

WA/2008/0280  
Crest Nicholson Regeneration Ltd  
& Sainsbury's Supermarkets Ltd  
28/01/2008

Application for Listed Building Consent for the demolition of the attached Redgrave Theatre. Conversion of Brightwell House to form 2 no. restaurant units. Works to include single/two storey extensions to the north and west (containing additional ground floor restaurant space, kitchen areas, stores, toilets, staircase and plant room and first floor kitchens, stores, staff wc and plant room). Works to existing house to include reinstatement of 3 no. original hipped roofs and rooflight to the north elevation and hipped roofs over the existing bay windows and reinstatement of glazed canopy in the southern elevation. Reinstatement of original chimneys and other internal works. Demolition of boundary walls, toilet block, bowling pavilion and cottage.at Land at Brightwell House, East Street, Farnham

Grid Reference: E: 484186 N: 146994

Parish : Farnham  
Ward : Farnham Moor Park  
Case Officer: Ian Ellis

8 Week Expiry Date 24/03/2008

Neighbour Notification Expiry Date 28/03/2008

**NOTE:**

**This Briefing Note has been prepared prior to the Technical Meeting on 28<sup>th</sup> May to inform Councillors about the listed building consent application that accompanies the East Street development application.**

**It includes:**

- **Location plan and site description**
- **Description of the proposal**
- **Consultations**
- **Representations**
- **Planning Policy Guidance**
- **Development Plan policies and proposals**
- **The Buildings and structures**

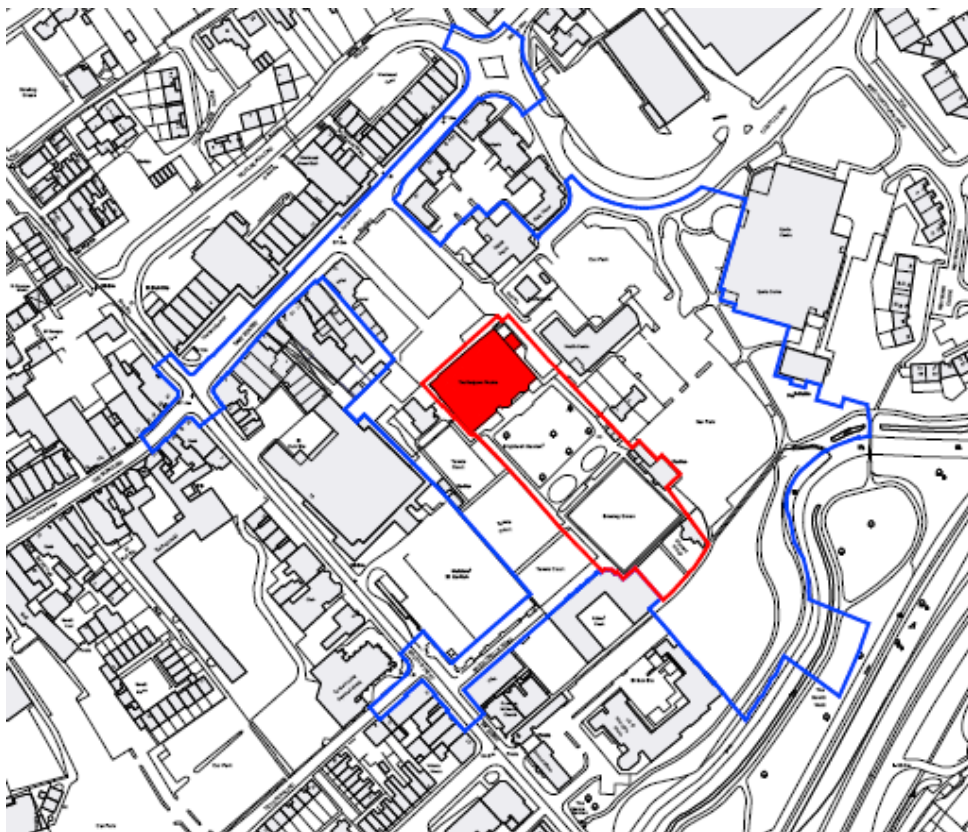
**The note does not comment on the overall acceptability of the scheme. This would be inappropriate at this stage, primarily because the Technical Meeting, like the site visit, is part of an information gathering process and not a decision-making meeting. The debate on the merits of the scheme and the issues raised can only take place when officers can present a full analysis and their recommendations at the Planning Committee.**

This application is one of a pair of applications that relate to the redevelopment of land at East Street Farnham. As well as this application the other is:

WA/2008/0279 Redevelopment of East Street site

The final officers' report will be concerned solely with the listed building consent issues in respect of Brightwell House and the demolition of other structures and buildings. The change of use issues and the wider context of the main development application will be separately addressed in the other report.

