

**KEY INFORMATION**

**Ward** Tay Bridges

**Proposal**

New laboratory building extension to existing Wellcome Trust Building

**Address**

MSI/WTB Complex  
University of Dundee  
Dow Street  
Dundee  
DD1 5EH

**Applicant**

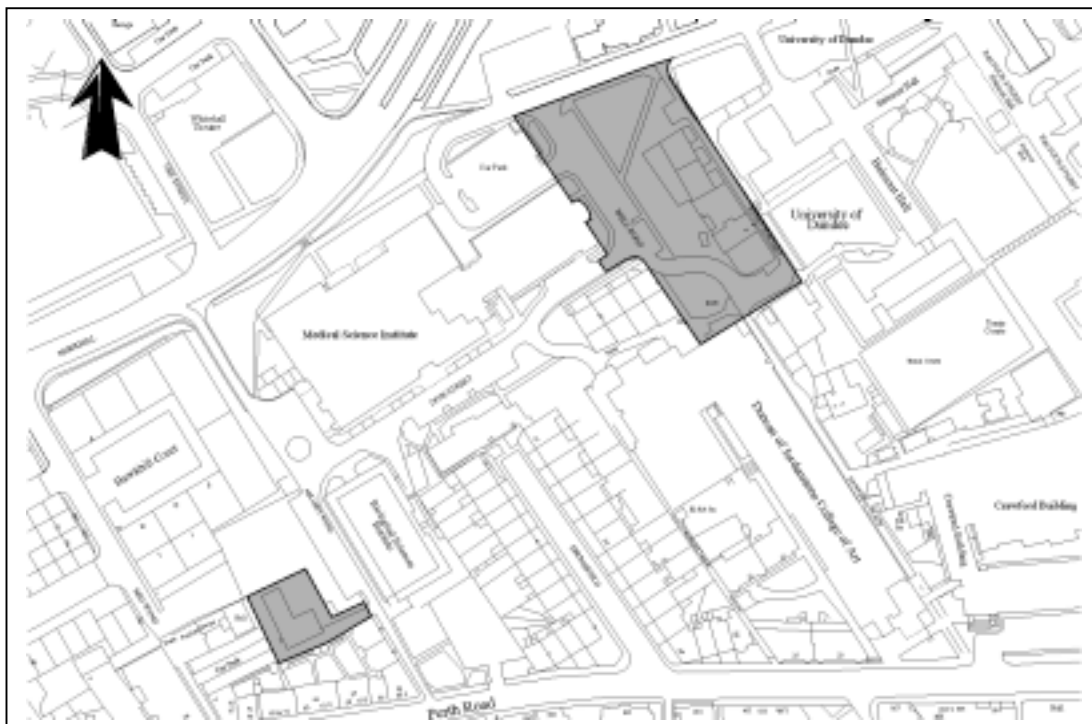
The University Court -  
University of Dundee  
Nethergate  
Dundee  
DD1 4HN

**Agent**

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**Registered** 25 Nov 2002

**Case Officer** Eve Jones



# Proposed Extension to Wellcome Trust Building

A new laboratory building extension to the existing Wellcome Trust Building is **RECOMMENDED FOR APPROVAL, subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The application is for a major extension to the Wellcome Trust Building at the University of Dundee. It is in accordance with Council policy and is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- The application is for a major extension to the Wellcome Trust building at the northern edge of the University of Dundee campus. There is also a proposed 26 space car park on a site off Millers Wynd to serve the new building.
- The extension will replicate the size, scale, alignment, design and materials of the existing structure which is a prominent landmark building. The new extension will have a feature glazed entrance on the east elevation. There will be car parking to the north and south with landscaping and replacement tree planting. The proposed car park at Millers Wynd is partly screened by landscaping to the north and east.
- The relevant policies in the Dundee Local Plan 1998 and the Finalised Dundee Local Plan Review 2003 support research and education developments within the campus area. The proposal is identified in the University of Dundee Campus Plan. The application is supported by a Design Statement from the architects.
- The proposed development is in accordance with approved policies and the Campus Plan and is recommended for **APPROVAL** subject to conditions.

## DESCRIPTION OF PROPOSAL

The application is for a major extension to the east of the Wellcome Trust building at the University of Dundee. The building will match the scale, proportions, design and materials of the existing building and will have a feature glazed entrance at the eastern elevation. The application also includes the formation of a new 26 space car park to serve the building on land to the west of Millers Wynd to the south west of the main development site.

## SITE DESCRIPTION

The main site lies on the northern edge of the University Campus, south of the Old Hawkhill. The western part of the site comprises Well Road which provides access to the surrounding buildings including Duncan of Jordanstone College and the eastern edge of the site is formed by Mount Pleasant. The east side of Well Road contains 26 existing car parking spaces. The land between the two roads is currently occupied by two traditional stone buildings set in a grassed and landscaped area with several large trees. Number 3-5 Mount Pleasant is a three storey tenement used for student housing. 7-9 Mount Pleasant is a house used as a Student Union Building.

The site of the proposed car park is to the rear of tenemental buildings facing Perth Road. The site is currently occupied by a relatively modern flat roofed office building. The site is partly screened by heavy vegetation to the north and east

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 1998

The following policies are of relevance:

Policy EU 19 - Educational Related Development. The Policy supports appropriate business and research developments associated with educational institutions within the campus areas.

Policy BE 1 - Design Quality. The policy states that the highest standards of design will be required and new development will require to be carefully integrated with its surroundings as regards scale, form, siting, alignment, materials and landscaping.

Policy BE 11 - Development in Conservation Areas. Within Conservation Areas developments will be expected to complement and enhance the character of the area.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

### Finalised Dundee Local Plan 2003

The following policies are of relevance:

Policy 28 - Higher Education Development. The policy supports further higher education development



particularly related to business and research expansion subject to other Local Plan policies and agreed Campus Plans.

