



## Report of the Chief Planning Officer

### CITY PLANS PANEL

8<sup>th</sup> SEPTEMBER 2016

Pre-application presentation of the proposed new multi-disciplinary Physics and Computing building, Woodhouse Lane, Leeds (PREAPP/15/00494)

Applicant – University of Leeds

#### Electoral Wards Affected:

Hyde Park and Woodhouse

Yes

Ward Members consulted

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:** This report is brought to Plans Panel for information. The Developer will present the details of the scheme to allow Members to consider and comment on the proposals at this stage.

## 1.0 Introduction

- 1.1 This presentation is intended to inform Members of the emerging proposals for a new multi-disciplinary teaching and research facility at the University of Leeds for the Schools of Physics and Computing, including a new combined research centre (the Bragg Centre). The proposal, referred to as the North East Quarter development, forms a key part of the university's masterplan to develop and improve facilities across the campus.
- 1.2 The development would involve the demolition of two buildings enabling the construction of an extension to the rear and to the roof of the Old Mining building between Woodhouse Lane and St George's Field. The area between the front of the building and Woodhouse Lane would be remodeled to provide new, improved, public realm. It is intended that the facility is open in Autumn 2019.
- 1.3 The architects, ADP, designed the new Laidlaw Library on Woodhouse Lane close to the Parkinson Building.

## **2.0 Site and surroundings**

- 2.1 The site comprises three buildings and surrounding spaces. The “Old Mining Building” is a three-storey, grade II listed, building constructed as part of the Lanchester and Lodge phase of University development in the 1930’s, with the Chemistry Building and Brotherton Library, and the later Parkinson Building. The building has a classical appearance and symmetrical form using Portland Stone to the front and brick to the rear. The building has a north-south axis and its principal, east elevation, fronts an area of greenspace and parking, also overlooked by the Chemistry Building to the south east. The internal layout of the building survives largely intact and is currently occupied by Fine Arts.
- 2.2 The Estates Building is a three storey, primarily brick faced, building located to the south west (the rear) of the Old Mining Building. The pseudo arts and crafts building dates from the early Twentieth Century and was the first Mining building on the campus. These two buildings, together with some smaller outbuildings to the west of the Estates Building, are situated in the University Conservation Area. The third building is the former boiler house, situated to the north west of Old Mining. In common with the neighbouring buildings on the Woodhouse Lane frontage it is faced in Portland Stone.
- 2.3 The site is located towards the northern fringe of the University of Leeds campus between the School of Chemistry and the Faculty of Engineering. Woodhouse Lane abuts the north-eastern edge of the site. St George’s Field (formerly the Leeds General Cemetery) is a quiet area of greenspace situated to the west of the Estates Building beyond a high stone boundary wall. Cemetery Road is a narrow service road which runs along the northern edge of St George’s Field down to the Estate’s Building with existing egresses onto Woodhouse Lane alongside the old boiler house and the Chemistry Building.

## **3.0 Proposals**

- 3.1 The university has undertaken a detailed review of accommodation for the Schools of Physics, Computing, Chemistry and Engineering, in part, to see how a strategic vision could be developed. Each of the schools identified common objectives: to improve the student offer; to improve the quality of facilities; to create more shared, specialist, spaces alongside improving utilisation, increasing commercial research and improving business links.
- 3.2 Presently, the Schools of Physics and Computing are located in EC Stoner towards the centre of the campus whereas the physical sciences (Civil, Electrical and Mechanical Engineering, Biological Science and Chemistry) are situated on the Woodhouse Lane perimeter of the campus. Consequently, relocating the Schools of Physics and Computing to an area between Chemistry and Engineering will increase the connections and enable collaboration in research and teaching between the schools.
- 3.3 The existing Estates Building and Old Boiler House are not suitable for refurbishment as academic building. Consequently, it is proposed to demolish them to provide space, in conjunction with Old Mining, for a new, purpose-built building. The proposed building facilities include research, teaching space, microscopy, X-ray and laser laboratories, robotics, visualisation laboratories, a clean room and rooftop telescopes. There would also be staff offices, post-graduate research and study spaces and undergraduate facilities, together with meeting and tutorial spaces. A ground floor café is also proposed.

