

# University of Bristol Fry Building

## *February 2014 Consultation - Feedback Report*

---



Prepared by Avril Baker Consultancy, March 2014

## Contents

<b>Introduction</b>	<b>2</b>
<b>Previous consultation</b>	<b>2</b>
<b>Response to Round 1 consultation</b>	<b>3</b>
<b>Consultation activities 2014</b>	<b>4</b>
University Community Forum	
Key Stakeholders	
Near neighbours/wider public	
University community	
<b>Feedback</b>	<b>6</b>
Key stakeholders	
Verbal feedback	
<b>Next Steps</b>	<b>8</b>
<b>Appendices</b>	<b>8</b>

## Introduction

Last November the University of Bristol held an initial round of consultation regarding proposals being brought forward to refurbish and improve the Fry Building, in order to provide a new home for the School of Mathematics.

The Fry Building currently houses the University's School of Biological Sciences which later this year will relocate to the new Life Sciences Building currently under construction on St Michael's Hill.

The Fry Building is located on a triangular site between Woodland Road and University Road with the Wills Memorial Building to the south. It is Grade II listed and lies within the Tyndall's Park Conservation Area.

The proposals focus on the refurbishment of the main listed buildings, some demolition of the more modern poor quality additions and some new interventions intended to create a major focal point and begin to form links to adjacent University buildings and Tyndall Avenue. Key features include a relocated main entrance combined with new landscaping and public realm design, improved access throughout the building, a new lecture theatre and raised external terrace within the building's southern courtyard and sensitive external and internal alterations to the existing building fabric.

The first round of consultation looked at initial design proposals. The second round, held in February, provided an update on the proposals prior to planning submission. It showed how the team had responded to results of further site surveys, investigations and ongoing discussions with key stakeholders and Council officers as well as feedback from the first round of consultation.

## Previous Consultation – November 2013

### Key Stakeholders

A key stakeholder consultation session and optional site tour was held on the afternoon of Wednesday 13 November 2013.

Attendees included representatives of Avon and Somerset Constabulary, Bristol Civic Society, Bristol Grammar School, Business West Transport & Planning Group, Clifton & Hotwells Amenities Society (CHIS), Christmas Steps Arts Quarter, Kingsdown Conservation Group and the University School of Mathematics.

The scheme was also discussed by the Conservation Advisory Group at its meeting on 19 November 2013 and was also presented to the Bristol Urban Design Forum on 9 December 2013.

### **Neighbours/wider public**

A staffed drop-in style public session was held following the key stakeholder session for the remainder of the afternoon/early evening of 13 November 2013.

Afterwards the same boards remained as a stand-alone exhibition in the entrance foyer of Old Park Hill for a further week.

The exhibition material was also posted on the Estates pages of the University website.

No members of the public came to the exhibition during the Thursday staffed public session which was however attended by 2 members of University staff. Comments posted during the following week showed that some members of the public had viewed the exhibition at Old Park Hill.

### **University community**

To engage with University staff and students and promote awareness of the project and the consultation an all users message was sent out on 6 November 2013 with details of the consultation exhibition in 1-9 Old Park Hill and the link to the project information on the University website. In addition representatives from the School of Mathematics have been actively working with the design team as part of an ongoing user group.

On 6 December the scheme was also presented to a wider group of staff and postgraduate students from the School of Mathematics.

## **Response to Round 1 Consultation**

Generally feedback from key stakeholders, staff, students and public was very supportive and encouraging. The majority of comments and suggestions related to the public realm, landscaping and wider context.

The second pre-application submission to the Council showed how the scheme had developed and the team had responded to the key issues and requests for further information arising from the first consultation exercise. This was also reflected in the consultation material prepared for the second round of consultation.

Key responses and scheme developments were as follows:

- A further study has been undertaken to describe the connections across the site and to the wider Precinct.
- Further design work has been undertaken on the public realm and landscape.
- The proposals for any mitigation against the loss of trees to the Bristol Tree Replacement Standard have been assessed and described.

- The Archaeological Desktop Assessment and Arboricultural Impact Assessment has been completed
- Further design work has taken place on the new main entrance and the proposed single storey extension to the rear of the building.
- The public art strategy has been developed further and now includes more detailed proposals.
- The Heritage Statement has been updated and now includes a full Internal Fabric Audit. Drawings have also been prepared that more clearly describe the retention and demolition of original fabric.
- The sustainability approach and, in particular, the on-site renewables strategy has been revised.

### *Bristol Urban Design Forum*

The scheme was presented to and discussed by the Forum at their meeting on 9 December 2013, which came after the Round 1 report was written. (see *Appendix A for BUDF response*).

The Forum was generally supportive and enthusiastic about the objectives of the proposal and felt that the scheme forms the basis for a building that will be both memorable and functional. The panel's main suggestion was to look beyond the immediate site boundary and exploit the full potential of the proposed movement strategy to address the wider urban realm.

## **Consultation Activities 2014**

### **University Community Forum**

On 24 February 2014 following discussions at the last community forum meeting, a summary update email that included a consultation update sheet from the architects was emailed to the Community Forum members. They were also reminded of the key stakeholder session and given details of the stand-alone exhibition.

The update detailed the key changes that had taken place in terms of the design proposals since the initial round of consultation. These mainly related to the public realm and landscaping and also confirmed further site studies and assessments that had taken place (see *Appendix B*)

### **Consultation with key stakeholders, University community and public**

A second round of consultation was held on 27 February 2014 comprising a key stakeholder presentation and discussion session. This was followed by a dedicated staff and student session.

The next day the exhibition material was moved to the Wills Memorial Building where it remained as a stand-alone exhibition for a further week for any visiting public and the University community to view and comment on.

### **Key stakeholders**

Invitations to attend the key stakeholder session (see *Appendix C*) were sent to the same representatives of key groups and organisations consulted with in November 2013 with contacts updated where relevant.

The stakeholder consultation session took place on Thursday 27 February 2014 in the Training Room, 1-9 Old Park Hill, BS2 8BB from 1 – 2pm, followed by further informal discussions over lunch. Stakeholders were also notified of the stand-alone exhibition should they be unable to attend on the day.