Policy 55 - Urban Design. The policy states that for all new developments the emphasis will be on design quality and the creation of new public places and points of interest. The design and layout will be expected to contribute to an environment which is safe and accessible to all.

Policy 61 - Development in Conservation Areas. All development proposals will be expected to preserve or enhance the character of the surrounding area.

## Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

PAN 33 Planning and Noise. The proposed development has a substantial area of the roof of the building allocated for electrical and mechanical servicing plant. Belmont Hall which is a student Hall of Residence is located 20 metres to the east. Noise from the plant has the potential to disturb the residential amenity enjoyed by the residents.

## Non Statutory Statements of Council Policy

The following is of relevance.

University of Dundee Campus Plan. The Campus Plan was approved by the Development Quality Committee as a material consideration in the determination of planning applications on 27 January 2003. The Plan contains the development vision including a focus of expansion proposals on the northern edge of the campus and the creation of a major new green linear space in the heart of the campus which physically links the various faculties.

## LOCAL AGENDA 21

The development represents efficient use of resources as the building will be located within the University campus, close to the City Centre where facilities and resources can be shared more efficiently. The development will also provide employment opportunities.

## SITE HISTORY

02/00573/CON current application for Conservation Area consent for demolition of existing buildings. The report on that application is also on this agenda.

## PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification. No objections were received.

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## CONSULTATIONS

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The following comments were made by consultees.

The Director of Environmental and Consumer Protection. Information was requested in order to assess impact of substantial plant rooms and flue stacks on the roof of the building on the adjacent student accommodation. Following discussion with the applicants' engineer, the Director is satisfied that any resulting noise can be controlled by an appropriate condition.

The Director of Contract Services requested information regarding the existing trees to be removed and the landscape proposals including replanting proposals. A tree survey has been submitted and landscaping is being discussed.

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## OBSERVATIONS

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In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

### The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

Policy EU 19 - the proposed development comprises a major extension to the existing research facility at the Wellcome Trust building and complies with the policy.

Policy BE 1 - Design Quality. The new building replicates the height, form, alignment, design and materials of the existing building. A glazed entrance feature is provided on the whole of the eastern elevation as seen from the main approach by road. Replacement car parking with associated landscaping will be located to the north and south of the new building. The applicants' architect has submitted a Design Statement in support of the application which emphasises the continuity with the existing building and the creation of a feature eastern elevation

Policy BE 11. The contribution to the character of the Conservation Area is assessed under the following headings.

Loss of existing buildings. As detailed above, there is an application for Conservation Area consent in respect of the demolition of the existing buildings. The report on that application is also on this agenda and contains the assessment of the impact of the demolition on the character of the Conservation Area.

Design of Building. This is assessed above. The existing Wellcome Trust is a landmark building which occupies a prominent location, clearly visible from many locations including the Tay Bridge approach to the City. The extension will emphasise this feature and will provide a striking east elevation.

Loss of Trees. Whilst the retention of existing trees is sought in all new developments, the size scale and alignment of the extension which is required on good design grounds does not allow the trees to be retained. A landscaping plan detailing the replanting proposals is being discussed.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

### Other Material Considerations

The other material considerations to be taken into account are as follows:

PAN 33 - Planning and Noise.

Following discussion with the applicants' engineer, the Director of Environmental and Consumer Protection is satisfied that any resulting noise can be controlled by an appropriate condition.

### Finalised Dundee Local Plan 2003

Policy 28 - Higher Education Development. The policy supports further higher education development particularly related to business and research expansion subject to other Local Plan policies and agreed Campus Plans.

Policy 55 - Urban Design. The policy states that for all new developments the emphasis will be on design quality and the creation of new public places and points of interest. The design and layout will be expected to contribute to

an environment which is safe and accessible to all.

Policy 61 - Development in Conservation Areas. All development proposals will be expected to preserve or enhance the character of the surrounding area.

It is considered that the proposal complies with these policies as detailed in the Observations above.

The proposed development complies with the policies in the Development Plan and the Finalised Dundee Local Plan 2003. There are no material considerations which would support the refusal of consent.

It is therefore recommended that planning permission be granted with conditions.

### Design

The design of the development is considered in the Observations above.

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## CONCLUSION

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The proposed development is for a significant extension to a landmark building within the University of Dundee Campus. The new extension will replicate the existing with a feature glazed entrance feature. The development complies with the Council's policies and the Campus Plan.

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## RECOMMENDATION

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It is recommended that planning permission be GRANTED subject to the following conditions:

- 1 the development hereby permitted shall be commenced within five years from the date of this permission
- 2 prior to the commencement of works at Well Road, the replacement car parking hereby approved off Miller's Wynd shall be provided and shall be retained as car parking throughout the construction period and shall thereafter be available to serve the development hereby approved.
- 3 Prior to the commencement of development, a landscaping scheme including tree and shrub planting, paving and footpaths shall be submitted to the Council

for approval and, if approved, the works shall be carried out only in accordance with such approved details.

- 4 the landscaping including paving and footpath areas as approved by Condition 3 shall be completed in all respects, with the exception of tree and shrub planting, within three months of the first use of the building and that the trees and shrubs shall be planted within six months of that first use. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of similar size and species to those originally required to be planted
- 5 Upon completion of the emergency vehicle access for Duncan of Jordonstone College, lockable bollards shall be installed at locations previously agreed in writing by the City Council.

## Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 In order to ensure the provision of alternative off street parking in the interests of highway safety.
- 3 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 4 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 5 In order to prevent unauthorised parking and ensure the route is kept available at all times for emergency vehicles.