

Application Number:	2019/0070/FUL
Site Address:	Lincoln University, Campus Way, Lincoln
Target Date:	1st May 2019
Agent Name:	HLM
Applicant Name:	Mr Kevin Macdonald
Proposal:	Erection of a five-storey building to provide a higher education facility (Use Class D1), including ancillary facilities and associated plant including a biomass boiler, access and servicing, cycle parking and hard/soft landscaping.

Background - Site Location and Description

The proposed development would be located to the South East corner of the Brayford Campus adjacent to the Ropewalk. To the north of the site is the Art, Architecture and Design buildings and the Delph Pond to the West.

For some time, it has been the University's goal to develop a medical school for Lincolnshire and on 20th March 2018, the Higher Education Funding Council England (HEFCE) and Health Education England (HEE) confirmed that the University of Lincoln's collaborative bid with the University of Nottingham to establish a new medical school was successful.

Permission is therefore sought to erect a five storey, zero carbon building to accommodate 'The Lincoln Medical School'. The unique internal use of the building has dictated some of the external appearance of the building as has the University's desire for a highly sustainable building.

Site History

Planning permission was granted in 2013 (2012/0473/O) for outline consent for an overarching vision and Masterplan for the Brayford Campus. Any new facility needs to work within the constraints set out within this plan.

Critical views towards the cathedral were identified and long views from the south of the site which needed to be maintained. Building plots were allocated within the masterplan to maintain a cone of vision northwards towards the Cathedral. The building line to the east of the proposed site is fixed to maintain this vision and is defined by a pedestrian route.

Case Officer Site Visit

Undertaken on 12th March 2019.

Policies Referred to

- National Planning Policy Framework
- Central Lincolnshire Local Plan
 - Policy LP26: Design and Amenity Standards
 - Policy LP32: Lincolns Universities and Colleges

Issues

- National and Local Planning Policy

- Design and Appearance
- Environmental Credentials
- Landscaping
- Archaeology
- Drainage

Consultations

Consultations were carried out in accordance with the Statement of Community Involvement, adopted May 2014.

Statutory Consultation Responses

Consultee	Comment
Environment Agency	Comments Received
Lincoln Civic Trust	Comments Received
Lincolnshire Police	Comments Received
Vicky Allen - NHS	No Response Received
Upper Witham, Witham First District & Witham Third District	Comments Received
Anglian Water	Comments Received
Highways & Planning	Interim Comments Received

Public Consultation Responses

No responses received.

Consideration

National and Local Planning Policy

Policy LP32: Lincoln's Universities and Colleges

In principle, development proposals will be supported where they support the ongoing development of higher and further education establishments in the City, provided that these are well integrated with and contribute positively to their surroundings.

University / College related development proposals will be supported in principle if the development would facilitate their continued growth and assist in maximising the economic benefits the Universities / Colleges bring to Central Lincolnshire. Support will be given to

deliver more efficient and flexible academic buildings and high-quality urban design on the existing Brayford Pool Campus in accordance with Lincoln University's adopted masterplan.

Policy LP26: Design Principles

All development proposals must take into consideration the character and local distinctiveness of the area (and enhance or reinforce it, as appropriate) and create a sense of place. As such, and where applicable, proposals will be required to demonstrate, to a degree proportionate to the proposal, that they:

- a. Make effective and efficient use of land;
- b. Maximise pedestrian permeability and avoid barriers to movement through careful consideration of street layouts and access routes;
- c. Respect the existing topography, landscape character and identity, and relate well to the site and surroundings, particularly in relation to siting, height, scale, massing, form and plot widths;
- d. Not result in the visual or physical coalescence with any neighbouring settlement;
- e. Not result in ribbon development, nor extend existing linear features of the settlement, and instead retain, where appropriate, a tight village nucleus;
- f. Incorporate and retain as far as possible existing natural and historic features such as hedgerows, trees, ponds, boundary walls, field patterns, buildings or structures;
- g. Incorporate appropriate landscape treatment to ensure that the development can be satisfactorily assimilated into the surrounding area;
- h. Provide well designed boundary treatments, and hard and soft landscaping that reflect the function and character of the development and its surroundings;
- i. Protect any important local views into, out of or through the site;
- j. Duly reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;
- k. Use appropriate, high quality materials which reinforce or enhance local distinctiveness, with consideration given to texture, colour, pattern and durability;
- l. Ensure public places and buildings are accessible to all: this should not be limited to physical accessibility, but should also include accessibility for people with conditions such as dementia or sight impairment for example.

