

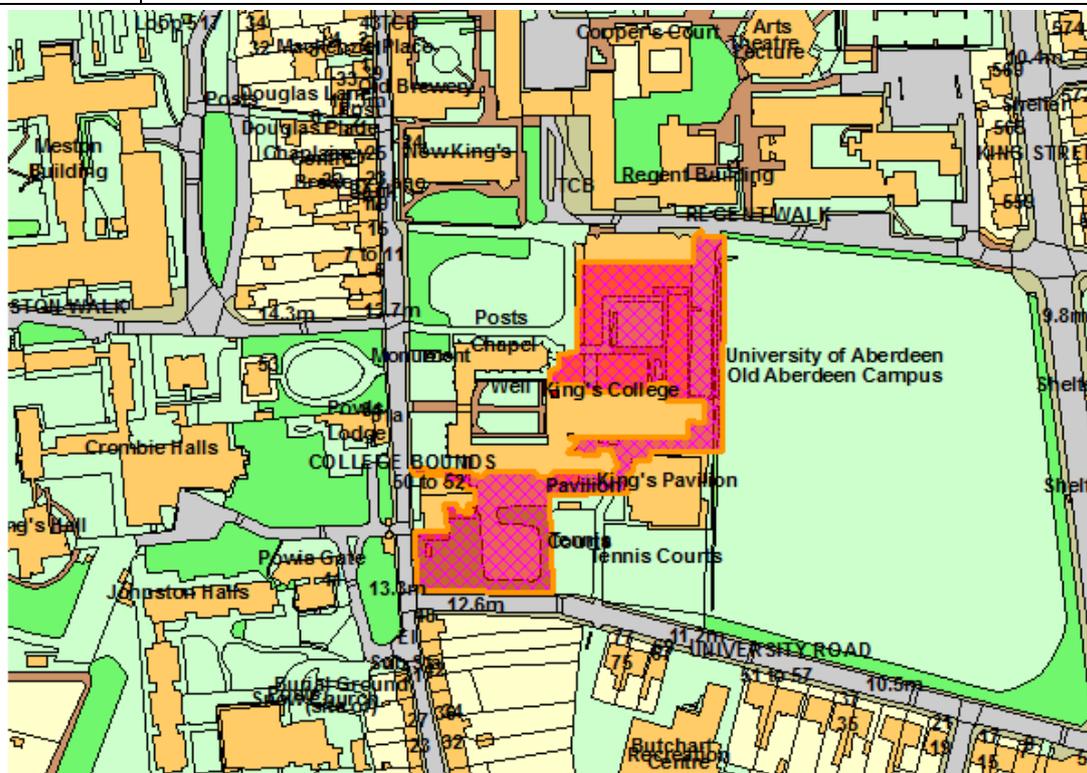


Planning Development Management Committee

Report by Development Management Manager

Committee Date: 17 June 2021

Site Address:	King's College, University of Aberdeen, College Bounds, Aberdeen, AB24 3SW
Application Description:	Erection of teaching and learning hall, demolition of 1954 book stack extension and kitchen extension to old library (James MacKay Hall), internal and external alterations of Cromwell Tower, Old Senate Wing, Elphinstone Hall Kitchen Extension, Linklater Rooms and 1921 book stack to allow for formation of new teaching and learning spaces within existing buildings, and associated public realm works
Application Ref:	201070/LBC
Application Type	Listed Building Consent
Application Date:	10 September 2020
Applicant:	The University of Aberdeen
Ward:	Tillydrone/Seaton/Old Aberdeen
Community Council:	Old Aberdeen
Case Officer:	Matthew Easton



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RECOMMENDATION

Approve conditionally

APPLICATION BACKGROUND

Site Description

The application relates to the King's College group of buildings located within the University of Aberdeen's Old Aberdeen campus. The site is centred around what is known as the 'King's College North Courtyard' and also known as the 'O'Dell Courtyard', named after the late Professor Andrew O'Dell who was the University's first Professor of Geography.

The courtyard is formed by the following buildings which enclose it. All are category B listed as a group for their special architectural and historic interest.

- To the north is the northern section of Elphinstone Hall, a building that is of two-storey equivalent height (plus attic storey) and constructed from buff sandstone. It dates from 1931 and features a 1965 kitchen extension to the rear which forms the northern edge of the courtyard. The extension is single storey, with the taller hall sitting behind it.
- West of the courtyard is the Linklater Rooms which are contemporary with Elphinstone Hall. It features a cloister which faces onto Elphinstone Lawn and the High Street. The rooms are used primarily as reception and function spaces, benefiting from their position adjacent to the kitchen and the internal link to Elphinstone Hall.
- The south side features the bookstack and archive facility which dates from 1921, with an extension being completed in 1954 to form the current structure. It is constructed from a variety of granites, with narrow triple-height windows and a flat roof. It is used for archive storage but is understood to be no longer fit for purpose.
- The south side also features an extension of the James Mackay Hall which forms part of the King's College Conference Centre (KCCC) and dates from around 1880. It was converted into a kitchen in the 1990s.
- The Old Senate Wing sits on the eastern side of the courtyard. Constructed around 1956, it is two-storeys high and finished in dressed red sandstone masonry, with a steeply pitched slate roof. Its eastern elevation faces onto the King's Playing Fields and it is bookended by gable elevations of Elphinstone Hall at one end and the KCCC at the other. It accommodates archive storage which is no longer fit for purpose, unused office space and the former senate room which is used as a Moot Court by the Law School.
- The Cromwell Tower is situated to the south west corner of the courtyard. It was built in the 1660s as dormitory accommodation and converted to teaching space in the 1700s. It was rebuilt internally in the 1820s, when an observatory and stair tower were added. It is a square tower constructed from rusticated stone. It continues to be used as teaching space, although the observatory is unused and there is poor accessibility to the upper floors. The Cromwell Tower also partially forms the north east corner of the King's College Quadrangle.

The courtyard itself can be accessed from the north east corner via a path between Elphinstone Hall and the Old Senate Wing or alternatively from the south west corner via a passage between the Linklater Rooms and the Cromwell Tower. It features a lawn with gravel perimeter path, areas of shrubs, a single ornamental cherry tree and three dwarf conifers. The eastern edge of the courtyard beside the James Mackay Hall kitchen is used for the storage of waste bins.

Between the Old Senate Wing and the King's Pavilion Playing Fields is a car park with 22 spaces immediately adjacent to the Old Senate Wing, and the area is also used for the storage of waste bins.

The application site also includes an area of open space located behind 50-52 College Bounds south of the King's College Quadrangle. It is enclosed by walls along its boundaries with University Road, College Bounds and adjacent tennis courts. It is mostly covered by grass and features several mature trees and cycle storage facilities. Although the application site includes this area, no works which require listed building consent are proposed there.

