



**Brunel University London**  
**New Learning & Teaching**  
**Centre**  
**Heritage Statement**

Client: Brunel University London

AB Heritage Project No: 60228

Date:24/01/2018

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## Brunel University London New Learning & Teaching Centre Heritage Statement

**Client** Brunel University London  
**Project Number** 60228  
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## 1. INTRODUCTION

### 1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Brunel University London to produce a Heritage Statement to establish the significance of surrounding heritage assets to inform the design of the redevelopment on the site of the existing John Crank building at the Brunel University London Campus, Uxbridge, LB Hillingdon, UB8 3PQ.
- 1.1.2 The heritage assets that have the potential to be affected by a proposal are the Grade II Listed Central Lecture Theatre Block (NHLE ref. 1400162) (hereafter CLB) and the Locally Listed Library (Bannerman Centre) and Laboratory Buildings (Towers A-D) (LB Hillingdon ref. 227 & 225).
- 1.1.3 The site is not located within a Conservation Area or an Area of Special Local Character (LB Hillingdon Heritage Assets Map, 2017).

### 1.2 Designations

- 1.2.1 The proposed development site is located immediately adjacent to the Grade II Listed Central Lecture Theatre Block (CLB) (NHLE ref. 1400162); this is a statutory designation. This building was first listed as Grade II on the 23<sup>rd</sup> June 2011, for the following principal reasons:

- **Architectural interest:** the concept of the lecture theatre block was inspired by the lecture block at UMIST (University of Manchester Institute of Science and Technology), designed and built to a high standard in a distinctive, expressive manner by an architectural practice with an established pedigree of university buildings (NHLE, 2017);
- **Material quality and effectiveness of expression:** sculptural, board-marked concrete box construction between piers, contrasts with a lighter weight frame infilled with pre-cast panels and window units (ibid); and
- **Historic interest:** Brunel was one of the fastest growing and most prestigious technical colleges of the colleges of the post-war period and a flagship of the newly created Robbins universities; its early date, new location and generous funding allowed for an ambitious initial scheme; the lecture theatre block achieved early notoriety as a location in the film 'A Clockwork Orange' (ibid.).

- 1.2.1 The Laboratory Buildings (Towers A-D) are included on the London Borough of Hillingdon Local List of Buildings of Architectural and Historic Importance. Hillingdon Council (London Borough of Hillingdon, 2010a) records the reasons for local listing as:

- **Architectural Interest:** Group of buildings including the Physics, Mathematical Sciences, Biology, Chemistry, Biochemistry and Engineering Buildings, designed by Stillman and Eastwick-Fields in 1969-71. Long blocks with bays articulated by projecting uprights. They form an imposingly massive square with projecting upper floors, partly open on the ground floor to a central courtyard. Around this is an L-shaped group with four towers cantilevered out over lower link buildings. Expanses of shuttered concrete

are relieved by the glazed links with a repeating pattern of corner beams cutting into the building, simply arranged;

- **Historic interest:** Community and social significance

1.2.2 The Library (part of the Bannerman Centre) is included on the London Borough of Hillingdon Local List of Buildings of Architectural and Historic Importance. Hillingdon Council (London Borough of Hillingdon, 2010b) records its reasons for local listing as:

- **Architectural Interest:** Designed by Richard Sheppard in 1966-8, a simply arranged building of four floors, with broad horizontal concrete panels and a central approach to the first floor. In contrast, the refectory opposite is low and unassuming, a deliberate expression of the democratic approach of a new university.
- **Historic interest:** Community and social significance.

### 1.3 Site Location & Description

1.3.1 Centred on approximate National Grid Reference (NGR) TQ 060 827, the site comprises the location of the existing John Crank building, formed of a series of two-storey structures clustered around a seven-storey tower and immediate landscaping and Quad to the west (Figure 1) (Grid Reference Finder, 2017).

1.3.2 The site is situated at the centre of the Brunel University London campus. The six-storey Grade II Listed CLB (NHLE ref. 1400162) is situated immediately to the south-west of the existing John Crank building and immediately to the south of the Quad, which has a central lawn and several medium sized trees surrounded by steps. Other areas of lawn and sporadic medium sized trees surround the CLB and paved campus access routes.

1.3.3 The Locally Listed campus library (part of the Bannerman Centre) is situated immediately to the west of the CLB, while the Locally Listed Laboratory Buildings (Towers A-D) is directly to the south of the Bannerman Centre (to the south-west of the CLB) (Figure 1; Plate 1).

### 1.4 Proposed Development

1.4.1 The objectives set out by Brunel University London for the proposed new LTC are as follows:

- Create a new 'Student Heart', a place to which students gravitate naturally because of its facilities and its atmosphere;
- Develop a new education experience for students, one in which received, self-directed and peer-to-peer learning flow seamless one into the other making the most of every opportunity to grow knowledge;
- Provide a new setting for learning and study where there are no mono-functional, utilitarian corridors and every space is part of the 'learning campus';
- Create a Landmark building on campus with a distinct and welcoming personality that is at the same time respectful of the Listed Central Lecture Block;

- Provide an IT Enabled and Connected Building embodying the very best new technology to integrate virtual and real knowledge space;
  - Create an improved external context and environment with sensitive landscape design that responds to the university communities needs in its annual cycle; and
  - Establish a phased masterplan for the transformation of the Quad into a fitting centre point of student life, to match the University's ambitious vision for the future.
- 1.4.2 The design proposals have been created through an analysis of the context of the new building within the campus setting, through an understanding of the existing site, its history and the potential for future development (Penoyre & Prasad, 2017).
- 1.4.3 The new LTC will occupy a key site, one that links to the principal routes and offers a gateway to the Quad and will play a key role in defining the heart space of the whole campus, accompanied by the existing Central Lecture Block (CLB), the Halsbury Building and the Hamilton Building (or its replacement). The new building therefore, offers an opportunity not only to make a change in the provision of teaching and learning space but also to improve its environs and enhance the whole central campus setting (ibid).
- 1.4.4 The contextual analysis undertaken by the architects has found that although the Brunel University London campus was a distinguished example of university architecture of its time, the campus has been identified as having some of the shortcomings in the 1960s architects' conception of urban space and has blind spots as to how people use the space, with obstacles to movement, gathering and visual coherence (ibid).
- 1.4.5 The proposals seek to enhance the urban setting of the CLB through the architectural appearance of the new LTC's building. The massing of the new building has been guided by the existing setting, so it does not dominate the existing buildings.
- 1.4.6 The open character of the ground floor has been designed to relate to the open nature of the Quad. The form and position of the new building has been created in relation to the appreciation of the building along the main axis of the Quad and the other main approach to the building, along the east-west axis, while maintaining a relationship with the surrounding buildings.



## 2. AIMS & METHODOLOGY

### 2.1 Aims

- 2.1.1 The National Planning Policy Framework (2012), paragraph 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

*'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'*

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site.

### 2.2 Consultation

- 2.2.1 As part of the consultation process Chloe Smith (Heritage Consultant; AB Heritage) attended a Pre-Application meeting at Hillingdon Council on 27<sup>th</sup> November 2017. During this meeting Sarah Harper (Principal Conservation and Urban Design Officer; Hillingdon Council) raised some questions regarding the massing and scale of the proposed new building and its relationship with the existing buildings around the quad, particularly the Grade II Listed CLB.