#### *Attendance*

From the database of 54 individuals a total of 6 people attended the workshop. Attendees were representatives of Bristol Civic Society, Clifton & Hotwells Improvement Society, Christmas Steps Arts Quarter and Kingsdown Conservation Group

On display was an exhibition which consisted of 16 boards: (*see Appendix D*)

- Board 1 - Welcome
- Board 2 – Consultation Update
- Board 3 – The Masterplan
- Board 4 – The Site
- Board 5 - Heritage
- Board 6 – Site Analysis
- Board 7 – Ground Floor
- Board 8 – Lower Ground Floor
- Board 9 – Sectional Elevation A
- Board 10 – Sections / Elevations
- Board 11 – Public Realm and Landscape
- Board 12 – Public Realm and Landscape
- Board 13 – Public Art Strategy
- Board 14 – Sustainability
- Board 15 – The Team
- Board 16 – Planning Policy

On hand to talk to attendees at both the key stakeholder session and the following public exhibition was a rota of the following members of the project team:

- Patrick Finch – University of Bristol
- Tony Musson – Wilkinson Eyre Architects
- Rebecca Woodhams – Wilkinson Eyre Architects
- Jeremy Bladon – CSJ Planning Consultants
- John Wormald – Capita (Project Management)
- Michele Lavelle – 4D Landscape Design
- Josh Eckett – Buro Happold
- Avril Baker – Avril Baker Consultancy

#### *Proceedings*

The session began with a welcome from University Bursar and Director of Estates Patrick Finch. Jeremy Bladon from CSJ Planning then provided a planning update and Tony Musson of Wilkinson Eyre Architects ran through the updated proposals on a PowerPoint presentation.

Afterwards attendees were invited to ask questions in a group discussion session before the meeting adjourned for further conversations with individuals around the boards over lunch.

**Near neighbours and the wider public**

An agreed catchment area was drawn up for the initial round of consultation which includes some 100 addresses in Elmdale Road, University Road and Woodland Road.

The same list of local residents and businesses were invited to view a stand-alone exhibition of the proposals on display from: Friday 28 February until Friday 7 March in the ground floor entrance foyer of the Wills Memorial Building, Queen's Road, Clifton, Bristol BS8 1RJ. (see *Appendix E*) Copies of the comment form and the comment box were left at the exhibition.

Recipients were also advised that the consultation material and other information about the project was available to view online at [www.bristol.ac.uk/estates/projects/fry](http://www.bristol.ac.uk/estates/projects/fry) with an option to view or download the exhibition boards and a comment form.

**University community**

To engage with University community and promote awareness of the project and the consultation staff and students were invited to a presentation and exhibition drop-in session on Thursday 27 February from 2.30pm – 5pm at 1 – 9 Old Park Hill. Members of the design and planning team were on hand to talk through the proposals and answer any queries.

The consultation session was listed on UBU events page of the Student Union website and on the staff portal of the University intranet. (see *Appendix F*)

Patrick Finch, Bursar and Director of Estates sent a message to heads of departments asking them to promote the event to their staff and students. The administrator for the Maths also sent round a departmental email highlighting the event.

*Attendance:*

Two members of the University attended this session: one faculty member from the School of Mathematics and the University's Student IT Experience Manager.

Anecdotally the porters in the Wills Memorial Building commented that there had been a regular flow of people viewing the exhibition.

**Feedback****Key Stakeholder Session:** (see notes of session at *Appendix G*)

During both the presentation session and the following informal discussions there was again strong support expressed for the proposals. Several attendees commented positively on the consultation process and appreciated the changes that had been made since the initial round of consultation, particularly with regard to the public realm and landscaping.

During the question and answer session main topics of discussion were around:-

*Public art*

Support generally for the incorporation of mathematically inspired artwork. Some reservations that the latest proposals for the atrium screen seemed heavier than the previous design and whether the facade behind would still be visible. One person questioned the public access/visibility of the atrium screen as it is in within the building's central courtyard. It was suggested that it will also be visible from Cabot Tower.



*Landscaping of new entrance/approach*

There was general support for the changes in landscape treatment since the last round of consultation especially the simplified route of the entrance approach/footpath and lowered section of wall. One person suggested that if the vehicle drop-off point next to the new main entrance is required it should be more of a shared surface and feel like part of the main entrance courtyard. In response to a query about the width of the footpath - 3m was confirmed as ample as it lines up with the steps plus it also allows adequate space for the adjacent lawn/sitting out/informal teaching area.

*Consultation/input by staff and students*

The University confirmed that there is ongoing engagement with the School of Mathematics through a user group which meets every two weeks. Their input to the design is important especially as the intention is to make the refurbished building a real home for the School that encourages interaction and collaboration between staff and students.

**Written responses**

*John Frenkel – Bristol Civic Society Major Sites team.*

"The Society supports the University's scheme that will produce major conservation gains. It was particularly pleasing to see that comments made at the first consultation meeting had contributed to the external changes in the scheme. I understand the various demands made on the area between the Fry Building and Woodland. Whatever the design, it is bound to be a compromise between the various interests. In my opinion, the proposed scheme of the courtyard and garden is probably the best compromise that you can achieve".

*Jeremy Newick – Kingsdown Conservation Group.*

"In response to last Thursday's meeting on the Fry Building, I thought I should write to express thanks and congratulations on the progress made on every aspect of the proposals.

"Later, walking up the west raised pavement of St Michael's Hill, it was an additional pleasure to see that the brash signs on various of the University's buildings had been removed in favour of more appropriate and discreet signage."

*Staff member from Estates team*

"I particularly like both of the suggested uses of artwork for the refurb project." (*reference the Cartesian geometry themed atrium screen and the graphic design of the tilework inspired by Paul Dirac*)

"Also, the updated building design/ground level entrance. I'm sure that the provision of a ground level entrance into the building will be a huge improvement from an accessibility point of view and I'm sure that will be appreciated by visitors as well as improving the overall site/landscape there, generally."

**Verbal Feedback**

Additional comments made in discussions on the day and not covered as above included:

*Main entrance*

A suggestion for creating more of an entrance portal at the new front door – something to signal the building's entrance such as incorporating a University crest over the new main entrance doors?

### *Interiors*

Agreement to the retention of internal decorative ceilings and a commitment to open up others that are presently covered up.

### *IT Equipment*

A suggestion to include a printer, of a similar specification to those provided for the academic areas, for the LG undergraduate areas. To then explore see how this might work with 24hour access to the computer rooms and other facilities together.

### *Chalkboards/whiteboards*

A Maths staff member would like to see a choice for either chalkboards or whiteboards in offices to allow for personal preferences and lots of chalkboards in the circulation spaces to encourage interaction (reference to the Faculty of Mathematics at the University of Vienna as a precedent for this).

## Next steps

The team will consider all feedback and issues raised as the design process continues and would like to thank all those who participated in the consultation process.

In tandem with this second round of consultation a second pre-application enquiry has been submitted to Bristol City Council and dialogue with Council officers will continue. The project team will also continue liaison with Council officers and other consultees as appropriate.