- 3.4 The proposals involve the construction of an additional storey on the existing roof of the Old Mining building. The extension would comprise three principal elements; glazing, using a module responding to that on the second floor; columns, constructed in reconstituted stone to match the original Portland Stone with a rhythm responding to the façade below; and canopy aligning with the outer corners of the building below. Lower level, later additions to the building will be removed. The building will also be cleaned and stonework repaired. Replacement double glazing will be provided that would replicate the ornate fenestration in the central zone of the front elevation and simplify the frame in the peripheral areas, on side elevations and to the rear.
- 3.5 A glazed atrium is proposed directly to the rear of the existing building as a connection between the new and the old. The atrium would be the main vertical circulation area for the building as a whole such that its glazed roof would extend above the rooftop extension to Old Mining.
- 3.6 The new building would sit behind and parallel to the Old Mining building. It would be wider than Old Mining, extending close to Chemistry West to the south, and towards Woodhouse Lane and Electrical Engineering to the north. The northern end of the building would be chamfered in direct response to the geometry of Electrical Engineering. There would be bridge links from the new building to both Chemistry West and Electrical Engineering. The building would have a deep basement and five levels of accommodation above.
- 3.7 The building would be primarily constructed utilising reconstituted stone vertical columns framing anodised aluminium windows. The long, western, elevation facing St George's Field would have a horizontal emphasis. The windows in this elevation would be set deep into the façade to provide solar shading. The west elevation incorporates a service tower which would be clad in smooth anodised aluminium with a smooth black brick base. The southern end of the building, facing Chemistry West, would be clad in reconstituted stone.
- 3.8 The Old Mining building, jointly with the neighbouring Chemistry building, fronts an open space presently laid out with soft landscaping, including grass and trees. However, it does not presently function as public realm, in part, due to competing uses for vehicular access and parking, its layout and existing boundary treatment alongside Woodhouse Lane. It is proposed to redesign this space to relate to the geometry of the buildings and to create a more accessible, structured and inviting environment. It is intended to implement this new arrangement in two phases. A new ramped access will be provided to St George's Field close to the south-west corner of the new building.

#### **4.0 Relevant planning history**

- 4.1 Pre-application discussions have been ongoing with the university and their design team in accordance with the Council's pre-application protocol since summer 2015. On 18<sup>th</sup> January 2016 the University of Leeds presented an overview of forthcoming developments across the campus as part of the masterplan for the University to City Plans Panel. The current scheme formed part of the presentation and Members also visited the site.
- 4.2 A series of design workshops have been held and the current proposals have emerged following a detailed and extensive iterative design process involving Council design, conservation and highway's officers and also Historic England. A

particular focus has been the form of the rooftop extension. Throughout the process and during Summer 2016 the university's design team has rigorously examined the proposals to ensure that the space is not underutilised resulting in proposals for some of the accommodation to be housed in the neighbouring Electrical Engineering building.

## **5.0 Consultation responses**

- 5.1 LCC Highways - The main issues to consider are construction and contractor management; loss of parking; changes to the campus vehicle accesses and through routes; provision of cycle parking; disabled access and parking; electric vehicle charging points; motorcycle parking; and travel plan.
- 5.2 LCC Flood Risk Management - have no objection to the proposed extension works but would require information on the existing and proposed drainage at this site including evidence that the drainage system has the capacity to handle the additional runoff.
- 5.3 LCC Contaminated Land Team – the site has historically been the subject of a potentially contaminative land use. As such, a phase 1 desk study would be required in support of the application. Depending on the outcome of the phase 1 a phase 2 site investigation and remediation statement may also be required.
- 5.4 LCC Nature Conservation – the proposals in respect of the potential for bat roosts in the buildings are acceptable.
- 5.5 Historic England - supports the proposal in principle. There is no objection in principle to the demolition work proposed or the new extension to the rear of the listed building. They are however unable to support the proposed rooftop extension to Old Mining due to the harm that it would cause to the significance of both the Grade II listed building and the character and appearance of the conservation area (January 2016).