The nearby King's College Chapel and Bishop Elphinstone Memorial are category A listed buildings. The application site and wider area lie within the Old Aberdeen Conservation Area.

APPLICATION DESCRIPTION

Description of Proposal

Listed Building Consent is sought for the erection of a teaching and learning hall which would largely occupy the space currently forming the northern courtyard. Internal alterations are also proposed to buildings around the courtyard.

The proposed teaching and learning hall, known as 'King's Quarter' is to create a new focal point and main entrance for the University's Old Aberdeen campus. It seeks to enhance the use of the central area around King's College and provide modern accommodation through the reconfiguration of spaces in order to support the teaching and learning programmes. Accessibility and connectivity between spaces is to be improved. This is to benefit both visitors and students.

The proposal is made possible following the development of the Sir Duncan Rice Library resulting in the archive storage facilities around Kings College, as described above, becoming surplus to requirements.

A tandem application, 201069/DPP for Detailed Planning Permission for the development is being considered alongside this application for Listed Building Consent.

Bookstack and James Mackay Hall kitchen extension

To enable the construction of the learning hall, the book stack extension and James Mackay Hall kitchen extension would be demolished.

The earlier bookstack extension dating from 1921 would be retained, with its façade restored and exposed as internal feature within new atrium hall circulation space. A new floor would be inserted to provide teaching space and structural stability. Window openings on the north facade to be altered to form internal door openings at ground and first floor levels.

Teaching and Learning Hall

The space which forms the courtyard would be internalised within a new structure that would be two storeys in height, creating 1,925sqm of floor space. It would feature a central flexible space within an atrium which would be used for events and presentations. The structure would also provide circulation space around the atrium which would provide access to each of the surrounding buildings, allowing them to be brought back into use as modernised and flexible teaching and learning spaces, principally through the reconfiguration of the Old Senate Wing and

space currently occupied by the bookstack extension. Improved access would also be provided to Elphinstone Hall and the Linklater Rooms.

The courtyard facades of the buildings surrounding the courtyard would remain exposed as a feature of the new internal space. The learning hall would feature a timber structure above its double height space which would protrude above the rest of the roof of the second floor, allowing light into the hall. At this level two mechanical plant rooms (east and south) would be formed. They would be finished in a grey metal cladding.

A new external court accessed from the existing passage between Linklater Rooms and Cromwell Tower, would lead to the west entrance, formed in curtain wall glazing. The lobby and circulation spaces would feature social learning space and a new stair leading to the first floor which would occupy the space created following the removal of the James Mackay Hall kitchen. This stair and nearby lift would provide access to the Cromwell Tower.

Old Senate Wing

On the east elevation of the Old Senate Wing, a large opening would be formed between two existing windows at ground floor to create a new entrance and reception area for the University. A freestanding entrance podium with canopy would be erected which would incorporate steps, ramp and benching. To accommodate the entrance and permit the associated alterations to the public realm, the adjacent car park would be reduced to four accessible spaces, with a drop-off area created. Within the building, internal partitions would be removed to allow the creation of a new reception area, toilets, circulation space on the ground floor and teaching space on the first and second floors.

Cromwell Tower

Alterations to the Cromwell Tower involve the removal of internal partitions to provide more open learning spaces and form a corridor in the south connecting to a new access stair. This would be a new external structure within the space created following the removal of the James Mackay Hall kitchen. The new stair and internal connections would connect the new hall through to the new learning spaces and to the existing stone stair tower on the west side of the Cromwell Tower. A new platform lift would be installed into the south west corner of the new corridor, requiring the removal of a small section of the existing floor.

The removal of the James Mackay Hall kitchen extension would expose the lower levels of the south eastern elevation of the Cromwell Tower. At the ground and first floor levels this section is obscured by the James Mackay Hall kitchen and they have been altered to form linking door openings, including a stepped opening into the tower at first floor level. The proposal would involve the construction of a new stair structure in the space of the kitchen extension to connect into the Cromwell Tower at the three lower levels (ground to second floor), providing level access into the building. This would also provide a new direct connection to the James Mackay Hall gallery. Relative to the Cromwell Tower, the insertion of the new stair would require the reuse of the existing door openings at ground and first floor level, and the formation of a new door opening at the second-floor level within an existing window opening. The fourth-floor observatory would be refurbished and brought back into use.

Elphinstone Hall and Linklater Rooms

Minor external alterations are proposed to the Elphinstone Hall and Linklater Rooms which comprise a new opening formed at an existing window in the north east elevation of the Linklater Rooms to provide direct access from the learning hall, alteration of the edge of the existing eastern Linklater Rooms pitch roof at the wall head to accommodate new clerestory glazing to the internal

circulation of the new hall structure and alteration of a window opening to form door in the kitchen extension of Elphinstone Hall.

Amendments

Post submission the application has been amended to –

- reduce the height of the learning hall roof by 0.55m.
- windows within the existing buildings are to be retained and refurbished rather than replaced.

Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QGFQDPBZKBT00>

- Demolition Statement
- Design and Access Statement
- Heritage Statement
- Heritage Statement Addendum (Demolition Statement)
- Planning Statement
- Window and Door Survey

Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because it has attracted six or more objections and the community council for the area has raised concerns with the proposal.

CONSULTATIONS

Historic Environment Scotland – No objection. HES is generally satisfied that the applicants provide an appropriate comprehensive level of supporting information to assist with the consideration of the application, though it is considered some more information, as explained below, is needed to clarify concealment of the proposed hall within the courtyard.

With regard to the applicant's justification for the proposals, HES acknowledges that the supporting information sets out a strong case for a high-quality adaptable teaching and learning facility at the heart of King's College in terms of significant benefits for the University, local economy and wider community, by helping to address potential growth in student numbers, enhancement of current facilities, and repurposing existing underused buildings. The applicants also include an options appraisal showing why alternative of sites and buildings across the campus are not suitable. The application site is their preferred option, due to its central location and the opportunity it provides for revitalizing redundant or underused listed buildings.

It is also acknowledged that the applicants, show how their proposals have been informed by their understanding of the importance of the B listed building group and the wider historic setting of King's College, including the setting of King's College chapel.

New atrium hall – The proposed hall would substantially infill the existing O'Dell courtyard garden, leaving only small pockets of open space in the south east and north east corners and an entrance

courtyard in the south west corner. Such a large infill would be at odds with the open quadrangular plan form and setting of the B listed King's College group.