An application is due to be submitted in late Spring. A Report of Community Involvement covering consultation to date will form part of the submission.

## Appendices

- Appendix A – Bristol Urban Design Forum response
- Appendix B – Consultation update for Community Forum
- Appendix C – Key stakeholder invite
- Appendix D - Consultation Exhibition boards
- Appendix E – Near neighbour invite
- Appendix F – UBU and Staff & Student screenshots
- Appendix G – Notes from Key Stakeholder session



## Appendix A – Bristol Urban Design Forum response

### BRISTOL URBAN DESIGN FORUM

---

**Bristol Urban Design  
Forum**

c/o The Architecture Centre  
Narrow Quay, Bristol BS1 4QA  
Tel: 0117 922 1540  
Email:  
budf@architecturecentre.co.uk  
www.budf.org.uk

CSJ Planning  
1 Host Street  
Bristol  
BS1 5BU

For the attention of Mr Jeremy Bladon, Director

17 December 2013

Dear Mr Bladon

**Re: Bristol Urban Design Forum, Design Review 9 December 2013 – Review No. 41/13  
University Expansion - pre application scheme for the refurbishment (with limited  
demolition and new build) of the University of Bristol's Fry Building**

Thank you bringing this scheme to the BUDF Panel. The material you provided in advance of the meeting was exceptionally clear and helpful in allowing members to prepare for the meeting. The University Porters also kindly allowed a member of our Panel to visit the building and courtyard in advance of the meeting.

Your presentation set out a number of clear strategic principles that we understand are closely aligned with the City's planning policies. The Panel considered that many of these have been met to a high degree; members were impressed by the careful analysis of the existing buildings, the care with which accommodation had been matched to the original layout to ensure a sensitive refurbishment of the historic building, and the attention paid to enabling easy and legible movement to and through the building.

The strategy of reordering and rationalising the existing estate to meet the University's accommodation needs combined with the investment in the restoration the historic fabric and the improvements in sustainability, are in our view exemplary. The decision to 'unlock' the plan at the heart of the building is an intelligent response; this creates a sense of transparency and orders the whole building and, in the longer term, the buildings to the south. The proposals to replace the existing lecture theatre with a new entrance and add a dramatic new glazed stair enclosure on the south side have minimum impact on the existing fabric and in our view complement the quality of the existing building. We also supported the other major move of exploiting the changes in level to create a new lecture theatre and using its roof to provide additional external social space.

ctd over/

## BRISTOL URBAN DESIGN FORUM

2/

The removal of the poor quality ancillary structures and extensions will provide valuable external spaces as well as the opportunity to appreciate the quality of the original architecture, much of which has been hidden for some time.

Your report also included the following objectives:

- *Enhance the building's setting and contribution to the surrounding conservation area through improvements to the public realm*
- *Improve the access and approach to the building for pedestrians (access is currently stepped)*
- *Reinforce linkages within the University Precinct as identified in the Estates Masterplan*

The Panel fully endorsed these aspirations, recognising this project as a unique opportunity to improve movement patterns, 'knit together' disparate parts of the campus and create a sequence of high quality external spaces that contribute to the social life of the University and the City. In this respect, however, we were disappointed that the opportunity had not been taken to extend the study beyond the immediate area of the application.

We noted that the University Masterplan identifies improving *the public realm in order to strengthen the identity of the Precinct* as one of its Ten Strategic Moves, with particular reference to the junction between Woodlands Road, Tyndall Avenue and Tyndall Place. It also refers to traffic management measures and the introduction of a 20mph zone, all of which would, we believe, be consistent with the Council's current thinking. We strongly recommend that even if this cannot be implemented in the immediate future it should be the starting point for a holistic approach to the design of the external space to the North of the Fry Building.

The Panel believes that further work is required on the design of the space to the north, which will further develop a response to the function of the space as well as bringing excitement and interest. It was noted that the external spaces around the University are well used by students, but the Panel considers that grass areas may limit the opportunity for sitting out. The potential intensity of use and the lack of sun for parts of the year suggest a more urban approach, using the potential of the change in level to create opportunities for ad-hoc seating.

In addition, the Panel thought that further detailed consideration of the boundary treatments is required; the potential for use as seating, the balance between enclosure, views and an open aspect, and planting were discussed.

The introduction of landscaped spaces elsewhere within the design was also welcomed; we noted that these had been influenced by Cambridge University lawns but felt that these had the potential to be more actively used courtyards and also act as a 'fifth elevation', possibly reflecting the mathematical theme of the building.

The Panel also suggested that the future design development of the external spaces should be informed by a sun path diagram; this would ensure that they are not unduly over-shaded by planting and help identify the likely spaces where users will gather.

ctd over/

## BRISTOL URBAN DESIGN FORUM

3/

You have used the new north-south link as a strong driver for the design and proposed its inclusion as a new objective in the Strategic Development Plan. We supported this and suggested that the wider implications for the spaces within and around the Wills Building should now be explored in more detail to test its viability.

In conclusion the Panel was enthusiastic about the objectives of this proposal; it believes that the underlying rationale is coherent and convincing and forms the basis for a building that will be both memorable and functional. We urge you to look beyond the immediate site boundary and exploit the full potential of the proposed movement strategy in order that the scheme addresses the wider urban realm.

If it is considered appropriate the Panel would welcome the opportunity to undertake a further review at the next stage of the project's development and in the meantime wishes you success with this ambitious project.

Yours sincerely

John Waldron RIBA  
Chair, Bristol Urban Design Forum

cc: Bristol City Council Planning  
BUDF website

## Appendix B – Consultation update for Community Forum

### University of Bristol Fry Building Consultation Update – February 2014

#### First Pre-application Enquiry Feedback and Response

The first pre-application enquiry was submitted to Bristol City Council on the 29<sup>th</sup> October 2013. Subsequently a stakeholder event was undertaken on the 13<sup>th</sup> November 2013, along with a public exhibition.

A presentation to the Bristol Urban Design Forum was also made on the 9<sup>th</sup> December 2013. The pre-application was also discussed at the Conservation Advisory Panel on the 19<sup>th</sup> November 2013, and a response was provided by the Bristol Civic Society on the 16<sup>th</sup> November 2013.

The general feedback from the City Council, BUDF, stakeholder organisations and the public has been extremely positive to date.

#### Second Pre-application Enquiry

The second pre-application enquiry will be submitted to the City Council to coincide with a second stakeholder event to be held on 27 February and a week-long public exhibition in the Wills Memorial Building.

