
APPLICATION DETAILS

Application No:	17/0842/FUL
Location:	Southfield Road Middlesbrough TS1 3BX
Proposal:	Refurbishment, extension, partial recladding and replacement of existing plant of the existing Student Centre building to accommodate teaching, learning and office space.
Applicant:	Teesside University
Agent:	Faulkner Browns
Ward:	Central
Recommendation:	Approved with Conditions

SUMMARY

The proposed development relates to works to an existing university building including its recladding and partial re-glazing as well as the creation of a new entrance atrium. The proposed works are part of the Universities wider masterplan to develop the Middlesbrough Campus which is centred around Southfield Road.

It is considered that the proposed works will serve to re-define the existing appearance of the building and provide it with a greater prominence in the immediate area, adding positively to the quality and design of built form which has emerged within the campus over recent years.

The proposed works would not have any undue impacts on the operation and use of the wider area or associated buildings and would improve the visual relationship between the existing building and the nearby listed 'Waterhouse Building'.

There have been no objections raised against the application and in view of these matters, the application is recommended for approval with conditions.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The proposed works relate to one of the buildings on the Teesside University Campus which is centred around Southfield Road in Middlesbrough. The University is re-defining the way in which it provides its services on the campus and has a long term masterplan for the

university area and associated buildings. This proposal would allow for the Business School facilities to be accommodated within the existing Student Centre building which currently provides office space for non-academic staff, a student enquiries and support centre and a catering outlet. The non-academic elements moving out of the building would be re-located in the former Gazette building which is currently undergoing refit works ready to accommodate the new use.

The key elements of the proposed works are to redefine the external appearance of the building by recladding its walls, improving energy efficiency and providing a dedicated glazed entrance to improve access to the building.

PLANNING HISTORY

There has been number of new and redefined buildings within the Campus along with the pedestrianisation of Southfield Road over recent years and this is redefining both how the University operates but creating a new character for the campus. New buildings in the area have been of a modern and individual design having a degree of prominence within this area as well as being of a city centre scale.

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) *The provisions of the development plan, so far as material to the application;*
- b) *Any local finance considerations, so far as material to the application; and*
- c) *Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014);*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only);*
- *Regeneration DPD (2009, policies which have not been superseded/deleted only);*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011);*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011);*
- *Middlesbrough Local Plan (1999, Saved Policies only); and*
- *Marion West Neighbourhood Plan (2016, applicable in Marion West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of

planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles', which can be summarised as follows:

- *Being plan led;*
- *Enhancing and improving areas;*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy;*
- *Always seek a high quality of design and good standard of amenity for existing and future occupants;*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside;*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables;*
- *Contribute to conserving and enhancing the natural environment;*
- *Encourage the effective use of land;*
- *Promote mixed use developments;*
- *Conserve heritage assets in a manner appropriate to their significance;*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations; and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

- DC1 – General Development
- CS4 – Sustainable Development
- CS5 – Design
- REG 20 – Principal Use Sectors
- REG 24 – The Southern Sector

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address. <https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Highways Engineers - no objections.

Environmental Health - no objections.

Public Responses

Number of original neighbour consultations	6
Total numbers of comments received	0
Total number of objections	0
Total number of support	0
Total number of representations	0

PLANNING CONSIDERATION AND ASSESSMENT

Principle of Development

1. The proposal relates to the redevelopment works rather than the new use of the building which will remain to relate to the wider University use and as such the principle of the development, to modernise and re-purpose the existing building is considered to be acceptable in principle. Other material planning considerations are as follows;

Sustainability

2. The re-use and adaption of the existing building will allow for the existing poorly performing envelope of the building to be replaced with a more modern and more efficient glazing and cladding system whilst retain the structural core of the building. This is considered to be a sustainable approach to providing the new space. As part of the works (but not requiring planning permission in their own right) there would be replacement of old plant and machinery with new highly efficient equipment with intelligent control systems which would further enhance the sustainability credentials of the building.

Design and appearance

3. The existing building is a design of its time. It has been recently improved through the addition of a 'green wall' which faces onto Southfield Road and which assists in creating a specific and positive identity to this part of the campus. The green wall would remain in place although the 3 other elevations of the building would change.
4. Given the recent improvements through the construction of other buildings and works within the immediate area, it is considered that this would continue the redevelopment of the campus site in a positive manner by modernising those elements which provide limited or no contribution to the high quality environment which the University is seeking to provide. The building would be re-glazed and have aluminium cladding to the east and west elevations. Projecting vertical fins are also being proposed to assist with solar shading for the building to ensure that the internal space is entirely usable in all conditions. The proposed cladding works will be visible along one of the internal pedestrian routes within the campus and should make this environment much more aesthetically pleasing.
5. The new entrance atrium would largely be characterised by glazed curtain walling with some masonry sections to provide support, define the buildings corners and provide opportunity for signage.
6. The overall design is considered to represent a significant improvement to the design and appearance of the existing building and will allow it to be a positive addition to the areas in and around all four of its elevations, in accordance with Local Plan Policy DC1 and general guidance within the National Planning Policy Framework which seek to ensure new development takes the opportunity to improve areas.

Layout and impacts on heritage assets

7. The building and its immediate surroundings are sufficiently remote to the Linthorpe Conservation Area, with other buildings in between to prevent any impact on the character or appearance of the conservation area.
8. There are a number of listed buildings on the campus and other than the Waterhouse Building, all are within different settings / street scenes to be affected by the proposed works, particularly given the built form of the surrounding area and scale / mix of surrounding buildings. The Waterhouse Building is arguably the most prominent listed building within this area. The building subject of this application is one of three buildings which are positioned within close proximity to the Waterhouse building, framing its southern / eastern aspects.