- 2.2.2 Sarah also positively supported the design approach, highlighting that she could support the notion of a new development in this location if the final designs were appropriate. Her written feedback following the meeting is summarised below:

- The Lecture Theatre is Grade II Listed and forms part of a distinctive group of buildings surrounding the quad. The buildings, designed by the same architects, are of similar date, design approach and materials, and are important because they were designed as a purpose-built campus, one of the earliest of its type in the country;
- The lecture theatre is the focus of the quad, not only because of its design and materials but also because of its height and massing;
- This space and these buildings form the setting to the Listed Building and have a distinctive relationship with it. The buildings loosely enclose the quad, and a feature of this space is the views over and between the buildings. Views from the pedestrian approaches to the building, from between the other buildings, are also important; and
- The existing John Crank building is unusual as it includes a semi enclosed garden space towards the quad and a slim 5 storey tower located above a 2 storey podium.

- 2.2.3 Sarah Harper confirmed that 'there would be no objection to a new building of exceptional quality and one that could act as a visual foil to the Listed Building'. Sarah was also able to provide some early steering advice in relation to heritage on the progression of the new building, requesting that:

- Designs work to respect the existing building's footprint/building line within the quad; and

- There be consideration of the overall height and bulk of a replacement building, to avoid dominating the setting of the theatre and negatively impacting on views within and into the quad, and towards the Listed Building.

2.2.4 Archaeological consultation advice from Sandy Kidd (Archaeological Advisor; Greater London Archaeological Advisory Service, Historic England) stated that there are no archaeological requirements for this site and no further assessment or conditions are necessary (Letter dated 7<sup>th</sup> December 2017; Historic England ref. CLO25051).

## 2.3 Data Collation

2.3.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' *Standard and Guidance for Historic Environment Desk-Based Assessment* (January 2017) and the *Archaeological Investigation and Recording of Standing Buildings and Structures* (December 2014).

2.3.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.3.3 The Greater London Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 13754.

2.3.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or local HER;
- Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, particularly the National Heritage List for England;
- A site visit was undertaken on 23<sup>rd</sup> November 2017. During the site visit, an inspection of the Listed Building and the surrounding buildings was made and principal areas of the building, significant architectural details, fixtures and fittings were noted and digitally photographed.
- Additional relevant documentary resources at Hillingdon Local Studies, Archives and Museum Service were accessed on the 27<sup>th</sup> November 2017, and online historic sources.

2.3.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary

## **2.4 Assessment of the Cultural Heritage Resource**

2.4.1 While Historic England uses the terminology 'significance' to describe the value of a heritage asset, AB Heritage have referred to this as 'Importance' in this report, to avoid confusion between the assessment of Significance of Effect and value judgement.

2.4.2 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

**Table 1: Assessing the Importance of a Cultural Heritage Site**

SCALE OF SITE IMPORTANCE	
<b>NATIONAL</b>	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
<b>REGIONAL</b>	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
<b>LOCAL</b>	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
<b>NEGLIGIBLE</b>	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
<b>UNKNOWN</b>	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.4.3 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

## 2.5 Impact Assessment Criteria

2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact, whether beneficial or adverse, are set out in Table 2 (below).

2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

**Table 2: Criteria for Determining Magnitude of Beneficial or Adverse Impact**

IMPACT LEVEL	DEFINITION
<b>HIGH</b>	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
<b>MEDIUM</b>	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
<b>LOW</b>	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
<b>NEGLIGIBLE</b>	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
<b>UNCERTAIN</b>	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

**Table 3: Significance of Beneficial or Adverse Effects**

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
<b>NATIONAL</b>	Severe	Major	Mod	Minor
<b>REGIONAL</b>	Major	Mod	Minor	Not Sig.
<b>LOCAL</b>	Mod	Minor	Minor	Not Sig.
<b>NEGLIGIBLE</b>	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

## 2.6 Limitations

2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Brunel University London, and any associated parties they elect to share this

information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (January 2018) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.6.4 As the final design has not yet been finalised, the full impact of the proposed development cannot be accurately assessed. Therefore, while an assessment of the *known* impacts of development have been undertaken, along with some general comments on the *potential* changes arising from the construction of a new building on the site, these points are only high level and included simply to guide the overall design process.

### 3. HERITAGE REVIEW OF SITE

#### 3.1 Historic Development of Site

- 3.1.1 The site was within undeveloped rural land throughout the eighteenth century and early nineteenth century until a nursery was established on Kingston Lane in 1865. The nursery expanded rapidly, growing flowers for the London Markets and eventually covered 199 acres (Plate 2). The business closed in 1958, the glass houses were later demolished and most of the site became Brunel University (Pearce 2007).
- 3.1.2 Initial designs for the university produced by Richard Sheppard in c.1962 envisaged the plan of the university on an east-west axis with residential accommodation to the north and academic buildings to the south. However, when Sheppard and Stillman, (who had been appointed as college architects) presented to the Governing Body in 1963, they revealed a new plan based on a radial system. The new design proposed that the communal refectory facilities would be housed in one central building and the Lecture Centre (CLB) was placed nearby to ensure that the College community was only a short walking distance from the centre (Topping, 1981).
- 3.1.3 The lecture centre (CLB) formed part of the first phase of the new campus (Plate 1), which included the communal refectory building (Hamilton), administration block, the first of the residential blocks (Saltash), and the engineering complex (Howell Building and Laboratory Buildings Towers A-D). The engineering complex was designed by Stillman Eastwick. The masterplan included the library which was built slightly later. The idea of placing all the lecture theatres in a single building was inspired by a visit by members of the Brunel Planning Group to a lecture theatre building at the University of Manchester Institute of Science and Technology, which is also a compact site (NHLE listing; Topping, 1981).

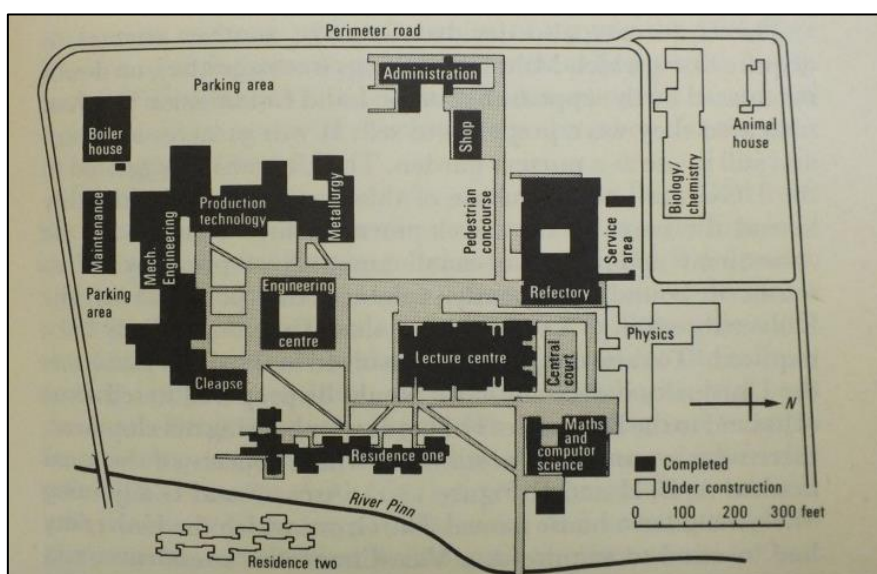


Plate 1. Plan of the University 1969 (Topping, 1981)

- 3.1.4 The CLB was built in 1965-7 to the designs of John Heywood of Richard Sheppard, Robson and Partners, master planners of the University campus. The firm were already known for

their design of post-war universities, including: Churchill College, Cambridge in 1959 (Grade II) and its later chapel in 1967, halls of residence at Imperial College, South Kensington, built in 1957 (Grade II, now demolished) and the School of Navigation and associated buildings in Southampton (1959-61) (NHLE listing).

