall would be exposed and retained, to form a feature wall internally. The proposed pattern of fenestration on this frontage provides a transition between Dawson Hall and the proposed four storey element.
- 8.6 The four storey element would comprise of two gable ends fronting onto Eastern Road, which extend to a similar height to the ridgeline of the Dawson Hall. The building would extend along Walpole Road and retain a minimum 5m spacing between the flank elevation and eastern boundary of the site. The massing of the eastern elevation has been broken up by the pattern of fenestration which emphasise verticality and also with a recessed gutter every two windows. The continuation of the windows to form small metal clad roof dormers is proposed at fourth floor level to help break up the mass of the proposed roof form.
- 8.7 The proposal would appear as a modern extension to the existing buildings which front Eastern Road. The southern elevation of the existing Dawson Hall is finished in plain red brickwork, with stone and flint work detail. The proposed southern and eastern elevation of the development would be finished in red brick to match, and aluminium windows with deep reveals. The northern and western elevation of the development would be finished in flint to match the corresponding elevation of Dawson Hall.



- 8.8 The applicant has submitted a comprehensive Design and Access Statement including a Heritage Statement detailing the rationale for the positioning, design and detailing of the proposal. The Heritage Officer and English Heritage have reviewed the application and based on the evidence of the original architects' intentions for the site, considered the principle of the development on this corner appropriate.
- 8.9 The design proposed makes reference to the rest of the Eastern Road frontage, the historic plans for the development of this corner and the architectural language and use of materials in the wider campus. This provides a respectful contemporary interpretation of the existing Eastern Road frontage which is considered acceptable. The proposal allows for views of the existing listed structures on the site from both Walpole Terrace and oblique views into the site from the junction of Eastern Road with Walpole Terrace.
- 8.10 The existing flint wall which fronts onto Eastern Road is to be partially demolished to allow for the construction phase of the project. The applicant has indicated that they wish to rebuild the wall once construction works have been completed. The Councils Heritage Officer has no objection to this subject to the reuse of the materials from the existing wall. A condition has been attached to ensure that this is the case.

## **9 CONCLUSION**

- 9.1 The proposed works, subject to the appropriate conditions, would not harm the historic setting and architectural merit of this grade II listed building. The proposal is therefore considered to be in accordance with development plan policies.

## **10 EQUALITIES**

- 10.1 None identified.

## **11 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) 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 to comply with policy HE1 of the Brighton & Hove Local Plan.
- 3) This approval is limited to the works shown on the approved drawings and does not indicate approval for associated or enabling works that may be necessary to carry out the scheme. Any further works must be submitted to and approved in writing by the Local Planning Authority prior to any works commencing.

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**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 4) No works shall take place until samples of the materials (including colour of render, paintwork and colourwash, an onsite sample of brick and flint work) 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 the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

- 5) The reconstruction of the flint wall shall be carried out using salvaged brick, stone and flint from the boundary wall to be removed and its subsequent reconstruction, to consist of a lime based mortar with bonds and coursing to match the existing.

**Reason:** To ensure the satisfactory preservation of this listed building and to comply with policy HE1 of the Brighton & Hove Local Plan.

11.2 Informatives:

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

Plan Type	Reference	Version	Date Received
Site Location Plan	771_07_001	P1	2 July 2012
Site Block Plan	771_07_002	P1	2 July 2012
Existing Ground Floor Plan	771_07_100	P1	2 July 2012
Existing First Floor Plan	771_07_101	P1	2 July 2012
Existing Second Floor Plan	771_07_102	P1	2 July 2012
Existing Attic Floor Plan	771_07_104	P1	2 July 2012
Existing Roof Plan	771_07_105	P1	2 July 2012
Proposed Ground Floor Plan	771_07_110	P1	2 July 2012
Proposed Second Floor Plan	771_07_112	P1	2 July 2012
Proposed Third Floor Plan	771_07_113	P1	2 July 2012
Proposed Attic Plan	771_07_114	P1	2 July 2012
Proposed Roof Plan	771_07_115	P1	2 July 2012
Existing Part Plans at Dawson Hall Gable 1/2	771_07_120	P1	2 July 2012
Existing Part Plans at Dawson Hall Gable 2/2	771_07_121	P1	2 July 2012
Proposed Part Plans at Dawson Hall Gable 1/2	771_07_130	P1	2 July 2012
Proposed Part Plans at Dawson Hall Gable 2/2	771_07_131	P1	2 July 2012
Existing Context Elevations East & South	771_07_200	P1	2 July 2012
Existing Context Elevations North & West	771_07_201	P1	2 July 2012
Existing Context Elevations East & South	771_07_210	P1	2 July 2012
Existing Context Elevations North & West	771_07_211	P1	2 July 2012

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Proposed Context Elevations East & South	771_07_220	P1	2 July 2012
Proposed Context Elevations North & West	771_07_221	P1	2 July 2012
Proposed Context Elevations East & South	771_07_230	P1	2 July 2012
Proposed Context Elevations North & West	771_07_231	P1	2 July 2012
Existing Elevation of Dawson Hall Gable	771_07_240	P1	2 July 2012
Proposed Elevation of Dawson Hall Gable	771_07_250	P1	2 July 2012
Proposed Cross Sections	771_07_310	P1	2 July 2012
Existing Long Section Through Dawson Hall Gable	771_07_320	P1	2 July 2012
Existing Cross Section Through Dawson Hall Gable	771_07_321	P1	2 July 2012
Proposed Long Section Through Dawson Hall Gable	771_07_330	P1	2 July 2012
Proposed Cross Section Through Dawson Hall	771_07_331	P1	2 July 2012
East Elevation – Bay Study	771_07_500	P1	2 July 2012
South Gable – Bay Study	771_07_503	P1	2 July 2012
Link Block North – Bay Study	771_07_504	P1	2 July 2012
North Gable Chimney Details	771_07_510	P1	2 July 2012
Proposed Interface Details with	771_07_610	P1	2 July 2012
Existing and Proposed Boundary Wall on Eastern Road	771_07_615	P1	2 July 2012
Site Location Plan - Existing	771_07_000	P1	17 July 2012
Proposed First Floor Plan	771_07_111	P2	17 July 2012
North Gable – Bay Study	771_07_502	P1	17 July 2012
West Elevation – Bay Study	771_07_501	P1	18 July 2012

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 reason:-  
The proposed works, subject to the appropriate conditions, would not harm the historic setting and architectural merit of this grade II listed building. The proposal is therefore considered to be in accordance with development plan policies.

