

MC/15/3891

Date Received: 3 November, 2015

Location: Galvanising Shop, East Road, Historic Dockyard, Chatham, ME4 4TG

Proposal: Internal alterations to provide enhanced performance/rehearsal space and new hub comprising reception, cafe and bar area with associated external seating area and new canopy to courtyard.

Applicant: University of Kent Estates Department

Agent: Mr LLP Hazle McCormack Young LLP 3 Turnagain Lane Palace Street Canterbury Kent CT1 2ED

Ward River

Recommendation of Officers to the Planning Committee, to be considered and determined by the Planning Committee at a meeting to be held on 9 March 2016.

Recommendation - Approval with Conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: 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:

Project 1810 - 004 Rev P1, 006 Rev P2, 017 Rev P2, 018 Rev P2, 019 Rev P2, 020 Rev P2, 13530/01A received 3 November 2015

Project 1810 - 014 Rev P2 received 14 November 2015

Project 1810 - 001 Rev P2, 002 Rev P2, 005 Rev P2, 008 Rev P2, 010 Rev P6, 011 Rev P3, , 015 Rev P2, Project 1223 – E/001 Rev C, M/001 rev C, received 16 November 2015

Project 1223 – E/002 Rev B, M 002 Rev C received 17 November 2015

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 The cafe/bar element hereby permitted shall only operate between the hours of 08:00 to 23:00.

Reason: To regulate and control the permitted development in the interests of amenity in accordance with Policy BNE2 of the Medway Local Plan 2003.

For the reasons for this recommendation for approval please see Planning Appraisal Section and Conclusions at the end of this report.

Proposal

This application is for alterations to the existing Grade II listed former Galvanising Workshop at Chatham Historic Dockyard. Its purpose is to create a new student hub and visitor entrance to the University facilities in the dockyard. The works comprise of improvements to the existing performance/rehearsal space and the creation of a reception and café/bar.

The University currently use the space within the Grade II listed Galvanising Workshop for Art workshops, exhibitions and performance/rehearsal space. In order to improve the performance/rehearsal space and to provide for projection of images and film as part of the students course work the University wish to separate off an area which can be blacked out and therefore not interfere with the operation of the remaining space. To achieve this it is proposed to construct a new partition to separate off the area and the provision of a lobby to the external door and secondary glazing to high level fanlights to reduce noise interference from outside. Blackout provision already exists within the building.

It is proposed that the northern part of the building will become a new hub for students with café/bar and seating facilities which will be extended to the outside courtyard on the west elevation.

The existing internal floor area for the ground floor is 458.78m², including the single storey section and external toilet block, and at mezzanine level there is currently 85.00m² of floor area. As part of the proposals the mezzanine will be reduced to 60.82m² to improve circulation at ground floor level and also to provide a 10.51m² plant zone containing the supply and extract ducts for the proposed new kitchen below. The renovation of the currently unused external courtyard will provide an additional 125.47m² of utilised space.

It is proposed to alter the performance room by installing a new lightweight plasterboard partition across the width of the building. A new plasterboard partition is proposed to be built internally around the existing external fire exit to the south end of the building to create a lobby to reduce draughts and heat loss through the existing tall timber doors. This partition will be built to a height to avoid cutting across the line of the brick arch above.

A new reception counter is proposed with a small waiting area to one side.

A new kitchen is proposed under the existing mezzanine.

A café/bar seating area at ground floor level is proposed with a small stage set to one side of the new lobby for occasional performances and seating is provided on the mezzanine level.

Heating and cooling within the café seating area is proposed to be provided by means of an exposed large split air conditioning unit mounted at high level in the building with exposed galvanised steel ductwork and supply air diffusers.

Two existing timber louvres at the top of the building, one on each side, are proposed to be replaced with new aluminium louvres matched to the same size, colour and profile of the existing.

In the external courtyard new canopies are proposed to protect the route to the toilets from the weather. The canopy will be fixed to the single storey toilet block, designed with the use of a small section steel frame and zinc roof.

It is proposed to repave the courtyard with the landing to the slope from the external door increased to make it more accessible to wheelchair users and a new fixed informal tiered seating area is proposed to be created at the north end which can also be used as a small performance space.

Relevant Planning History

MC/15/3892	Listed building application for internal alterations and new canopy to courtyard. Also on this agenda
MC/12/2048	Listed building application for the creation of new internal room including installation of two new partitions; two new internal doors to new partitions; installation of secondary glazing to windows within new room; new carpet floor finish to new room. Decision Approval With Conditions Decided 24 October, 2012

Representations

The application has been advertised on site, in the press and by individual neighbour notification to the owners and occupiers of neighbouring properties.

No representations have been received.