- 3.1.5 The CLB achieved early notoriety as a filming location in Stanley Kubrick's 1971 film 'A Clockwork Orange', based on Anthony Burgess's 1962 novel. The futuristic styling of the Brutalist building provided an evocative back-drop for this dystopian crime film, which was set in the not-too-distant future.
- 3.1.6 The new Brunel University campus was officially opened in July 1968 and the April Newsletter described the newly constructed lecture theatre and its relationship with the quad.

*'The removal of the scaffolding from the Lecture Theatre Unit, for example, has revealed a most attractive building, enhanced by the wide paved road along its western side and the terraced square to the north of it. The latter is clearly going to be one of the most delightful features of the University campus; it has the Mathematics Building [John Crank] on its eastern flank, the Communal Building [Hamilton] to the west, and the new Physics Building [Halsbury], which is to be started this year will complete it. One can imagine it thronged with students in the years ahead.'* (Topping, 1981)

- 3.1.7 The Mathematics Building, now known as the John Crank, came into use in September 1968 despite not being completely finished. This building included a seven-storey tower, providing rooms for 60-70 academic staff and was the first building to have a passenger lift. The tower was surrounded by lower structures of two-storeys accommodating the Computer Unit, academic staff rooms and conference rooms. In total the John Crank provided some 40,000 square feet of accommodation (ibid).
- 3.1.8 The Communal Building, now known as the Hamilton Centre, was constructed in two phases, with the second phase completed by 1969 (ibid).
- 3.1.9 Construction of the Physics Building, now known as the Halsbury Building, was delayed due to Government spending cuts. Originally planned as part of the 1968 phase, this building was delayed due to a shortage of funds and was finally completed in the summer of 1971. It was designed in a U-shape with the arms pointing northwards and completed the north side of the paved court (quad). The building comprised a concrete structure of three storeys with Blindal brick used mainly on the southern elevation (ibid).
- 3.1.10 The Library, now part of the Bannerman Centre, was not completed until 1973. It has been described as *'in the opinion of many the most attractive building on the campus and certainly a worthy monument to all the effort that had gone into the planning. It dominated the buildings around and gave distinction and finish to the central area that had seemed empty for so long'* (ibid).
- 3.1.11 Writing in the 1969 Brunel Bulletin, the architect Richard Sheppard described the pattern of the near-completed Brunel University Campus as: *'a necklace of 'common use' and servicing buildings arranged loosely along the central concourse and outside of these a ring of*



*specialised teaching buildings...The buildings are usually 'open-ended' where possible and allow for expansions and additions. But they will also front onto green tree-planted spaces and these spaces will be enclosed by future buildings.'* (ibid)

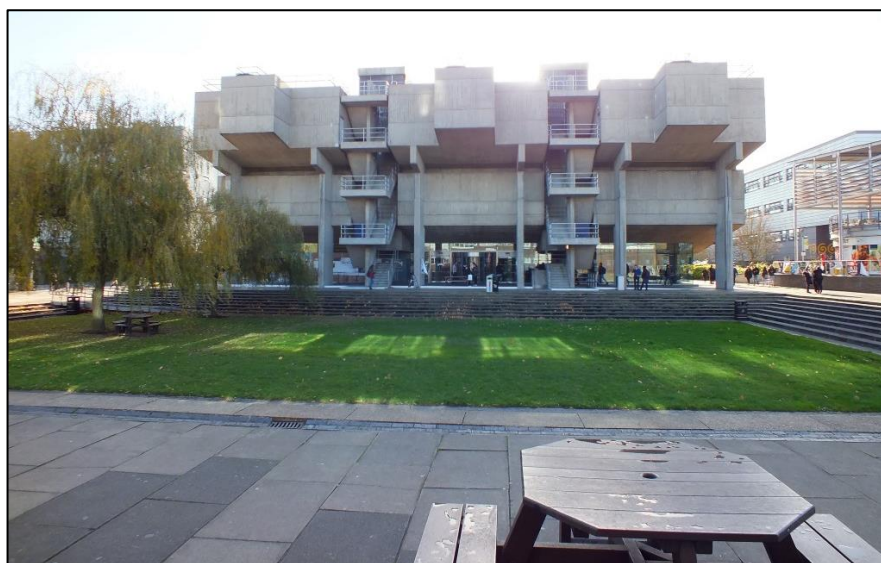
3.1.12 A programme of refurbishment began on the CLB building in 2001; new audio-visual equipment was installed, the lobby area was upgraded to a glass foyer (2005), lecture theatres were updated and new lifts were installed. The ceilings were reverted back to the original exposed concrete, although corridors and some lecture theatres have false ceiling boards.

### **3.2 Current Condition of Central Lecture Theatre Block (CLB)**

3.2.1 The Grade II Listed Central Lecture Theatre Block (CLB) (NHLE 1400162; Photos 1 -4) is located in the centre of the main campus and forms the southern edge of the quad. It is of modern date, style and materials and is surrounded by contemporary and later buildings.

3.2.2 The northern part of the building comprises a reinforced concrete frame, with large projecting lecture theatres of box construction (concrete with board marked finishes), divided by twin external staircases and set between giant piers (Photo 1). The exterior of the building is grey, as a result of age and weathering, revealing the natural colour and texture of the concrete used in construction, but it would have appeared much lighter- almost white -when it was first constructed.

3.2.3 The plan of the northern part of the building is formed of six large raked lecture theatres, designed to seat 160-200 students. Three of these are at first floor level and three above at second floor level with access gained from a central first-floor concourse and gallery. Spiral stairs are located on the eastern and western elevations and are expressed externally in drum stair wells (Photo 2). Following recent refurbishment, the foyer is now extended to include part of the former external entrance and the NHLE listing notes that the original distinction is clearly defined. The upper concourse and gallery was also refurbished in 2005 (NHLE 2017).



**Photo 1. CLB Northern elevation**



**Photo 2. Northern part of CLB- eastern elevation**

3.2.4 The southern part of the building comprises an exposed concrete frame infilled with precast concrete panels and large horizontal strips of metal-framed glazing with contrasting soffit panels below (Photos 3 - 4). The southern part of the building forms a symmetrical three-storey rectangular block. The teaching rooms are set forward in blocks between glazed stairwells and entrances on either side and the ground floor slightly recessed below the overhanging upper floors. The listing notes that the '*horizontal treatment of the projecting upper floors contrasts with the verticality of the recessed and centrally-placed stair wells*' (NHLE listing).



**Photo 3. Southern part of CLB Eastern elevation**



**Photo 4. CLB southern elevation**

- 3.2.5 In plan, the southern part of the building provides smaller teaching rooms and lecture theatres for 60-80 students arranged over three main floors either side of two long corridors. Internal raked lecture theatres are placed in the centre of the building with naturally lit and ventilated classrooms to the outside.
- 3.2.6 Internally, there are some original features and fabric. For example, the coffered panelled precast concrete ceilings (as noted in the NHLE listing) are evident in the ground floor north entrance hall (Photo 5) and in the outer teaching rooms in the southern part of the building (Photo 6). Elsewhere in the building, the structural concrete has been left exposed and displays board marks from the shuttering used during its construction, in some places this has been painted but the texture is still apparent.
- 3.2.7 However, there have been some changes within the building; for example, the NHLE listing notes that the original floor surface in the ground-floor north entrance hall was quarry tiles and these have been replaced and new lifts have been installed (Photo 5) (NHLE 2017).