This submission will provide more details of the scheme as they continue to develop. It will also respond to the key issues and requests for further information arising from the first consultation exercise. In summary, it includes the following issues which will be expanded on within the document:

- A further study has been undertaken to describe the connections across the site and to the wider Precinct and Royal Fort gardens, as well as through to the rear of the Wills Memorial Building. (These are for information only and will not form part of the planning application.)
- Further design work has been undertaken on the Public Realm and landscape that takes into account the comments received following the first pre-application enquiry and stakeholder consultations.
- The proposals for any mitigation against loss of trees to the Bristol Tree Replacement Standard have been assessed and described.
- The Archaeological Desktop Assessment and Arboricultural Impact Assessment have now been completed and provided to the City Council.
- Further design work has taken place on the new main entrance and the proposed single storey extension to the rear of the building.
- The public art strategy has been developed further and now includes more detailed proposals for satisfying this requirement.
- The Heritage Statement has been updated and now includes a full Internal Fabric Audit. Drawings have also been prepared that more clearly describe the retention and demolition of original fabric.
- The sustainability approach and, in particular, the on-site renewables strategy has been revised to reflect the advice in the first pre-application response.

## Appendix C – Key stakeholder invite



14 February 2014

Dear Stakeholder

### University of Bristol – Fry Building – consultation update

Last November the University of Bristol held an initial consultation session regarding proposals being brought forward to refurbish and improve the Fry Building, in order to provide a new home for the Department of Mathematics. The Fry Building currently houses the University's Faculty of Biological Sciences which later this year will relocate to the new Life Sciences Building currently under construction on St Michael's Hill.

I am pleased to invite you to a follow up consultation session which will take place on:

**Thursday 27 February from 1 – 2pm (registration from 12.45pm)  
The University Training Room, 1-9 Old Park Hill, BS2 8BB**

At the session architects Wilkinson Eyre will present their latest proposals for discussion as the team work towards submission of a planning application in late Spring. Representatives from the University and the wider project team will also be on hand to talk through any questions or queries you may have.

I do hope that you or a representative may be able to join us on 27 February. To help with arrangements on the day it would be helpful if you could complete the attached reply form.

The Fry Building is located on a triangular site between Woodland Road and University Road with the Wills Memorial Tower to the south. It is Grade II listed and lies within the Tyndall's Park Conservation Area.

The proposals focus on the refurbishment of the main listed buildings, some demolition of the more modern poor quality additions and the possibility of some new extensions to create a major focal point and begin to form links to adjacent University buildings and Tyndall Avenue. The proposals also take account of some of the key aspirations in the Supplementary Planning Guidance 11 and masterplan for the University precinct which was adopted by the City Council in 2006.

Following the stakeholder session the consultation exhibition will move to the ground floor foyer of the Wills Memorial Building, Queen's Road, Clifton, Bristol BS8 1RJ, where it will be on display as a stand-alone exhibition from the afternoon of Friday 28 February until Friday 7 March.

The consultation material and other information about the project will also in due course be available to view online at [www.bristol.ac.uk/estates/projects/fry](http://www.bristol.ac.uk/estates/projects/fry).

Yours sincerely

**Avril Baker**

Consultation co-ordinator

No.5 Lilymead Avenue, Wells Road, Totterdown, Bristol BS4 2BY

Telephone: **0117 977 2002** Fax: 0117 977 4255 VAT No. 567 5025 29

e-mail [info@abc-pr.co.uk](mailto:info@abc-pr.co.uk)



## Appendix D– Consultation Exhibition boards

### WELCOME

Consultation, February 2014  
Board 1

#### Introduction

Thank you for coming to our second consultation exhibition and taking the time to view the latest proposals for the Fry Building.

#### Timeline

February 2014: Second planning pre-application submission to Bristol City Council and follow-up stakeholder and public consultation exercise.

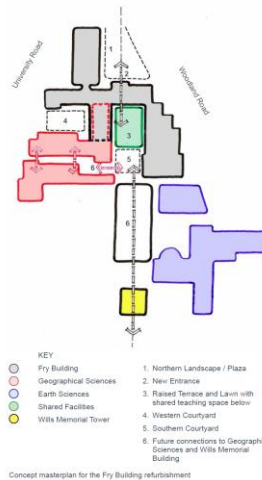
April 2014: Planning and Listed Building Consent applications submitted.

August 2014: Earliest anticipated start of initial works on site.

#### Project Aims

The Fry Building currently houses the School of Biological Sciences, which is due to move to the new Life Sciences Building on Tyndall Avenue in 2014. The University has set out the following key project aims for the Fry Building and its site:

1. Refurbish the Fry Building as a world class facility for mathematics research and teaching that will attract and retain staff, undergraduate and postgraduate students;
2. Enhance the building's setting and contribution to the surrounding Conservation Area through improvements to the public realm;
3. Improve the access and approach to the building for pedestrians;
4. Provide a distinctive new entrance and sense of identity for the School of Mathematics;
5. Improve integration between the School of Mathematics and other adjacent departments and faculties;
6. Reinforce linkages within the University Precinct as identified in the Precinct Masterplan;
7. Improve the use of poor quality existing external spaces including the central courtyard;
8. Remove redundant roof top plant and external services installations to improve the appearance of the building;
9. Improve access throughout the building;
10. Promote and foster integration and interaction within the School of Mathematics;
11. Develop an exemplar sustainable refurbishment that achieves BREEAM 'Very Good' & EPC 'C'.



Concept masterplan for the Fry Building refurbishment



Existing view from the north looking down Woodland Road

Arrowsmith Tower



Refurbishment of the Fry Building

WilkinsonEyre.Architects

### CONSULTATION UPDATE

Consultation, February 2014  
Board 2

#### First Pre-application Enquiry Feedback and Response

The first pre-application enquiry was submitted to Bristol City Council on 29 October 2013. Subsequently a stakeholder event was undertaken on 13 November 2013, along with a public exhibition.

A presentation to the Bristol Urban Design Forum was also made on 9 December 2013. The pre-application was discussed at the Conservation Advisory Panel on 19 November 2013, and a response was provided by the Bristol Civic Society on 16 November 2013. A response to the first pre-application enquiry was provided by Bristol City Council on 19 December 2013 following a presentation to Officers and a site visit held on 3 December 2013. The proposals were also presented to English Heritage on 29 January 2014 and this was again followed by a site visit.

The general feedback from the City Council, BUDF, stakeholder organisations and the public has been extremely positive to date.

