
Report of the Chief Planning Officer

CITY PLANS PANEL

31st August 2017

Applications for planning permission and listed building consent for a new multi-disciplinary physics and computing building incorporating alterations and extensions to the Old Mining Building, University of Leeds, Woodhouse Lane, Leeds (17/03618/FU and 17/03619/LI)

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:

17/03618/FU

DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions set out in Appendix 1a (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:

- **Implementation of travel plan**
- **A travel plan monitoring fee of £2,750**
- **Employment and training plan**
- **Section 106 management fee of £750**

In the circumstances where the Section 106 has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

17/03619/LI

Grant listed building consent subject to the specified conditions set out in Appendix 1b (and any others which he might consider appropriate)

Suggested conditions are set out at Appendix 1a and 1b of this report.

1.0 Introduction

- 1.1 Planning permission and listed building consent is sought 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, now referred to as the Integrated Campus for Physical and Engineering Sciences (ICEPS), forms a key part of the university's 2015 masterplan to develop and improve facilities across the campus. The project would deliver state of the art facilities capable of supporting the long-term development of physical, bio-nano, computing and engineering sciences through enhanced educational and research facilities. This would enable a step change in achieving the University's ambitions of world-class research and student education. It is the most complex building that the University has ever developed and there is a tight timetable to ensure that the project is delivered on time and within projected costs.
- 1.2 The development would involve 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, including two of which have recently been demolished. The remaining "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 was most recently occupied by the Faculty of Fine Arts and Cultural Studies who have moved to University Road.
- 2.2 Cleared land to the north-west and south-west of Old Mining was, until recently, occupied by the Estates Building (the first Mining building on the campus) and the former boiler house. These areas are currently hoarded off. The majority of the site forms part of the University Conservation Area.
- 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 and falls approximately 1.5 metres from the northern to southern extents of the site. St George's Field (formerly the Leeds General Cemetery) is a quiet area of greenspace situated to the west of Old Mining at a higher ground level beyond a high stone boundary wall. Cemetery Road is a narrow service road which runs along the northern edge of St George's Field from Old Mining to the junction with Clarendon Road with existing egresses onto Woodhouse Lane alongside the old boiler house and the Chemistry Building. Part of the boundary wall to St George's Field is Grade II listed.

3.0 Proposals

- 3.1 The university undertook 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. During a long review process the sizes of spaces have been refined to ensure that equipment and occupants can be fully accommodated. The University has allowed for expansion of existing departments or introduction of new research themes by incorporating percentage of fallow space within the building.
- 3.3 The proposals involve the construction of an additional storey on the existing roof of the Old Mining building. The extension would be comprise three principal elements; glazing, using a module reflecting that on the second floor; columns, with a rhythm responding to the façade below; and canopy aligning with the outer corners of the building below. These elements would be constructed in natural Portland stone cladding to match the appearance of the original Portland Stone below. The original building will also be cleaned and stonework repaired. Existing glazing would be removed and replaced by double glazed Crittal-style windows that would replicate the pattern of the existing windows.
- 3.4 Both existing staircases within the building would be refurbished and extended with a similar handrail detail to the additional storey. The existing roof slab would be cut to accommodate the access required for the extended stairs and lift. The existing services will be stripped out and replaced. Later decorative finishes will be removed and the original parquet and terrazzo floors, coverings and decorative mouldings will be restored. External walls would be insulated and lined internally. New acoustic ceilings, primarily free-floating rafts, would be installed. Where possible, existing doors will be retained and refurbished.
- 3.5 Lower level, minor additions to the Old Mining building, including the ground floor workshop, will be removed. The resulting recess would be infilled at all levels. The new façade facing onto the atrium would be a simplification of the design of the new building across the atrium. The 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. A feature concrete staircase with timber ribs to the sides and soffits would extend the height of the atrium. Bridge links would also be provided to connect the old and new buildings whilst also helping to shade the internal offices. The north and south elevations of the atrium would be curtain wall glazing.
- 3.6 The new building would sit behind the atrium 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 responding directly to the geometry of Electrical Engineering. There would be glazed bridge links from the new building to both Chemistry West and Electrical Engineering. The building would have a deep basement providing a range of spaces, including those requiring low vibration conditions. The front third of the new building, beyond the atrium, would incorporate a 5 storey tall office zone, whereas the rear two-thirds would step up a further storey beyond a stair tower.

- 3.7 The east elevation of the new building, facing the rear of Old Mining and extending across through the atrium, would have a vertical emphasis, with anodised aluminium windows separated by vertical reconstituted stone columns extending the height of the façade. The northern and southern elevations would be more solid. Reconstituted stone panels are proposed with those to the office zone utilising a Roach Bed effect casting. The façade would be broken up into panels with joints lining through with the building datums. Reconstituted stone panels would be used for the taller element of the building, including the chamfered return facing Electrical Engineering which would incorporate curtain walling up to the fifth floor.
- 3.8 A service tower would be constructed adjacent to north-west corner of the new building close to the Electrical Engineering building. It would contain a full height fire-fighting shaft, and a large lift. Due to the electromagnetic interference created by the lift it is necessary for it to be separated from the main building due to the sensitive laboratory equipment within the building. The tower would have a curved bronze anodised cladding exterior on a dark brick base.
- 3.9 The long west elevation of the new build, facing St George's Field, would be faced in buff brick with horizontal banding provided at floor levels, incorporating recessed brick panels beneath the window bays. Wide vertical piers would conceal the concrete frame. Bronze coloured aluminium windows with projecting fins would be set within deep reveals, topped by extended window capping to provide solar shading. Plant at the highest level would be screened by louvres.
- 3.10 The front of the Old Mining building would contain a café, offices, desk research and meeting rooms. The atrium would provide an open space separating the existing and new building whilst also providing a circulation link between the two. The eastern edge of the new build would predominantly be office space. A circulation and services spine would run behind this zone with laboratories and research areas extending across much of the rear of the building facing St George's Field. The proposed development would include spaces for research, teaching, 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.
- 3.11 The Old Mining building, jointly with the neighbouring Chemistry building, fronts an open space presently laid out with soft landscaping, including grass and trees, together with an access road. It is proposed to redesign this space to better relate to the radiating geometry of the buildings and to create a more accessible, structured and inviting environment. The reorganisation of the space enables levels to be adjusted so as to provide level access into Old Mining without the need for ramps or steps. Pedestrian desire lines from Woodhouse Lane would converge at the main entrance in the centre of the Old Mining building. The radiating routes enable a variety of gathering spaces and planted zones to be provided.
- 3.12 In total, 14 trees are identified for removal and 44 new trees are proposed. These would primarily be arranged to form and define the routes from Woodhouse Lane

without obscuring views of the building. Planting beds would also respond to banded and radiating geometry to the front of Old Mining and Chemistry. Lawned areas would be provided between these planting zones, directly accessible via the new footways.