This layout and the predominant collegiate Gothic style of the 19th and 20th century buildings reflects the original medieval character of King's College and sits comfortably in the setting of the surviving 16th century Chapel. However, it is acknowledged that the existing courtyard garden does not appear to be an originally planned open space or quadrangle, unlike the more formal King's College principal quadrangle, or designed open green space of the Elphinstone Lawn quadrangle. The buildings enclosing O'Dell garden are mostly secondary elevations and the open space is already partly infilled with the 1965 kitchen extension to Elphinstone Hall and the large bookstack extension to the former library.

It is HES's view, that this courtyard garden is of lesser significance to the quadrangular plan form and setting of King's College. It is therefore considered that a more expansive infill would not unduly harm the special architectural and historic interest of the B listed building group, provided it is well concealed within the space, with minimal disturbance to the courtyard elevations and roofscape of the existing buildings.

HES consider that the submitted design for a freestanding atrium hall with lightweight connection is well conceived so that the courtyard facades of the surrounding buildings are mostly untouched and exposed as a key internal feature of the atrium. It is also recognised the intention is for the hall to be largely concealed within the courtyard, to minimise visual impact on the wider group of listed buildings and their setting, with glimpse views limited to the proposed new façade at the south west courtyard entrance, which itself would be in a setback position.

HES has reviewed the amended drawings and revised/additional visualisations showing the reduction in height of the atrium hall and is content that the atrium hall would be sufficiently concealed behind the Linklater Rooms. While HES also note that there is no reduction in the height of the proposed plant room roofing adjoining the Old Senate Wing inner roof on the east side of the courtyard, HES are satisfied that it too would be sufficiently concealed in views from the west, due to its greater setback position and proposed grey anodised cladding which it is noted is intended to match the colour of the natural slate roofing as closely as possible.

Demolition of Phase 2 bookstack extension and James Mackay Hall kitchen extension – It is HES's view that both the Phase 2 bookstack extension and James Mackay Hall kitchen extensions are relatively small-scale extensions in relation to the B listed building group and of lesser significance to the listing. HES are satisfied that there is a clear rationale for the demolition, to address circulation and accessibility needs within the new facility and would not result in significant loss to the special interest of the listed building. HES suggest that the fine quality granite be salvaged for appropriate reuse, if the Council is also content with the proposed demolition.

Cromwell Tower – This is the oldest building of the group and, along with King's College Chapel, the most notable survivor from the 16th/17th century King's College. It was considerably reconstructed internally in the late 19th century by John Smith, converting the building from student bedroom accommodation to classrooms, which also included external alterations to some window and door openings, the addition of a stair tower at the south west corner and a top floor observatory. HES are content that there would be no significant loss of character resulting from the proposed interior refurbishment, which mainly affects a relatively plain 19th century interior. The external alterations, confined to the least visible part of the south elevation, involve adaptation of existing, previously altered, door and window openings at ground, first, and second floor levels, to form new doorways to the proposed stair structure, enabled by the removal of the James Mackay Hall kitchen extension. It is considered that these alterations, including new adjoining stair, would not unduly disturb the appearance and special character of Cromwell Tower. HES are pleased that the proposals also include restoration of the observatory.

Senate Wing – This building would be subject to the most extensive alterations within this courtyard group. HES acknowledge that a large part of the building is underused or redundant, and consider that its simpler form and plain interior allows scope for considerable adaptation and repurposing to form a new main entrance and reception area, and teaching space. HES are satisfied that the interior alterations, new east entrance podium and canopy, and associated wide openings would not have a significant adverse impact on the B listed building group and its setting.

Elphinstone Hall and Linklater Rooms – HES consider the proposed window to door alterations to Elphinstone Hall kitchen extension and the Linklater Rooms to be minimal, with no adverse impact on the special character of the B listed group

Conclusion – The proposed teaching and learning facility would clearly be a large modern intervention, intended as a new complementary focal point for the University within the historic core of the campus. Given the nature of the proposals and high heritage importance of King's College, the applicants have provided ample supporting information to assist consideration of the application.

HES understand the rationale to locate the new facility within O'Dell courtyard garden and the opportunity this provides for repurposing underused parts of the B listed group of buildings.

HES consider that there would be adverse impact on the special architectural and historic interest of the B listed group, in terms of losing some of its quadrangular plan form. However, HES considers that O'Dell courtyard garden is of lesser significance to the quadrangular plan form of the group and is a secondary, more concealed and incidental space which is already partly infilled by extensions to buildings. In conclusion, HES consider that, overall, the proposals would not unduly diminish the special character and setting of the B listed building group.

Old Aberdeen Community Council – Supports the university's need to modernise buildings that are underused due to dated design and it is acknowledged that this proposal would bring much better use to the historic heart of King's College. It is also understood that internal modification and the limited demolition of two extensions would be necessary to efficiently deliver those aims. The careful modification of underused buildings in preference to the creation of a new building elsewhere on the university estate is supported, though they are disappointed that the submitted proposals would result in the loss of the (little used) O'Dell Memorial Garden. However, the interaction between the various new elements and the existing structures is considered to be unsympathetic and does not adequately address the heritage imperatives of this key site (as outlined below). The University should re-consider their concept.

Loss of the O'Dell Memorial Garden – While people have raised concern that the memorial garden could be lost, we note that the memorial has remained in place for some 54 years and that a memorial should rarely be considered sacrosanct for all time (there is still an O'Dell Memorial Prize in Geography awarded each year that honours the professor). However, the loss of a quiet green space within the campus is a more fundamental loss. The new garden at College Bounds would not provide the same calm space, particularly once the adjacent tennis court is converted to a multi-sport facility. While it is acknowledged that the garden gets little footfall, this must be at least partly due to the access gates having been frequently locked until very recently.

New East Entrance – The new entrance on the east of elevation of the Old Senate Wing is a logical and desirable addition. However, it is profoundly underwhelming and of unsuitable design.

West Entrance to the New Hall – The only new section of wall visible to the public would be the west entrance which would fill the gap between the Linklater Rooms and King's College and be readily visible. This 'assertive contrast' using modern glass and metal is unlikely to sit well in

juxtaposition with the surrounding listed buildings. How much better if the stonework from the Book Stack Extension could be used to close off this gap in a more sympathetic manner.

