

Bourne Hall, Spring Street, Ewell, Surrey, KT17 1UD

Application for Listed Building Consent to replace 6 internal doors at the Grade II Listed Building Bourne Hall

Ward:	Ewell
Contact:	Tom Bagshaw

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PIY3MIGYLK300>

2 Summary

- 2.1 The applicant is seeking Listed Building Consent to replace 6 internal doors at the Grade II Listed Building Bourne Hall.
- 2.2 The application is referred to planning committee as it is a council owned property.

3 Site description

- 3.1 Bourne Hall is a Grade II Listed Building constructed in 1970, set adjoining landscaped gardens and a lake. The building was listed in 2015 with the reason for designation set out below (a full listing description can be found in the Appendices at the end of this report):

*“Bourne Hall Library and Social Centre, of 1967-70 by A. G. Sheppard Fidler and Associates, is listed at Grade II for the following principal reasons: * Architectural interest: a striking design, notable for its space-age flair and the generous, top-lit principal interior space; * Plan form: the circular layout is well-organised, legible and flexible; * Historic interest: as an ambitious example of the expansion of the library service and the integration of community facilities and disabled access.”*

- 3.2 There is disabled access to the building with toilets, library, cafe and exhibition area all on the main entrance floor with a museum at first floor level. Rooms within Bourne Hall are available for hire and are suitable for weddings, parties and meetings.

4 Proposal

- 4.1 Six number of doors contain Amosite (Brown Asbestos) Insulating Boards (AIB).
- 4.2 The proposal is to replace the 6 internal doors which contain asbestos with FD60 timber panel sapele doors that match the appearance and texture of the existing doors.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 2 neighbouring properties. To date (29.01.2019) 0 representations have been received.

6 Consultations

- 6.1 The proposal does not require any external consultations.

7 Relevant planning history

N/A

8 Planning Policy

Planning (Listed Buildings and Conservation Areas) Act 1990

National Planning Policy Framework (NPPF) 2018

Local Development Framework – Core Strategy 2007

- Policy CS01 – General Policy.
- Policy CS05 – Built Environment
- Policy CS14 – Epsom Town Centre.

Development Management Policies Document – 2015

- Policy DM08 – Heritage Assets.
- Policy DM09 – Townscape Character and Local Distinctiveness.
- Policy DM10 – Design Requirements.

9 Planning considerations

Design and Impact Upon Heritage Asset

- 9.1 The NPPF promotes attractive environments by creating well-designed buildings in terms of appropriate massing, bulk, materials and details, and in doing so, raising the profile of the borough in a positive way.

- 9.2 Paragraph 3.7.5 of the Core Strategy states that new development should enhance and complement local character, and be capable of integrating well into existing neighbourhoods. Paragraph 3.7.6 goes on to state that The Council will expect developments to be of a high quality, creating a safe environment which enhances the public realm and which positively contributes to the townscape.
- 9.3 Policy CS05 also states that the settings of heritage assets such as historic buildings, conservation areas, archaeological remains, ancient monuments, parks and gardens of historic interest will require higher standards of design to protect and enhance these assets.
- 9.4 DM10 (Design Requirements for New Developments) identifies the most essential elements which contribute toward the character and local distinctiveness of a street or an area which should be respected, maintained or enhanced, and includes the following:
- Prevailing development typology, including house type, sizes, and occupancy;
 - Prevailing density of the surrounding area;
 - Scale, layout, height, form, massing;
 - Plot width and format which includes spaces between buildings;
 - Building line build up, set back, and front boundary; and
 - Typical details and key features such as roof forms, window format, building materials and design detailing of elevations, existence of grass verges etc.
- 9.5 Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) places a general duty on the Council with respects to Conservation Areas in exercising its planning functions. In considering whether to grant planning permission for development within a Conservation Area, the LPA shall have special regard to the desirability of preserving or enhancing the character or appearance of that area. As such, officers have to give considerable importance and weight to the desirability to preserve the setting of heritage assets, including taking account of archaeological heritage.
- 9.6 Paragraph 185 states that in determining planning applications, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

9.7 Paragraph 195 further states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the site;
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

9.8 Council's Conservation Officer has confirmed that the existing doors are not considered to be a high standard of design. The proposal is to replace the doors with FD60 timber panel sapele Doors that will match the existing doors in character and appearance. This change is considered to not harm a heritage asset.

9.9 Epsom & Ewell Borough Council Design and Conservation Officer made the following comments:

'The proposed replacements are a relatively small proportion of the doors and are not the most sensitive of the well-made hardwood doors. Therefore, provided the doors are replace with new doors which match the existing eternally there is no objection to this proposal'

10 Community Infrastructure Levy

10.1 The proposed development is not CIL liable

11 Conclusion

- 11.1 The proposed replacement doors would match the character of the existing property and would replace existing door that are not considered to hold any architectural merit. The proposed doors would appear the same in appearance as the existing doors. The proposal would therefore be acceptable amendments to the listed building and are therefore recommended for approval by the Council.

