

**REPORT OF HEAD OF DEVELOPMENT MANAGEMENT**

**George Green Library, University Of Nottingham**

**1 SUMMARY**

Application No: 13/00552/PFUL3 for planning permission

Application by: Hopkins Architects Partnership LLP on behalf of University Of Nottingham

Proposal: Refurbishment and extension to create new Engineering and Science Library.

The application is brought to Committee because it relates to a major development of significance in terms of the size and appearance of the proposed building.

To meet the Council's Performance Targets this application should be determined by 4th June 2013

**2 RECOMMENDATIONS**

**GRANT PLANNING PERMISSION** for the reasons set out in this report, subject to the conditions substantially in the form of those listed in the draft decision notice.

Power to determine the final details of the conditions to be delegated to the Head of Development Management.

**3 BACKGROUND**

3.1 The George Green Library (GGL) (circa 1970's) is located to the north east corner of the University of Nottingham's University Park Campus. The GGL is adjacent to the Pope building and the Science and Learning Centre. Access is gained to the library via the east facing elevation. There is a car park to the south of the building.

3.2 The building currently comprises four storeys with a gross internal area of 3700m<sup>2</sup>. The building is constructed from an in situ concrete frame with close centred concrete mullions. There is a significant change in level across the site (approximately 7.5 metres).

**4 DETAILS OF THE PROPOSAL**

4.1 The proposal comprises the refurbishment of the existing GGL building and an extension to create a new Engineering and Science Library. A three storey extension is proposed to the existing GGL at its south east facing elevation where a car park is currently located. The proposed three storey extension would have taller floor to ceiling heights than the existing four storey building and as such the parapet level between the existing and proposed continues at the same level, however there are more levels within the existing building than the proposed extension. It

would comprise an interesting curved form with a series of four “petals” around its perimeter. The new extension would comprise an aluminium rainscreen façade with flush curtain wall glazing including a series of projecting fins. The fins continue the rhythm of the concrete mullioned façade to the existing library which is proposed to be refurbished and reclad in the same material. An additional level (at the 5th floor level above the existing building) accommodating a study space and extensive plant / PV panels is proposed on the roof. This is to be clad in a minimal louvered screen with curved corners.

- 4.2 The new building is to provide study space, book stacks, library services, academic teaching space, student social space and a catering area would be located at ground floor level beneath the full height central atrium. The floorspace of the new extension would be 3817m<sup>2</sup>. The library would have two entrances to the north east and south west elevations, at opposite ends of the four storey atrium situated between the original GGL and the new extension. The entrances connect to public footpaths and provide links to bus stops and other local amenities.
- 4.3 No parking is proposed as part of this development however, 52 cycle spaces are included and there are other car parks available for use within the campus.
- 4.4 The developer is offering local employment and training opportunities during the construction phase of the development. Local employment and training opportunities associated with the maintenance of the University’s wider property portfolio have also been agreed outside of the scope of this application. The mechanisms for providing these benefits will be by way of a S106 obligation.

## **5 CONSULTATIONS AND OBSERVATIONS OF OTHER OFFICERS**

### **Adjoining occupiers consulted:**

The application has been advertised by site notice and a press advert. The overall consultation period expired 1<sup>st</sup> May 2013, no comments have been received.

### **Additional consultation letters sent to:**

**Pollution Control:** Recommend ground contamination and gaseous emissions, conditions.

**Highways:** 55 car parking spaces and 3 motorised 2-wheeler spaces will be lost to accommodate the development. The University proposes that an additional 52 cycle parking spaces will be provided to mitigate for the above losses of motorised vehicle spaces. A condition is recommended stating that a Travel Survey is conducted for the University, and its findings used to inform and prepare a revised Travel Plan. The Travel Plan should explain and account for how the continued development of the University site, and how the loss of parking caused by this application will be managed by the University to ensure there is sufficient capacity in non-car modes of transport for the people who will no longer drive to campus to use these spaces, or to demonstrate that these spaces are already superfluous. The results of the Travel Survey and the subsequent revised Travel Plan should be submitted within a time period decided by the Planning Authority and it is recommended that building works are only allowed to commence once the Council is satisfied that the Travel Plan is acceptable and its targets achievable.