- 3.13 A new shared surface would be formed dissecting the space between Old Mining and Chemistry. To control access and to give priority to pedestrians rising bollards would be located close to the entrance, activated by an intercom system. The road would provide passing places for vehicles and access to three new disabled parking spaces, whilst connecting with the existing vehicular access to the Chemistry archway.
- 3.14 A new ramped access will be provided to St George's Field close to the south of the new building. A pathway with an incline of less than 1:21 would be constructed with a laminated structural glass balustrade and stainless steel handrail. The new route will break through the existing wall and terminate at the point where it meets ground level in St George's Field. The existing route via a steep staircase would be removed.
- 3.15 The vehicular access to the development's service yard would be via Cemetery Road. It is intended to alter the junction with Clarendon Road and to relocate the entrance barrier in order to improve vehicular access.
- 3.16 In accordance with the university's strong sustainability requirements the ICEPS development is to have a BREEAM Excellent rating. This would be achieved by measures including the use of passive design principles to reduce energy demand such as locating communal and office spaces in areas with good daylighting whilst situating environmentally sensitive uses in the basement; the use of high standards of insulation and airtightness to reduce heating and cooling demands; specification of energy-efficient systems with intelligent building controls; and the use of site-wide Combined Heat and Power.
- 3.17 The applications are supported by the following documents:
- Design and access statement
 - Statement of heritage significance and impact assessment
 - Old Mining building survey, visual condition report and structural report
 - Preliminary site assessment, ground investigation and remediation statement
 - Sustainability statement
 - Transport statement
 - Travel plan
 - Ecological appraisal and bat emergence survey
 - Arboricultural impact assessment
 - Flood risk assessment
 - Construction management plan
 - Statement of community involvement

4.0 Relevant planning history

- 4.1 Pre-application discussions commenced in summer 2015 with the university and their design team in accordance with the Council's pre-application protocol. On 18th 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 at that time.

- 4.2 A series of design workshops were subsequently held during 2016, involving Council design, conservation and highway's officers and also Historic England, culminating in a pre-application presentation by the applicants to City Plans Panel on 8th September 2016. The minutes of that meeting are attached to this report at Appendix 2. Following that meeting the proposed rooftop extension was refined, landscaping proposals developed and further work carried out on the highway strategy.
- 4.3 In order to prepare the site for development applications were submitted for the demolition of the former estate's building (16/05545/FU) and former boiler house (16/05546/DEM). The applications were approved on 18th November 2016 and the buildings have recently been demolished.

5.0 Public / local response:

- 5.1 The applications were advertised in the Yorkshire Evening Post and site notices were displayed around the site on 30th June 2017.
- 5.2 Leeds Civic Trust (LCT) supports the university's aspirations to create first class facilities and the overall design of the scheme. LCT think that the use of projecting columns on the roof extension to the original building with glazing set behind suits the existing style of the building and will complement it and give it a better scale in relation to its setting. LCT considers that the extension could be improved by setting back the proposed projecting bays and articulating the fascia cap to the rooftop extension.

6.0 Consultation responses

6.1 Statutory:

- 6.1.1 The Coal Authority – the site is located within a low risk area. Standing Advice should be included as an informative within the decision notice.
- 6.1.2 LCC Highways - The vehicle tracking demonstrates that vehicles can safely manoeuvre within the layout of the development. The proposals for cycle parking/storage are acceptable. Additional information is required regarding the use of Cemetery Road to demonstrate that this arrangement will not result in unsafe vehicle manoeuvres. Conditions are recommended with regard to the design of the junctions with Cemetery Road and Woodhouse Lane and the provision of cycle parking (draft conditions 19-23)
- 6.1.3 Historic England - are broadly supportive of this ambitious scheme and the investment in the future of the listed building, and commend the sensitive approach to the internal layout, circulation, staircases which will help to maintain its significance. However, they are concerned that the new rooftop extension and replacement windows would cause harm to the heritage significance of the Grade II listed building stating that the LPA will need to be satisfied that there is a 'clear and convincing justification' for the harm and that the public benefits to outweigh the harm could not be secured in a way which would be less harmful or avoid the harm to the heritage significance of the building.

6.2 Non-statutory:

- 6.2.1 West Yorkshire Archaeology Advisory Service (WYAAS) - The ramp to St George's Field will require the excavation of material to achieve the desired gradient. This work may disturb human burials made in the 19th century cemetery. Historic documents suggest the affected area was not used for burials but experience from other cemetery sites suggests such records are not always correct. WYAAS would therefore recommend that the excavation of the ramp within St George's Field is carried out under archaeological supervision. A condition is recommended. (Draft condition 6)
- 6.2.2 West Yorkshire Police ALO - The building is designed to have limited entrances yet remain accessible. The entrances are open to all encouraging students and staff in to the central atrium and collaboration spaces along with the central teaching space. The ground floor external glazing will be laminated to reduce the risk of breaking in through glazing. Fire escapes and entrance doors will be secured to the University standards. External CCTV will be provided to link back to the university central security office. Around the public realm spaces will be overlooked and self-policing in the majority of locations. The service yard to the rear of the building will be gated and secured to avoid security hazards. The proposals are acceptable.
- 6.2.3 LCC Nature Conservation – the new building has good potential for biodiversity enhancements through a scheme to benefit roosting bats and nesting birds whilst there is opportunity to mitigate the removal of trees within St George's Field through trunk retention and ground level planting. Conditions are suggested regarding the detail of these features to be submitted and agreed. (Draft Condition 13)
- 6.2.4 LCC Conservation - The proposed research building is a large addition to a listed building but the separation of the atrium and the deliberate play of contrasting architectural forms ensure that the impact is reduced considerably and the integrity of the listed building is maintained. However, the removal of fabric to the rear wall and the changes the plan of the listed building means that the impact is harmful but minor adverse and certainly "less than substantial". This harm needs to be balanced against the public benefits to the setting of the listing building from the proposed re-ordering of servicing and a well-designed landscaping scheme and the delivery of a world class research facility.

The roof top extension could be seen as part of the mitigation of the extension as it will obscure views from the east and help to manage the change in scale. There are numerous possible permutations but the latest design integrates with the existing building very well and rebalances the horizontal emphasis of the existing. It is important that the Portland stone facing materials of the Old Mining Building is continued to the roof top extension to achieve a seamless conjunction of old and new. It is not necessary to change the glazing pattern of the windows in the outer bays of the facade to achieve integration with the roof extension.