### Location Plan



### Site Description

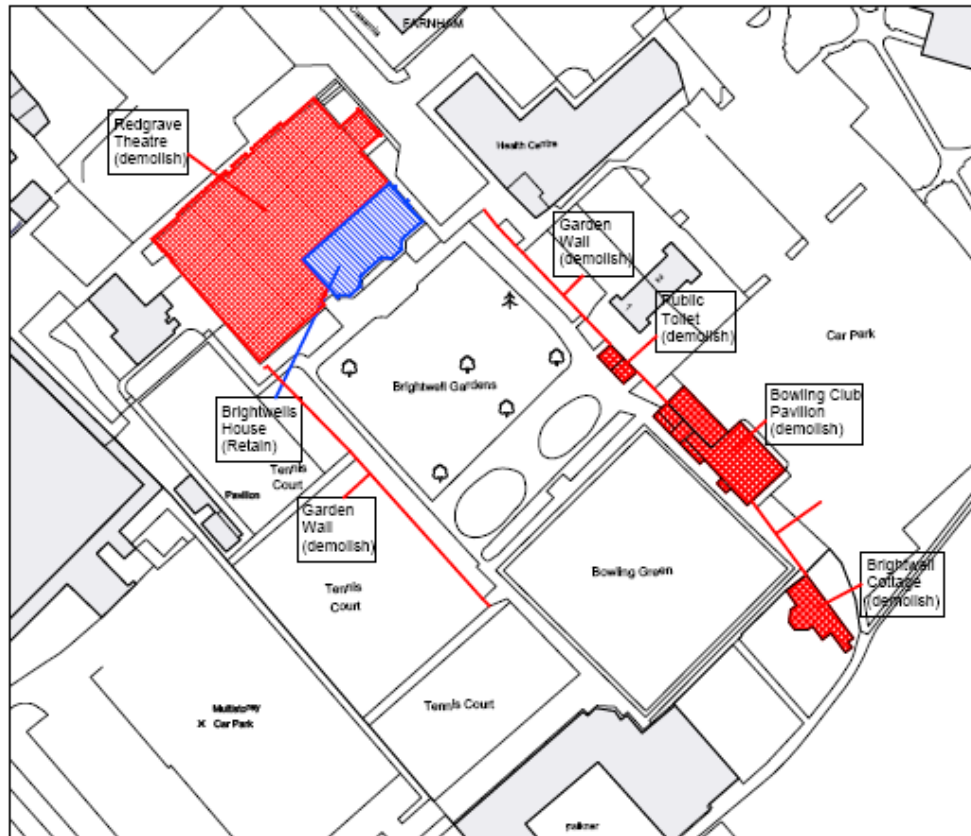
Brightwell House is a two-storey grade II listed building to which was added the modern Redgrave theatre. It was built in 1792-5

The Redgrave Theatre – built in the early 1970s as a modern addition to the Listed Brightwell House it has been disused for ten years and is boarded up.

Part of the original residential garden is now the public Brightwell Gardens and former bowling green. Part of the old brick garden wall remains to which public conveniences were added. Neither the garden walls or Brightwell Cottage are specific listed buildings but it is considered that they lie within the curtilage of the listed building.

## Proposal

The proposal is for the demolition of the former theatre, old garden walls and Brightwell Cottage. The remaining part of the original Brightwell House would be retained and restored. The demolition works are required if the development the subject of application WA/2008/0279 is granted planning permission and then implemented.