Development Plan

The Development Plan for the area comprises the Medway Local Plan 2003. The policies referred to within this document and used in the processing of this application have been assessed against the National Planning Policy Framework 2012 and are considered to conform.

Planning Appraisal

Background

The building is leased by the University of Kent from the Chatham Historic Dockyard Trust and is currently used as a performance and exhibition space for students. The University of Kent have worked with the Chatham Historic Dockyard Trust for many years and occupy a number of buildings on the site which include The Galvanising Workshop, The Smitheries, The Boiler House Workshop, The Engineering Workshop, Bridge Wardens' College, and the recently completed Sail and Colour Loft, and the Royal Dockyard Church. The University now has 904 students and 96 staff at the dockyard.

Design and Impact on the Listed Building and Conservation Area

Paragraph 56 of the NPPF states "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". Section 12 of the NPPF seeks to conserve and enhance the historic environment. Policy BNE1 of the Medway Local Plan 2003 states that the design of development should be appropriate in relation to the character, appearance and functioning of the built and natural environment. Policy BNE 12 seeks to protect listed buildings from proposals that would be detrimental or unsympathetic or which would result in the removal of original features or material.

The University of Kent currently use the space within the Grade II listed Galvanising Workshop for Art workshops, exhibitions and rehearsal space. The proposed internal alterations plan to provide a space for presenting film by creating a dedicated room to the south end of the building where the space can be blacked out via blinds creating a space suitable for projection of images. It will also continue to be used as performance/rehearsal space. In order to provide an area for projection of images and film as part of the students course work, the University wish to separate off an area which can be blacked out and therefore not interfere with the operation of the remaining space. This will provide greater flexibility to the use of the building. To achieve this aim only requires the construction of a new partition to separate off the area and the provision of a lobby to the external door and secondary glazing to high level fanlight's to reduce noise interference from outside. The design of the new partition has been detailed to avoid existing windows, maintain the view of existing brick arch over the external door and to minimise the impact of fixings. The partitions are detailed to be fixed at the base through the wide joints between floor tiles to avoid damage with the addition of a membrane between partition materials and floor tiles. The carpet finish to the area required for its use is laid over hardboard sheeting loose laid in two layers over the existing flooring. The partition is trimmed around the existing travelling crane beams and support columns with no fixings or alterations required to these original features.

New secondary glazing is to be provided and the divisions will align with the main metal mullion's and transoms of the window frames. Blackout provision already exists within the building and the existing blackout blinds will be retained. Inserting new additions which are clearly identifiable from the original fabric assist in finding a use for

the building and are reversible with minimal impact upon the building fabric. The addition of a partition will not have any detrimental impact on the existing space and is again designed to be 'reversible'.

The existing lobby at the north end of the building will be replaced with a new slightly smaller lobby to the same height as the existing. This is to reduce draughts and heat loss through the main entrance doors. As the Galvanising workshop is proposed to become the new 'gateway' and 'hub' for both visitors and student of the University of Kent on the Dockyard a new reception counter is proposed with a small waiting area to one side.

A new kitchen is proposed under the existing mezzanine. The partitions to the space will be replaced in order to provide a 60min Fire enclosure around the kitchen and services void. The fixings into the existing walls for the timber plate into the brickwork will be at approximately 900mm centres. A new changing room, cleaner's cupboard, and Staff WC will also be created.

Maintaining accessibility to all spaces has dictated the methodology in which the different floor finishes are proposed. In the kitchen an anti-slip vinyl floor finish is required for health and hygiene reasons as the existing tiled floor is not suitable for that use. As the existing floor tiling is not believed to be original the existing carpet finish in this area will be taken up and a levelling screen laid over prior to the new anti-slip vinyl floor covering.

In the entrance lobby the existing tiles will need to be removed in order to install a new mat and matwell with a level threshold to the adjoining reception area. At mezzanine level a new linoleum floor finish is proposed which will assist with acoustics and provide a suitable surface for use as a café seating area. Heating and cooling within the café seating area will be provided by means of an exposed large split air conditioning unit mounted at high level in the building with exposed galvanised steel ductwork and supply air diffusers.

The existing radiant panels within the performance area are to be reconfigured to heat the performance space and will be served from the proposed boiler plant. New LTHW radiators, served from the proposed boiler plant will be fitted within the refurbished toilets, store rooms and ancillary areas and used to offset the heat loss from each space. New air handling plant will be fitted in the proposed plant zone at the mezzanine level and used to serve the kitchen and servery area below.

Two existing timber louvres at the top of the building, one on each side, are to be replaced with new aluminium louvres matched to the same size, colour and profile of the existing. The louvre at the west side is to be used as the air intake for the supply air and the louvre to the east side used for the discharge of the extract air. A new gas fired wall mounted condensing boiler is to be fitted in the boiler plant room.