## **6.0 Policy**

### **6.1 Development Plan**

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Any Neighbourhood Plan, once Adopted

### **6.2 Core Strategy (CS)**

- 6.2.1 Relevant Core Strategy policies include:

Spatial Policy 1 prioritises the redevelopment of previously developed land within Main Urban Area, in a way that respects and enhances the local character and identity of places and neighbourhoods.

Spatial Policy 3 seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region including (iii) valuing the contributions to the life, vitality and economy of the City Centre made by the universities..

Spatial Policy 8 (ii) promotes the development of a strong local economy through enterprise and innovation.

Policy CC1(c) states that university facilities are to be retained in the City Centre.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and that development protects and enhance the district's historic assets in particular, historically and locally important buildings, skylines and views.

Policy P11 states that the historic environment and its settings will be conserved, particularly those elements which help to give Leeds its distinct identity.

Policy P12 states that landscapes, including their historical and cultural significance, will be conserved and enhanced.

Policies T1 and T2 identify transport management and accessibility requirements.

Policy G1 states development adjoining areas of Green Infrastructure should retain and improve these.

Policy G9 states that development will need to demonstrate biodiversity improvements.

Policies EN1 and EN2 set targets for CO<sup>2</sup> reduction and sustainable design and construction, and at least 10% low or zero carbon energy production on-site.

## 6.3 **Saved Unitary Development Plan Review policies (UDPR)**

### 6.3.1 Relevant Saved Policies include

N16 Extensions to listed buildings only accepted where they relate sensitively to the original.

N17 Features and the plan form which contribute to the character of a listed building should be preserved.

N19 states that all new buildings within Conservation Areas should preserve or enhance the character and appearance of the Conservation Area.

BC7 states traditional local materials should be used in Conservation Areas.

BD2 New buildings should complement and enhance existing skylines, vistas and landmarks.

LD1 Sets out the criteria for landscape schemes.

## 6.4 **Natural Resources & Waste DPD 2013**

### 6.4.1 The document sets out where land is needed to enable the City to manage resources, such as minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.

6.4.2 Development should conserve trees wherever possible. Where removal is agreed suitable tree replacement should be provided on a minimum three for one replacement to loss.

6.5 Other material considerations

#### 6.5.1 **National Planning Policy Framework (NPPF)**

National Planning Policy Framework

The NPPF recognises the presumption in favour of sustainable development (para 14). The NPPF identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development;
- Seek high quality design and a good standard of amenity;
- Conserve heritage assets in a manner appropriate to their significance.

LPA's should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality (para 131)

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

## **7.0 Issues**

Members are asked to comment on the proposals and to consider the following matters:

### 7.1 Principle of the development

7.1.1 The North East Quarter proposals are a key part of the university's masterplan to develop and improve facilities across the entirety of the campus. The proposals would involve significant investment by the university in order to provide high specification facilities in demanding technical environments. The development would contain new multi-disciplinary teaching and research facilities and enable improved collaboration between the schools. Completion of the project would enable other elements of the masterplan to be realised. The proposals accord with

policies SP8 and CC1(c) of the Core Strategy which support the university's role in the city centre and in delivering enterprise and innovation.

**7.1.2 Do Members consider that the proposed development is acceptable in principle?**

**7.2 Heritage and townscape considerations**

7.2.1 Part of the site is located within the conservation area and the development involves extension of a listed building within the setting of other listed buildings. Special regard needs to be paid to the desirability of preserving the listed buildings and their setting or any features of special architectural or historic interest which they possess. Additionally, special attention needs to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

**Demolition**

7.2.2 To enable the development two existing buildings are proposed to be demolished. The Old Boiler House is located between Old Mining and Electrical Engineering alongside Woodhouse Lane. Also finished in Portland Stone to match its neighbours the building is not, itself, of historic interest. It has a neutral impact on the conservation area and its demolition would not adversely affect the setting of Old Mining given that there are other gaps between buildings along the Woodhouse Lane frontage.