Brightwell House Site - Showing Buildings to be Demolished

The application is accompanied by a detailed listed building design and access statement that explains the reasons why it is proposed to demolish these buildings and structures and undertakes an assessment of their qualities. The applicants consider that the demolition of the former theatre does not amount to demolition of a Listed Building. This is because they consider that it is only when a listed building is wholly or substantially to be demolished that it amounts to 'demolition'. They consider that the retention of the listed building (Brightwell House) is assured in their proposals. Officers have treated the application as partial demolition of a listed building and demolition of curtilage buildings and structures and followed all the appropriate procedures

## Relevant Planning History

None

## Consultations and Town/Parish Council Comments

English Heritage – comment that specialist staff have considered the application and do not wish to offer any comments on this occasion. Their recommendation is that the

application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

Farnham Town Council – No specific comments were made on the listed building consent application

### Representations

The listed building consent and planning application were publicised on the 7 March by the display of 45 site notices on and around the site and a public notice in the local newspaper. In addition 259 properties and businesses on and adjacent to the site were notified of the applications direct.

25 exhibition proformas and letters of objection have been received specifically in respect of the listed building application although the majority also list objections to the planning application. The grounds for objection to the listed building consent application are:

- the theatre should not be demolished, it should be retained and reopened
- the loss of the theatre would be a major cultural loss
- Farnham's heritage should be preserved, Brightwell House should never have been neglected
- The theatre should be renovated not demolished
- The demolition of the garden walls and Brightwell Cottage harm the setting of Brightwell House and are contrary to WBLP policy HE3.
- The surrounding development will harm the setting of Brightwell House
- The complex of Brightwell House and the theatre is a significant part of the history of theatre in Farnham
- The demolition of the theatre and the dense urban setting of the new development provides little advantage to the setting of Brightwell House
- The theatre was an effective and attractive auditorium whose stage form is one of two deliberate explorations of the Royal Shakespeare Company's then preferred stage form prior to the building of the Barbican Theatre.

The report on the development application WA/2008/0279 sets out in detail the objections to the planning application. Some of those objections also refer to issues such as the setting of the listed building and loss of historic features.

5 exhibition proformas are in support of the listed building proposals

### Planning Policy Guidance

PPG15 sets out the issues that are relevant to the consideration of all listed building consent applications as being:

- “i. the importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms*
- ii. the particular physical features of the building (which may include its design, plan, materials or location) which justify its inclusion in the list: list descriptions may draw attention to features of particular interest or value, but they are not exhaustive and other features of importance (eg interiors) may come to light*

*after the building's inclusion in the list;*

*iii. the building's setting and its contribution to the local scene, which may be very important, eg. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares particular architectural forms or details with other buildings nearby;*

*iv. the extent to which the proposed works would bring substantial benefits for the community, in particular by contributing to the economic regeneration of the area or the enhancement of its environment (including other listed buildings)”*

PPG15 recognises that it is an objective of Government policy to secure the preservation of historic buildings but there will very occasionally be cases where demolition is unavoidable. Proposals for demolition should be fully scrutinised before any decision is reached.

PPG15 emphasises that the Secretary of State would not expect consent to be given for the total or substantial demolition of any listed building without clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses, and these efforts have failed or

*“that redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.”*

## Development Plan Policies and Proposals

### Surrey Structure Plan 2004

SE5 Protecting the Heritage – the cultural heritage of buildings and sites will be conserved and enhanced. Development affecting them will only be permitted where it has clearly been demonstrated that there is an overriding need for the proposal that outweighs the need to protect the heritage interest and no alternative is possible.

### Waverley Borough Local Plan 2002

HE1 Protection of Listed Buildings – demolition of listed buildings will only be permitted in the most exceptional circumstances.

HE3 Development affecting Listed Buildings or their settings – development affecting the setting of a listed building or its setting will be to a high standard. New development should be appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing.