#### Second Pre-application Enquiry

The second pre-application enquiry will be submitted to the City Council to coincide with a second stakeholder event to be held on 27 February and a week-long public exhibition in the Wills Memorial Building.

This submission will provide more details of the scheme as they continue to develop. It will also respond to the key issues and requests for further information arising from the first consultation exercise. In summary, it includes the following issues which will be expanded on within the document:

1. A further study has been undertaken to describe the connections across the site and to the wider Precinct.
2. Further design work has been undertaken on the public realm and landscape including tree replacement requirements.
3. The Archaeological Desktop Assessment and Arboricultural Impact Assessment have now been completed and provided to the City Council.
4. Further design work has taken place on the new main entrance and the proposed single storey extension to the rear of the building.
5. The art strategy has been developed further and now includes more detailed proposals.
6. The Heritage Statement has been updated and now includes a full Internal Fabric Audit.
7. The sustainability approach and, in particular, the on-site renewables strategy has been revised.



Existing view from the north looking down Woodland Road



Existing view from the north looking up Woodland Road



Refurbishment of the Fry Building

WilkinsonEyre.Architects



## THE MASTERPLAN

Consultation, February 2014

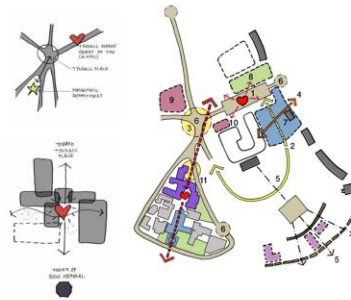
Board 3

Ten Strategic Moves are identified in Bristol City Council's Supplementary Planning Guidance (SPG) No.11 Strategic Masterplan (July 2006):

1. To make Tyndall Avenue the social heart of the University
2. To continue and 'complete' University Walk on the east side of the Precinct
3. To create a new, identifiable entrance to the University at 'Tyndall Place'
4. To create new routes, views and vistas from St Michael's Hill to Royal Fort Gardens
5. To create new links between the University and the City
6. To improve the public realm in order to strengthen the identity of the Precinct
7. To provide a new department of Life Sciences on the east side of the Precinct
8. To create facilities for a New Learning Centre on the site of the existing Arts Library and IT Centre
9. To re-develop the Havthorns site
10. To provide a new building adjacent to the Lodge site

The refurbishment of the Fry Building can be seen as an addition to these:

11. Refurbish and improve the Fry Building, and remodel the surrounding external spaces to emphasise integration within the Precinct.



Concept diagrams extracted from the adopted SPG and adapted to include the Fry Building as an eleventh strategic move



Western Courtyard on University Road



View of the Fry Building from the north with the Wills Memorial Tower beyond



Refurbishment of the Fry Building

WilkinsonEyre.Architects

## THE SITE

Consultation, February 2014

Board 4

The Fry Building, parts of which date from 1880, is one of many historic buildings that are located within the University of Bristol's main academic precinct, to the north of Bristol's city centre. The Fry building occupies a prime site at the intersection of University Road and Woodland Road and lies within the Tyndall's Park Conservation Area.

The building is situated on a steeply sloping site, orientated north-south with accommodation arranged across four main floors. A number of wings are arranged around two courtyards, to the west and south, and an area of open space (currently a car park) to the north. These wings were built in phases from 1880 with the final northern wing completed in 1938.



Aerial view

KEY  
 — University of Bristol Precinct  
 ● The Fry Building Site



University Precinct Plan  
 KEY  
 ● Fry Building



View to Wills Memorial Tower with southern courts and other buildings in the foreground



Unsuited External Services



Refurbishment of the Fry Building

WilkinsonEyre.Architects

## HERITAGE

Consultation, February 2014

Board 5

The majority of the Fry Building is Grade II listed and comprised of two separate entries: one for the western u-shaped section and one for the eastern and southern wings.

A separate Grade II listing is also made for the gates, piers and attached walls forming the entrance to the western courtyard from University Road.

The greater part of the Fry Building currently accommodates the University's School of Biological Sciences and this area forms the core of the refurbishment project. The south western wing houses part of the School of Geographical Sciences and limited works are proposed to this part of the building.

The building exterior is architecturally ornate and much of the character of the original design remains in good order including distinctive lead light windows, two prominent towers and a decorative castellated parapet. Intensive use of the building over the last few decades has however resulted in numerous built accretions, which impact upon the overall character of the existing building. The proposed refurbishment works will offer the opportunity to demolish the temporary outbuildings and remove the redundant services additions.

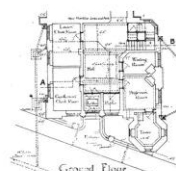
A detailed Heritage Statement, including an Internal Heritage Audit, is continuing to inform how the proposals for the building are being developed in order to ensure that the heritage significance of the building is enhanced by the refurbishment works.



Above: Charles Francis Hanson's winning design for the Department of Botany  
Right: A contemporary view of the same elevation showing what was actually constructed.



Diagram depicting the key phases of the construction of 'The Fry Building' from 1880 to 1936.



Study for alterations and reinstatement of the 1904 Fry Tower Extension:

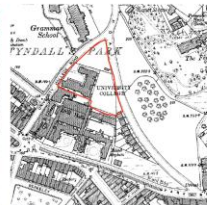
Original F. B. Bond ground floor plan for the wing



Existing ground floor plan showing subdivision by later partitions



Proposed ground floor plan reinstating original room layout



Historical Site Maps Illustrating the development of the site and the Fry Building from 1880 (top left) to 1903 (bottom right). Approximate site boundary shown in red.

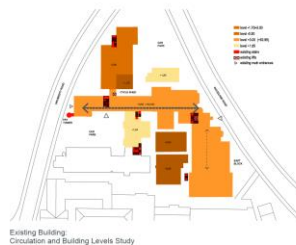
University of Bristol Refurbishment of the Fry Building

WilkinsonEyre.Architects

## SITE ANALYSIS

Consultation, February 2014

Board 6



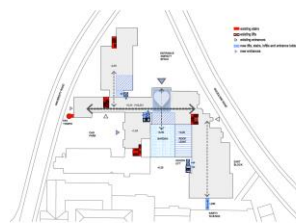
Existing Building: Circulation and Building Levels Study



- KEY ISSUES**
1. Hedge and wall boundary
  2. Narrow path with light entrance
  3. Low quality in all buildings (sheds)
  4. Conflict of service route and car park
  5. No connection to adjacent academic building
  6. Low quality wall to highway