REPRESENTATIONS

Forty-two letters of representations have been received, all objecting to the application, including from the Architectural Heritage Society of Scotland, Old Aberdeen Heritage Society, Saltire Society and Scottish Civic Trust. Many of the representations are from staff or graduates of the University. The matters raised are summarised as follows –

Impact on setting of listed buildings

1. The various buildings may be of varying ages but display a commonality due to their robust masonry construction and sympathetic architecture. Contemporary design or materials such as steel and glass are not appropriate in a historic area or compatible with the surrounding buildings and failing to comply with Policy D1.
2. The roof of the proposals sits above the roof ridge of the Linklater Rooms and would have an adverse visual impact from the High Street, Meston Walk, Elphinstone Lawn and New Kings. It would affect the setting of the King's College Chapel.
3. Proposals do not comply with the 1993 Old Aberdeen Conservation Area Appraisal.
4. Views of the Cromwell Tower would be interrupted.
5. Spaces between buildings, such as the courtyard, are as important as the buildings and if it were to be infilled it would disrupt the special character of the area.
6. The proposals are comparatively modern, but design is traditional and in keeping with surroundings.
7. Alterations to the Old Senate Wing, including the new entrance, are not in keeping with it and would destroy its character.
8. Alterations to create doors on the Linklater Rooms and Elphinstone Hall extension would detract from their character.
9. There is a lack of information on the changes to the Cromwell Tower. The proposals for the Cromwell Tower are particularly destructive.

Loss of courtyard (O'Dell Garden)

10. The courtyard must be retained in its entirety. Whether it was designed intentionally or accidentally created over time is irrelevant in justifying its removal.
11. The courtyard provides an area for quiet contemplation and its status as a memorial to Professor O'Dell should be respected. The ashes of former students are scattered there, and its loss would be upsetting for families.

Demolition

12. No existing buildings should be demolished, particularly those that are listed.

13. Demolition of the bookstack represents the destruction of the ultimate example of Aberdeen's style of granite buildings and is a contravention of ACC's stated aims of preserving the city's unique heritage. It should be retained and restored. Its removal should be treated as demolition rather than an alteration in terms of assessment against demolition policy.

14. The John MacKay Hall kitchen extension should be retained.

Other

15. The project brief and design should be revisited. The proposals take no account of the shift to blended and online learning.

16. No consideration has been given to alternative sites. There are alternative locations that could be used within King's College or wider campus.

MATERIAL CONSIDERATIONS

Legislative Requirements

- Where a proposal affects a listed building, sections 14(2) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 places a duty on planning authorities in determining an application for Listed Building Consent to have special regard to the desirability of preserving the building or its setting and any features of special architectural or historic interest which it possesses. This is the primary consideration in the determination of applications for Listed Building Consent.

National Planning Policy and Guidance

- Scottish Planning Policy was approved on 18 December 2020. In February 2021, a Judicial Review of the decision of the Scottish Ministers on 18 December 2020 to amend Scottish Planning Policy (2014) as set out in 'Scottish Planning Policy Finalised Documents' and to publish 'Planning Advice Note 1/2020' was lodged with the Court of Session. As it stands, SPP2020 remains in place and is a relevant consideration in the determination of all planning applications.
- Historic Environment Policy for Scotland (HEPS)
- Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent
- Managing Change in the Historic Environment: Demolition of Listed Buildings
- Managing Change in the Historic Environment: Extensions
- Managing Change in the Historic Environment: Roofs
- Managing Change in the Historic Environment: Setting
- Managing Change in the Historic Environment: Windows

Aberdeen Local Development Plan (2017)

- Policy D1 (Quality Placemaking by Design)
- Policy D4 (Historic Environment)
- Policy D5 (Our Granite Heritage)

Supplementary Guidance and Technical Advice Notes

- The Repair and Replacement of Windows and Doors

Proposed Aberdeen Local Development Plan (2020)

The Proposed Aberdeen Local Development Plan (Proposed ALDP) was approved at the Council meeting of 2 March 2020. A period of representation in public was undertaken from May to August 2020. The Proposed ALDP constitutes the Council's settled view as to what the final content of the next adopted ALDP should be, and is now a material consideration in the determination of planning applications. The Aberdeen Local Development Plan 2017 will continue to be the primary document against which applications are considered. The exact weight to be given to matters contained in the Proposed ALDP (including individual policies) in relation to specific applications will depend on whether –

- such matters have or have not received representations as a result of the period of representations in public for the Proposed ALDP;
- the level of representations received in relation to relevant components of the Proposed ALDP and their relevance of these matters to the application under consideration.

The foregoing can only be assessed on a case by case basis.

- Policy D1 (Quality Placemaking)
- Policy D6 (Historic Environment)
- Policy D7 (Our Granite Heritage)
- Policy D8 (Windows and Doors)

Other Material Considerations

- Old Aberdeen Conservation Area Appraisal

EVALUATION

Background

The university has explained that the Old Senate Wing and book stacks were designed to provide archive book storage to the then adjacent old library (now the James Mackay Hall and King's College Conference Centre (KCCC)). The relocation of the library to Bedford Road (to the Queen Mother Library in 1964 and then again in 2011 to the Sir Duncan Rice Library) has left these remnant archive stores remote and out of place in the campus. To maintain the condition of the archived material and to allow for its easy retrieval a new central archive facility has been established – freeing up the existing archive spaces of King's College for repurposing.

The proposal is focused on repurposing the remaining buildings and reconfiguring the spaces to allow better accessibility and to support the university's teaching and learning programmes. It would also enable improved community engagement and provide an improved environment for visitors through the provision of a new reception area and presentation space.

Need for Development

Several representations suggest that the university do not need the space; the development would not provide the type of space required; the creation of the space is not sustainable; alternative

schemes or sites have not been considered and the scheme would not generate any economic benefit or attract students (*issues 14 and 15 in representations*).

Ordinarily, it is not for the Planning Service to question the need for a development; it is for the University to decide what floor space it requires and how it utilises it within the confines of the authorised planning use or how it considers it best to enhance its offer. Moreover, the Planning Service is required to consider the application submitted, rather than any hypothetical alternative that may or may not be feasible. Notwithstanding, where detrimental impact on the historic environment is unavoidable, HEPS indicates that it should be demonstrated that alternatives have been explored. In this case however, it is considered there would be no detrimental impact on the historic environment, so there is no requirement for this to be undertaken.

Nevertheless, as part of their submission, the university has explained the rationale behind its proposals and demonstrated that it has indeed considered several alternative options. A key objective of the proposal is to repurpose the historic buildings to create a greater sense of place at the heart of the campus and bring the existing underused buildings back into more productive use. The University considers that proposals balance the retention of the historic buildings whilst allowing the creation of high quality, flexible teaching space which is currently lacking. The University emphasises that the new facilities as proposed would help attract students and staff, for which it competes at an international level.

In terms of alternatives, eight sites within the campus were considered and details of these are included within appendix 3 of the Design and Access Statement. It explains that the rejected options were all at a disadvantage by the requirement for significant decant and relocation of existing university accommodation. Many options were too remote from the centre of the campus, and/or their locations were not suitable for a new facility aimed at allowing fully accessible and social learning. Several options added significant new floor area to the existing campus whilst many buildings on the campus are underutilised and/or in need of refurbishment. Therefore, the preference was for appropriate repurposing of existing buildings over creating new buildings. The University contend that the new facilities represent a sustainable and responsible approach to development and would create important accommodation within the heart of the historic setting.