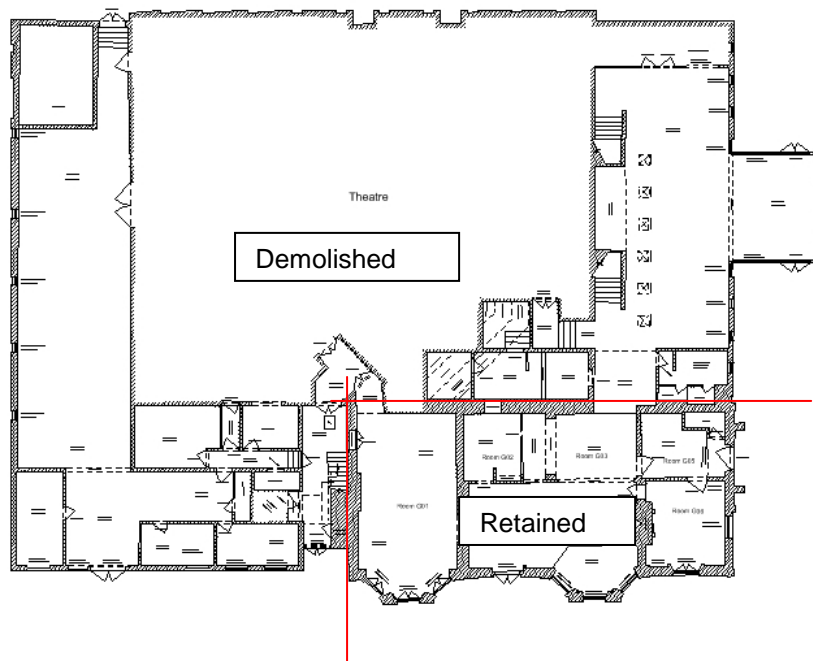
HE4 Change of use of Listed or Locally Listed Buildings – changes of use will be permitted where it is demonstrated that the use would preserve or enhance the listed building.

HE5 Alteration or Extension of Listed or Locally Listed Buildings – proposals should include high design standards in order to ensure that the special architectural or historic interest is preserved or enhanced. New development should be appropriate and compatible in terms of siting, style, scale, density, height, massing, colour, materials, archaeological features and detailing.

## The buildings and structures

### A. The former Redgrave theatre

1. The only listed building within the site is Brightwell House and the attached former theatre. Some of the former garden walls remain in situ but are not statutorily listed and the separate Brightwell Cottage. None of the application site is within Farnham's Conservation Area. The plan over the page shows the extent of demolition at Brightwell House.



2. Brightwell House was statutorily listed in 1972 and a revised description issued in 2002 – see appendix 1. The former theatre is not given any prominence in the description. The house itself is an important example of a substantial 19th century house and garden built in a semi rural location. It gives historic context to the development of the eastern side of Farnham but the historic qualities of the house and garden have been compromised by the construction of the theatre and surrounding development. Many important external features have been lost, including the hipped roofs over the bay windows to the south elevation and all the chimneys. Internally, many historic details have been lost as a result of the addition of the theatre. The internal layout has lost many of the original fireplaces and part of the existing staircase. The photographs below show Brightwell House and the garden walls.





3. The former Redgrave Theatre is a large red brick flat roof building in a 1970's modernist style. The position of the building largely corresponds to the location of the original Brightwell House service wing and small northwest garden. By virtue of its use as a theatre there is very little fenestration with the result that external elevations are mainly an unrelieved mass of brickwork obscuring the west and north elevations of Brightwell House.
4. The theatre is physically part of the statutory listed building and is therefore covered by the listing status. However, as noted above, the description of the listed building at appendix 1 only records the presence of the theatre and does not describe any features of architectural or historic interest.

#### B, Demolition of curtilage buildings and structures

5. The garden walls and Brightwell Cottage date from the early 19<sup>th</sup> century with the former probably being contemporary with Brightwell House. The public toilets and bowls clubhouse are later 20<sup>th</sup> century structures. The garden walls and

Brightwell Cottage are attractive features but are of no special architectural or historic interest in their own right. They are strong clues to the original context and setting of the main house. The photographs below show Brightwell Cottage.



6. Brightwell Cottage and the remaining brick boundary walls are not of exceptional quality or merit, but they are either attached to or located within the curtilage of the listed building and help to define its boundary.

### C. Alterations and Extensions to Brightwell House

7. The approach to the restoration and conversion of Brightwell House is to remove the former theatre and then restore the remaining historic part of the building, reinstating historic features where appropriate. The building will be extended, in a contemporary style, to form restaurant space to the north and west. The new use for Brightwell House is aimed at providing a long-term economic future for the building and its role as a centrepiece for the redevelopment of East Street.
8. The intended glazed single storey restaurant extension to Brightwell House will be supported by timber beams and circular columns. The new full height glazing will be framed in natural coloured timber to add visual interest and soften the effect of the large areas of glass. In parallel with the more extensive use of timber on the proposed extension, the new restaurant entrance canopy incorporates the use of horizontal timber boarding.