Photo 5. CLB- ground floor north entrance hall

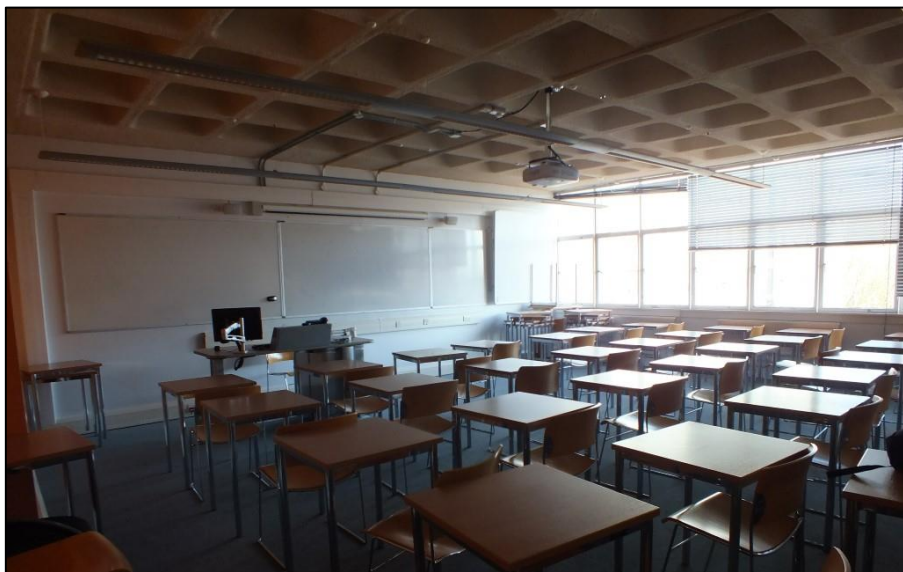


Photo 6. CLB- teaching room in southern part of building

3.2.8 There are no windows on the northern façade, but windows on the eastern and western elevations light the middle stair wells and provide views to the surrounding buildings.

### 3.3 Condition of Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre)

3.3.1 Laboratory Buildings (Towers A-D) and the Bannerman Centre are Locally Listed and are still in use as educational buildings.

3.3.2 The Laboratory Buildings (Towers A-D) are located to the south-west of the CLB and comprise a series of towers linked by lower level structures. The library is now part of the

Bannerman Centre, located to the west of the CLB, and has a recent extension on the eastern side.

- 3.3.3 The library and laboratory buildings are constructed of concrete frame with horizontal strips of metal-framed glazing with brick panels below.

### 3.4 Current Setting of Central Lecture Theatre Block (CLB)

- 3.4.1 The wider setting of the university campus comprises a mixed range of architectural styles and materials, reflecting the evolution of the university from the 1960s onwards. On the eastern side of the university are several modern buildings, including the curved Eastern Gateway, the glass fronted Mary Seacole building, the hanger-like Sports hall and netball courts. Meanwhile, the western side of the site (to the west of the River Pinn) comprises the older buildings from the original layout of Brunel University mixed with later additions.

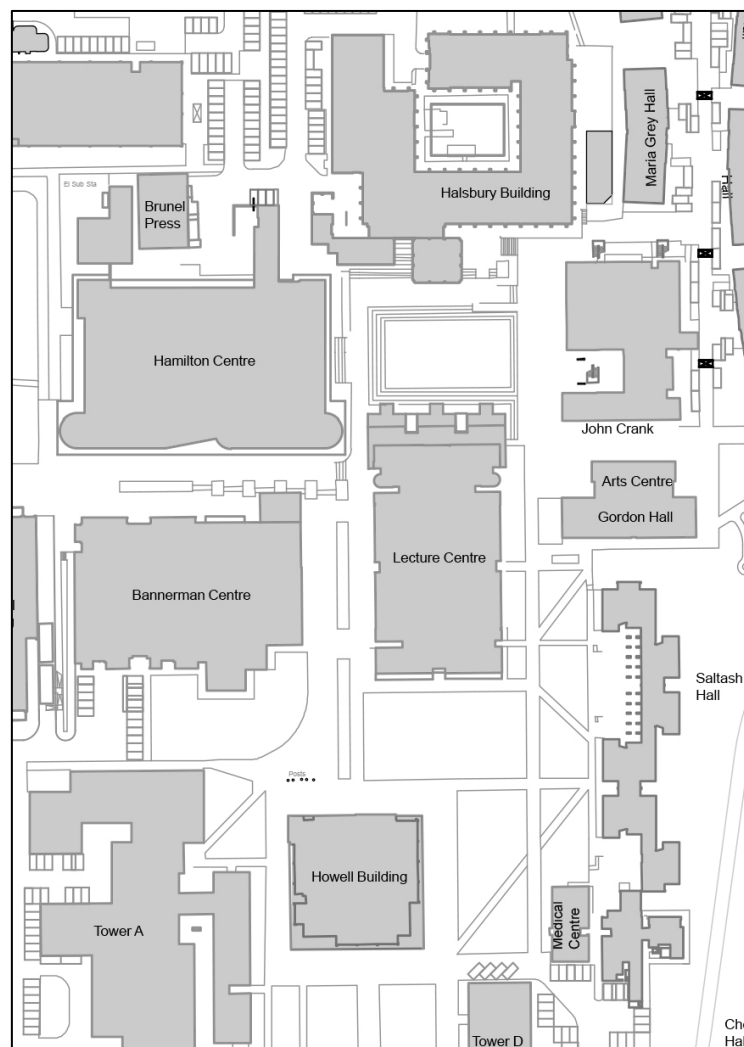


Plate 2. Plan of Buildings surrounding CLB (Penoyre & Prasad 2017)

- 3.4.2 The immediate setting of the CLB is primarily formed by the broadly contemporary buildings from the original phase of Brunel University (Plate 1 & 2). These buildings include:

- John Crank on the eastern side of the quad;
- Halsbury Building on the northern side of the quad;
- Hamilton Centre on the western side of the quad; and
- Towers A-D and Howell to the rear / south of the CLB.

3.4.3 These are all constructed from a concrete frame with horizontal bands of metal-framed glazing, variations include some brick panelling, concrete panelling or soffit panels. Most of the buildings in this part of the campus are quite block-like, typical of Brutalist architecture, but none of them particularly dominate the space due to them all being of a similar style and materials.

3.4.4 There are also newer buildings in the setting of the CLB, including the eastern extension to the Bannerman Centre, and Gordon Hall, both of which are quite prominent and have a 'blocky' appearance, in part due to their rectangular plan and solid façade treatment (Photos 11-13).

3.4.5 The landscaping around the CLB forms part of its setting, as numerous paths, steps and grassed areas link the various buildings together, including the quad, directly adjacent to the north of the CLB.

#### The Quad

3.4.6 The quad comprises a rectangular area of grass surrounded by paved steps on all four sides and enclosed by the surrounding buildings to create a defined public space. The area is bounded to the south by the CLB, to the west by the Hamilton Centre, to the north by the Halsbury Building and to the east by the John Crank building, which is set back further from the steps and grassed area than the structures on the other three sides.

3.4.7 The quad was envisioned as a central hub for the university. Such communal areas were a typical feature of architectural design from this period, which aimed to encourage a sense of community and social equality. However, as time has progressed it has been abandoned in favour of more bustling areas; there appears to be more pedestrian traffic on the path between the Hamilton Centre and Bannerman Centre, which is almost like a 'high street', leaving the quad somewhat deserted. The quad is occasionally used for organised events but is not generally considered as a gathering place for students (former Brunel student; *pers. comm.* December 2017).

