



London Borough of Hillingdon, Residents Services, 3N Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW
 Tel: 01895 250230 Web: www.hillingdon.gov.uk

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Lee

Surname

Alaba

Company Name

Project Manager, Capital Programme Works Service, London Borough of Hillingdon

Address

Address line 1

Capital Programme Works Service

Address line 2

2E, 10 Civic Centre

Address line 3

High Street

Town/City

Uxbridge

Country

England

Postcode

UB8 1UW

Are you an agent acting on behalf of the applicant?

Yes
 No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms

First name

Ellen

Surname

McBride

Company Name

Martin Ashley Architects

Address

Address line 1

46-48 London Road

Address line 2

Twickenham

Address line 3

Town/City

London

Country

England

Postcode

TW1 3RJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

The works aim to reduce the risk of water entering the bunker and comprise of the following:

Externally

- Improve the existing surface water drainage system in order to direct the uphill Birch Crescent Estate flood water away from the bunker.
- Install land drains around the entrance and exit buildings, airshafts and across the site to intercept water before reaching vulnerable locations.
- Repair the leaking air shafts X1, X2 and Y2.
- Undertake local asphalt repairs to the entrance, exit and air shafts.
- Adjust the ground surface falls to encourage water away from current ingress locations

Internally

- Install internal pumps with associated services connections to help eject water if in the event that it does enter the building.
- Remove a modern internal partition wall and reinstate historic handrails.
- Remove the modern suspended Exit corridor ceiling.
- Undertake paint analysis and reinstate finishes to historic evidence.

Has the development or work already been started without consent?

Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

Yes
 No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

585/APP/2019/2988

Description of development:

Repairs to leaking concrete intake shaft, Y1 to the lower plant room. Overhaul and clean the air shafts, their cowls and grills and adjust kerb heights to allow storm water run off and to prevent water ingress. Improve existing drainage system to direct water away from the bunker. Repair asphalt to roofs over entrance and exit and local repairs to shafts. Improve and overhaul iron door and frame to exit. Remove undergrowth and trees directly over bunker to prevent future tree root damage.

Date of application: 30 September 2019

Status: Granted

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

Yes
 No

b) works to the exterior of the building?

Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

2270_00_02A Location Plan - Ordnance Survey
2270_01_10 PHASE II_Above Ground Proposals_Rev A
2270_01_11 PHASE II_Bunker level Proposals_West Bunker Rev A
2270_01_12 PHASE II_Bunker level Proposals_East Bunker Rev A
2270_01_13 PHASE II_Plan & Elevation CC to Entrance Structure Rev A
2270_01_14 PHASE II_Plan & Elevations AA & BB to Entrance Structure Rev A
2270_01_15 PHASE II_Section Through Y Plant Room Rev A
2270_01_16 PHASE II_Detail Section Through Y Plant Room Rev A
2270_01_17 PHASE II_Section Through X Plant Room Rev A
2270_01_18 PHASE II_Detail Section Through X Plant Room Rev A
2270_01_19 PHASE II_Pill Box Plan and Section as Proposed Rev A
2270_01_20 PHASE II_Historic Railings As Proposed Rev A
2270_Outline scope of works

Materials

Does the proposed development require any materials to be used?

Yes
 No

Type:
Rainwater goods

Existing materials and finishes:
N/A

Proposed materials and finishes:
New soakaway comprising Wavin Aquacell Plus R soakaway units geotextile wrapped and bedded in free draining material or similar. Excavate and install Plastidrain drainage pipework or similar, approx. 15m long from access chamber S1 to the South boundary soakaway. Excavate South Boundary ditch 600mm wide x 1.5m deep over a length of 30m downhill from the soakaway, line with geotextile, lay 200mm diameter Wavin Twin Wall perforated filter drain or similar bedded in free draining shingle as R12/116 from soakaway running downhill. Cover gravel with geotextile and 300mm topsoil.

Type:
Other
Other (please specify):
Access Chamber S1

Existing materials and finishes:
The existing chamber base has washed away.