- 6.2.5 LCC Contaminated Land Team – The reports provided in support of the application identify the need for further site investigation. Conditions are recommended in the event that further information is not provided prior to the application being approved. (Conditions 3-5)
- 6.2.6 LCC Flood Risk Management – It is intended to restrict the surface water runoff from the site to 69.7 l/s. Whilst this exceeds the greenfield runoff rate, it does, nevertheless, represent some betterment, compared with the existing situation and will not increase flood risk elsewhere. However, the NPPF/NPPG states that the

runoff from Major developments has to revert back to the greenfield situation, post development, unless the developer can provide evidence to show that either:

- 1) There are physical constraints within the site, which prevent them from achieving greenfield runoff, or
- 2) The cost of complying with this policy would make the proposed development unviable. If this latter argument applies, the developer should, nevertheless, aim to achieve greenfield runoff, to the extent that the proposed development will remain economically viable.

If it is decided, for reasons other than flood risk, to grant planning permission then it is suggested that the maximum rate of surface water discharge, off-site, shall not exceed 69.7 l/s during the critical 1 in 100 year storm, including 30% uplift for climate change. A condition is recommended. (Condition 9)

7.0 Policy

7.1 Development Plan

7.1.1 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

7.2 Leeds Core Strategy (LCS)

7.2.1 Relevant LCS 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 and by supporting training/skills and job creation initiatives via planning agreements.

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 CO² reduction and sustainable design and construction, and at least 10% low or zero carbon energy production on-site.

7.3 Saved Unitary Development Plan Review policies (UDPR)

7.3.1 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.

ARC6 Archaeological recording requirements.

7.4 Natural Resources & Waste DPD 2013

7.4.1 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.

7.4.2 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 (Land 2). All developments are required to ensure no increase in the rate of surface water run-off to the existing formal drainage system. Development will be expected to incorporate sustainable drainage techniques wherever possible (Water 7).

7.5 Other material considerations

7.5.1 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;
- 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.

7.5.2 Site Allocations Plan – publication draft

The site itself is not specifically identified although St George's Field is identified as greenspace (G181).

7.5.3 Relevant supplementary planning guidance includes:

Travel Plans SPD

Building for Tomorrow Today: Sustainable Design and Construction SPD

8.0 Main issues

- Principle of the development
- Heritage and townscape considerations
- Landscape and trees
- Transport and servicing issues
- Other matters
- Section 106 obligations, conditions and CIL

9.0 Appraisal

9.1 Principle of the development

9.1.1 Throughout 2013 a detailed review of the University of Leeds accommodation for the

Schools of Physics, Computing, Chemistry and Engineering was undertaken. The current accommodation location, scope and quality were assessed to establish the existing situation. All the schools were involved in the consultation to identify how a strategic vision could be developed for each school and the faculty as a whole. The objectives for the schools all ran in a similar vein; to improve the student offer by enhancing student zones, improve the quality of facilities, create more shared, specialist, highly serviced spaces alongside improving utilisation, increasing commercial research and improving business links.

- 9.1.2 At present the Schools of Computing and Physics are located in the centre of the campus in the EC Stoner building and in the Physics Deck on Hillary Place. The Woodhouse Lane side of the campus is currently identified as a physical science centre hosting Civil, Electrical and Mechanical Engineering. Chemistry is in a separate building but also located on Woodhouse Lane. The link site between these buildings around the Old Mining Building was identified as a logical location for the new Engineering and Physical Sciences centre which will include Physics, Computing and a new facility for combined research; the Bragg Centre, bringing the whole faculty together. Moving these schools to a co-located position on the campus will increase the connections and collaboration between the schools. Investing in a new facility will allow technical spaces to be designed that meet the needs of the schools, be properly serviced and improve the student experience and output.
- 9.1.3 A University campus masterplan document drawn up in 2015 also identifies this site a key area for development. The masterplan supports the University's academic vision for increasing knowledge and opportunity and a focus on world-leading research, collaborative industry partnerships and further enhancing the student experience. The successful design and delivery of the ICEPS development is a crucial factor in achieving this vision. Members attended a briefing regarding the masterplan proposals at the university in January 2016.
- 9.1.4 The ICEPS 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 a new multi-disciplinary teaching and research facilities and enable improved collaboration between the schools. Completion of the project would also enable other elements of the masterplan to be realised. The proposals accord with policies SP3, SP8 and CC1(c) of the Core Strategy which support the university's role in the city centre and in delivering enterprise and innovation.

9.2 Heritage and townscape considerations

- 9.2.1 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.
- 9.2.2 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 and the largely consistent finished floor levels in the buildings. Beyond the site of former boiler house the height of buildings then steps up moving towards the north-west. 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.

- 9.2.3 As noted, detailed studies have been undertaken to identify the spatial requirements needed to bring the faculties together in order to deliver the development. As a result the mass of development proposed represents the university's current and likely future requirements for the ICEPS. In brief, these requirements represent the conversion and rooftop extension of the Old Mining building and the six storey building to its rear.
- 9.2.4 Historic England are broadly supportive of the scheme and the investment in the future of the listed building, and commend the sensitive approach to the internal layout, circulation, staircases which will help to maintain its significance. However, they consider that the new rooftop extension and replacement windows would cause harm to the heritage significance of the Grade II listed building. Without the rooftop extension the development would not provide the quantity and desirable adjacencies in the internal accommodation which would be detrimental to the effectiveness of the faculty. Consequently, an additional floor would be needed on the new building which would bring it into conflict with the height of Electrical Engineering and also closer to the height of the Parkinson Building which, it is considered, would be particularly harmful. Additionally, a taller new building would necessitate further height being added to the connecting atrium such that that element of building, together with the taller new building, would have a dominant and harmful impact upon the setting of the Old Mining building. As a result it is considered that the public benefits of the development, in enabling the university to deliver a step change in achieving the University's ambitions of world-class research and student education, outweigh the harm to the heritage significance of the building and its surroundings. Alternative schemes would be more harmful and it is considered that the roof top extension could be seen as part of the mitigation of the extension as it will obscure views from the east and help to manage the gradual change in scale.
- 9.2.5 Multiple design options have been appraised for the rooftop extension prior to and following the pre-application presentation to City Plans Panel in September 2016. These options included reviewing greater solidity and also a variety of arrangements for the columns. Ultimately, the proposals identify a solution considered 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.
- 9.2.6 The rhythm of the columns has been carefully designed to respond to the grid of the original building below with a greater density above the main portico on the east, front, elevation and the central bay on the northern, side, elevation. The glazing module itself is further divided responding to the existing second floor glazing module. The central section of columns would sit behind the shallow pediment providing a depth to the elevation and affording deep shadows that help to ground the building. Towards the corners, the columns are more widely spread, providing a calmness to the elevation. The columns collide at the corners to form an elegant negative corner whilst also providing appropriate visual weight to support the rooftop.
- 9.2.7 The roof line and canopy have been further refined and articulated with the stepping of the east façade either side of the portico in response to the dominant form of the

Old Mining building below. This provides a shallower and consistent overhang that returns along the northern and southern elevations. The simplified form crowns the building with a modern interpretation of a classical cornice, casting a shadow over the glazing, and in doing so gives depth to the façade and anchoring the roof extension to the original building. It is considered that the latest design integrates with the existing building very well and rebalances the horizontal emphasis of the existing. In this regard Leeds Civic Trust also considers that the proposed rooftop detail would have the least harmful impact. The Structural Report accompanying the application describes in detail why it would not be possible to set the rooftop back further, primarily due to the limitations of the existing concrete frame, and significant alterations that would be needed to support the new structure. Further, setting the roof further back would result in additional drainage requirements for the subsequent building ledges or, if downpipes were not introduced, lead to additional staining of the building. As a corollary, the proposed structural design would allow the building to be returned to its original form at some point in the future whilst the arrangement limits the likelihood of staining.