Policy D4 (Historic Environment) indicates that the Council will protect, preserve and enhance the historic environment in line with Scottish Planning Policy, Scottish Historic Environment Policy (superseded by Historic Environment Policy for Scotland) and its own supplementary guidance and conservation area character appraisals and management plans. High quality design that respects the character, appearance and setting of the historic environment and protects the special architectural or historic interest of its listed buildings and conservation areas will be supported.

Scottish Planning Policy (paragraphs 141 and 143) reflects the legislative requirements in relation to conservation areas and listed buildings set out in the Material Considerations part of this report. SPP requires that, where planning permission is sought for development affecting a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.

Historic Environment Policy for Scotland (HEPS) is the Government's national policy statement on built heritage and sits alongside SPP. Historic Environment Scotland's guidance on managing change is also relevant.

Many third parties who have submitted representations believe that no change should occur either to the courtyard or to the buildings surrounding it. That position is however at odds with national policy on the historic environment which acknowledges that some change is inevitable and that it

can be necessary for places to thrive. Fundamentally, both national and local policy on the historic environment is aimed at managing change, rather than preventing it from occurring.

HES's guidance on determining listed building consent applications indicates that *"the majority of listed buildings are adaptable and have met the needs of successive generations while retaining their character. Change should therefore be managed to protect a building's special interest while enabling it to remain in active use. Each case must be judged on its own merits but in general terms listing rarely prevents adaptation to modern requirements but ensures that work is done in a sensitive and informed manner."* It goes on to caution however that *"Once lost listed buildings cannot be replaced. They can be robbed of their special interest either by inappropriate alteration or by demolition. There is, therefore, a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting."*

It is in the context of the above policies that the proposals are considered in more detail below.

King's College

The Old Aberdeen Conservation Character Appraisal produced in 2015 (superseding the 1993 version – *issue 3 in representations*) which although covering the whole of Old Aberdeen, provides useful background on King's College. It describes King's College Chapel and surrounding King's College quadrangle group of buildings as one of the two centrepieces of the conservation area (accompanying St Machar's Cathedral), observing that this collection of iconic buildings has come to symbolise the long educational tradition of the University. It goes onto note that apart from the chapel, little remains of Bishop Elphinstone's original university buildings on site, which were grouped together as a quadrangle. Except for the 1525 Round Tower and the 1658 Cromwell Tower, many of the earlier buildings in the quad were replaced in the 19th century. King's College is noted as being set back from College Bounds, giving space to appreciate the complex; the break in the building lines on either side of College Bounds at this point, together with the landscaped setting and gardens, creating a focal sense of space inviting appreciation. King's College can also be seen across the playing fields from King Street and at various points on University Road. The buildings are identified as being outstanding iconic buildings and alongside their setting are noted as being a strength of the conservation area. The visual impact of new development on the heart of Old Aberdeen is identified as both as a threat and an opportunity.

It is clear from the history of King's College that the group of buildings have continuously evolved over time, with the current arrangement within the courtyard only being established in the 1960s, as part of significant redevelopment within the campus through the 20th century that included the construction of New Kings in 1913 and both the construction in c1900 of the Professor's Manse on Elphinstone Lawn and its subsequent demolition prior to 1914. For the buildings surrounding the courtyard to remain relevant and in productive use, appropriately considered change continues to be required. These proposals represent the next stage in the evolution of the buildings as a key part of the Old Aberdeen campus.

Demolition

Demolition of Bookstack Extension

For the purpose of assessing the removal of the bookstack extension it is considered that the work constitutes demolition (defined as a total or substantial loss of a building, rather than simply being an alteration) in terms of Historic Environment Scotland's (HES) guidance on the Demolition of Listed Buildings. As such, the applicant has submitted a Demolition Statement as an addendum to their Heritage Statement which contends that the bookstack is not of special interest.

The bookstack was constructed in 1954 as an extension to the 1921 bookstack extension. Architecturally it reflects the earlier part to which it is attached, featuring a simple structure and design reflecting its use, an approach which was not unusual for the time.

The building is a simple form, related to its purpose and location as an archive extension to a library located on a rear elevation. It is not by a notable architect and has limited architectural interest. The only feature of note is the use of a combination of granites from different quarries on its external elevations, including ashlar dressed blocks to window margins and Aberdeen bond. However, it represents a late use of granite and there are better examples of mixed granite use in buildings of the same period found elsewhere which are more prominent, such as the University's Meston Building and houses on Tillydrone Avenue. The building is detrimental to the setting of the buildings around the courtyard as it conceals views of surrounding buildings and covers the façade of the original bookstack extension from 1921.

The University did consider the retention of the bookstack extension, however it advises that the opportunities created by removing it, including the potential to create clear desire lines for pedestrians and open up views of Cromwell Tower, meant that its retention would be at the expense of wider benefits to the listed buildings and the aims of the project. The Planning Service is aware of alleged unauthorised works relating to the windows of the building which are said to have taken place at some point in the last 20 years, however this is not considered to be of significance in the assessment of the current proposals and even if the original windows were intact it would not alter the current recommendation.

It is considered that the bookstack extension does not possess the same special architectural or historic interest as the main buildings within the group listing. The benefits of allowing its removal are significant, therefore its removal to allow the proposal to go ahead is considered acceptable (*issue 11 and 12 in representations*).

Demolition of James Mackay Kitchen Extension

The removal of the James Mackay kitchen extension is also considered to constitute demolition. The extension is a small L-shaped single storey flat roofed building located to the rear of the James Mackay Hall, which is part of the King's College Conference Centre. It infills a corner between the 1921 Bookstack extension, the principal front block of the KCCC and the Cromwell Tower. The structure has experienced successive alterations, with it being difficult to establish its exact original fabric or plan form. It is thought it combines a store from the 1860s and later lavatory block from the late 19th century. It was converted into an open plan kitchen to serve the James Mackay Hall in the 1990s. It is a simple structure with no architectural features of note. Taking this into account, it is considered that the extension does not contribute to the special architectural or historic interest of the main group of listed buildings. Therefore, its removal to allow the proposal to go ahead is considered acceptable (*issues 13 in representations*).

In summary, in accordance with HES guidance on demolition, it has been demonstrated that these elements of the listed buildings are not of special architectural or historic interest. Their removal would have a neutral impact on the character of King's College and would allow the remaining, more significant buildings to be repurposed and integrated into the new space. It would also allow concealed elevations which have greater significance to be revealed, enhancing the appreciation of the buildings.