**Transport Strategy:** A full and updated travel plan with updated staff and student travel survey data should be submitted for approval no later than 1st September 2013. The travel plan shall be based on previous versions submitted by the University and will make reference to schemes and developments that have occurred during the interim period. The travel plan will assess the performance of previous schemes by comparing the latest travel survey data with previous years and use this to inform the development of a future travel planning strategy with a list of actions, implementation dates and revised targets.

**Severn Trent Water:** Recommend inclusion of an informative on the decision notice to advise the applicant that there is a public sewer located within the application site, which has statutory protection.

## **6 RELEVANT POLICIES AND GUIDANCE**

### **Nottingham Local Plan (November 2005):**

#### **National Planning Policy Framework:**

The NPPF proactively encourages and places significant weight on sustainable economic growth through the planning system. The document supports the transition to a low carbon future which includes the use of renewable resources, and encourages reuse of previously developed brownfield sites. Local planning authorities should take a proactive, positive and collaborative approach to development that would widen choice in education.

### **Nottingham Local Plan (November 2005):**

BE1 - Design Context in the Public Realm. Complies

BE2 - Layout and Community Safety. Complies

BE3 - Building Design. Complies

BE4 - Sustainable Design. Complies

BE5 - Landscape Design. Complies

CE8 - Further and Higher Education. Complies

NE9 - Pollution. Complies

NE12 - Derelict and Contaminated Land. Complies

NE14 - Renewable Energy. Complies

T2 - Planning Obligations and Conditions. Complies

T3 - Car, Cycle and Servicing Parking. Complies

## **7. APPRAISAL OF PROPOSED DEVELOPMENT**

### **Main Issues**

(i) Acceptability in principle and design considerations

**Issue (i) Acceptability in principle and design considerations** (Policies BE1, BE2, BE3, BE5, CE8)

- 7.1 Policy CE8 seeks to encourage the development of further and higher education and in this context, the University's proposal to extend and alter the GGL in order to bring it up to modern requirements is welcomed.
- 7.2 The pharmacy building to the south of the GGL is similar in height, despite it occupying a lower ground floor level. Given the site context it is considered the proposed extension can comfortably be accommodated adjacent to the surrounding buildings. Setting the top floor extension into the site also helps to reduce its visual impact.
- 7.3 The architectural quality and striking form of the extension and refurbishment is commensurate with the standard established by other recent developments on this part of the campus. The design of the new library's façade was influenced by the approach to reclad the concrete external columns of the existing building, to create an elegant façade with the benefit of a high thermal performance. This approach also unifies the elements of the existing reclad library with the new extension. The external fins give the façade a strong rhythm and also provide solar shading. It is considered that the aluminium treatment would provide a complementary material to the existing concrete building and would also relate well to adjacent buildings.
- 7.4 An appropriate level of cycle spaces are provided. The proposal also includes a comprehensive landscaping scheme, divided into three distinct areas which have been shaped by the existing landscape context. The first area comprises a shared space at the entrance to the library which will allow for necessary vehicular and pedestrian access; the second would comprise a more formal approach to the north, creating an avenue that will provide a more formal entrance in to 'Science City.' The third area comprises informal and more natural spaces around the new library. Contemporary planting is proposed, to create a natural setting and complement the shape of the new building. Paths will increase access through the area.

**Other matters** (Policies NE12, T2 and T3)

- 7.5 Conditions are proposed to address potential ground contamination and gaseous emissions.
- 7.6 52 cycle parking spaces are proposed. The University have an existing travel plan but it is recommended that a condition be included requiring that this be updated with staff and student travel survey data.

## **8. SUSTAINABILITY / BIODIVERSITY**

The proposal would be commensurate to other schemes on campus in terms of sustainability. It is intended to reduce energy and water demand through efficient design and a fabric first approach. The existing GGL will be significantly thermally enhanced to meet the same performance as the proposed extension. In addition

rainwater harvesting and renewables such as PV panels are proposed. These additional improvements will assist the University with targeting a BREEAM excellent rating.

**9 FINANCIAL IMPLICATIONS**

None.

**10 LEGAL IMPLICATIONS**

The issues raised in this report are primarily ones of planning judgement. Should legal considerations arise these will be addressed at the meeting.

**11 EQUALITY AND DIVERSITY IMPLICATIONS**

The building would be fully accessible.

**12 RISK MANAGEMENT ISSUES**

None.

