

Agenda Item A9	Committee Date 7 December 2009	Application Number 09/00978FUL
Application Site Proposed Creative Arts Building Bowland Avenue North Lancaster University Lancaster		Proposal Erection of three storey Creative Arts Institute building, provision of new access road and landscaped attenuation ponds
Name of Applicant Lancaster City Council		Name of Agent Mr James Jones
Decision Target Date 20.01.2010		Reason For Delay Not applicable
Case Officer		Martin Culbert
Departure		No
Summary of Recommendation		Approval with conditions

1.0 The Site and its Surroundings

- 1.1 This site is located within the main campus ring road, at its northwest corner, between a small area of mature woodland planting and the western end of the new County College residences. It is a flat, open area, previously grassed but now used as temporary car parking. To the east of the site lies a large area of formally laid out open space known as County Piazza while to the south lies the existing Lancaster Institute of Creative Arts (LICA) complex centred on the Great Hall. To the north of the site, on the opposite side of the ring road lies a substantial area of woodland screen planting. The site is not visible from off campus. and there are no neighbours.

2.0 The Proposal

- 2.1 This proposal is a full application for the erection of a large three storey building to be an extension to the LICA teaching complex and will accommodate five performance studios and an entrance foyer, (all of which are two stories high) surrounded by smaller studios and seminar rooms, on the ground floor, with offices above surrounding the central void and future expansion space surrounding the void over the entrance on the third floor. This rectangular floor plan will be 35m wide by 61.5m long and the building will be four domestic scale storeys high and flat roofed. The elevations will be of Contemporary form in light green rainscreen cladding over a dark, brick plinth, with large horizontal glazed screen areas at ground and third floor level and a horizontal widow band at first floor level. The windows, screens and cladding will all have a vertical emphasis to counterpoint the horizontal emphasis in the glazing bars of the main structure.
- 2.2 Between the building and the woodland area to its west, the existing vehicular access to the Great Hall would be replaced by a footpath/cycleway and a linear pond running along the whole western side of the building to provide necessary surface water drainage attenuation. A new vehicular access to the Great Hall would be provided from the ring road to the west along the south side of the woodland area in place of an existing footpath. It is not anticipated that this facility will generate

significant additional vehicular movements to and from the campus.

2.3 Essentially, this proposal is simply to add a third floor to the LICA building previously approved under application 09/00057/FUL in July 09, which could not be treated as an amendment to that application because of its scale.

3.0 Site History

3.1 There is no recorded planning history for this site prior to the submission of the two storey LICA building in January 2009.

3.2 Construction of this building has now commenced on site.

4.0 Consultation Responses

4.1 The following comments have been received:

Consultees	Response
County Highways	Any comments with be reported at Committee
County Ecologist	No Objections, various conditions requested- no vegetation clearance between March and July, Arboricultural Impact Study to be implemented
Environment Agency	No Objections, various conditions and notes requested- surface water to be attenuated to existing levels
United Utilities	No Objections- provided drained on a separate system
Environmental Health Officer	No Objections
Contaminated Land Officer	More information requested (some details missing)- any further comments will be reported at Committee
Tree Protection Officer	More information requested (Tree Protection Plan- position of fencing etc, Arboricultural Method Statement and Landscape scheme)- any further comments will be reported at Committee
Access Officer	Any comments will be reported at Committee
Ellel Parish Council	Any comments will be reported at Committee
Scotforth Parish Council	Any comments will be reported at Committee
Cultural Services	Any comments will be reported at Committee

5.0 Neighbour Representations

5.1 No representations from members of the public had been received at the time this report was prepared.

6.0 Principal Development Plan Policies

6.1 The site lies within an area allocated for the development and expansion of the University in the Local Plan. Policy R12 limits such development to this application area.

7.0 Comment and Analysis

7.1 The previously approved scheme, though attractive in its own right, was somewhat understated in the context of its setting, surrounded by four storey accommodation buildings and tall trees. Furthermore its lack of height in relation to its footprint failed to produce a physical presence appropriate to its intended function within the University generally or to adequately reflect the Creative Arts theme of its specific user group. Moreover, the approved building did not make any provision for the future expansion of the Creative Arts department.

7.2 This proposal is intended to address those recognised issues and to create a building which will fit in better with the architecture and scale of this part of the campus.

7.3 It is considered that this amended proposal achieves these aims and will produce an attractive modern building of significant presence to complete the development of this part of the University's forward development plan. It will provide much needed teaching and performance space of the present Creative Arts department and opportunity for further expansion.

8.0 Conclusions

8.1 This revised proposal does not have any significant impacts on its surroundings beyond those of the originally approved scheme and the external works remain unchanged from that scheme. It is considered therefore that this proposal does not raise any significant planning issues and can be supported.

Recommendation

That Planning Permission **BE GRANTED** subject to the following conditions:

1. Standard Full Permission.
2. Development in accordance with approved plans.
3. Samples of external materials and finished to be agreed.
4. Submitted landscaping scheme to be implement.
5. Tree protection fencing.
6. Tree protection method statement to be agreed.
7. No site fires.
8. Separate drainage system.
9. Drainage details to be agreed.
10. Traffic counters to be provided.
11. Revised travel plan to be agreed.
12. Car Park management plan to be agreed
13. Site clearance, demolition and construction plan to be agreed.
14. Servicing strategy to be agreed.
Daytime weekday use to be limited to Uni care activities- use otherwise scheduled to avoid rush hours and by prior agreement only.

Human Rights Act

This recommendation has been reached after consideration of the provisions of The Human Rights Act. Unless otherwise stated in this report, the issues arising do not appear to be of such magnitude to override the responsibility of the City Council to regulate land use for the benefit of the community as a whole, in accordance with national law.

Background Papers

None.