- 9.2.8 The proposed canopy and columns would be constructed using Portland stone cladding to match the building below. The soffit of the canopy would combine a strip of Portland stone and bronze anodised aluminium which would reflect the interior lighting at night-time. Condition 9 requires the submission of material samples. The fenestration of the building reduces from the extensive areas of glazing at ground floor to the small, punched, openings on the second floor. The glazing module of the roof-top is taken from the central glazing module of the second floor, creating an appropriately tighter rhythm that interlaces the new structure to the original building.
- 9.2.9 Concerns were raised by Historic England that the replacement windows would cause harm to the heritage significance of the listed building. Many of the existing windows do not fully close and the university has subsequently investigated their repair and refurbishment. However, given their condition it is apparent that many of the unit would have to be replaced. Due to the depth and design of the frame it would not be possible to double glaze the existing units. Further, the window reveals are not deep enough to accommodate secondary glazing whilst retaining the opening mechanisms of the existing windows. The size of frames needed to support secondary glazing would also appear unsightly when viewed from outside. Consequently, in order to provide the upgrade in airtightness, insulation and managing solar gain needed for the future use of the building, the replacement of the existing windows, although harmful, is considered acceptable. It was initially proposed that the pattern of the new windows would be simplified from that existing however the proposals have now been revised such that the new, double-glazed, Crittal-style, windows would have an identical pattern to those existing thereby mitigating the impact of the change. Condition 8 requires the submission of window details.
- 9.2.10 The removal of fabric to the rear wall of Old Mining and the changes to the plan of the building results in a harmful but minor adverse impact justified by the public benefits of the new facility. Similarly, internal alterations, such as new ceilings, would be designed as free-floating rafts to limit impact and to screen new services. The staircase extensions and other new features would be fabricated to harmonise with the original fabric. Condition 5 of Appendix 1b requires approval of the detail of these features.
- 9.2.11 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 proposed

research building beyond is a large to addition to a listed building but the separation of the atrium and the deliberate play of contrasting architectural forms ensure that the impact is reduced considerably and the integrity of the listed building would be maintained. As noted, the new building would step up from the height of the atrium. However, it would be 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 demonstrate that the building would not be visible above the extended Old Mining from ground level when viewed from the space to the front of Old Mining and only the upper parts of the building would be visible in more distant views from the south east.

- 9.2.12 The eastern elevation of the new building, facing Old Mining, would have a vertical emphasis with a regular rhythm of bays created by columns referencing those on Old Mining roof-top extension albeit there would be a deliberate contrast in architectural styles to maintain the integrity of the listed building. The additional solidity on the northern and southern gables would respond to elements of the engineering buildings to the north-west with the chamfer on the north-west corner creating an interesting but deliberate interface with the engineering buildings.
- 9.2.13 The existing Old Mining building and its neighbours along Woodhouse Lane all utilise Portland stone as the principal external masonry element. Reconstituted stone is proposed for the new building fabricated to work with the existing buildings. Selected areas of reconstituted stone with a roach bed appearance, similar to that on the Laidlaw Library, would be utilised to add detail and to break up the facades. The form and materiality of the service tower to the rear would provide a purposeful break between the two buildings when viewed from St George's Field.
- 9.2.14 The western elevation of the new building would be situated in close proximity to St George's Field. There is an existing variety of building forms around its periphery albeit views are heavily filtered by the density of tree trunks and canopies. The deep reveals would reference the arrangement on the front of Old Mining with a strong horizontal banding. The use of brick as the facing material would respond both to the original materiality of the rear of the Old Mining building, the former Estate's Building in this location, and also its neighbour, Chemistry West. Plant at the highest level would be screened by louvres. Consequently, the new development would be seen as part of the established context characterised by large, campus buildings bordering St George's Field.
- 9.2.15 In summary, it is considered that the proposed roof-top extension to Old Mining would integrate very well with the existing listed building and, in mediating the change in scale between the old and the new, can be viewed as part of the mitigation for the mass of the new building. The deliberate play of contrasting, high quality, architectural forms ensures that the impact would be considerably reduced and the integrity of the listed building would be maintained. Consequently, the development would accord with Core Strategy policies P10 and P11. Further, it is considered that the public benefits of the development, in enabling the university to deliver a step change in achieving the University's ambitions of world-class research and student education, outweigh the minor harm to the heritage significance of the building and its surroundings whilst alternative forms of development would be more harmful. Consequently, the building works would comply with the NPPF and section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

9.3 Landscape and trees

- 9.3.1 The Old Mining building, jointly with the neighbouring Chemistry building, fronts an open space presently laid out with soft landscaping, including grass and trees, together with an access road. It is proposed to redesign this space to better relate to the radiating geometry of the buildings and to create a more accessible, structured and inviting environment. The reorganisation of the space enables levels to be adjusted so as to provide level access into the Old Mining building without the need for ramps or steps. Pedestrian desire lines from Woodhouse Lane would converge at the main entrance in the centre of the Old Mining building. The radiating routes enable a variety of gathering spaces and planted zones to be provided.
- 9.3.2 In total, 14 trees are identified for removal. These include a large ash tree located close to the centre of the space to the front of the buildings. As a result of the reorganisation of the space and the demands of the new building it is not possible to retain the tree which has a significant visual and ecological value. Other existing trees in this area provide a lower level of amenity. In mitigation for the tree removal in this area 44 new trees are identified as part of the indicative landscape scheme. These would primarily be arranged to strengthen the new pedestrian routes from Woodhouse Lane to the building. Planting beds and lawned areas would also be provided to enhance the proposed banded and radiating geometry to the front of Old Mining and Chemistry. Whilst the loss the ash tree, in particular, is regrettable the proposed planting scheme would provide a new and enhanced setting to the neighbouring listed buildings and to the wider conservation area. Recognising this enhancement it is important that it is delivered to a high standard. Condition 15 requires full details of the landscaping scheme to be agreed whilst condition 10 requires a review of the position of drainage proposals which currently conflict with the delivery of the proposed landscaping.
- 9.3.3 5 of the trees to be removed are located in St George's Field as a result of their close proximity to the west elevation of the new building and their relationship with the new pathway into St George's Field. This space is part of Leeds Habitat Network although opportunities for additional tree planting are limited by the presence of graves. Notwithstanding, replacement tree planting in this area is sought although no details had been provided when this report was drafted. The area also provides good potential for biodiversity enhancements and condition 14 is drafted in this respect. Other retained trees need to be protected during the development process and condition 11 reflects this requirement.
- 9.3.4 The indicative landscape scheme is well designed and would technically accord with the requirements of NRWLP policy Land 2 in terms of tree replacement. The landscaping proposals would enhance the appearance of the conservation area and the setting of listed buildings such that it would also accord with Core Strategy policy P10 and saved Unitary Development Plan Review policy LD1.