**13 STRATEGIC PRIORITIES**

World Class Nottingham – A development that would enhance Nottingham’s standing for science and innovation, underpinned by a sustainable, low carbon environment.

Working Nottingham – Providing new employment opportunities within the City.

**14 CRIME AND DISORDER ACT IMPLICATIONS**

None.

**15 VALUE FOR MONEY**

None.

**16 List of background papers other than published works or those disclosing confidential or exempt information**

1. Application No: 13/00552/PFUL3 - link to online case file:  
<http://plan4.nottinghamcity.gov.uk/WAM/pas/findCaseFile.do?appNumber=13/00552/PFUL3>

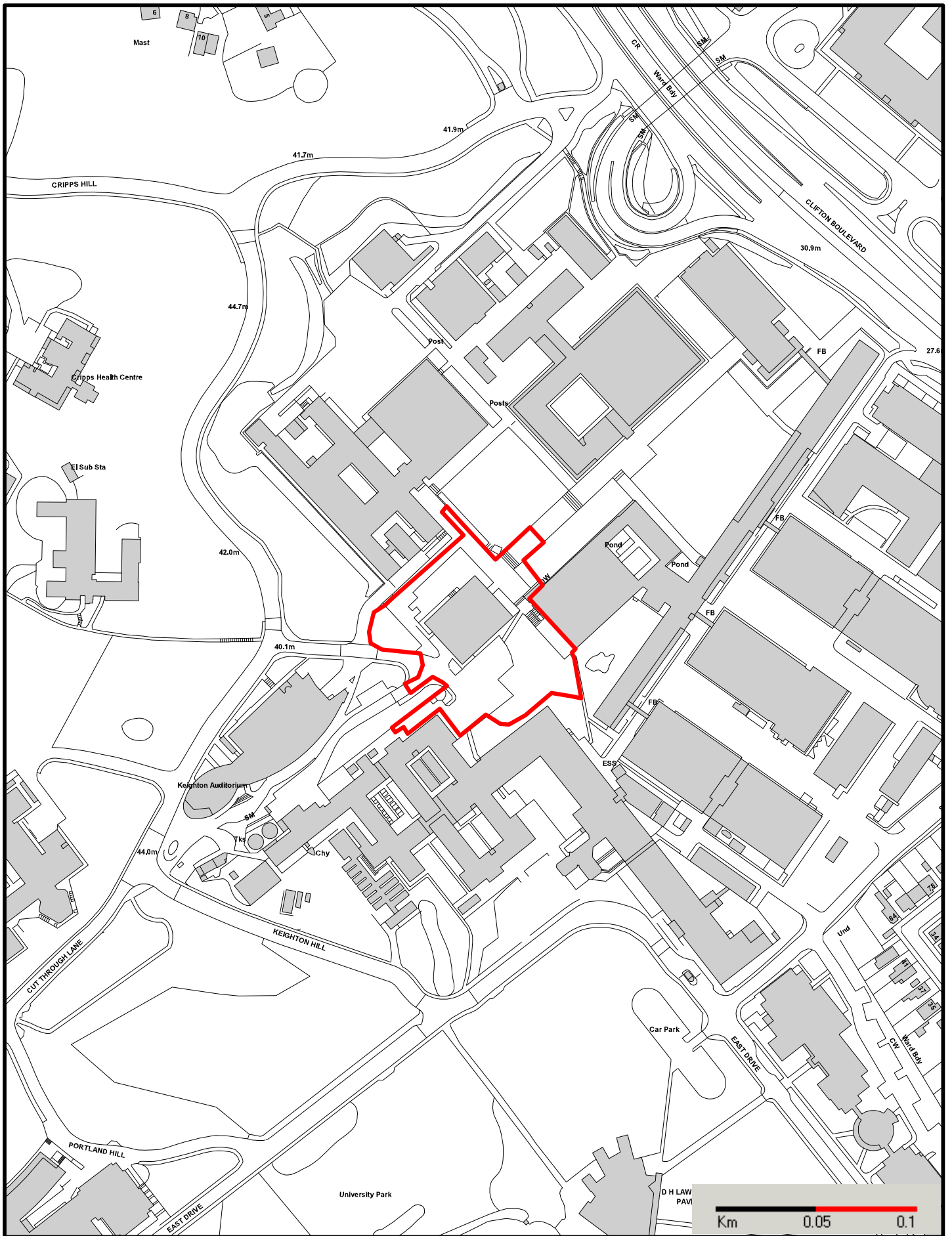
**17 Published documents referred to in compiling this report**