The Principle of the Development

In terms of the principle of the development, the development is in accordance with the local plan allocation as a University Campus (Policy LP32) and the most up to date University Masterplan shows the principle of a building in this location.

Proposed Development

The building is required to co-locate a variety of users and activities, both specific to the Medical School and for wider University. The proposed Lincoln Medical School would deliver a comprehensive new teaching facility across five storeys. The building would accommodate:

- Ground floor level - Provision of 2x 120 capacity lecture theatres, seminar space, café and social learning
- First Floor - Provision of a library, science laboratory and a project laboratory

- Second Floor - departmental office space, tutorial spaces and an external roof terrace
- Third Floor - Allow space to allow for future expansion and increased flexibility in the use of the internal space
- Fourth Floor - Anatomy suite and clinical skills suite
- Fifth Floor - void space above the double height plant floor
- Roof level - houses the photovoltaic panels and plant room

The roof terrace which is proposed to the southern side of the building would provide a large external space for gatherings, assemblies and university events. The terrace would be visible along the main boulevard and would enable informal teaching and break out activities to occur outside on the terrace.

The University has set a target to create a 'zero carbon' building. Sustainability has been a key design driver for the design and the project team developed the design to ensure that the passive strategies to heating/cooling, lighting and ventilation have been maximised to reflect the University's ambitious requirements.

Design and Appearance

The appearance of the proposal has evolved through a number of pre application meetings with officers of the planning department as well as a presentation and question session with members of the City Council. Some concerns were raised prior to the formal submission and the submitted scheme has sought to improve on the previous design. Changes to the scheme include a bronze mezzanine plant room on the roof which is pulled back from the main body of the building. It is formed of a shimmering bronze anodised aluminium panel that is perforated near the roof and allows the building to glow at night. All the flues have been grouped together into a single funnel encased in the same material as the plant room.

On the south facade, a green wall frames an integrated solar facade system which is formed of photo voltaic panels that would utilise solar energy throughout the year and celebrate the environmental approach taken with the building. This green wall extends to the roof where a green perimeter to the roof has now been incorporated. This has softened the flat roof structure whilst also visualising the buildings green credentials.

The facade of the building would use a variety of textures, through the different types of brickwork, and materials to break up the elevations. The ground floor of the building would be constructed of Lincolnshire Limestone. This is a high quality, local material which would anchor the building and be seen at ground level when approaching the building. The upper floors would be constructed of a buff brick, with the two storey element constructed of a different darker brick.

The large window openings on all facades are articulated using aluminium framing in keeping with the plant room material. A variety of frame styling has been used across the building to further add interest including chamfered reveals to the east elevation and a limestone colour full height panel of framed windows to the south east elevation.

Designing in the signage for the building from the outset has further identified the building. "Lincoln Medical School" would be displayed above the solar wall on the south elevation and a university crest would be displayed on the wall at the main entrance.

It is considered that the proposed development would be in accordance with the aims of local plan Policy LP26. The building is of high quality design and the applicants have incorporated a number of features to make sure the building is unique whilst also reinforcing local distinctiveness with the use of local materials and materials which are used elsewhere within the university campus.

Environmental Credentials

The building has been designed to support the use of natural daylight within the internal spaces and maximises the window provision for natural ventilation in the majority of spaces. The layout of the building also allows for natural cooling in the spaces located around the perimeter of the building, both of which removes the need for mechanical cooling.

The building has a proposed green wall on the south facade that would help to reduce noise levels by reflecting, refracting and absorbing acoustic energy in addition to adding an extra layer of insulation between the planting and the wall construction. A biomass boiler would provide a sustainable source of heating and would be powered by locally sourced wood.