Impact on Listed Buildings

Infilling of courtyard

The northern courtyard came into existence in the 1950s with the completion of the Old Senate Wing. Its form was later altered in the 1960s with the addition of the Elphinstone Hall kitchen extension. Although not a significant factor in this assessment, it is worth noting that the courtyard differs from others within the campus, such as the King's College Quadrangle and Elphinstone Lawn, which have primary or more significant building elevations surrounding them. Rather, the north courtyard is formed from the secondary/rear elevations of the buildings which surround it. They are of lesser importance than their primary elevations which face outwards into the campus. By virtue of being within the courtyard, they also have significantly less visual prominence.

Whilst spaces around buildings can be just as important as the buildings themselves, the courtyard is not a significant space in relation to the historic development of King's College or the wider Old Aberdeen campus and its contribution towards the setting of the listed building group to which it relates is minimal. There are no significant views into or out of the courtyard. It is considered that the space does not contribute to the special interest of the listed building group or the wider conservation area to any great extent.

At present each of the buildings surrounding the courtyard are independently accessed. The introduction of the learning hall and associated circulatory space around it allows the buildings to be integrated into one connected space and brought back into productive use. This allows the floorspace within the existing buildings to put to the most efficient use as circulation would take place largely within the new structure rather than the existing buildings. These connections would allow the new space to function collaboratively with Elphinstone Hall, the Linklater Rooms and James Mackay Hall.

The benefits which the proposal would bring are considered to justify the loss of the courtyard in its current form. There would be a neutral impact on the setting of the adjacent listed buildings and character of the conservation area (*issue 5, 10 and 11 in representations*).

Teaching and Learning Hall

The proposed learning hall has been designed so that it is a freestanding structure offset from the elevations of the buildings which form the courtyard. The hall would be connected to the existing buildings through glazed structures so that the elevations of the existing buildings which are external at present, would still be visible and able to be appreciated if the courtyard was internalised as proposed.

For a variety of reasons concern is raised with the use of glass. However, the use of curtain wall glazing and that of glass in building design is well established. Whilst it is noted that representations express an aversion to the use of modern materials in an historic context, national policy indicates that this the concept is a legitimate one, subject to suitable design. In respect of the proposal, the steel structure and curtain wall glazing would provide a simple structure which would represent a contemporary intervention in the group of buildings. It has been designed as to be distinctively different from the existing buildings and would provide a suitable deferential contrast with its surroundings which is considered acceptable (*issue 1 and 6 in representations*).

Alterations to accommodate a lift and staircase to serve the Cromwell Tower would take place in the location of the removed James Mackay kitchen extension. Whilst this part of the tower's elevation would still be enclosed, it would have a lesser impact than the existing extension, as the tower's original walls would be revealed, which at present are concealed behind the extension. The removal of the bookstack extension would also allow the tower to be better appreciated.

Therefore, it is considered the proposals would enhance the setting and character of the Cromwell Tower (*issue 4 in representations*).

Old Senate Wing

A new entrance and reception area for the university campus would be provided within the Old Senate Wing. To facilitate this on the eastern elevation facing towards King Street, stonework would be removed and combined with existing window opening to form a new 4.9m wide entrance to the building. To signify its location and provide a formal approach, an entrance podium formed in silver/grey etched precast concrete and a freestanding steel canopy would be provided adjacent to the new opening. The simple lightweight structure would provide an indication of the new entrance whilst having minimal impact on the fabric of the building. The elevation is relatively simple and repetitive, and the provision of the entrance would not see the removal of any significant architectural features. It is considered the character of the building would be maintained (*issue 7 in representations*).

Internally there would be significant change with the existing partitions removed to create a reception area at ground floor and teaching spaces in the floors above. Due to being designed for archive storage there is little features of interest within the building and those which do exist such as windows would be retained and refurbished. The woodpanelling within the Senatus room would be incorporated into the proposals.

The applicants have made it clear that without intervention and the formation of new entrances it would prove difficult to find a suitable re-use for this building. The proposals relating to the Old Senate Wing are considered acceptable and would maintain the special character of the building.

Cromwell Tower

The alterations to the interior of the Cromwell Tower would affect relatively plain rooms which were formed during the late 19th century when the original layout was altered. Their removal would not affect the special architectural of the building and any significant features such as the stone stairs and the separate spiral staircase to the fourth floor would be retained.

At the ground and first floor levels this section is obscured by the James Mackay Hall kitchen and they have been altered to form linking door openings, including a stepped opening into the tower at first floor level. The proposal would involve the construction of a new stair structure in the space of the kitchen extension to connect into the Cromwell Tower at the first three levels (ground to second floor), providing level access into the building which at present cannot be accessed by those unable to use the stairs. A second lift within the tower itself would provide access to all floors, including the third floor. The fourth-floor observatory would be refurbished and brought back into use, with a remote control located on the ground floor. Conditions are attached requiring details of several aspects of the works to be submitted prior to development commencing (*issue 9 in representations*).

The Planning Service is aware of alleged unauthorised works relating to the turret of the tower which are said to have taken place at some point in the last 20 years, however this is not considered to be of significance in the assessment of this proposal.

The works to the tower would bring the building back into productive use and allow it to be accessed by those unable to use the stairs. The proposals are considered acceptable and the special character of the building would be maintained and in the case of the exterior would be enhanced as the James Mackay Hall extension is removed revealing the covered part of the elevation (*issue 4 in representations*).

Elphinstone Hall and Linklater Rooms

External alterations only are proposed to Elphinstone Hall and Linklater Rooms, all of which would take place on the rear elevations facing the courtyard.

One window opening would be enlarged to allow for installation of a door on the rear elevation of the Linklater Rooms to allow access between the new space and the existing building. This allows the access to be provided with the minimum intervention.

Similarly, the minor alteration to the lower part of the roof slope to integrate the new structure into the Linklater Room wall is considered acceptable.

The only alterations to the Elphinstone Hall kitchen extension would be the change from a window to a door and removal of the stair to the basement. These alterations would not affect the special character of the building and would allow it to connect into the new space (*issue 8 in representations*).

The primary elevations of both buildings would remain unaffected by the proposals.

Bookstack (1921) Extension

On removal of the 1954 bookstack extension the original 1921 extension would be revealed. It would be retained, with the walls, becoming features within the new space. A floor will be inserted into the retained space to provide two new teaching spaces and give structural stability. The integration of this element of the listed group into the new space is welcomed and would enhance the ability to appreciate it. It is considered that the character of this part of the listed building would be enhanced.