Nottingham Local Plan (November 2005)

**Contact Officer:**

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**Nottingham**  
City Council

**My Ref:** 13/00552/PFUL3 (PP-02467432)  
**Your Ref:**  
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City Council**

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NW1 6LG

Date of decision:

**TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION FOR PLANNING PERMISSION**

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Application No: 13/00552/PFUL3 (PP-02467432)  
Application by: University Of Nottingham  
Location: George Green Library, University Of Nottingham, University Boulevard  
Proposal: Refurbishment and extension to create new Engineering and Science Library.

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Nottingham City Council as Local Planning Authority hereby **GRANTS PLANNING PERMISSION** for the development described in the above application subject to the following conditions:-

**Time limit**

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

*Reason: In accordance with Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

**Pre-commencement conditions**

(The conditions in this section require further matters to be submitted to the local planning authority for approval before starting work)

2. The development shall not be commenced until a detailed scheme to deal with contamination of the site has been submitted to and approved in writing by the Local Planning Authority. This shall include an investigation and assessment to identify the nature and extent of contamination and the measures to be taken to avoid any risk to health and safety when the site is developed. In particular the scheme shall include:
- i) details of how the site investigation and the analysis of chemical contaminants are proposed to be carried out, prior to implementation;
  - ii) details of the results of the site investigation including the results of all sampling/site testing, and an assessment of the conditions found;
  - iii) proposals (including timescales for implementation) for dealing with any conditions or contamination which might be present on the site, and details of the proof testing regimes to be used to ensure that the remedial measures are effective;
  - iv) a contingency plan for dealing with any contamination, not previously identified in the site investigation, encountered during the development.

*Reason: In the interests of the health and safety of the occupiers of the development, to ensure protection of the principal aquifer underlying the site and protect water quality in accordance with Policies NE10 and NE12 of the Nottingham Local Plan.*

3. The development shall not be commenced until a detailed scheme for dealing with the gaseous emissions on the site has been submitted to and approved in writing by the Local Planning Authority. This shall include:-
- i) details of an investigation and assessment of the gaseous emissions on the site;
  - ii) proposals for ensuring the safe removal of gas;
  - iii) proposals for preventing the lateral migration of gas; and
  - iv) any other remedial measures shown in the assessment to be necessary.

*Reason: In the interests of the health and safety of the occupiers of the development in accordance with Policy NE12 of the Nottingham Local Plan.*

4. The development shall not be commenced until details of all external materials of the building and hard surfaced areas within the site have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure that the appearance of the development will be satisfactory in accordance with Policy BE3 of the Local Plan.*

**Pre-occupation conditions**

(The conditions in this section must be complied with before the development is occupied)



5. No part of the development hereby permitted shall be occupied until a detailed landscaping and planting scheme indicating the type, height, species, location, sectional pit details and maintenance arrangements of the proposed trees and shrubs has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the development and any trees or plants which die, are removed or become seriously damaged or diseased within a period of five years shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy BE5 of the Nottingham Local Plan.*

6. Pursuant to condition 02 above, no part of the development hereby permitted shall be occupied until remedial or precautionary measures required to deal with ground contamination have been completed, and the approved regime of proof testing has been implemented to demonstrate the effectiveness of the remediation work, and the results have been submitted to and approved in writing by the Local Planning Authority.

*Reason: In the interests of the health and safety of the occupiers of the development in accordance with Policy NE12 of the Nottingham Local Plan.*

7. Pursuant to condition 03 above, no building(s), drainage or sewerage facilities nor any areas surfaced with materials impermeable to gas shall be used unless the approved remedial, preventive or precautionary measures for removing the gaseous emissions on the site have been implemented, and the system for dealing with the gaseous emissions shall be monitored and maintained in an efficient condition.

*Reason: In the interests of the health and safety of the occupiers of the development in accordance with Policy NE12 of the Nottingham Local Plan.*

8. A revised travel plan with updated staff and student travel survey data must be submitted for approval by the Local Planning Authority no later than 1st September 2013. This travel plan shall be based on previous versions submitted by the University and will make reference to schemes and developments that have occurred during the interim period. The travel plan will assess the performance of previous schemes by comparing the latest travel survey data with previous years and use this to inform the development of a future travel planning strategy with a list of actions, implementation dates and revised targets. Once approved the revised travel plan shall be implemented at all times.