Existing Site Analysis



Refurbished Building: Initial Circulation and Interventions Study



Proposed Site Analysis

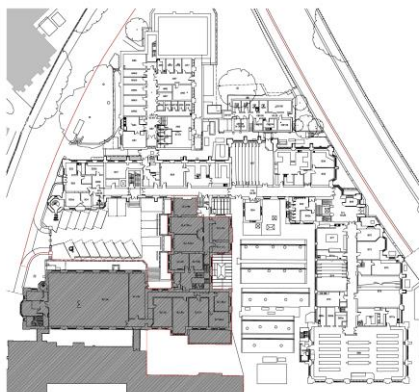
University of Bristol Refurbishment of the Fry Building

WilkinsonEyre.Architects

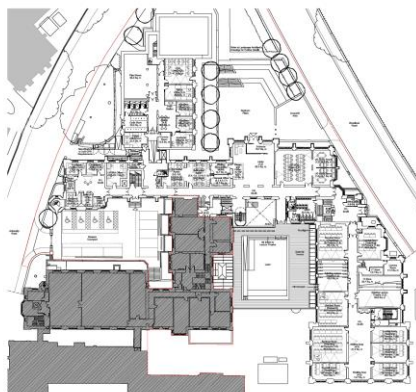
## GROUND FLOOR

Consultation, February 2014

Board 7



Existing Ground Floor Plan



Proposed Ground Floor Plan



Concept study for the proposed Ground Floor interventions

1. Entrance Plaza
2. New Entrance Lobby / Reception
3. UG Level Study Rooms
4. Seminar Rooms
5. Lecture Theatre
6. Terrace
7. Raised Lawn
8. Southern Courtyard
9. New vertical circulation
10. Woodland Road



Sketch view from the north showing the new entrance and landscape

 Refurbishment of the Fry Building

WilkinsonEyre.Architects

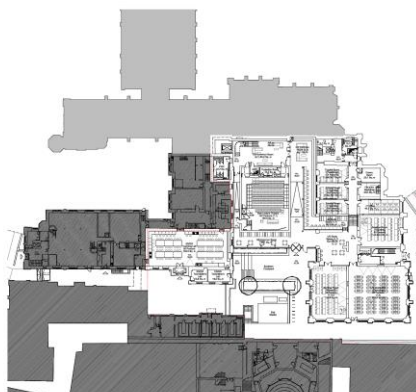
## LOWER GROUND FLOOR

Consultation, February 2014

Board 8



Existing Lower Ground Floor Plan

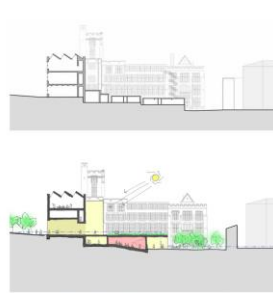


Proposed Lower Ground Floor Plan



Concept study for the proposed Lower Ground Floor interventions

1. Room of Mirrors
2. Social and Study Spaces
3. 140-seat Lecture Theatre
4. Underground Carriageway
5. 20 Person Seminar Rooms
6. UG Computer Lab
7. 60 Person Seminar Rooms
8. Southern Courtyard
9. Geographical Sciences Teaching Lab
10. New vertical circulation



Initial before (top) and after (bottom) section studies through the new main entrance and lower ground floor extension

 Refurbishment of the Fry Building

WilkinsonEyre.Architects



## SECTIONAL ELEVATION A

Consultation, February 2014

Board 9



Existing Sectional Elevation A



Proposed Sectional Elevation A

KEY TO SPACES

A New Senior Common Room  
B Entrance Lobby  
C New Atrium  
D New Rector's Lawn and Terrace  
E New Lecture Theatre  
F Offices

NOTES

1 Existing lecture theatre  
2 Existing lecture theatre  
3 New original suspended and suspended ceiling  
4 New original suspended ceiling removed  
5 New original suspended ceiling removed  
6 New original suspended ceiling removed  
7 New original suspended ceiling removed  
8 New original suspended ceiling removed

University of Bristol Refurbishment of the Fry Building

WilkinsonEyre.Architects

## SECTIONS / ELEVATIONS

Consultation, February 2014

Board 10



Existing Sectional Elevation B



Existing Sectional Elevation C



Proposed Sectional Elevation B



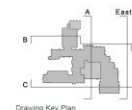
Proposed Sectional Elevation C



Existing East Elevation to Woodland Road



Proposed East Elevation to Woodland Road



Drawing Key Plan

KEY TO SPACES

A New Senior Common Room  
B Entrance Lobby  
C New Atrium  
D New Rector's Lawn and Terrace  
E New Lecture Theatre  
F Offices  
G Senior Rooms

NOTES

1 New original fire doors removed and window  
2 New original fire doors removed and window  
3 New original fire doors removed and window  
4 New original fire doors removed and window  
5 New original fire doors removed and window  
6 New original fire doors removed and window  
7 New original fire doors removed and window  
8 New original fire doors removed and window  
9 New original fire doors removed and window  
10 New original fire doors removed and window

University of Bristol Refurbishment of the Fry Building

WilkinsonEyre.Architects

Consultation, February 2014

[illegible]

Current Landscape and Urban Realm Plan



View of the entrance plaza from the upper level landscape - revised



Consultation, February 2014

Detail Plan of the new Northern Landscape



Recessional planting precedents.

### Alternatives to grass lawns



## PUBLIC ART STRATEGY

Consultation, February 2014

Board 13

The University is keen to see art elements integrated into the building fabric in order to create permanent works which investigate and promote the development of the University.

This approach also provides the opportunity to celebrate art in its physical form as a key feature of the University estate and fulfils a key criterion of the Bristol City Council Public Art Strategy to provide art which is "site specific and relates to the context of a particular site or location."

We have therefore worked in close collaboration with the School of Mathematics to develop proposals which ensure that art becomes an integrated element of the architectural and landscape design.

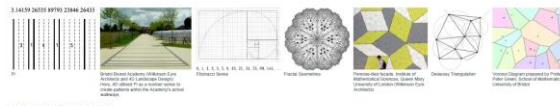
Following a careful analysis of mathematical patterns and consultation with the School of Mathematics, we have proposed two main interventions:

1. For the first proposal we have explored how the Cartesian geometry of the existing coffered ceiling in the new entrance lobby might be transformed using a Voronoi diagram to create a dynamic screen to the façade of the new atrium. This screen would perform both aesthetic and conceptual functions as well as providing shading to the south-facing atrium.
2. The second proposal draws on the work of the Nobel Prize-winning Bristol-born mathematician and physicist Paul Dirac (1902 – 1984). In particular we have taken inspiration from the form of mathematical notation that he developed in order to create a graphic design within the layout of the paving to the new northern entrance plaza and seating steps beyond.