9.4 Transport and servicing

- 9.4.1 Vehicular access to the development would be from two locations, Woodhouse Lane to the east and Cemetery Road to the rear. The new building would prevent vehicles using these roads as a through route. The access road from Woodhouse Lane would be relocated to respond better to the new geometry created by the landscaping and priority would be given to pedestrians through the use of rising bollards located close to the site entrance, activated by an intercom system. However, the present proposals identify the provision of a wide junction with Woodhouse Lane that would detract from the appearance of the space. It may be possible for this junction to be designed to reduce its visual impact without creating a safety issue and condition 21 is drafted in this respect.

- 9.4.2 Similarly, current proposals identify the widening of Cemetery Road at its junction with Clarendon Road which would have both a detrimental impact upon the character of the conservation area and result in the loss of trees at this location. It is not considered that such works are necessary to enable the development and accordingly condition 20 is drafted to control the impact of development in this area. Condition 22 seeks approval of a servicing and deliveries plan so as to ensure that the use of the access roads is coordinated and achievable.
- 9.4.3 A travel plan was submitted with the application. The travel plan sets out a package of measures intended to address the transport needs of all users of the ICEPS development, with a particular emphasis on reducing the impact of travel and making options available for sustainable travel choices to be made. The proposals identify the removal of all surface parking apart from three new disabled parking spaces located close to the front of the building. Additional electric vehicle charging points would also be provided in the multi-storey car park. Internal and external accessibility levels for all kinds of users would be achieved through regrading existing ground levels and the provision of lifts and ramps to create step-free routes to all rooms in the building. New pedestrian routes would be provided to the front of the building following desire lines from Woodhouse Lane and also into St George's Field to improve permeability across the campus. A covered bicycle store for 112 bicycles would be provided in the space between the new building and Electrical Engineering, accessed via a new dropped kerb from Woodhouse Lane. Elsewhere, short-stay cycle stands would be provided both to the north and south of the Old Mining building, including some covered spaces adjacent to Woodhouse Lane.
- 9.4.4 The submitted travel plan needed to be updated in response to officer comments when this report was completed. Condition 24 is drafted to ensure that a travel plan is agreed. Upon implementation a travel plan monitoring fee of £2,750, which can be secured by a section 106 agreement, is also required in accordance with the Travel Plan SPD.
- 9.4.5 Whilst finer details of the transport proposals remain to be agreed the ICEPS development is ideally located within the existing campus, in a highly sustainable location and would bring forward improvements to accessibility. Accordingly, the development would accord with Core Strategy policy T2.

9.5 Other matters

- 9.5.1 The NPPF states that surface water run-off from Major developments should revert back to the greenfield situation, post development, unless there are physical site constraints preventing this or the cost of complying with this policy would make the proposed development unviable. The applicant has provided information to show that constraints including the existing buildings, services and trenches reduce the available space for attenuation. Additionally, ground investigation has revealed that limited infiltration rates across the site preclude the use of soakaway drainage. Consequently, it is considered that the identified surface water discharge rate of 69.7 l/s, which is better than the existing situation, is acceptable. Condition 12 reflects this position.

9.6 **Section 106 obligations, conditions and Community Infrastructure Levy (CIL)**

- 9.6.1 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that a planning

obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms,
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The proposed scheme produces the need for the following obligations which it is considered meet the legal tests:

- Implementation of the travel plan to accord with the Travel Plan SPD and Core Strategy policy T2.
- A travel plan monitoring fee of £2,750 in accordance with the Travel Plan SPD.
- Employment and training plan to accordance with Core Strategy policy SP8.
- Section 106 management fee of £750

9.6.2 With regard to other detailed matters raised by consultees within Section 6 above, where considered relevant and necessary, these are controlled by appropriate conditions set out within Appendices 1a and 1b.

9.6.3 As the development is by the University, a predominantly publicly funded organisation, for the purposes of education it would not be liable for CIL. This is presented for information only and should not influence consideration of the application.

9.7 Conclusion

9.7.1 The development of this site for a new multi-disciplinary teaching and research facility building for the University of Leeds is acceptable in principle and would accord with Core Strategy policies SP1 and SP3 in valuing the contributions to the life, vitality and economy of the City Centre made by the universities. The proposed roof-top extension to Old Mining would integrate very well with the existing listed building and, in mediating the change in scale between the old and the new and providing contrasting, high quality, architectural forms would ensure that the integrity of the listed building would be maintained. Consequently, the development would accord with Core Strategy policies P10 and P11. The landscaping proposals would enhance the appearance of the conservation area and the setting of listed buildings such that it would also accord with Core Strategy policy P10 and saved Unitary Development Plan Review policy LD1. The ICEPS development is ideally located within the existing campus, in a highly sustainable location and would bring forward improvements to accessibility. Accordingly, the development would accord with Core Strategy policy T2. In summary, it is considered that the public benefits of the development, in enabling the university to deliver a step change in achieving the University's ambitions of world-class research and student education, outweigh the minor harm to the heritage significance of the building and its surroundings whilst alternative forms of development would be more harmful. Consequently, the building works would comply with the NPPF and section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

Appendix 1a - Draft Conditions 17/03618/FU

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

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

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

3 The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use'.

4 If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use.

5 Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use.

6 No demolition of the wall to St George's Field or excavation to form a ramp within the Field shall take place until a programme of archaeological and architectural recording has been secured and implemented. This recording must be carried out by an appropriately qualified and experienced archaeological consultant or organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

In order to secure suitable archaeological and architectural recording.

7 No works shall begin on the relevant phase of development until a Statement of Construction Practice for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) details of unloading and loading contractor's plant and equipment
- d) location of site compound and plant equipment/storage;
- e) details of workforce parking; and
- f) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of residential amenity of occupants of nearby property, highway safety, and in accordance with saved policy GP5 of Leeds UDP Review (2006), Core Strategy policy T2 and the National Planning Policy Framework.