Short-distance views

By virtue of being surrounded by existing buildings, the only place that the new structure would be seen outwith the courtyard and in close proximity, would be from the Elphinstone Lawn looking south east, through the passageway between the Linklater Rooms and Cromwell Tower. At present the bookstack extension is visible and with its removal the view would be replaced with the curtain wall glazing façade of the new building. The new façade would be positioned around 3.90m further back than the bookstack extension currently is, in relation to the walls of the Cromwell Tower and Linklater Rooms. This would allow a small external courtyard to be retained at the western entrance to the learning hall. Due to its largely concealed nature and setback behind Cromwell Tower and Linklater Rooms, the structure would appear as a subsidiary element, retaining the primacy of the more prominent and important buildings (*issue 10 in representations*).

Having reviewed the proposals, Historic Environment Scotland shares the opinion of the Planning Service, and considers that the structure would be sufficiently recessed within the courtyard and would not significantly detract from the setting of the nearby A-listed chapel.

A smaller courtyard would be formed at the end of the pend between the Old Senate Wing and Elphinstone Hall, where a secondary eastern entrance would be formed. Again, the structure would be setback so that it would not be seen outwith the pend.

Medium to Long-distance views

Due to the eaves, roof plane and ridgeline heights of Elphinstone Hall, the Old Senate Wing and the King's College Conference Centre, the learning hall and plant room would sit below the ridge level of these buildings. It would therefore not be possible to see the new structure from either the

north, south or east of the King's College group of buildings in terms of medium to long distance views. This would preserve the important view across the King's Playing Fields from King Street.

With the learning hall having a corner ridge height of 22.90m (all measurements are above ordnance datum), the only direction which the learning hall and plant room could potentially be seen is from the west, at locations at College Bounds, High Street, Elphinstone Lawn and New Kings.

Acknowledging that the views of King's College from these locations contribute significantly to the appreciation of King's College and the character of Old Aberdeen, the Planning Service had initial concerns with the height of the new structure and its potential to be visible above the ridge of the Linklater Rooms which sits at a height of 22.39m.

In response, the applicant amended the proposal so that the learning hall roof was reduced by 0.55m, from its initial height of 23.45m to 22.90m. This would result in the learning hall being only 0.51m higher than the Linklater Rooms ridgeline. The east plant room, which would sit behind the learning hall when viewed from the west, with its roof sitting at 23.90m, would be 1.00m higher. The resultant potential visual impact is demonstrated through a series of visuals provided by the applicant contained within "*Design and Access Statement Appendix 4A (Additional Visualisations)*". The visuals show how the new structure would sit in relation to the Linklater Rooms from three key areas: Meston Walk, College Bounds/High Street and the area around Elphinstone Lawn.

- Meston Walk represents the most distant and least sensitive views, with a small section of the King's College building group visible through the gap in the walls on either side of Meston Walk where it meets the High Street. The visuals show that from a point around 160m along Meston Walk and then westwards, the very edge of the roof of the learning hall would be visible, with part of the east plant room sitting behind. Although they would sit above the ridge of the Linklater Rooms, they would sit below the higher ridge of the Old Senate Wing to the east which sits behind at 24.95m.

However, the view of King's College from this direction and distance does not represent a significant view, being some 160m+ away, viewed through a narrow street and the canopies of trees, which even in winter interrupt the direct view to a notable degree. The further west towards Bedford Road the view is taken from, the less prominent the King's College buildings become, until they are barely noticeable in the streetscape. The proposed structures would be no higher than the Old Senate Wing which would provide a background to them and being coloured grey to match the slate of the existing roofs, what little that may be seen, would not be particularly noticeable or obtrusive.

- Moving east along Meston Walk, close to the junction with College Bounds/High Street (around 110m from the proposal) the view would become more open with more of King's College visible. However due to the closer proximity, screening provided by the Linklater Rooms and the setback position of the learning hall and plant room behind the Linklater Rooms, they would no longer be visible. Therefore, the view from this position and the important views from College Bounds, High Street and Elphinstone Lawn, which characterise King's College and which are closer again, would be preserved.
- Moving northwards towards New King's which forms the northern edge of the Elphinstone Lawn, the Linklater Rooms and application site would be viewed at an oblique angle, very slightly elevated above the High Street and lawn. The new learning hall and plant room however would remain screened by the Linklater Rooms, and to a lesser extent Elphinstone Hall. From this direction, and from the adjacent point on the High Street, a gap between the

roof slope at the gable-end of the Linklater Rooms and the wall of the Cromwell Tower is visible, which currently allows views of mechanical plant on the roof of the bookstack. The new south plant room and structure of the circulatory space would be seen through this gap and to small extent would screen some of the plant which would remain. Given the already compromised view, it is not considered that the ability to see any of the new structure through this gap would materially affect the setting of the surrounding listed buildings.

- Continuing eastwards, views from the end of Dunbar Street/Regent Walk junction and around the Taylor Building would be at such acute angle and close proximity, that Elphinstone Hall and the Linklater Rooms would screen the structures. There would be no visual change from this direction.

Historic Environment Scotland have reviewed the proposals and conclude that learning hall would be well concealed behind the Linklater Rooms in significant views from the west, including a range of views from Meston Walk so as to ensure the setting and primacy of the A-listed chapel is maintained. HES also consider that the plant room would be sufficiently concealed in views from the west (Meston Walk, High Street, Elphinstone Lawn), due to its greater setback position and proposed grey anodised cladding which would match the colour of the natural slate roofing as closely possible.

It is therefore considered that in medium to long distance views the proposal would maintain the character and setting of the group of listed buildings (*issue 2 in representations*).

Other matters raised in representations

Matters raised in representations that do not relate to listed building matters are addressed in the report for planning application 201069/DPP.

The Planning Service is aware of alleged unauthorised installation of gates at the passage between the Linklater Rooms and Cromwell Tower which are said to have taken place at some point after 1999, however this is not considered to be of significance in the assessment of this proposal. The plans note that the gates are proposed to be refurbished and painted, which does not require consent. Their status is being investigated as a separate matter.

Proposed Aberdeen Local Development Plan

In relation to this particular application, the policies in the Proposed Aberdeen Local Development Plan 2020 (PALDP) substantively reiterate those in the adopted Local Development Plan and the proposal is acceptable in terms of both Plans for the reasons previously given.

RECOMMENDATION

Approve conditionally

REASON FOR RECOMMENDATION

The proposal represents a carefully considered intervention in the historic environment which would enable underused listed buildings to be brought back into use and enable the university to provide modern, flexible and efficient space. The King's College group of buildings have continuously evolved over time and for them to remain relevant and in productive use, appropriately considered change continues to be required. This approach is in accordance with Historic Environment Policy for Scotland.