There are a number of benefits in taking this approach to the incorporation of public art in the building and the proposed interventions can be appreciated at a number of levels:

- They can be read purely as both art and design;
- They can be interpreted as pattern making, adding life to the new elements of the design;
- They invite interaction and discussion;
- They can act as a stimulus for further inquiry and as an educational resource for the School of Mathematics;
- The physical reality of the patterns reflects the academic interests of the occupants of the building and, in a broader sense, the academic traditions of the wider University.

This strategy has produced two dynamic interventions that create a strong new identity for the School of Mathematics both within the University Precinct and the wider city.



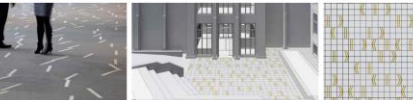
Mathematical Pattern Studies



View looking across the courtyard garden towards the south-facing Voronoi brise soleil screen.



Graphic paving pattern precedents



Studies for incorporating a graphic version of Dirac notation into the paving design of the Main Entrance plaza

University of Bristol Refurbishment of the Fry Building

WilkinsonEyre.Architects

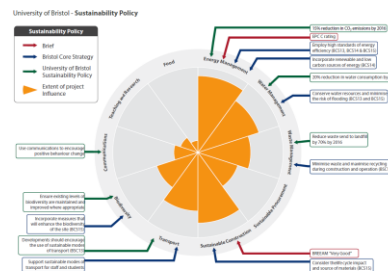
## SUSTAINABILITY

Consultation, February 2014

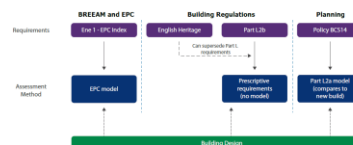
Board 14

In line with Bristol City Council's sustainability policy, the initial environmental and sustainability design has demonstrated the following key outcomes:

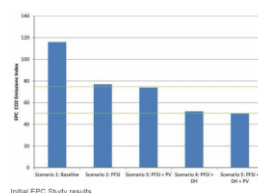
1. A BREEAM rating of 'Very Good' can be achieved.
2. An EPC 'C' rating is an achievable target.
3. Achieving the Bristol City Council planning target of a 20% reduction in CO<sub>2</sub> emissions through renewable technologies can be achieved for the new build elements of the scheme.
4. Providing 200m<sup>2</sup> of Solar Photovoltaics (PV) panels is the most viable option for incorporating low and zero carbon technologies into the new build elements of the project.
5. The preferred option of Proposed Fabric and System Improvements (PFSI) and PV includes fabric, HVAC and lighting systems improvements along with the 200m<sup>2</sup> of PV panels. This creates a CO<sub>2</sub> emissions index improvement on the baseline scenario for the existing building's performance.
6. The listed building status imposes significant restrictions on the ability to reduce energy consumption through upgrading the fabric. The existing building does however have generous floor to ceiling heights and a considerable amount of thermal mass, which will help moderate the internal temperature during the summer months and provide resilience against climate change.
7. The major energy demand is for heating and reducing this demand is limited by the extent of fabric upgrades that are possible.
8. The planning application will include a wider review of the sustainability issues and emerging proposals relating to water, waste, materials, biodiversity and transport.



Project sustainability drivers and the ability of the project to address these drivers



Energy compliance requirements and assessment methods



Initial EPC study results

University of Bristol Refurbishment of the Fry Building

Buro Happold



## THE TEAM

Consultation, February 2014  
Board 15

Wilkinson Eyre Architects  
Buro Happold Multidisciplinary Engineers  
4D Landscape Design Landscape Architects  
Capita Project Management, Transport and Ecology  
Gleeds Cost Consultants  
CSJ Planning Consultants  
Heritage Places Heritage Consultant



Bodleian Library, University of Oxford (Wilkinson Eyre)  
Extensive refurbishment, alteration and extension of a Grade II listed building in a Conservation Area



Bristol Science Centre (Wilkinson Eyre)  
Refurbishment, alteration and extension of a Grade II listed building



Department of Earth Sciences, University of Oxford (Wilkinson Eyre)  
New building located adjacent to other listed buildings and a Conservation Area



Bath Spa Railway Station (Wilkinson Eyre)  
Refurbishment, alteration and extension of listed Brunel structures adjacent to the UNESCO World Heritage Site



The Forum, University of Exeter (Wilkinson Eyre and Buro Happold)  
Higher Education and Research Building of the Year, World Architecture Festival 2013



Building Schools for the Future (Wilkinson Eyre, Buro Happold and 4D Landscape Design)  
Bristol Brunel Academy (left) and Bristol Metropolitan Academy (right)

 Refurbishment of the Fry Building

WilkinsonEyre.Architects

## PLANNING POLICY

Consultation, February 2014  
Board 16

### PLANNING CONTEXT AND CONSTRAINTS

#### Location and Designations

The site lies within the Cabot ward in the University Lower Super Output area, within the City Centre boundary. Other than the site's allocation as part of the University Area, it is not covered by any additional land use, aesthetic or ecological designations.

#### RELEVANT PLANNING POLICY CONTEXT

The relevant planning policy context comprises the following:

- National Planning Policy
- National Planning Policy Framework, March 2012.
- Technical Guidance to the National Planning Policy Framework (Flood Risk and Minerals Planning), March 2012; and
- PPS 5: Planning for the Historic Environment: Historic Environment Planning Practice Note, March 2010.

#### The Statutory Development Plan

- The Bristol Development Framework Core Strategy, adopted June 2011; and
- The saved policies contained within the Local Plan, adopted 1997.

#### Supplementary Planning Documents, Policy Advice Notes and Practice Guides

- PAN 2: Conservation Area Enhancement Statements, November 1993;
- PAN 14: Safety and Security, June 1997;
- PAN 15: Responding to Local Character – A Design Guide, March 1998;
- Climate Change and Sustainability Practice Note, September 2011;
- SPD 5 Sustainable Construction, 2005;
- SPD 7: Archaeology and Development, 2006; and
- SPD 11: University of Bristol Strategic Masterplan, 2006.

### Emerging Local Planning Policy

- The Bristol Central Area Action Plan, preferred options, September 2013; and
- The Site Allocations and Development Management Policies publication version, March 2013.

### PRINCIPAL POLICY TESTS

The development proposal will consider and assess the following seven issues as part of the design process. These comprise:

The principles of development by the University;

- Heritage impacts;
- Design and local context considerations;
- Trees, soft planting and the public realm;
- Sustainability;
- Transport, movement and parking issues; and
- Ecological impacts.