7.2.3 The Estates Building was the first Mining building on the campus building and dates the early Twentieth Century. The pseudo arts and crafts building includes some decorative brickwork and arched window heads and is a positive building within the conservation area despite being tucked in behind the rear of several later buildings, including Old Mining. The interior of the building has been extensively remodelled. The demolition of the building is justified by the benefits of the new and extended Old Mining Building.

**New build**

7.2.4 The Old Mining building is a listed building constructed as part of the Lanchester and Lodge phase of University development in the 1930's, with the Chemistry Building and Brotherton Library, and the later Parkinson Building. The building has a classical appearance and symmetrical form. The apparent height of this group of buildings appears to step down moving from south to north as a result of the rising ground level. Beyond the Old Boiler House the height of buildings then steps up moving towards the north. Consequently, the building sits at a pivotal point along the Woodhouse Lane frontage. Whereas a taller building would have references to the north-west the relationship with the Chemistry building to the south-east is particularly sensitive.

7.2.5 Multiple design options have been appraised for the rooftop extension. Ultimately, the proposals identify a solution intended to be of the building but distinct from the original structure. In this way the direct association with the scale of Chemistry is maintained whilst also responding to the existing, and proposed, scale of development to the north-west.

7.2.6 The design of the rooftop extension is described at 3.4. The rhythm of the columns has been carefully designed to respond to the grid of the building below. The central section of columns would sit back from the shallow pediment to provide a depth to

the elevation and affording deep shadows which would help to ground the building. The columns would elegantly return around the corners, creating a negative corner which would reduce the mass of the form. Similarly, the glazing module for the extension is taken from the existing central glazing module on the second floor, creating a tighter rhythm that sits comfortably with the reducing extent of glazing rising up through the building. The roof canopy would extend to the outer corners of the Old Mining Building casting a shadow over the recessed glazing below.

**7.2.7 Do Members consider that the rooftop extension is acceptable both in principle and in its design?**

7.2.8 The atrium would link the rear of Old Mining with the new building to its rear. It would be fully glazed providing views into it from Woodhouse Lane and appear as a lightweight connection between the two principal building elements. The new building would be five storeys in height, a similar height to the Engineering buildings to the north west such that it would not impede views of the Parkinson Tower when seen from viewpoints along Woodhouse Lane. Equally, sections and visualisations provided to date demonstrate that the building would not be visible above the extended Old Mining from ground level when viewed from Woodhouse Lane to the south east.

7.2.9 The eastern elevation of the new building, facing Old Mining, would incorporate an approach to design intended to unify the development as a legible, harmonious entity. In particular there would be a consistency of detailing in the vertical columns directly echoing the columns on the rooftop extension. The arrangement would also have some commonality with the design of Engineering buildings to the north west. Similarly, the utilising of a partly blank gable end alongside Woodhouse Lane would respond to the Electronic and Electrical Engineering gable end a little way to the north-west. The chamfer to the north-west corner creates an interesting but deliberate interface with the Engineering buildings. There has been limited discussion regarding the rear elevation of the new building, albeit there is more freedom in its appearance given limited views of it from St George's Field and the variety of building forms around its periphery.

**7.2.10 Do Members consider that the form and the appearance of the proposed new building is acceptable?**

7.2.11 The existing Old Mining building and its neighbours along Woodhouse Lane from the Parkinson Building to the south-east to the School of Chemical and Process Engineering at the junction with Clarendon Road all utilise natural Portland Stone as the principal external masonry element. It is intended that the extensions and new build use reconstituted stone designed to mimic Portland Stone. The applicant states that the reconstituted stone will be an accurate colour match and texture to the original Portland Stone but would avoid a veneered aesthetic if a Portland Stone rainscreen were to be used.

**7.2.12 Do Members have any comments regarding the use of reconstituted stone?**

7.3 Public realm

7.3.1 It is proposed to redesign the space to the front of the Old Mining and Chemistry building to better relate to the geometry of the buildings and to create a more accessible, structured and inviting environment. It is intended to implement this new arrangement in two phases, just over half of it as part of the current development leaving the remainder for completion at a later date when a new access may be



formed into the Chemistry building. In the interim the former route of the road would be seeded and a new path will be provided across the space. Given that there is no identified period for implementation of the new access to Chemistry this phased approach has the potential to present an uncoordinated setting to the buildings for an extensive period.

