
University of Bristol Fry Building

November 2013 Consultation

Appendices to Summary Feedback Report

Appendices:

- Appendix A** - University Community Forum notes of meeting on 31.7.13
- Appendix B** - Key Stakeholder invitees
- Appendix C** - Key Stakeholder and neighbour invitation letters
- Appendix D** - Consultation exhibition
- Appendix E** - Notes of Key Stakeholder session
- Appendix F** - Web pages from Estates section of the University website
- Appendix G** - University update to staff and students
- Appendix H** - Written response from Bristol Civic Society
- Appendix I** - Written response from Hamilton Caswell, CSAQ
- Appendix J** - Minute from Conservation Advisory Panel Meeting 19.11.13
- Appendix K** - Comment Form

M

MINUTES OF THE MEETING OF BRISTOL UNIVERSITY WITH LOCAL RESIDENTS ASSOCIATIONS

Wednesday 31 July 2013 - 4-6pm
University of Bristol Estates office 1-9 Old Park Hill

Present:

University

Bursar (Chair)
Avril Baker Consultancy (minutes)

Residents' Associations

Bristol Civic Society/Kingsdown Conservation
Christmas Steps Arts Quarter
Stoke Bishop residents
Stoke Bishop residents
Richmond Terrace Residents Association
Kingsdown Conservation Group
Highbury Road Residents Association

Apologies:

Richmond Hill Area Residents Association
Kingsdown Conservation Group/ CSAQ

Fry Building

Patrick Finch - A presentation of concept sketches and an overview of proposed development.

Summary:

Redevelopment of Fry Building has been carefully considered within the context of UoB precinct masterplan. The University has the long term ambition to open up more routes within the precinct.

- Mathematics move to Fry is a good fit, and rather than being in disparate locations staff and academics can be brought together with some room to spare.
- Project will help to improve accessibility within the precinct, improve landscaping and it may also be possible to open up the building to the public through to Wills Memorial Building.
- Seeking to create a more imposing entrance to the building from Woodland Road (currently Lecture theatre) and retain current entrance as a secondary entrance.
- Various old buildings/stores which block the view to WMB. Challenge will be to remove some of that 'clutter' and retain some of the better buildings.
- Make use of the front of the building/ground floor level – possibly pedestrianise the car park area but the detail of that is to be worked through.
- Possible use of roof top on the extension building/additional 2 storeys.
- Significant public realm changes at rear including improving accessibility
- Aiming for BREEAM very good, with an improved energy profile and 30 year life (minimum).
- £23-£28 million investment.
- Looking at an 18month design phase/consultation and will make a decision to commit some time in 2014.
- Pre application consultation to take place in Autumn 2013.

Community Forum members thanked PF for the presentation at such an early stage and expressed great support for the project.

Appendix B – Key stakeholder invitees

Organisation
Avon and Somerset Constabulary
Avon Fire and Rescue
Bristol City Council – Cabot ward members
Bristol Civic Society
Bristol Grammar School
Bristol Physical Access Chain
Business West
Cabot, Clifton and Clifton East Neighbourhood Partnership
Clifton & Hotwells Improvement Society (CHIS)
Conservation Advisory Panel
Christmas Steps Arts Quarter
Destination Bristol
English Heritage
First Bristol
Great Western Ambulance Service NHS Trust
High Kingsdown Residents Association
Kingsdown Conservation Group
MP for Bristol West
Neighbourhood Planning Network
RIBA Bristol & Bath/Bristol Society of Architects
RIBA South West Region
Sustrans
The Architecture Centre
University of Bristol – School of Mathematics
Wessex Water
West of England LEP



5 November 2013

Dear Stakeholder

University of Bristol – Fry Building

I am writing to let you know about development proposals being brought forward by the University of Bristol 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 in 2014 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 emerging 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 early discussions with the Council, the University and its design and planning team would like to share these initial proposals with key stakeholders and the community before working up a more detailed scheme and submitting a planning application in Spring 2014.

I have pleasure in inviting you to the following consultation session at:

**1pm on Wednesday 13 November (registration from 12.45pm)
The University Training Room, 1-9 Old Park Hill, BS2 8BB**

At this session architects Wilkinson Eyre will present their proposals for discussion and representatives from the University and the project team will also be on hand to talk through any questions or queries you may have. There is also an opportunity for an optional guided walk around the site at 12 noon before the start of the stakeholder session.

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

Following the stakeholder session the consultation exhibition will be opened up to near neighbours and the wider public from 3 – 7pm and members of the team will be on hand to talk through the proposals. The consultation material will also be available to view on line at www.bristol.ac.uk/estates and following the link to the Fry Building. The stand alone exhibition will then remain in the foyer of the building for a further week.

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

5 November 2013

Dear neighbour

University of Bristol – Fry Building

I am writing to let you know about development proposals being brought forward by the University of Bristol 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 in 2014, 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.

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Following early discussions with the Council, the University and its design and planning team would like to share these initial proposals with key stakeholders and the local community before working up a more detailed scheme and submitting a planning application in Spring 2014.

I have pleasure in inviting you to visit the consultation exhibition:

3 – 7pm on Wednesday 13 November 2013
University of Bristol, 1 - 9 Old Park Hill, Bristol BS2 8BB

Old Park Hill's new entrance is situated on Medical Avenue, behind Chemistry. If you are coming from Park Row, turn left up Lower Church Lane, follow signs for main entrance at the rear of the building. Alternatively if you are coming from Woodland Road, turn left into Cantocks Close, turn right into Medical Avenue. Entry is opposite Chemistry car park.