## APPENDIX 1

### Brightwell House - Listed Building Description

House, later incorporated in theatre. Built between 1792-5 by a local builder, Thomas Turner, but substantially remodelled c1827 and west wing added c1852 in matching style. Originally brick but stuccoed with incised lines in 1820s. Roof was slate but replaced in later C20 by fibre cement slates. EXTERIOR: Entrance or east front: 2 storeys, originally 3 window bays but right side bay demolished in early 1970s. Right side former central bay projects slightly forward and is wider. Eaves band. Hipped roof. Plain pilasters at left hand end and flanking centre bay. In bay at left hand end, nine-pane sash to first floor, ground floor window blank. Right side 12-pane sash. Right side pro-style Ionic porch in antis. Segmental headed doorway; segmental fanlight with radiating tracery; original 6-fielded-panelled door with reeded design. South-East front facing Brightwell Gardens: 2 storeys. 4 window bays with 2 splayed bays rising through both storeys in 1st and 3rd bays from south-west end. Moulded eaves cornice. Band between 1st and ground floors. Plain giant pilasters at ends and flanking splayed bays. Nine-pane sashes in reveals to first floor; C19 style French windows below. Veranda on metal columns with C19 capitals between splayed bays. 1970s theatre to north and west. West wall of stucco with incised lines survives. North wall could not be accessed.

INTERIOR: Staircase hall retains three 1820s doorcases with pilasters and paterae and remains of an early C19 well staircase with scrolled tread ends of which the lowest six feet of treads, balustrading and handrail were missing at time of survey. Corner east room retained 1820s architraves with paterae, shutters and c1850s black marble fireplace. The central room has a moulded cornice, two pilasters divided by a wide opening with plastered design of paterae and sunflower, C19 marble fireplace in rococo style with grotesque male masks and console brackets, two elaborate ceiling roses, heavy cornice with floral motifs and four french windows with architraves with paterae. End room has three french windows and cornice of paterae and ovolo moulding. The former stairwell on the first floor has an early C19 ceiling rose of leaf motifs and moulded cornice. The south east room has an early C19 marble fireplace with reeded pilasters, paterae and central panel with oval decoration, shutters to window and wide early C19 doorcase with four panels, original architraves and skirting boards. The original central room has been subdivided but retains part of the original cornice and original window shutters.

HISTORY: Property built between 1792 and 1795 on part of an estate known in the early C18 as

Canterburies and described in an indenture dated 1795 as "a brick messuage or dwelling house". In 1827, the house was left in trust to Richard Garth, who inherited the title of Lord of the manor of Morden and a fortune. A condition of the will was that this house should be his habitual place of residence. Richard Garth was a barrister, Member of Parliament for the Guildford Constituency which also included Farnham, was knighted in 1875, and was Chief Justice in Bengal until 1886. The property is shown on the 1839 Tithe Map. In 1852, a further acre of land was acquired to the west and a two storey wing added to the west which is first shown on the 1871 OS map. Visitors who stayed at the house (then called Lowlands) included Florence Nightingale and Sir Arthur Sullivan. Later in the C19 Colonel Patrick Paget of the Scots Guards, related by marriage to the Garths, succeeded to the estate and his widow lived here until her death in 1912. In 1905 the name was changed to Brightwell, after Brightwell Baldwin in Oxfordshire, the home of one of the first owners of the property. In 1920 the house and grounds were acquired by Farnham Urban District Council and the house used successively as a library, a health clinic and offices for the local housing department. In 1967 it was offered to Farnham Repertory Theatre Trust as a site for a new theatre. The north eastern bay and stabling was demolished to provide a site for the purpose-built theatre and the remainder became part of the Redgrave Theatre (Green room, Dressing Rooms bar etc.) until the theatre was closed in 1998.

["Buildings of England. Surrey" p236.

Nigel Temple "Farnham Buildings and People" 1973. P113.]