**7.3.2 Do Members have any comments regarding the intended phased approach to the redesign of the space to the front of the Old Mining building?**

**7.4 Other matters**

**7.4.1** This is to be the most complex building that the University have ever developed and there is a tight timetable to ensure that the project is delivered on time and within projected costs.

**7.4.2 Subject to the issues above being resolved and no other significant issues arising do Members agree that, when submitted, the planning and listed building applications can be determined on a delegated basis?**

**7.5 Conclusion**

**7.5.1** Members are asked to note the contents of the report and the presentation, and are invited to provide feedback, in particular, on the issues outlined below:

**Do Members consider that the proposed development is acceptable in principle? (7.1.2)**

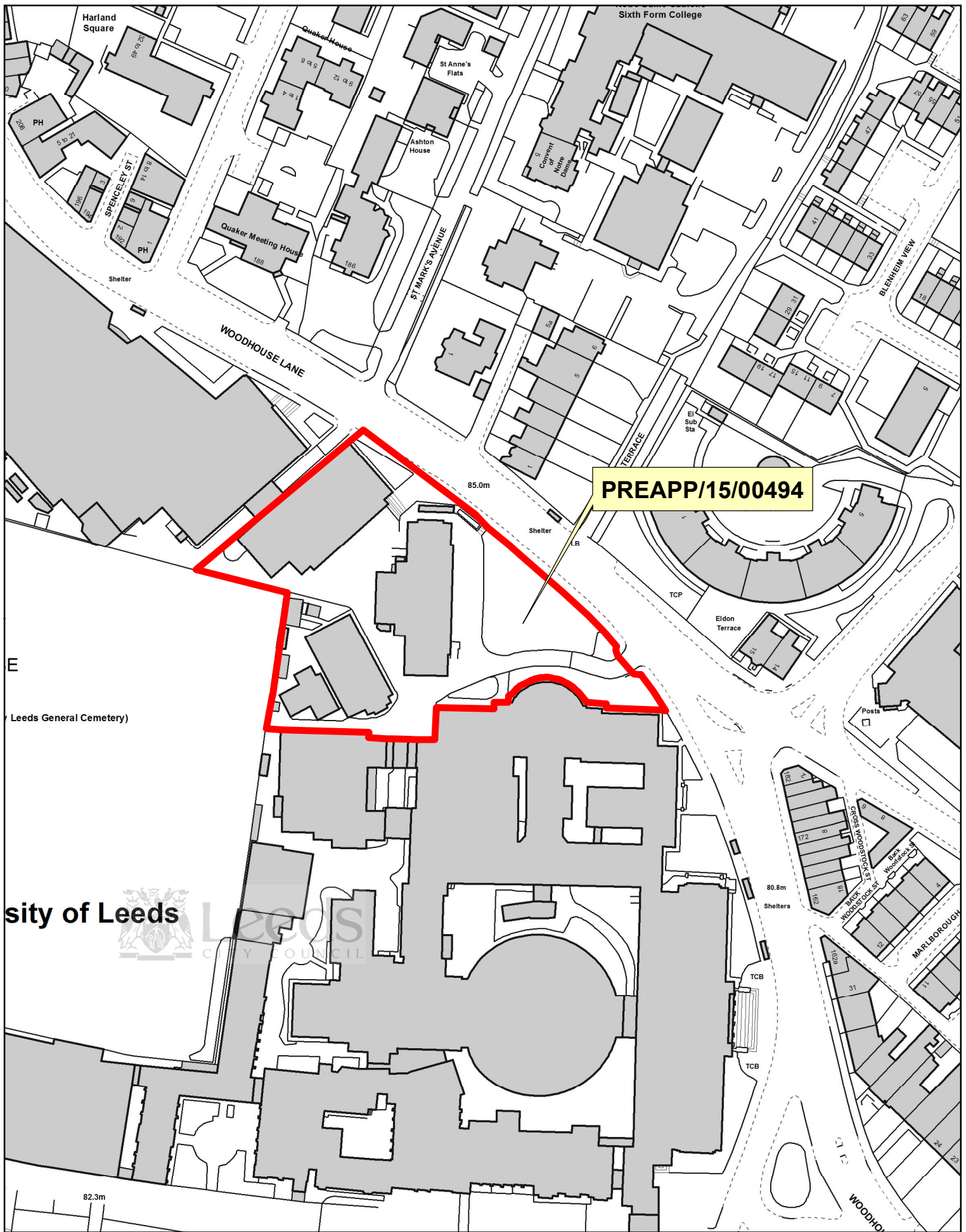
**Do Members consider that the rooftop extension is acceptable both in principle and in its design? (7.2.7)**