The demolition of the bookstack extension and James Mackay kitchen extension have been justified in terms of Historic Environment Scotland's policy on the demolition of listed buildings, with it being demonstrated that they do not possess the same special architectural or historic interest as the main buildings within the group listing. Their removal would have a neutral impact on the character of King's College and would allow the remaining, more significant buildings to be repurposed and integrated into the new space. It would also allow concealed elevations which have greater significance to be revealed, enhancing the appreciation of the buildings.

The location of the new structure within the enclosed courtyard, accompanied by careful design and a reduction in height of the learning hall roof, ensures that it would generally be concealed from views from the surrounding area. The elements that would be higher than the surrounding buildings would only be visible from Meston Walk around 160 metres away, where the distance, narrow angle of view and intervening vegetation would result in an insignificant effect on the setting of the King's College group of listed buildings and character of the conservation area. From important views at College Bounds, High Street and New Kings, the building would not be seen above the Linklater Rooms.

The interventions involving removal of building fabric have been carefully considered so that any removal of building fabric is kept to a minimum. They are considered necessary to integrate and connect the new structure into the existing buildings, bringing benefits in terms of being able to repurpose these buildings and enhance accessibility to them.

It is considered that character of the listed buildings would be preserved, in accordance with Scottish Planning Policy, Historic Environment Policy for Scotland and its associated managing change guidance, relevant legislative requirements and Policy D1 (Quality Placemaking by Design) and Policy D4 (Historic Environment) of the Aberdeen Local Development Plan (ALDP) and the corresponding policies in the Proposed ALDP.

CONDITIONS

PRE-DEMOLITION

(1) EVIDENCE OF CONTRACTS

No demolition shall take place unless evidence of a contract being in place for the construction of the development approved by planning permission 201069/DPP has been submitted to and approved in writing by the planning authority.

Reason – to ensure that the book stack extension and James Mackay Hall kitchen extension are not demolished without satisfactory redevelopment proposals being in place.

(2) DEMOLITION METHODOLOGY

No development (including demolition or site setup) shall take place unless a methodology for the demolition of the bookstack extension and James Mackay Hall kitchen extension has been submitted to and approved in writing by the planning authority. The scheme shall include measures to protect the retained structures and buildings around the down-takings and details of how the existing structures will be made good once the demolition works have been carried out and include details of the reuse or retention for future use of any granite down-takings. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(3) STONE CLEANING

No development (including demolition or site setup) shall take place unless details of any proposed stone cleaning have been submitted to and approved in writing by the planning authority. The ACC Supplementary Guidance on Stone Cleaning and Historic Environment Scotland's Technical Advice Note (TAN 09 – Stone Cleaning of Granite Buildings) must be considered in developing the proposals. Thereafter development shall be undertaken in accordance with the approved scheme.

In this condition 'stone cleaning' means the cleaning of stone using abrasive, chemical or high-pressure water (above 50 psi).

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(4) CREATION OF OPENINGS AND MAKING GOOD OF STONWORK

No development (including demolition or site setup) shall take place unless a methodology for the formation of all new openings or other alterations to existing stonework has been submitted to and approved in writing by the planning authority. The scheme shall include details of the making good of any stonework exposed by down-takings or affected by the creation of openings. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

PRE-CONSTRUCTION

(5) WASTE STORE AND PORTERS BOTHY

No development shall take place unless a scheme showing construction details of the porters bothy and waste storage area has been submitted to and approved in writing by the planning authority. The scheme shall include details of the proposed new stonework, metal gates, window and door. Thereafter (i) development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(6) EXTERNAL FINISHING MATERIALS

No development shall take place unless a scheme detailing all external finishing materials of the proposed building has been submitted to and approved in writing by the planning authority. The scheme shall include –

1. Detailed specifications of all materials to be used on the external areas of the building (including samples)
2. Elevational drawings clearly showing which materials are to be used on each part of the building
3. 1:20 construction drawings, showing the size of granite cladding blocks to be used

4. 1:20 construction drawings, showing the detailing of points where there would be a change in the surface finishes (for example where glazed sections of frontage meet granite-clad sections)

Thereafter the development shall be finished in accordance with the approved scheme unless a written variation has been approved by the planning authority.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(7) EXTERNAL LIGHTING STRATEGY

No development associated with the construction of the development shall take place unless a scheme for any external lighting of the new and existing buildings and its external areas has been submitted to and approved in writing by the planning authority. Thereafter the building shall not be brought into use unless the approved scheme has been implemented and is operational.

Reason – to integrate the development into the surrounding streetscape and skyline.

(8) CROMWELL TOWER

No development shall take place unless a scheme showing

- (a) how the proposed new staircase and associated structure adjacent to the Cromwell Tower would abut the existing building;
- (b) details and methodology for all new and altered openings on the elevations of the Cromwell Tower;
- (c) details (including samples) of any reclaimed stone to be used within Cromwell Tower;
- (d) details of all architectural and historic features within Cromwell Tower and whether they are to be retained;
- (e) details of the existing and proposed cornicing mouldings and their locations;
- (f) details of all new doors;
- (g) details of the refurbishment for compliant access of the existing stair to the observatory;
- (h) details of the refurbishment of the observatory interior; and
- (i) a methodology for the installation of the platform lift

have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved scheme.

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(9) OLD SENATE WING – WINDOW RELOCATION

No development shall take place unless details (including 1:10 elevation and section) of the relocation of window 7 to opening 14 at the Old Senate Wing (as noted on page 3 of 4542 (PL) S001 (Rev.P1) – Part 2) have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(10) OLD SENATE WING – DOOR

No development shall take place unless details (including 1:10 elevation and section) of the proposed new profiled metal doors proposed at the Old Senate Wing have been submitted to

and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(11) OLD SENATE WING – ENTRANCES

No development shall take place unless detail (including 1:10 elevation and section) and a methodology for the creation of the new opening on the east elevation of the Old Senate Wing; and (ii) details of how the new podium & canopy and separate steps would abut the existing building, have been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(12) LOWERED CEILINGS

No development shall take place unless details of any proposed lowered ceilings within the existing buildings have been submitted to and approved in writing by the planning authority. The details shall include 1:10 sections of any new proposed lowered ceilings showing how these relate to existing historic features (e.g. corncicing being retained) and existing window opening (e.g. not cutting across any windows). Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(13) SECONDARY GLAZING

No development shall take place unless details of any proposed secondary glazing within the existing buildings have been submitted to and approved in writing by the planning authority. The details shall include 1:10 vertical and horizontal sections showing how the secondary glazing sits in the existing windows. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.

(14) BIRD CONTROL MEASURES

No development shall take place unless details of any bird control measures proposed for the exterior of the buildings has been submitted to and approved in writing by the planning authority. Thereafter development shall be undertaken in accordance with the approved details

Reason – to ensure an appropriately high quality of detailing commensurate with the setting of the proposal.