12 Recommendation

- 12.1 It is recommended that planning permission be granted subject to the to the conditions detailed below:

Conditions:

- (1) **The development hereby permitted shall be commenced within 3 years from the date of this decision.**

Reason: In order to comply with Section 91 of the Town and Country Planning Act, 1990. (As amended)

- (2) **The development hereby permitted shall be carried out in accordance with the following approved plans:**

BHDR-001 Rev.A - Door Location Plan Lower Ground Floor

BHDR-002 Rev.A - Door Location Plan Ground Floor

BHDR-003 Rev.A - Door Location Plan First Floor

Block Plan

Site Plan

Location Plan 1:1250

Location Plan 1:2500

Design and Access Statement

ASBESTOS MANAGEMENT SURVEY REPORT

Reason: For avoidance of doubt and in the interests of proper planning. as required by Policy CS5 of the Core Strategy 2007.

- (3) **Prior to the commencement of development, details shall be submitted to and approved in writing by the local planning authority of the materials to be used for external surfaces of the development including all making good works, demonstrating that the finishing materials match those of the original building/structure in size, colour,**

texture, profile, finish, bonding and pointing. The development shall be carried out in accordance with the approved details.

Reason: To safeguard the special architectural and historic interest of the listed building in the interest of the character and appearance of the conservation area in accordance with Policy CS5 of the Core Strategy (2007) and Policies DM8, DM9 and DM10 of the Development Management Policies 2015.

Reason for pre commencement: in the interests of the avoidance that works would not result in any harm to the Grade II listed building.

Informatives:

- (1) 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 in the Core Strategy, 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.**
- (2) When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work before 8am or after 6pm Monday to Friday, before 8am or after 1pm on a Saturday or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Health Department Pollution Section.**
- (3) Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced.**

APPENDICES

APPENDIX.1 – Full Listing Description

Public library and social centre, designed from 1965 and built in 1967-70 by A. G. Sheppard Fidler and Associates, job architect B. W. Loren assisted by F. Fook; W. S. Atkins and Partners, engineers.

MATERIALS / STRUCTURE: the structure is of reinforced and pre-cast concrete, with aluminium windows, green Cumbrian slate copings and mosaic external finishes to the perimeter wall. The copper-clad dome with its central glassfibre rooflight is 42.6m (140') in diameter and 11.2m (37') at its highest point. 20 vertical pre-cast concrete ribs form a corona. The knuckles of the ribs are held in position by an in-situ pre-stressed, post-tensioned concrete ring beam which forms both the gutter and the eaves for the main dome. The roof construction is a sandwich of materials: the outer layer is sheet copper bonded to felt and wood wool panels on steel joints spanning between the frame. Towards the outer edges of the roof the wood wool panels are replaced by a band of lightweight 'Gunitite' concrete sprayed onto permanent formwork.

EXTERIOR: the exterior is a curving volume with a continuous band of aluminium windows at ground and first floor. The upper floor slopes inward and is surmounted by a broad copper dome, from which emerges a corona of pre-stressed, post-tensioned concrete ribs. Single-storey volumes of varying widths project forward of the circular footprint. The windows are separated by load-bearing pre-cast white concrete mullions running between a floating plinth and fascia, and some windows have Cumbrian slate panels beneath. The elevations are designed to a 4" (c.10cm) module enabling standardised pre-cast components. The result resembles a flying saucer, and was designed to sit low within the existing mature landscape. The ribbed concrete boiler chimney is 12.8m (42') high and provides a vertical counterpart to the library's dome.

PLAN / INTERIOR: the building has a circular layout and is planned at three levels under a large central rooflight. The semi-open plan library occupies about half of the ground floor in a broad arc and is entered from the main foyer. It comprises a reference and a lending library and a reading room. The freestanding radial bookstacks have been replanned and the wall-mounted shelves are later replacements* (not of special interest). The main hall, for lectures, concerts and adult classes, is sunken below ground level, and its roof forms a mezzanine museum and exhibition area overlooking the library. The interiors of the hall* and the adjacent minor hall* are relatively plain and have been recently refurbished; they are not of special interest. Around the perimeter project single-storey ancillary rooms, including a banqueting suite, catalogue area, offices and a junior library. With the exception of the junior library, the interiors of the perimeter rooms* and the corridors that serve them* are not of special interest.

An entrance canopy on the south side provides covered access from the car park. The entrance doors have been altered by the insertion of a

revolving door* (not of special interest). A small café and shop have been inserted into the central space, and some of the walls have been plastered and painted white for exhibitions; these alterations and additions* are not of special interest. Ramped entrances, a lift and low bookcases are included to facilitate disabled access. There are two staircases of African hardwood: a helical one near the entrance with a polished concrete spine beam rising to the mezzanine or gallery floor and a horseshoe-shaped staircase at the far end of the foyer which descends to the main hall. Risers were added to the formerly open-tread helical stair in the 1990s. The internal walls are of 0.4m (16") thick concrete for sound insulation and are partially finished in timber panelling.

SUBSIDIARY FEATURES: The junior library opens onto a raised external play area, provided with brick planters and enclosed by an openwork wall of sculptural concrete blocks (the south wall has been removed). To the south a former pond has been infilled with a paved surface. Outside the footprint of the building are a number of freestanding air handling units*; they are not of special interest.

* Pursuant to s.1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that these aforementioned features are not of special architectural or historic interest.