**Do Members consider that the form and the appearance of the proposed new building are acceptable? (7.2.10)**

**Do Members have any comments regarding the use of reconstituted stone? (7.2.12)**

**Do Members have any comments regarding the intended phased approach to the redesign of the space to the front of the Old Mining building? (7.3.2)**

**Subject to the issues above being resolved and no other significant issues arising do Members agree that, when submitted, the planning and listed building applications can be determined on a delegated basis? (7.4.2)**



**PREAPP/15/00494**

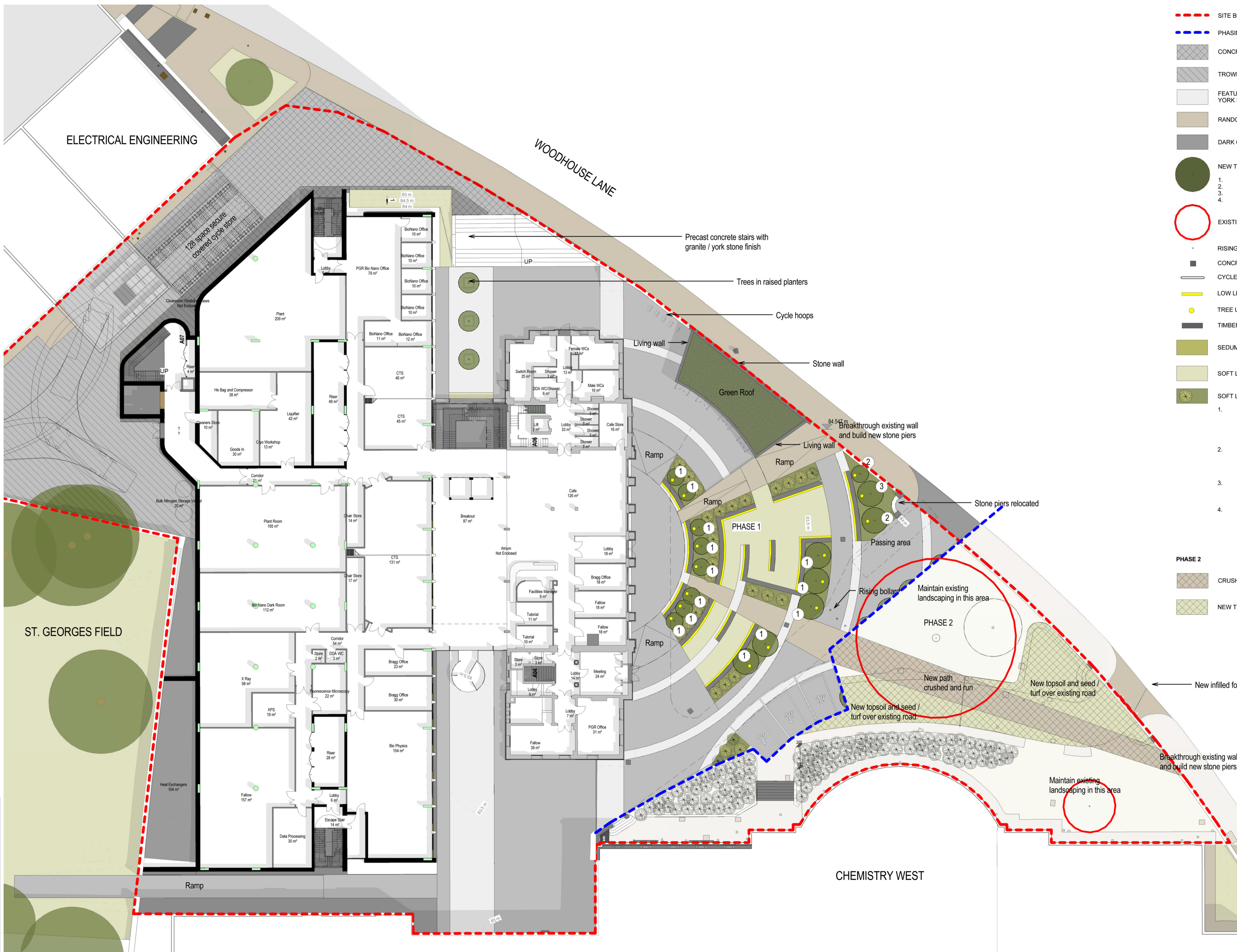
City of Leeds



# CITY PLANS PANEL







- SITE PLAN KEY**
- - - SITE BOUNDARY
  - - - PHASING LINE
  - CONCRETE PAVING SETS
  - TROWEL FINISH CONCRETE
  - FEATURE BAND - LIGHT GREY / YORK STONE BLOCK PAVING
  - RANDOM YORK STONE PAVING
  - DARK GREY GRANITE PAVING - 100x100mm
  - NEW TREES
    - 1. PAPER BIRCH - BETULA Papyrifera
    - 2. CHERRY - PRUNUS AVIUM
    - 3. LIQUID AMBER - LIQUIDAMBAR STYRACIFLUA
    - 4. HORNBEAM - CARPINUS BETULUS
  - EXISTING TREES TO BE RETAINED
  - RISING BOLLARDS
  - CONCRETE BOLLARDS
  - CYCLE STANDS
  - LOW LEVEL BENCH LIGHTING
  - TREE UPLIGHTERS
  - TIMBER SEATING WITH PRECAST CONCRETE BASE
  - SEDUM ROOF
  - SOFT LANDSCAPING - TURF