3.4.8 The Central Lecture Theatre Building appears to have been designed to be viewed predominantly from the north, from within the quad (Photo 1). The northern façade displays interesting architectural play with cantilevered projections, external staircases and a large stepped entrance, which leads down into the quad, merging the building with the exterior landscape.

#### John Crank

3.4.9 The John Crank is located immediately to the north-east of the CLB. The building comprises a seven-storey tower with two-storey blocks surrounding it. It is similar in construction to the southern part of the CLB, being constructed of a concrete frame infilled with precast concrete

panels and large horizontal strips of metal-framed glazing with contrasting soffit panels below. The western façade is almost entirely glazed with horizontal bands of soffit panels.

- 3.4.10 The two-storey part of the John Crank encloses the quad on the western side, but is set back further than the buildings flanking the other three sides of the quad, leaving an open paved forecourt area (Photo 7). The tower is set further back behind the two-storey section, leaving the quad feeling open on the western side. The use of lower level buildings around the tower enables partial views from the main pedestrian access route from the university entrance towards the eastern elevation of the CLB, with the iconic profile of the projecting lecture theatres and drum staircases (Photo 9).



**Photo 7. John Crank from the CLB**



**Photo 8. View of the quad towards existing John Crank and CLB**



**Photo 9. View of the CLB from main pedestrian route through campus with John Crank on right and Gordon Hall on the left**

#### Halsbury Building

- 3.4.11 The Halsbury Building comprises a three-storey building of concrete and brick, with large horizontal strips of metal-framed glazing at each storey (Photo 10). The vertical pattern created by concrete piers along the southern façade and slightly overhanging third floor level emulates the projecting façade of the CLB on the opposite side of the quad. However, this is broken up by the two-storey brick section of the building.
- 3.4.12 The building encloses the northern side of the quad and is located to the north of the CLB, on the opposite side of the quad.



**Photo 10. View of the Halsbury Building from the quad**



### Hamilton Centre

- 3.4.13 The Hamilton Centre is directly to the north-west of the CLB. It comprises a two-storey building of concrete and glass, with an almost entirely glazed eastern façade. The southern end of the building is a later extension and the roof level is raised slightly higher than the original structure. This building along with the adjacent brick access ramps / steps, enclose the western side of the quad.

### Bannerman Centre & Library

- 3.4.14 The newer (eastern) part of the Bannerman Centre (Photo 11) is recessed at ground and first floor level on the northern elevation, with the second and third floors suspended over the concourse supported on piers. This projecting upper level echoes the projected boxes of the CLB northern elevation; while the horizontal panelling of the façade reflects the board-marked finish of the concrete used in the construction of the northern part of the CLB. Internally, the ceiling is of cast concrete and large metal tubeing at ceiling height makes a feature of the buildings infrastructure.
- 3.4.15 The older (western) part of the Bannerman Centre comprises the original Library building, which is similar in construction to Tower A, being built of concrete and glass with brick panels. It is broadly contemporary with the CLB, having been completed in 1973. This building is locally listed (LB Hillingdon ref. 227).



**Photo 11. Bannerman Centre**

### Gordon Hall

- 3.4.16 Gordon Hall is a six-story building with recessed roof level, located directly to the east of the CLB and is similar in style and materials to the Bannerman Centre extension (Photo 12-13). The façade at ground level is faced with brick to tie-in with the adjacent low-level Arts Centre, while the upper floors have the same horizontal panelling as the Bannerman extension, which reflect the board-marked finish of the concrete used in the construction of the northern part of

the CLB. It is fairly dominant in this part of the campus due to its scale and heavy façade with small windows- particularly on the western elevation facing the CLB.



**Photo 12. View east from CLB eastern staircase with John Crank on the left and Gordon Hall on the right**



**Photo 13. Gordon Hall from the CLB**

### Laboratory Buildings (Towers A-D)

3.4.17 The Laboratory Buildings comprise a series of four tower blocks surrounded by low-level structures linked together by a network of corridors. The closest to the CLB are Towers A and D. The laboratory buildings are similar in design, materials and layout; Tower A is described below as an example.

3.4.18 Tower A comprises a five-storey tower (with additional set-back plant level above) surrounded by an irregular plan of low-level structures (Photo 14). It is located to the south-west of the CLB. The building is constructed of concrete frame with horizontal strips of metal-framed glazing with brick panels below. This building is locally listed (LB Hillingdon ref. 225).



**Photo 14. View of Tower A**

3.4.19 Internally, Tower A has an industrial character; there are exposed pipes and wires running along the corridor ceilings and the ground floor workshops have exposed structural supports at ceiling height. Stairwells and lobby entrances display exposed concrete walls with board marks, similar to the interior of the CLB, although in Tower A most of these walls have been painted white.

### Howell Building

3.4.20 The Howell Building is located to the south of the CLB (Photo 15), separated by a grassed area with some trees. This three-storey building is square in plan and is constructed of a concrete frame with horizontal strips of metal-framed glazing. The façade at the roof level is solid concrete panelling.



**Photo 15. View of the CLB with Howell Building to the rear (shown on right)**

### Saltash Hall

- 3.4.21 Saltash Hall is located to the east and south-east of the CLB (Photo 16). The building comprises a three / four storey hall building constructed of red brick and traditional style casement windows. The bright colour of the brick contrasts with the surrounding grey concrete buildings, reflecting the original plan of the master architect Richard Sheppard, who designed the academic buildings in concrete to be visually set apart from the residential buildings in red brick (Topping 1981).



**Photo 16. View showing CLB on the left and Saltash Hall on the right**

## **3.5 Setting of Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre)**

- 3.5.1 The Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre) are located in the central area of the Brunel University Campus, in the same area as the CLB. While these buildings do not directly overlook the quad, they are situated in the same wider campus setting as the CLB, as described in Section 3.4.

### 3.6 Significance of Central Lecture Theatre Block (CLB)

- 3.6.1 While Historic England uses the terminology ‘significance’ to describe the value of a heritage asset, AB Heritage have referred to this as ‘Importance’ in the text below, to avoid confusion between the assessment of Significance of Effect and value judgement.
- 3.6.2 As a Grade II Listed Building the Central Lecture Theatre Block is considered to be a heritage asset of Regional Importance (in line with Table 1).
- 3.6.3 The NHLE listing (NHLE 2017) notes that the reasons for designation of the CLB as a Grade II Listed Building are its architectural interest; planform (including projecting lecture theatres and spiral stair wells; material quality and effectiveness of expression (including exposed concrete and box construction); and its historic interest.
- 3.6.4 The CLB is a good example of Brutalist architecture. The northern part of the building is of particular interest due to the use of cast concrete and cantilever design, both internally (mezzanine level) and externally (projecting lecture theatres). This part of the CLB is quite distinct and is unlike any other building on campus. Its use of exposed concrete, projecting northern façade (Photo 1) and drum staircases (Photo 2) on the eastern and western elevations represent iconic features of Brutalism. The aesthetic value of its distinctive design and characteristic Brutalist style make a high contribution to the Importance of the CLB.
- 3.6.5 The immediate setting of the CLB is primarily formed by buildings from the original phase of Brunel University, including: John Crank; the Halsbury building; Hamilton Centre; Towers A-D and Howell building. The CLB was part of this first phase of Brunel University, dating broadly to the period from 1967-8 to 1973, and the surrounding buildings reflect similar styles, materials, construction methods and functionality to the southern half of the CLB. They were designed by the same architect to be part of a group to form the nucleus of the campus. However, they were also designed to be part of a dynamic and progressive campus rather than as a fixed setting; the architect envisaged extensions and future buildings as part of the campus (Section 3.1.11, above; Topping 1981)
- 3.6.6 There is no mention in the NHLE listing of any other buildings or any discussion of group value or setting, however, the surrounding buildings provide a contemporary context for the building and were part of the historic setting of the CLB. It is considered that the setting of the CLB is secondary to the heritage value of the building after the fabric and design of the building itself. The current setting of the building is considered to make a medium contribution to the Importance of the Grade II Listed CLB.
- 3.6.7 The key views that contribute to the significance of the CLB encompass the iconic architectural features of Brutalism, namely the projecting northern façade viewed from the north (within the quad) and drum staircases viewed from the east (pedestrian approach from the main entrance) or west. The views of the CLB from the pedestrian approaches are considered to contribute to the Importance of the setting as they affect how the asset is experienced, and therefore affect its communal value.
- 3.6.8 The building was designed by renowned architects Richard Sheppard, Robson & Partners, who were responsible for over 80 schools in the 1950s and designed the award-winning Loughborough College of Technology and Churchill College Cambridge. The CLB was also