Proposed materials and finishes:
Entirely excavate/demolish the existing access chamber S1, remove all material arising. Form new concrete base, chamber and benching to the same depth/invert as existing.

Type:
Roof covering
Existing materials and finishes:
Remove blistered and patched asphalt roofing over Entrance Area and Guard House, remove blistered asphalt to South side of roof over stairs.
Proposed materials and finishes:
Allow for reroofing Entrance Area and Guard House with new asphalt. Cut back asphalt arris along North and South sides and replace with new asphalt.

Type:
Vehicle access and hard standing
Existing materials and finishes:
Remove existing concrete screed in area outside the EXIT door.
Proposed materials and finishes:
Prepare and lay new screed by raising the surface up 100mm higher than existing against the EXIT door threshold.

Type:
Ceilings
Existing materials and finishes:
EXIT CORRIDOR CEILING The existing suspended ceiling has been installed below the level of historic services and prevents maintenance access to them.
Proposed materials and finishes:
Subject to 3nr trial investigation areas each 1m long x the corridor width, take down the suspended ceiling and cart away materials arising. Clean, prepare and repaint exposed previously painted fixtures and surfaces.

Type:
Other
Other (please specify):
Fire Doors

Existing materials and finishes:

The door at the top of the Entrance stair has a chamfered door frame and perimeter seal to act as a gas tight door – this is the only one surviving in the bunker. A number of doors have been replaced that do not follow this pattern and hence detract from the presentation of the bunker.

Proposed materials and finishes:

Review fire door locations according to new fire strategy and whether some can be removed if non-historic. Paint analysis of doors and frames to confirm likely installation date. A number of doors, frames and skirtings show evidence of an 'Air Force' blue paint which is thought to be an original or early colour scheme. Subject to paint analysis, allow to repaint 28nr doors, frames, architraves and lower level skirtings as M60/112, colour blue, to be confirmed.

Type:

Other

Other (please specify):

FIRE DOOR/LOBBY REMOVALS

Existing materials and finishes:

Allow to remove 2nr modern fire doors, frames and modern plasterboard nib walls and make good where removed. Allow to make good and redecorate walls where 2nr fire doors and frames have been removed.

Proposed materials and finishes:

Allow to install 7nr new fire doors, frames and architraves in place of existing complete with Yale or Briton door closers to exactly match the design, details and finish of the existing door at the top of the Entrance stair complete with all fittings and Georgian wired glass vision panel.

Type:

External walls

Existing materials and finishes:

PAINT ANALYSIS Undertake paint analysis in the following locations: Entrance building exterior Entrance Handrail Entrance flank walls Airshafts X1, X2, Y1 & Y2 exterior Exit building exterior Pillbox exterior Air Raid Shelter entrance and interior Internal fire doors, frames architraves and skirtings to confirm likely installation date/original colour scheme.

Proposed materials and finishes:

REPAINTING Subject to paint analysis Reinstate camouflage paint to: Entrance building Entrance Handrail Entrance flank walls Airshafts X1, X2, Y1 & Y2 Exit building. Pillbox Air Raid Shelter entrance.

Type:

Other

Other (please specify):

ENTRANCE STEP NOSINGS

Existing materials and finishes:

Remove existing extruded aluminium nosings.

Proposed materials and finishes:

Install new AATI cast bronze/gunmetal nosings

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

2270_Outline scope of works
2270_00_02A Location Plan - Ordnance Survey
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2270_01_18 PHASE II_Detail Section Through X Plant Room Rev A
2270_01_19 PHASE II_Pill Box Plan and Section as Proposed Rev A
2270_01_20 PHASE II_Historic Railings As Proposed Rev A
Y_HERef_PA01176625_404762_
2270_Design Access and Heritage Statement Phase II

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes
 No

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

The Applicant
 The Agent

Title

Ms

First Name

Ellen

Surname

McBride

Declaration Date

07/04/2022

Declaration made

Declaration

I / We hereby apply for Listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Ellen McBride

Date

15/08/2022

Amendments Summary

Heritage impact statement and archaeological impact assessment added to application documents.