  - SOFT LANDSCAPING
    - 1. ORNAMENTAL GRASSES  
LITTLE BLUESTEM - SCHIZACHYRIUM SCOPARIUM  
PAMPAS GRASS - CORTADERIA SELLOANA  
SWITCH GRASS - PANICUM VIRGATUM  
STIPA - STIPA TENUISSIMA
    - 2. HERBACEOUS PERENNIALS  
BUGLE - AJUGA REPTANS  
ELEPHANT'S EAR - BERGENIA  
SNEEZEWEED - HELENIUM 'RUBY TUESDAY'
    - 3. EVERGREEN FERNS  
BUCKLER FERN - DRYOPTERIS ERYTHROSORA  
JAPANESE PAINTED FERN - ATHYRIUM NIPONICUM
    - 4. ARCHITECTURAL SHRUB PLANTING  
NEW ZEALAND FLAX - PHORIMUM COOKIANUM  
NEW ZEALAND FLAX - PHORIMUM 'APRICOT QUEEN'  
DOGWOOD - CORNUS SANGUINEA 'MIDWINTER FIRE'  
PHOTINIA - PHOTINIA X FRASERI 'RED ROBIN'  
RED-BARKED DOGWOOD - CORNUS ALBA 'SIBIRICA'  
RED HOT POKER - KNIPHOFIA UVARIA
- PHASE 2**
- CRUSHED AND RUN GRAVEL PATH
  - NEW TURF

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER

CHECK ALL DIMENSIONS AND VERIFY ON SITE. REPORT ANY ERRORS OR OMISSIONS

**INFORMATION**

1 Portland Street  
Manchester M1 3BE  
T +44 (0) 161 238 9460  
E manchester@adp-architecture.com  
www.adp-architecture.com

JOB TITLE:  
**NORTH EAST QUARTER  
UNIVERSITY OF LEEDS**

DRAWING TITLE:  
**LANDSCAPE PLAN  
PHASE 1**

SCALE: <b>1 : 200</b>	DRAWING SHEET SIZE: <b>A1</b>
JOB CODE: <b>ULNEQ</b>	DRAWING NUMBER: <b>A-1023</b>
REVISION:	

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