On the south facade an integrated solar facade system, which is formed of photo voltaic panels would utilise solar energy throughout the year. At roof level a photovoltaic array would provide a further source of renewable energy and would utilise a locally available renewable resource. In terms of visual impact of the photovoltaic panels, they produce less glare than standard glazing, with glare generally occurring when the sunlight is reflected off of a flat shiny surface. Solar panels are constructed with small indentations that reduce reflectance from sunlight and a number of manufacturers fit the panels with additional light trapping properties to boost the effectiveness of the energy capture from the sun which in turn further reduces the possibility of glare. Solar panels are designed absorb light not to reflect it and to achieve this they are given an anti-reflective coating to maximise light absorption.

Landscaping

The site landscaping has been designed to be in keeping with the landscaping found elsewhere within the campus and to create an extension to the existing development around the Isaac Newton building. Silver and mid-grey linear concrete pavers would make up the hard landscaping along with resin bound gravel.

There would also be a mixture of soft landscaping with the planting of standard and multi stem specimen trees, ornamental planting beds and less formal wetlands.

The soft landscaping would continue onto the roof terrace which would include low level shrub planting as well as taller multi-stem trees. There would also be an ornamental grass border to the parapet border. This terrace would provide both an interesting architectural feature to the design as well as a practical outdoor space where students are able to enjoy an outdoor space.

It is considered that the proposed landscaping would both complement the proposed new building but would also be an extension of the existing campus allowing

Highways

In terms of the provision of vehicle and cycle parking there are existing cycle stands within the campus that would be retained and supplemented by an additional 30 cycle stands that would be covered and provided as part of the new development and located to the north of the site along the main boulevard and to the south-west of the site along the new north-south pedestrian route. To further encourage the use of sustainable modes of transport the scheme provides showers, changing rooms, lockers and a changing places facility at ground floor level.

The scheme provides for no additional car parking or car parking specific to this site. The University has a car parking permit scheme for all staff which is managed by the university. They also have a site wide Travel Plan which encourages and promotes other modes of travel given the city centre location of much of the campus.

The building would integrate into the existing network of footways and cycleways around the campus and would continue to allow for flexible movement of people.

Archaeology

A programme of test pit evaluation has been proposed to better understand the nature of the archaeological resource and to better define a mitigation strategy to be implemented in advance of development. The evaluation comprises the excavation of 2 test pits measuring 2m x 2m in locations agreed with the City Archaeologist.

Evidence shall be gathered to establish the presence/absence, nature, date, depth, quality of survival and importance of any archaeological deposits to enable an assessment of the potential and significance of the archaeological remains, and to allow for the determination of any appropriate strategies to mitigate the effect of the proposed development upon the archaeological resource.

These works can be secured by condition and with the submitted Written Scheme of Evaluation.

Drainage

The site is within the Upper Witham Internal Drainage Board district and contains the Board maintained watercourse Fosdyke Delph (24100).

Pre application discussions have been taking place with the applicant and the Drainage Board to ensure there is no increase in flood risk and that access to the attenuation pond is maintained for the board to continue to carry out maintenance.

The drainage board objects in principle to any development in flood plain (Zones 2 and 3 on the Environment Agency flood maps). However the board have noted that although the site is behind the flood defence it is not considered to be at risk from breaching. A Flood Risk Assessment is included in the application that contains appropriate mitigation include a minimum FFL of 5.6m.

Land Contamination

A Geo-environmental report has been submitted for the site and Remediation Method Statement to detail remedial measures subsequently required. The details contained within these reports would be secured by condition.

Conclusion

Ongoing development of Universities within the City are supported by Policy LP32 of the Central Lincolnshire Local Plan. Lincoln University have been successful in becoming one of 5 regions chosen to have a new medical school following a long bidding process. The expansion of medical school provision is hoped to provide for 25 % more medical students throughout the UK. The proposed Lincoln Medical School would deliver a comprehensive new teaching facility across five storeys and would be environmentally friendly 'Zero Carbon' building. The design integrates a number of environmental principles whilst achieving a high quality, unique design which would further enhance the university campus.

Application Determined within Target Date

Yes.

Recommendation

That the application is granted conditionally.

Conditions

- Carried out within 3 years
- Carried out in accordance with the plans
- Foul water drainage works
- Archaeology
- Finished Floor Levels
- Contaminated Land