8 The following external building works shall not be commenced until drawings at a scale of not less than 1 to 20 of the typical details have been submitted to and approved in writing by the Local Planning Authority:

- a) Windows, including reveal depths, to the listed building;
- b) Windows, including reveal depths, and external glazing to the new build; and
- c) Typical details of material junctions

In the interests of visual amenity and to protect the special qualities of the listed building and the character and appearance of the conservation area in accordance with Core Strategy policies P10 and P11.

9 Details and samples of all external facing and finishing including walls, roofs and glazing shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the relevant section of the development. The samples shall include full-size panels of typical details of the proposed

development. The external building surfaces shall be constructed in accordance with the details thereby agreed.

In the interests of visual amenity and to accord with Core Strategy policies P10 and P11.

10 Notwithstanding drawing 75609-CUR-00-ZZ-DR-D-920001-P06 prior to the commencement of development full details of the proposed drainage strategy, including the position of the attenuation tank, shall be submitted to and approved in writing by the Local Planning Authority. The maximum rate of surface water discharge shall not exceed 69.7 l/s during the critical 1 in 100 year storm, including 30% uplift for climate change. The drainage shall be installed in accordance with the details thereby approved.

To ensure sustainable drainage and flood prevention measures coordinate with landscape proposals.

11 Any mechanical plant shall limit noise to a level at least 5dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:1997.

In the interests of amenity and to accord with saved Unitary Development Plan (Review) policy GP5.

12 a) All existing trees and shrubs shown on the approved plans to be retained shall be fully safeguarded during the course of the building works and landscaping in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.

b) No development, including establishment of a site compound, shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.

c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words

PROTECTED TREE ZONE NO STORAGE OR OPERATIONS WITHIN FENCED AREA

d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any protected tree.

e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site.

To ensure the protection and preservation of retained trees during construction work.

13 No works to or removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active bird's nests immediately before (within 24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority within 3 days of such works commencing.

To protect nesting birds in vegetation in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

14 Details shall be submitted to and approved in writing by the Local Planning Authority of proposed bat roosting features and integral bird nesting features (for species such as House Sparrow, Starling, Swift and House Martin). The agreed details shall show the number, specification of the bird nesting and bat roosting features and where they will be located. All approved features shall be installed under the supervision of an appropriately qualified consultant prior to first occupation of the development and retained thereafter.

To maintain and enhance biodiversity in accordance with Core Strategy Policy G9, the NPPF and BS 42020:2013.

15 Notwithstanding the submitted site plan the development shall not be occupied until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority and the approved works have been implemented.

Hard landscape works shall include:

- (a) vehicle and pedestrian access and circulation areas
- (b) samples of hard surfacing material
- (c) minor artefacts and structures (e.g. cycle stands and shelters, street furniture, signs, lighting columns and units)
- (d) vehicle barriers, and
- (e) steps and balustrading,
- (f) existing and proposed services.

Soft landscape works shall include:

- (g) planting plans
- (h) written specifications (including tree pit details for trees to be planted in the ground, soil depths, soil type and volumes for trees proposed in planters, cultivation and other operations associated with plant establishment) and
- (i) schedules of plants noting species, planting sizes and proposed numbers/densities.

To ensure the provision of acceptable landscape in accordance with saved Leeds UDP Review (2006) policies GP5, N23, N25 and LD1 and Core Strategy policy P10.

16 All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscape in accordance with saved Leeds UDP Review (2006) policies GP5, N23, N25 and LD1 and Core Strategy policy P10.

17 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the relevant phase of the development. The landscape management plan shall be carried out as approved.

To ensure successful aftercare of landscaping, in accordance with saved Leeds UDP Review (2006) policies GP5 and LD1 and Core Strategy policy P10.

18 Any soil or soil forming materials brought to site for use in soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

19 If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme, in accordance with saved Leeds UDP Review (2006) policies GP5 and LD1.

20 Prior to the commencement of any work to widen Cemetery Road at its junction with Clarendon Road a tree survey to BS5837:2012 and arboricultural impact statement identifying and analysing proposals for road widening, footpath alteration, barrier relocation and modifications to the car park shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the details thereby approved.

To ensure the protection and preservation of retained trees during construction work and to preserve the character and appearance of the conservation area.

21 Prior to the commencement of any work to form the new vehicular entrance from Woodhouse Lane full details of its dimensions, radii and surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be undertaken in accordance with the details thereby approved.

In the interests of highway safety and to preserve the character and appearance of the conservation area.

22 Prior to first occupation of the development a servicing and deliveries management plan for the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be operated in accordance with the details thereby approved.

In the interests of highway safety.

23 The development shall not be occupied until all areas shown on the approved plans to be used by vehicles have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway. No parking other than that identified for use by disabled parking shall take place on the site.

To ensure the free and safe use of the highway.

24 Prior to the commencement of development a travel plan shall be submitted to the Local Planning Authority for approval. The approved travel plan shall be implemented in full accordance with the agreed details for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

In the interests of sustainable travel.

25 Prior to first occupation of the development the long and short stay cycle parking facilities and disabled parking facilities identified on ADP drawings ADP-00-ZZ-DR-A-1912 D3 T1 and ADP-00-ZZ-DR-A-1900 D3 T2, and three double electric vehicle charging points within the university multi-storey car park shall be provided and thereafter retained and maintained as such.

In the interests of accessibility and sustainable travel.

Appendix 1b - Draft Conditions 17/03619/LI

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

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

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

3 Details and samples of all external facing and finishing including walls, roofs and glazing shall be submitted to and approved in writing by the Local Planning

Authority prior to the commencement of the relevant section of the development. The samples shall include full-size panels of typical details of the proposed development. The external building surfaces shall be constructed in accordance with the details thereby agreed.

In the interests of visual amenity and to accord with Core Strategy policies P10 and P11.

4 The following external building works shall not be commenced until drawings at a scale of not less than 1 to 20 of the typical details have been submitted to and approved in writing by the Local Planning Authority:

- a) Windows, including reveal depths, to the listed building;
- b) Windows, including reveal depths, and external glazing to the new build;
- c) Typical details of material junctions; and
- d) Details of external flues

In the interests of visual amenity and to protect the special qualities of the listed building and the character and appearance of the conservation area in accordance with Core Strategy policies P10 and P11.

5 The following building works shall not be commenced within the existing building until drawings at a scale of not less than 1 to 20 of the typical details have been submitted to and approved in writing by the Local Planning Authority:

- a) Details and sections of new acoustic ceilings or other lining of walls or ceilings;
- b) Details of how new walls and partitions abut historic features;
- c) Stair extension details; and
- d) New doors, architraves and other mouldings;

In the interests of visual amenity and to protect the special qualities of the listed building in accordance with Core Strategy policy P11.

6 Notwithstanding the submitted site plan the development shall not be occupied until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority and the approved works have been implemented.

Hard landscape works shall include:

- (a) vehicle and pedestrian access and circulation areas
- (b) samples of hard surfacing material
- (c) minor artefacts and structures (e.g. cycle stands and shelters, street furniture, signs, lighting units)
- (d) vehicle barriers.