View of the new Northern Landscape from the corner of Woodland Road and the entrance to Royal Fort Gardens.

 Refurbishment of the Fry Building

WilkinsonEyre.Architects

## Appendix E – Near neighbour invite



14 February 2014

Dear neighbour

### University of Bristol – Fry Building – consultation update

Last November the University of Bristol held an initial round of consultation regarding proposals being brought forward to refurbish and improve the Fry Building, in order to provide a new home for the Department of Mathematics. The Fry Building currently houses the University's Faculty of Biological Sciences which later this year will relocate to the new Life Sciences Building currently under construction on St Michael's Hill.

The Fry Building is located on a triangular site between Woodland Road and University Road with the Wills Memorial Tower to the south. It is Grade II listed and lies within the Tyndall's Park Conservation Area.

The proposals focus on the refurbishment of the main listed buildings, some demolition of the more modern poor quality additions and the possibility of some new extensions to create a major focal point and begin to form links to adjacent University buildings and Tyndall Avenue. Key features include a new main entrance combined with new landscaping and public realm design, improved access through the building, a new lecture theatre and raised external terrace within the building's southern courtyard and sensitive external and internal alterations to the building fabric.

The first round of consultation, in November looked at initial design proposals. This second round will show updates to the proposals prior to planning submission.

I am pleased to invite you to view an exhibition of the proposals which will be on display from:

**Friday 28 February (from 1pm) until Friday 7 March**  
**Ground floor foyer of the Wills Memorial Building**  
**Queen's Road, Clifton, Bristol BS8 1RJ**

The consultation material and other information about the project will also in due course be available to view online at [www.bristol.ac.uk/estates/projects/fry](http://www.bristol.ac.uk/estates/projects/fry).

If you have any further queries about this project please get in touch.

Yours sincerely

**Avril Baker**  
Consultation co-ordinator

N6.5 Lilymead Avenue, Wells Road, Totterdown, Bristol BS4 2BY  
Telephone: **0117 977 2002** Fax: 0117 977 4255 VAT No. 567 5025 29  
e-mail [info@abc-pr.co.uk](mailto:info@abc-pr.co.uk)

## Appendix F –UBU and Staff & Student screenshots

The screenshot shows the MyBristol website interface. At the top, there's a navigation bar with links like Home, Google Apps, Course, Library, Students' Union, and More. Below this, there are three main sections:

- Google Staff Email:** A list of emails from Pam Lock21, Helen S Cole, Long, Samantha, Nigel Sommerfield, Buffy Godfrey, Denise Mulcahy, Peter Hall, James Brimble, and Matthew Hale. Each email includes a subject line and a timestamp.
- Blackboard:** A section titled "Announcements" from Catherine Hall. It contains a message about the Fry Building Development Proposals, including details about a consultation round and a presentation on Thursday 27 February.
- Google Calendar for Staff:** A calendar view for February 2014, showing events like "Re-do contacts list on desk" on Wednesday 19th, "Lunch with Sophie" on Thursday 20th, and "check shared mailbox" on Friday 21st.

The screenshot shows the UBU website. At the top, there's a header with the UBU logo and a navigation bar with links like Home, Events, Representation, Advice, Democracy, Activities, Shop, About, Cookie policy, Facebook, and Twitter. Below this, there are several sections:

- Merch:** A section promoting Bristol University merchandise, featuring a hoodie and the word "MERCH" in large letters.
- Upcoming Events:** A list of events, including the "Fry Building Design Exhibition" (February 28th - 7th March) and "DramSoc presents 'Arcadia' by Tom Stoppard" (March 5th - 7th March).
- Calendar of events:** A calendar view for February 2014, showing dates from 27 to 9.

## Appendix G – Notes from Key stakeholder session

### University of Bristol Fry Building Notes from Key Stakeholder session – 27 February 2014

#### Team:

Patrick Finch - University of Bristol  
 Tony Musson - Wilkinson Eyre Architects  
 Rebecca Woodhams - Wilkinson Eyre Architects  
 Jeremy Bladon – CSJ Planning  
 Michele Lavelle – 4DLD  
 John Wormald - Capita

Avril Baker – ABC – consultation co-ordinator

#### Attendees:

Hamilton Caswell – Christmas Steps Arts Quarter  
 John Frenkel – Bristol Civic Society  
 Nicholas Kidwell – Kingsdown Conservation Group  
 Jeremy Newick – Kingsdown Conservation Group  
 Dr Nick Whiteley – School of Mathematics  
 Brian Worthington – Clifton & Hotwells Improvement Society

Following a welcome by Patrick Finch, Bursar, and update on the planning situation from Jeremy Bladon of CSJ Planning Tony Musson ran through the updated proposals in particular highlighting changes since the last consultation.

This was followed by a group question & answer discussion session

Discussion topics included:

- 1) *Initial consultation showed two options for orientation of the staircase*  
 Confirmation that will be submitting just one option showing the more axial link.
- 2) *Two options shown for the mathematically inspired tilework*  
 Confirmation that simpler option is preferred
- 3) *Strong support for changes in landscape treatment. A question as to whether the drop-off point in Woodland Road is still needed*  
 This is required for disability access.  
*Further comment that could this be designed therefore more as shared access when not in use as drop off*
- 4) *Is the proposed footpath at fig 1 wide enough*  
 Confirmation that this is 3m which would be more than adequate plus this enables it to lead into the steps. If wider this would squeeze the outdoor seating/informal teaching space.
- 5) *Discussion re removing the hedge and possibly adding formal gate posts.*  
 The University is happy that public can wander in.  
 Comment that the perennial planting has been designed as part of the University's pollination project
- 6) *Size of trees*  
 Confirmed will be 18 – 20cm girth and will meet the Tree replacement Standard



*Suggestion that there is an opportunity for the University to plant some trees in the spaces in Buckingham Vale opposite the Union Building. It was thought that this was outside the scope of the University as on private land.*

7) *Public Art/Atrium screen*

Group discussion regarding the design of the atrium screen. Broad support but some questioned the thickness of the lattice and how much of the facade of the building behind would be visible. Also it was questioned whether this public art would be visible/accessible by the public.

8) *Re consultation/input by staff and students*

A users group meets every two weeks with the architects/team to discuss progress and input to the design. Last year a presentation had also been give to the wider Maths School Assembly. Intention is to give students a good reason to spend more time in the department as Maths want to make it a community and not just a building

The present building lends itself very well to future use by Maths and is a good fit for the school in terms of the reuse of the different spaces and accommodation.