Externally, the west side of the building was extended circa. 1984 to provide additional external toilet facilities when it became the visitors centre to the dockyard. In the courtyard the canopy leading from the external door of the main door is proposed to have a black powder coated steel frame, and zinc roof (which will assist in keeping the profile slim), and this will be independent of the existing building. The linking section of

canopy will not require columns as it will suspend between the main canopy and the fascia of the existing external toilet building. This is to be lightweight white translucent polycarbonate to allow daylight through and will only really be seen from underneath and ensure minimal impact on the Listed Building.

The courtyard is to be repaved with the landing to the slope from the external door increased to make it more accessible to wheelchair users. A new informal tiered seating area will be created at the north end which can also be used as a small performance space. This is concealed by the new brick plinth and fence on the north and west elevations and so will not impact visually on the building.

The Historic Dockyard have their own Conservation Management Plan which states many useful objectives, a key one being that the Trust is to secure a sustainable future for the site to enable it to meet both its core charitable objectives of 'preservation' and 'education'. The Trust's overall strategy to achieve this is by 'Conservation through Reuse', which seeks to build sufficient earned income from the appropriate re-use of the dockyard's buildings and structures to enable long term programmes of planned preventative maintenance to be undertaken. Both the Trusts plan and the proposal are in accordance with the NPPF which states at Paragraph 17 planning should "*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*" and Paragraph 134 "*Where a development proposal will lead to 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*".

The proposed alterations will be beneficial to the University of Kent and its students in providing a dedicated space in which they will be able to continue to perform and rehearse and to display projected art. Currently there is no hub or reception point for students or visitors of the University of Kent on this site. The refurbishment of the Galvanising Workshop will provide this hub for the students of the University, where they can meet, socialise and get refreshments. The majority of the changes to the building are internal and have been carefully detailed not to impact on the external appearance of the building. These proposed alterations will ensure the future of the Galvanising Workshop and could be removed in the future to reinstate the space and with little impact upon the existing building fabric... As such it is considered that the application is in accordance with policies BNE1, BNE12, BNE17, CF7, S8 and S9 of the Medway Local Plan 2003 and the NPPF.

Amenity

The café/bar element will not be used by the general public and would only be used by University of Kent staff, students and visitors/guests. The agent has advised that the café will offer hot and cold drinks, (including alcohol) sandwiches and Panini's, cakes and fruit and a selection of hot meals throughout the day for students and staff. On a number of occasions they propose that the facility will be used by the University to hold special events such as conferences which will serve alcohol and hot food from the café. It is not intended that the area will be used as a student union, (partly due to its limited size and partly due to its location) and indeed such a facility is being provided within the old swimming pool within the main university campus.

There are residential properties to the east. The southern part of the building has been used for a while as rehearsal/performance space without causing any detriment to residential amenity but further measures in the form of secondary glazing are proposed to limit any outbreak of noise. The cafe/bar area will provide for an important hub and meet area for students and staff during the day and will be used as a reception area for guests waiting to see a performance either in the performance area or the church. There will be a small internal stage area both internally and externally. Noise from the cafe/bar will be restricted by the position of the building itself and adjacent buildings which will act as a buffer to noise break out that would impact on residential amenity. The hours proposed match those that relate to the dockyard and visitor centre itself and the site is located immediately adjacent to the dockyard security office. Subject to the hours control condition the application is in accordance with policy BNE2 of the Medway Local Plan 2003 and the NPPF.

Highways

Due to the location of the building within the Historic Dockyard there are limitations to the access of vehicles to members of the public through the gated entrances. There is a large car park to the north of the site which can be used for those visitors to the building. Accordingly, the proposal is considered acceptable in terms of highway considerations and is in accordance with Policy T13 of the Medway Local Plan 2003.

Local Finance Considerations

None relevant to this application.

Conclusions and Reasons for this Recommendation

The proposed works are considered to be acceptable in terms of their impact on the listed building, conservation area, neighbours and highways and the proposal therefore accords with the provisions of policies BNE1, BNE2, BNE12, BNE17, CF7, T13, S8 and S9 of the Medway Local Plan 2003 and the National Planning Policy Framework 2012. It is therefore recommended that the proposal is approved subject to the imposition of appropriate conditions.

The application would normally be determined under delegated powers but is being referred to Planning Committee by Councillor Mackness who considers that due to the sensitivity of the siting of the building within the historic dockyard and near to residential property, that the application is most appropriately determined by the Committee.

Background Papers

The relevant background papers relating to the individual applications comprise: the applications and all supporting documentation submitted therewith; and items identified in any Relevant History and Representations section within the report.

Any information referred to is available for inspection in the Planning Offices of Medway Council at Gun Wharf, Dock Road, Chatham ME4 4TR and here <http://publicaccess.medway.gov.uk/online-applications/>