Soft landscape works shall include:

- (e) planting plans

(f) written specifications (including tree pit details for trees to be planted in the ground, soil depths, soil type and volumes for trees proposed in planters, cultivation and other operations associated with plant establishment) and

(g) schedules of plants noting species, planting sizes and proposed numbers/densities.

To ensure the provision of acceptable landscape in accordance with saved Leeds UDP Review (2006) policies GP5, N23, N25 and LD1 and Core Strategy policy P10.

APPENDIX 2 – Minutes of the City Plans Panel meeting of 8th September 2016

The report of the Chief Planning Officer informed Members of a pre-application presentation for a proposed new multi-disciplinary Physics and Computing building, The Old Mining Building, University Of Leeds, Woodhouse Lane, Woodhouse, Leeds, LS2.

A site visit took place prior to the meeting and site plans and photographs were displayed and referred to throughout the discussion on this pre-application. The applicant's representative addressed the Panel. Issues highlighted in relation to the proposals included the following;

- An introduction which included details of the emerging proposals 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.
- The provision of a next generation research facility
- A development that was complex and ambitious.
- The development was in a conservation area and one of the buildings was Grade 2 listed.
- Information in respect of the existing site and surroundings.
- Detail with regard to the sites relevant planning history.
- Details of consultations that had taken place to date and the responses.
- They would like the facility to be open in Autumn 2019.

In response to Members comments and questions, the following was discussed:

- Concerns about the views 'up the road' from the City and how that would be framed.
- The potential to provide greater visual interest to the gable end of the new building to Woodhouse Lane.
- The need for buildings to be contemporary
- How the atrium would fit and its functionality
- The public realm and the need for this to not be an after-thought.
- A great deal of discussion took place on the old mining building and there was mixed views amongst Members on the proposed proportion and design of the roof top extension, some members liked the additional level extension which was predominantly glass, other Members felt that in principle an extension was acceptable but not in the current design which some Members felt appeared overly bulky and did not compliment the existing building it sat on.

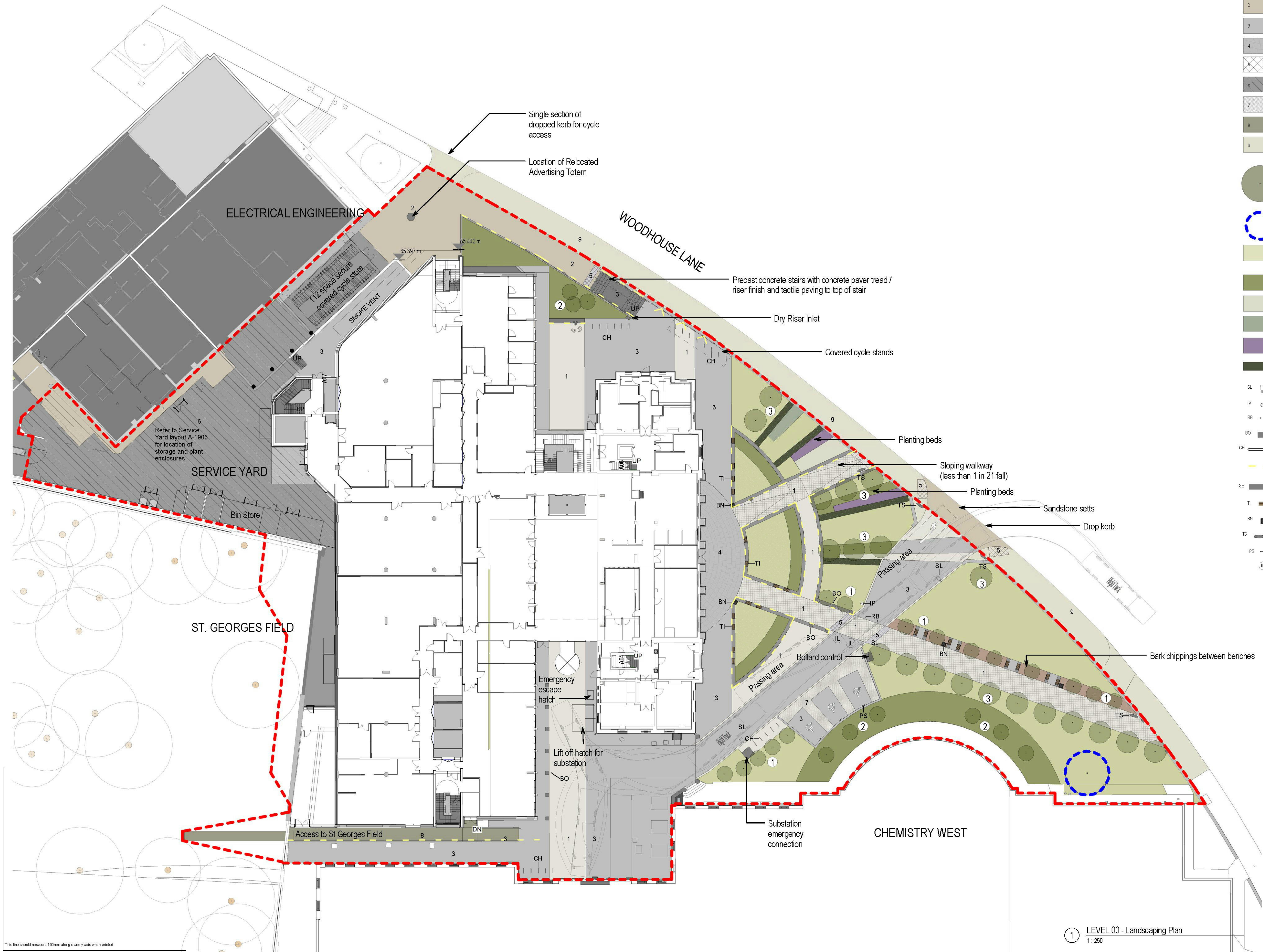
In drawing the discussion to a conclusion Members provided the following feedback;

- Members considered that the proposed development was acceptable in principle.
- Members in considering the rooftop extension felt that it was acceptable in principle, however there was a split view of Members on the design, and it was agreed that an alternate design should be looked at, possibly with less glass.
- Members considered that the form and the appearance of the proposed new building and linked atrium to the rear of the old mining building school was acceptable.

- Members in considering materials advised that before offering comment on the use of reconstituted stone they would have liked to have seen a sample and asked for the consideration of the reuse of any Portland stone that was available on site.
- Members were satisfied with the intended phased approach to the redesign of the space to the front of the Old Mining building.
- Members agreed that this matter should be brought back to Panel for determination.

RESOLVED – To note the details of the pre-application and thanked the developers for their attendance.