the filming location for Stanley Kubrick's film 'A Clockwork Orange', due to its distinctive futuristic design. The historic / associative values of the buildings are considered to make a low- medium contribution to the Importance of the CLB.

- 3.6.9 The building also has an intrinsic communal value: it is an iconic building, typical of the Brutalist style and features in numerous internet blogs discussing Brutalist architecture in Britain; and it provides a shared experience among the students and staff of Brunel. It divides opinion and prompts discussion about aesthetics and can evoke strong feelings and opinions in a way that more traditional buildings do not. The communal value of the building is considered to make a medium contribution to the Importance of the CLB.

### **3.7 Significance of Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre)**

- 3.7.1 As Locally Listed Buildings the Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre) are considered to be a heritage asset of Local Importance (in line with Table 1).
- 3.7.2 The Laboratory Buildings (Towers A-D) (Photo 14) is part of the original phase one design of the Brunel University campus constructed in 1967-8. The reasons for its inclusion on the local list are for its architectural interest as a concrete and glazed building, which forms part of a group of buildings (including the Physics, Mathematical Sciences, Biology, Chemistry, Biochemistry and Engineering Buildings) designed by architects Stillman and Eastwick-Fields. The local listing also notes historic interest due to community and social significance (London Borough of Hillingdon, 2010a)
- 3.7.3 The aesthetic value of its distinctive design and unusual layout, and the use of exposed concrete make a high contribution to the Importance of the Laboratory Buildings.
- 3.7.4 As a university building, the communal value of the building is considered to make a medium contribution to the Importance of the Laboratory Buildings.
- 3.7.5 While the original Library (now part of the Bannerman Centre) (Photo 11) is broadly contemporary with the surrounding buildings, being envisaged as part of phase one, it was not completed until 1973. It has been described as '*the most attractive building on the campus*' (Topping, 1981). Hillingdon Council (London Borough of Hillingdon, 2010b) records its reasons for designation as: architectural interest (including its design by architect Richard Sheppard); and its historic interest (including 'community and social significance').
- 3.7.6 The aesthetic value of its distinctive design and the use of cast concrete make a high contribution to the Importance of the Library (Bannerman Centre).
- 3.7.7 The historic / associative value of the building, designed by renowned architect Richard Sheppard is considered to make a medium contribution to the Importance of the Library (Bannerman Centre).
- 3.7.8 As a university building, the communal value of the building is considered to make a medium contribution to the Importance of the Library (Bannerman Centre).

## 4. IMPACT ASSESSMENT & RECOMMENDATIONS

### 4.1 Assessment of Impacts

- 4.1.1 The purpose of this Heritage Statement is to proactively guide the decision-making process in relation to the progression of design proposals.
- 4.1.2 Where some likely impacts can be established at this time an impact assessment has been included, below.

### 4.2 Predicted Impact of Proposed Development

#### Known Change

- 4.2.1 While the existing John Crank forms part of the original group of buildings and makes some limited contribution to the overall significance of the setting of the CLB and Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre), it only forms one element of their setting, while the wider setting of the campus as a whole provides context for these buildings. Therefore, the demolition of the John Crank building is likely to result in '*slight alterations to the setting*' in-line with Table 2. This is considered to have a low impact upon the setting of the Grade II Listed CLB and Locally Listed Laboratory Buildings (Towers A-D) and library (Bannerman Centre).
- 4.2.2 The Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre) are located a short distance from the proposed development site. The proposed development will result in no direct impact upon the fabric of the Laboratory Buildings (Towers A-D) and the Library (Bannerman Centre).

#### Outline Construction Proposals

- 4.2.3 The proposed development is physically detached from the CLB. The redevelopment of the site will result in no direct impact upon the fabric of the CLB.
- 4.2.4 The proposed development is located in the centre of the Brunel University campus and is unlikely to affect any heritage assets outside the campus. Therefore, the proposed development is considered to have no impact upon the setting of heritage assets beyond the campus.

#### Potential Changes to the Setting of the CLB from Proposed Development

- 4.2.5 The University architect wrote in the 1969 edition of the Brunel Bulletin that the original plan of the Brunel campus was designed to be expanded (Topping 1981; Section 3.1.11, above). The replacement of the John Crank building with the new LTC building is likely to have no impact upon the character of the setting, as the functionality of the building will be retained as an education facility within the wider context of the University campus.
- 4.2.6 The construction of a large building in close proximity to the CLB may have an adverse impact upon the setting of the CLB, depending upon the final design of the new LTC; however, the proposals seek to enhance the urban setting of the CLB through the architectural appearance of the new LTC building. The size of the new building has been guided by the existing setting, including the height of the existing seven-storey tower of the

John Crank building. The design team have experimented with various designs to reduce the overall massing of the proposed new LTC, as perceived from the quad. For example, setting back the lower and upper floors from the main façade; and exploring different materials and façade treatments to reflect some of the architectural elements of the CLB without detracting from its uniqueness.

- 4.2.7 The views of the CLB from the pedestrian approaches and from within the Quad are considered to contribute to the Importance of the setting. The current proposal for the new building has been positioned carefully, moving it slightly to the north of an earlier design, to maintain the views of the iconic profile of the eastern elevation of the CLB from the main pedestrian route from the University entrance (Photo 9).
- 4.2.8 When it was originally designed, the CLB was conceived as '*an expressive centrepiece to the campus*' (NHLE 2017) and the quad was envisioned as a central hub described by the architect as '*one of the most delightful features*' of the new Brunel University campus, '*one can imagine it thronged with students in the years ahead*' (Topping 1981; Section 3.1.6) but in recent years it has not been used in this way. The new LTC will play a key role in re-establishing the quad as the "heart" of the whole campus, accompanied by existing Central Lecture Block (CLB), the Halsbury Building and the Hamilton Building (or its replacement). The proposal seeks to enclose the quad, while respecting the relationship with surrounding buildings and offers an opportunity to improve its environs and enhance both the quad and the whole central campus setting.
- 4.2.9 The enclosure of the quad by a new building and potential for future enhancement of the quad could make a positive contribution to the setting of the CLB by re-establishing the functionality of the Quad and its central role in the campus.
- 4.2.10 Overall, through sensitive and proactive mitigation by design, the construction of the new Learning and Teaching Centre could result in a change to the setting ranging between low to medium beneficial impact upon the setting of the CLB, depending on the final designs.