9. The significance of the Waterhouse Building is considered to be partly related to its former uses and partly related to its appearance, use of materials and standing within this area. The proposed works to modernise the business school building will serve to re-clad a large square building which has a 1960's appearance and which in itself makes no positive contribution to the setting or appearance of the listed Waterhouse Building. The cladding and other external works, including the glazed entrance, will create a much stronger identity for the host building which would have a different and improved interaction with the Waterhouse building. Furthermore, it is considered that the works will assist in allowing the Waterhouse Building to gain greater prominence as its own entity, as the modern additions to the business school will be prominent and create a more distinct yet lightweight contrast which would be a positive one.
10. The Waterhouse Building is considered to be of local significance, and the proposed works are considered to have a low impact and the overall magnitude of the proposals are considered to be minimal, and arguably an improvement. For these reasons, it is considered that the proposed works would comply with both Local and National guidance which seeks to preserve and enhance heritage assets.

Highways related matters

11. The proposal relates to the re-use of an existing building and will not in itself result in additional traffic into this part of the town. The additional floor space being created relates to the entrance atrium which is not functioning floor space in terms of bringing additional numbers in the building. In view of these circumstances, there are no highway related concerns.

Other material planning considerations

12. The Highways team have requested an informative be imposed reminding the developer of the requirements around depositing materials on the highway should this be required and this has been recommended accordingly.
13. The councils Environmental Health team have considered the proposed scheme and raised no concerns.

Conclusion

14. The proposed works represent a positive redevelopment and extension to the existing building which will modernise its appearance and increase its prominence as an individually designed building and thereby continue to characterise the University Campus as an area of unique architecturally led built form, having no notable adverse impacts on the surrounding area or buildings in accordance with the relevant Local Plan Policy and guidance contained within the National Planning Policy Framework.

RECOMMENDATIONS AND CONDITIONS

Approve with conditions

1. Time Limit

The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. Approved Plans

The development hereby approved shall be carried out in complete accordance with the following plans as received on the 25th September 2017 and shall relate to no other plans:

Plan Title

Location plan – K00192-FBA-01-00-DR-A-05_10-000 Rev P1
Proposed Level 00 Floor Plan - K00192-FBA-01-00-DR-A-00_10-000 Rev P1
Proposed Level 01 Floor Plan - K00192-FBA-01-01-DR-A-00_10-100 Rev P1
Proposed Level 02 Floor Plan - K00192-FBA-01-02-DR-A-00_10-200 Rev P1
Proposed Level 03 Floor Plan - K00192-FBA-01-03-DR-A-00_10-300 Rev P1
Proposed Site Plan - K00192-FBA-01-00-DR-A-05_10-200 Rev P1
Proposed Roof Plan - K00192-FBA-01-04-DR-A-00_10-400 Rev P1
Proposed Site Sections - K00192-FBA-01-00-DR-A-05_10-02 Rev P1 2017
Proposed Sections - K00192-FBA-01-XX-DR-A-00_10-10 Rev P1
Proposed Level 00 Floor Plan - K00192-FBA-01-00-DR-A-00_10-000 Rev P1
Proposed North and South Elevations - K00192-FBA-01-XX-DR-A-00_10-55 Rev P1
Proposed East and West Elevations - K00192-FBA-01-XX-DR-A-00_10-56 Rev P1
Proposed East and West Elevations - K00192-FBA-01-XX-DR-A-00_10-58 Rev P1

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.

3. Materials

The works hereby approved shall use the materials detailed below unless alternatives are first submitted to and agreed in writing with the Local Planning Authority.

Glazing Systems

A – Aluminium curtain wall 300mm deep cover caps 750mm module.
Finish : Polyester Powder coated. Colour/ Texture: Syntha Pulvin SB M Bronze

B – Aluminium curtain wall 25mm deep cover caps 1500mm module.
Finish : Polyester Powder coated. Colour/ Texture: Syntha Pulvin SB M Bronze

C – Aluminium curtain wall 25mm deep cover caps 750mm module.
Finish : Polyester Powder coated. Colour/ Texture: Syntha Pulvin SB M Bronze

D – Silicone Jointed Aluminium Curtain Wall with low iron clear glazing
Finish : Polyester powder coated. Colour/ Texture: Syntha Pulvin SB M Bronze

Panel Systems

- Expamet mesh panels, anodised, colour: Anocol 00360 Bronze
- Clear Glazed curtain walling: Insulating glass units
- Clear glazed opening light: Insulating glass units
- Insulation backed glazed spandrel panel
External material – Insulating glass units
External Finish – Ceramic coating to face 3 (outer face of inner panel) RAL 7011 Anthracite Grey
- Low iron glass curtain walling: insulating glass units
- Concrete panels. Panel type Homogeneous precast concrete. Panel Finish: White reconstructed stone finish.

Reason: In order to define the appearance of the works in accordance with the requirements of Local Plan Policies DC1 and CS5.

REASON FOR APPROVAL

This application is satisfactory in that the design of the proposed works accord with the principles of both Local Policies and the National Planning Policy Framework (NPPF) and, where appropriate, the Council has worked with the applicant in a positive and proactive way in line with paragraphs 186-187 of the NPPF. In addition the extension to form an apartment accords with the local policy requirements (Policies CS4 and DC1 of the Council's Local Development Framework).

In particular the proposed works are considered to represent an improvement to the existing buildings appearance, will improve its energy efficiency and will reduce / improve the impact that the building currently has on the adjacent listed Waterhouse Building.

The application is therefore considered to be an acceptable form of development, fully in accordance with the relevant policy guidance and there are no material considerations which would indicate that the development should be refused.

INFORMATIVES

Informative: Materials on the highway

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

Case Officer: Peter Wilson

Committee Date: 12th January 2018