*Reason: To promote the use of sustainable travel and in accordance with Policies BE2 and T2 of the Nottingham Local Plan.*

9. No part of the development hereby permitted shall be brought into use until cycle parking facilities have been provided in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority.

*Reason: To promote sustainable travel in accordance with Policies BE2 and T2 of the Local Plan.*

10. The development shall not be occupied until the renewable/low carbon energy scheme detailed in the Energy Statement (Arup) dated 7th February 2013 has been installed and is able to provide renewable/low carbon energy to serve the development. Once the development is occupied the scheme shall be permanently retained and maintained and shall continue to provide energy for the development for as long as it remains, unless otherwise

agreed in writing by the Local Planning Authority.

*Reason: In the interests of providing a sustainable development with a proportion of its energy supplied by way of a renewable source in accordance with Policies BE4 and NE14 of the Local Plan.*

**Regulatory/ongoing conditions**

(Conditions relating to the subsequent use of the development and other regulatory matters)

**Standard condition- scope of permission**

S1. Unless otherwise agreed in writing by the Local Planning Authority or modified by the conditions listed above, the development shall be carried out in complete accordance with the details described in the forms, drawings and other documents comprising the application as validated by the council on 5 March 2013.

*Reason: To determine the scope of this permission.*

**Informatives**

1. The reason for this decision, and a summary of the policies the local planning authority has had regard to are set out in the committee report, enclosed herewith and forming part of this decision.

2. This permission is valid only for the purposes of Part III of the Town & Country Planning Act 1990. It does not remove the need to obtain any other consents that may be necessary, nor does it imply that such other consents will necessarily be forthcoming. It does not override any restrictions contained in the deeds to the property or the rights of neighbours. You are advised to check what other restrictions there are and what other consents may be needed, for example from the landowner, statutory bodies and neighbours. This permission is not an approval under the Building Regulations.

3. The responsibility and subsequent liability for safe development and secure occupancy of the site rests with the developer and/or the landowner. The developer is strongly recommended to institute a thorough investigation and assessment of the ground conditions, nature and degree of contamination on the site to ensure that actual or potential risks to public health and safety can be overcome by appropriate remedial preventive or precautionary measures. The developer will be expected to provide at his own expense such evidence as is required to indicate clearly that the problem has been addressed satisfactorily.

4. The applicant is advised that there is a public sewer located within the application site. Public sewers have statutory protection by virtue of the Water Industry Act 1991 as amended by the Water Act 2003 and you may not build close to, directly over or divert a public sewer without consent. You are advised to contact Severn Trent Water to discuss your proposals. Severn Trent Water will seek to assist you in obtaining a solution which protects both the public sewer and the proposed development. If you require any further information please contact us on 01162 343834.

Where a condition specified in this decision notice requires any further details to be submitted for approval, please note that an application fee will be payable at the time such details are submitted to the City Council. A form is available from the City Council for this purpose.

Your attention is drawn to the rights of appeal set out on the attached sheet.

## **RIGHTS OF APPEAL**

Application No: 13/00552/PFUL3 (PP-02467432)

If the applicant is aggrieved by the decision of the City Council to impose conditions on the grant of permission for the proposed development, then he or she can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

Any appeal must be submitted within six months of the date of this notice. You can obtain an appeal form from the Customer Support Unit, The Planning Inspectorate, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Phone: 0117 372 6372. Appeal forms can also be downloaded from the Planning Inspectorate website at <http://www.planning-inspectorate.gov.uk/pins/index.htm>. Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see [www.planningportal.gov.uk/pes](http://www.planningportal.gov.uk/pes).

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay.

The Secretary of State need not consider an appeal if the City Council could not for legal reasons have granted permission or approved the proposals without the conditions it imposed.

In practice, the Secretary of State does not refuse to consider appeals solely because the City Council based its decision on a direction given by him.

## **PURCHASE NOTICES**

If either the City Council or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. This procedure is set out in Part VI of the Town and Country Planning Act 1990.

## **COMPENSATION**

In certain limited circumstances, a claim may be made against the City Council for compensation where permission is refused or granted subject to conditions by the Secretary of State. The circumstances in which compensation is payable are set out in Section 114 of the Town & Country Planning Act 1990.