### 4.3 Outline Recommendations

- 4.3.1 A record of the John Crank, comprising drawn plans and photographs, has been completed as part of this planning application (Barbara Griffiths; Brunel University, *pers. comm.*). It is recommended that a copy of the Building Record be provided to the Principal Design and Conservation Officer for approval at an early stage to ensure that no heritage works in relation to this building are required prior to demolition.
- 4.3.2 Sarah Harper (Principal Design and Conservation Officer) has stated that there is '*no objection to a new building of exceptional quality and one that could act as a visual foil to the Listed Building*' (initial feedback on the pre-app presentation, 15<sup>th</sup> December 2017). It is therefore recommended that the design team continue to work closely with the Principal Design and Conservation Officer at Hillingdon Council in the development of the final design proposal.



## 5. REFERENCES

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### 5.2 Online Sources

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### 5.3 Correspondence

- Pre-Application Meeting at Hillingdon Council on 27<sup>th</sup> November 2017 attended by Chloe Smith (Heritage Consultant; AB Heritage).
- Email dated 15<sup>th</sup> December from Amechi Karl Dafe (Planning Case Manager; London Borough of Hillingdon) to Elizabeth Glover (Principal Planner; GVA) presenting initial feedback on the pre-app presentation at the meeting on 27<sup>th</sup> November 2017.
- Letter dated 7<sup>th</sup> December 2017 (Historic England ref. CLO25051) Sandy Kidd (Archaeological Advisor; Greater London Archaeological Advisory Service, Historic England) to K. Kerr-Peterson (Senior Heritage Consultant; AB Heritage).

## Appendices

## Appendix 1 Planning Policy

### Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

### Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

### National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain 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.

It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

### **The London Plan 2011 with 2016 alterations**

#### Policy 7.8: Heritage Assets and Archaeology

This policy states that development should incorporate measures that identify, record, interpret, protect, and where possible, present the site's heritage assets, whether designated or non-designated.

Based on this policy, planning decisions involving heritage assets will be assessed on the level of identification, value, conservation, restoration, re-use and incorporation of the asset in the proposed plans. The significance of heritage assets and their settings should be conserved by proposals which are sympathetic to the form, scale, materials and architectural detail of the asset.

Any development which will cause substantial harm or loss of a designated heritage asset will only be accepted in exceptional circumstances. The importance of the development will be assessed proportionately in terms of public benefit against the impact on, and the importance of the asset.

Proposals showing potential modifications to heritage assets which will reduce carbon emissions and secure sustainable development are favourable where it is on balance with potential harm to the heritage asset or its setting.

### **Hillingdon Local Plan, 2012**

Part 1 of the Local Plan contains the strategic policies that identifies how the borough will guide future development until 2026.

'Hillingdon has a wide variety of historic assets; these include archaeological sites, traditional village centres, canals, historic buildings and landscapes. There are also extensive areas of good quality "Metro-land" suburbs, which are an important feature of the borough' (London Borough of Hillingdon Council, 2012).

#### Strategic Objectives: SO1:

Conserve and enhance the borough's heritage and their settings by ensuring new development, including changes to the public realm, are of high quality design, appropriate to the significance of the heritage asset, and seek to maintain and enhance the contribution of built, landscaped and buried heritage to London's environmental quality, cultural identity and economy as part of managing London's ability to accommodate change and regeneration.

#### Policy HE1: Heritage

The Council will:

Conserve and enhance Hillingdon's distinct and varied environment, its settings and the wider historic landscape, which includes:

- Historic village cores;
- Metro-land suburbs;
- Planned residential estates and 19<sup>th</sup> and 20<sup>th</sup> century industrial areas, including the Grand Union Canal and its features;
- Designated heritage assets such as statutorily Listed Buildings, Conservation Areas and Scheduled Ancient Monuments;
- Registered Parks and Gardens and historic landscapes, both natural and designed;
- Locally recognised historic features, such as Areas of Special Local Character and Locally Listed Buildings; and
- Archaeologically significant areas, including Archaeological Priority Zones and Areas.

Actively encourage the regeneration of heritage assets, particularly those which have been included in English Heritage's 'Heritage at Risk' register or are currently vacant.

Promote increased public awareness, understanding of and access to the borough's heritage assets and wider historic environment, through Section 106 agreements and via community engagement and outreach activities.

Encourage the reuse and modification of heritage assets, where appropriate, when considering proposals to mitigate or adapt to the effects of climate change. Where negative impact on a heritage asset is identified, seek alternative approaches to achieve similar climate change mitigation outcomes without damage to the asset.

Policy HE1 states that a Heritage Strategy Supplementary Planning Document is forthcoming. However, this was not readily available at the time of writing (December 2017).

### Policy BE1: Built Environment

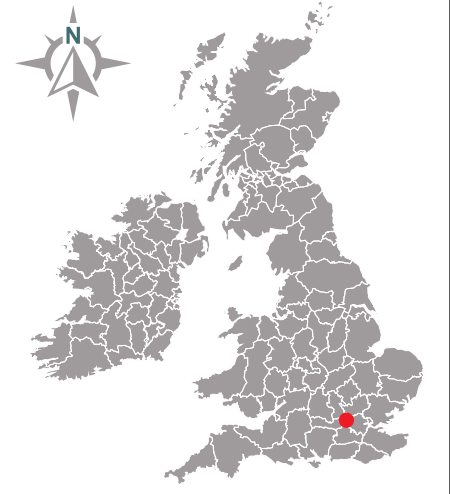
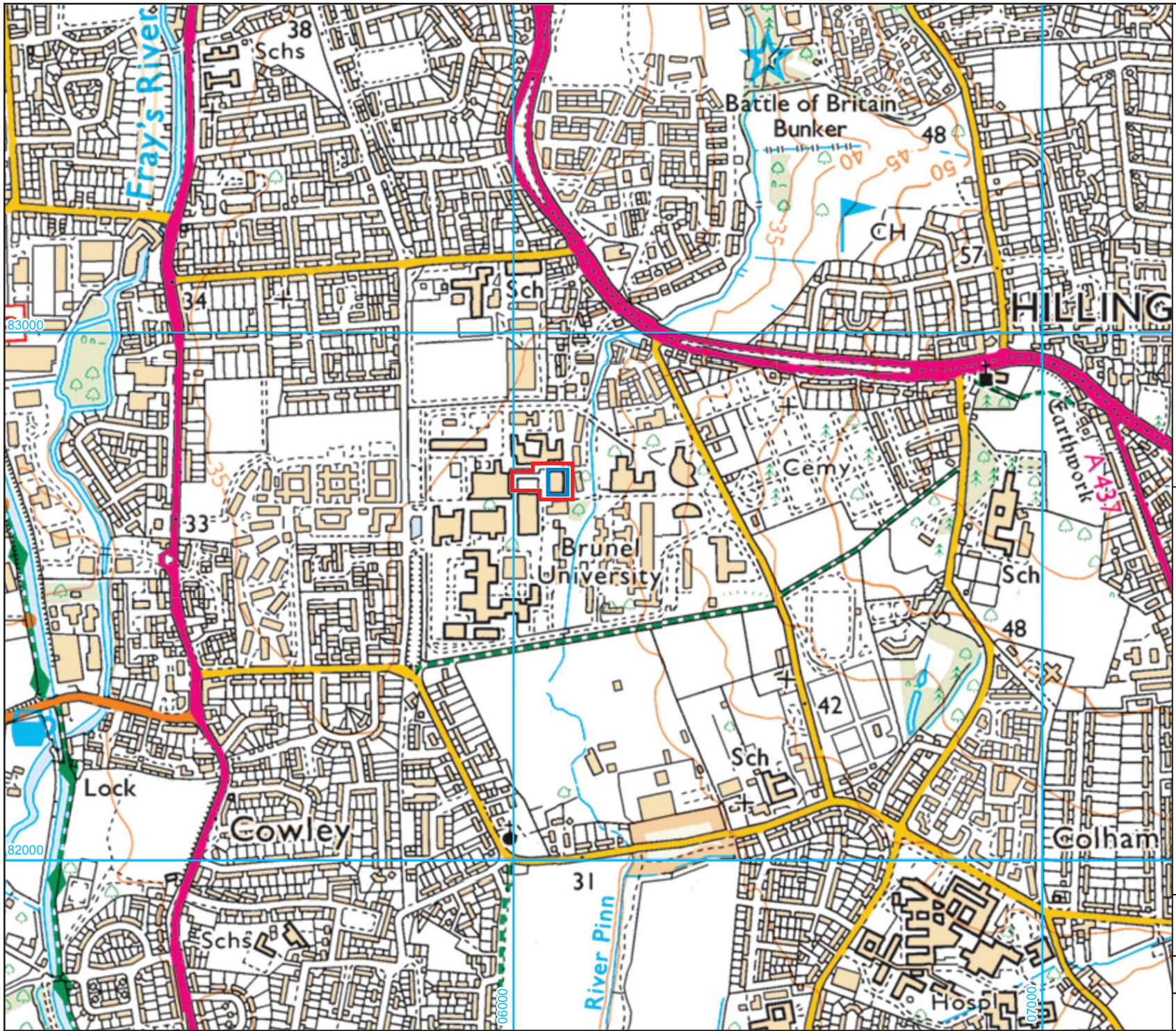
The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. The elements relevant to this scheme state that all new developments should:

- Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place and

Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

## Appendix 2      HER





**KEY**

- Site Boundary
- Location of Proposed New Building

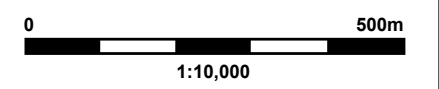
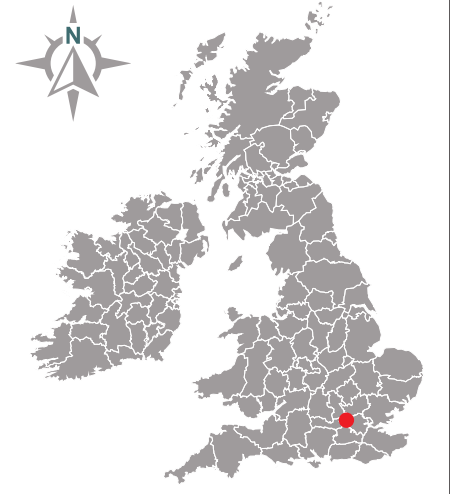
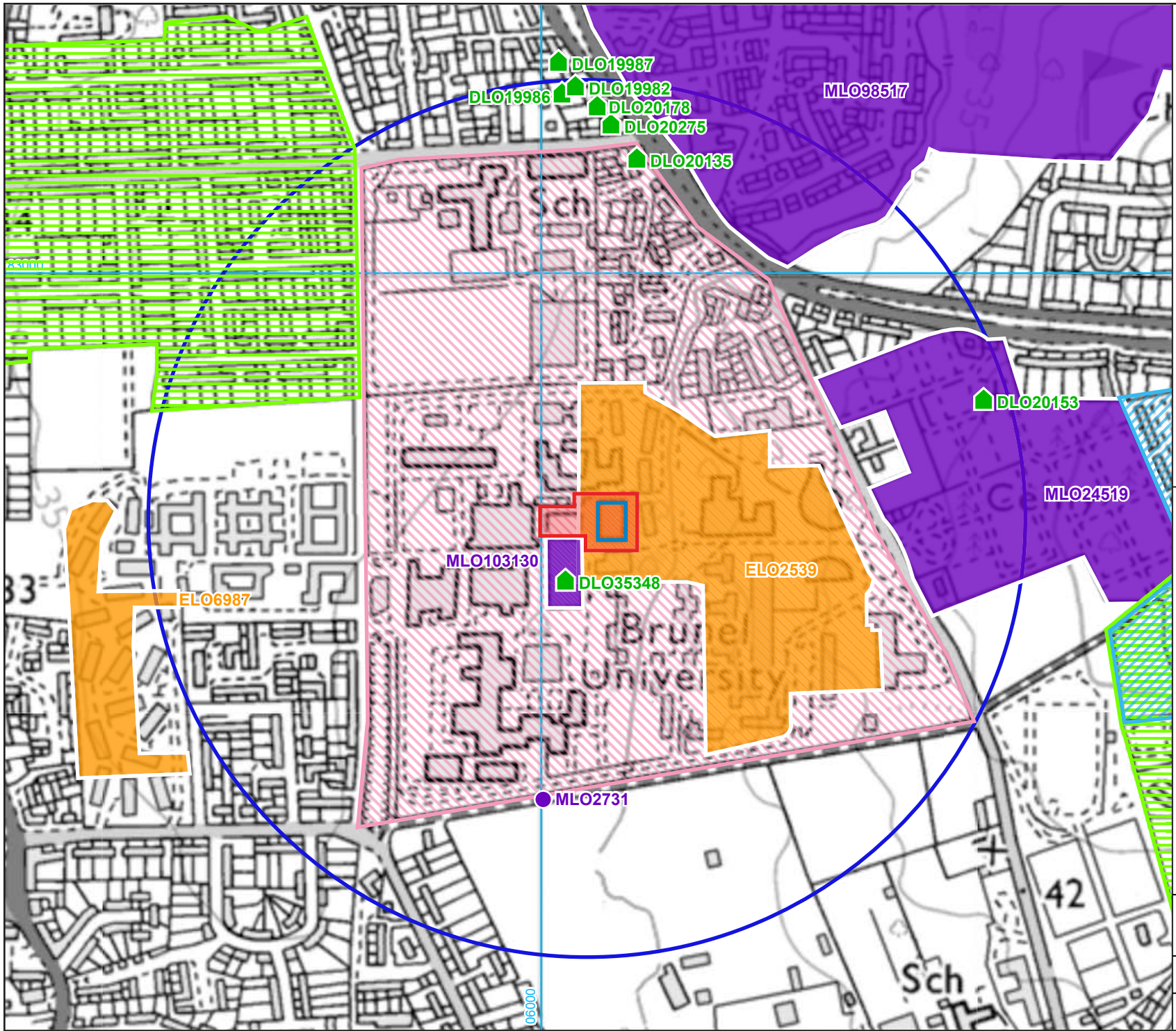


Figure 1: Site Location

Project: Brunel University LTC

Date: 12/12/17

Job No: 60228



**KEY**

- Site Boundary
  - Location of Proposed New Building
  - Search Area (500m)
  - Monument
  - Historic Building
  - Archaeological Events
  - Archaeological Priority Areas
  - Hillingdon Conservation Areas
  - Historic Landscape Characterisation
- 0 300m
- 1:6000

Figure 2: Cultural Heritage Features Map

Project: Brunel University LTC

Date: 12/12/17      Job No: 60228



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