Councillor P Gruen and Councillor R Procter left the meeting during discussion of the above item at 17.00.



LANDSCAPE PLAN KEY

- SITE BOUNDARY
- PHASING LINE
- 1 CONSERVATION PAVING SILVER GREY NBS: Q25/316
- 2 SMOOTH NATURAL PAVING NBS: Q25/317
- 3 CONSERVATION SMOOTH CHARCOAL NBS: Q25/318
- 4 GREY PAVING SETTS NBS: Q25/355
- 5 TACTILE PAVING NBS: Q25/320
- 6 FINISHED CONCRETE
- 7 HERRINGBONE PATTERN DUAL COLOUR PAVING NBS: Q25/
- 8 RESIN BOUND GRAVEL TO RAMP SURFACE AND LANDINGS NBS: Q23/224
- 9 NEW CONCRETE FLAG PAVING NBS: Q25/315
- NEW TREES
 - 1. PAPER BIRCH - BETULA Papyrifera
 - 2. CHERRY - PRUNUS AVIUM
 - 3. LIQUID AMBER - LIQUIDAMBAR STYRACIFLUA
- EXISTING TREES TO BE RETAINED
- SOFT LANDSCAPING - TURF
- SOFT LANDSCAPING - REFER TO PLANTING SCHEDULE
 - A. HERBACEOUS PERENNIALS
 - B. ORNAMENTAL GRASSES
 - C. EVERGREEN FERNS
 - D. ARCHITECTURAL SHRUB PLANTING
- SOFT LANDSCAPE - HEDGEROW CARPINUS BETULUS
- SL STREET LIGHTING TO ARCH SPEC
- IP INTERCOM POST
- RB RISING BOLLARDS
- BO CONCRETE BOLLARDS Q50/191
- CH CYCLE STANDS Q50
- STRIP LIGHTING
- SE GRANITE SEATING WITH PRECAST CONCRETE BASE
- TI TIMBER SLAT SEATING WITH CONCRETE UPSTAND
- BN BIN
- TS LEEDS UNIVERSITY TOTEM SIGNAGE
- PS DISABLED PARKING BAY - SIGNAGE
- IL INDUCTION LOOP FOR VEHICLE DETECTION

REVISION	DATE	DESCRIPTION	ARCHITECT	PARTNER
D3 T 1	06/01/17	For ITT2 Information Issue		ADP
D3 T 2	03/01/17	Landscape amended		ADP

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

ITT2 INFORMATION

adp

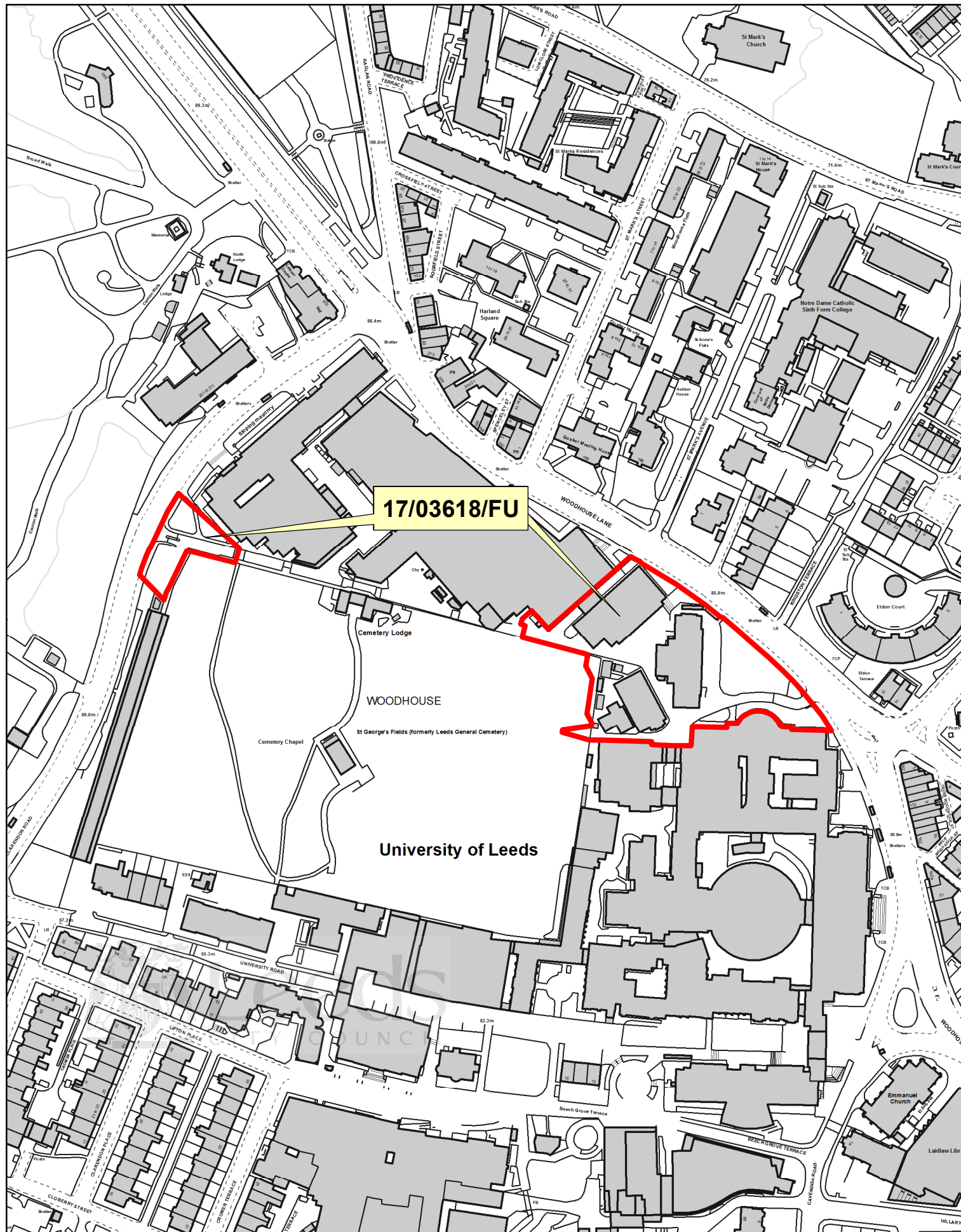
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JOB TITLE:
**INTEGRATED CAMPUS FOR ENGINEERING
AND PHYSICAL SCIENCES
UNIVERSITY OF LEEDS**

DRAWING TITLE:
LANDSCAPE PLAN - PROPOSED

SCALE: As indicated	DRAWING SHEET SIZE: A1	
JOB CODE: ULNEQ	DRAWING NUMBER: ADP-00-ZZ-DR-A-1900	REVISION: D3 T 2

1 LEVEL 00 - Landscaping Plan
1:250



CITY PLANS PANEL

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SCALE : 1/2500