At this informal drop-in session there will be an exhibition of the emerging proposals and representatives from the University and the project team will be on hand to talk through any questions or queries you may have.

If you are unable to attend on the day you may be interested to know that the stand alone exhibition will then remain in the foyer of the building for a further week. During the consultation the exhibition material will also be available to view on the University website www.bristol.ac.uk/estates and then following the link to the Fry Building.

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

WELCOME

Consultation, November 2013
Board 01

Introduction

Thank you for coming to our exhibition and taking the time to view the proposals for the refurbishment of the Fry Building.

Timeline

October 2013: Planning pre-application submitted to Bristol City Council

February / March 2014: Second stakeholder and public consultation exercise in conjunction with the second pre-application submission.

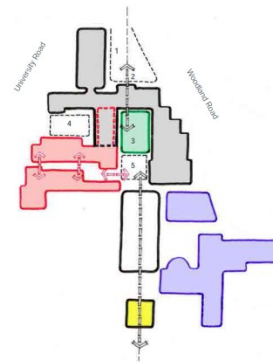
Mid-March 2014: Planning application submitted.

August 2014: Start on initial works on site.

Project Aims

The Fry Building (built 1880 - 1938, Grade II listed) currently houses the School of Biological Sciences, which will move the new Life Sciences Building on Tyndall Avenue in 2014. The University has since set-out the following key project aims for the refurbishment of the Fry Building and its site:

1. The University's brief is to 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 (access is currently stepped);
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 the University Precinct as identified in the Estates Masterplan;
7. Improve the use of poor quality existing external spaces including the central courtyard;
8. Remove redundant rooftop plant and externally mounted 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'.



- KEY
- Geographical Sciences
 - Mathematics
 - Earth Sciences
 - Shared Facilities
 - Wills Memorial Tower
 - 1. Northern Open Space / Plaza
 - 2. New Entrance
 - 3. Raised Terrace and Lawn
 - 4. Western Courtyard
 - 5. Southern Courtyard

Concept masterplan for the Fry Building refurbishment



Northern Facade from Woodland Road



Arrencroft Tower



Refurbishment of the Fry Building

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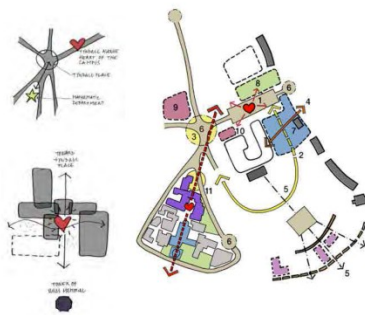
THE MASTERPLAN

Consultation, November 2013
Board 02

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 Hawthorns site
10. To provide a new building adjacent to the Lodge site

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'



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



Western Courtyard on University Road

University of BRISTOL Refurbishment of the Fry Building

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THE SITE

Consultation, November 2013
Board 03

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 courtyard still buildings in the foreground



Unruly External Services



University of BRISTOL Refurbishment of the Fry Building

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HERITAGE

Consultation, November 2013

Board 04

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 currently informing 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.

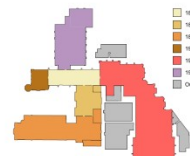
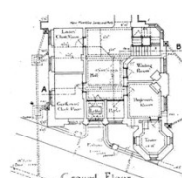


Diagram depicting the key phases of the construction of 'The Fry Building' from 1880 to 1938.



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 1882 (top left) to 1953 (bottom right). Approximate site boundary shown in red.



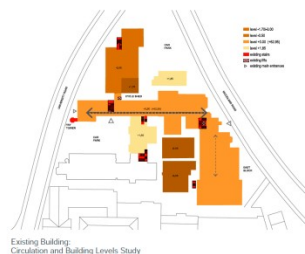
University of Bristol Refurbishment of the Fry Building

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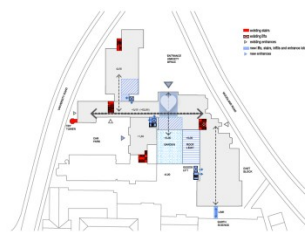
SITE ANALYSIS

Consultation, November 2013

Board 05

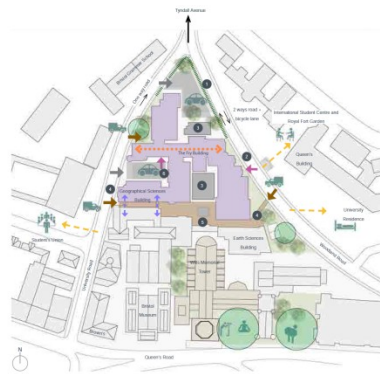


Existing Building Circulation and Building Levels Study



Refurbished Building: Initial Circulation and Interventions Study

- KEY**
- Site Boundary
 - Main Axis
 - Existing Entrances to Building
 - New Entrances to Building
 - Connection to other Phases of Interest
 - Direct Connection to Other Buildings
 - Service Access
 - Parking Access
 - Car Park
 - Plant
 - Service
 - Green Areas
- KEY ISSUES**
- Hedge and wall boundary
 - Roofline gap with light entrance
 - Low quality built buildings / streets
 - Conflict of service routes and pedestrian
 - No connection to adjacent academic building
 - Low quality walls to highway



Existing Site Analysis



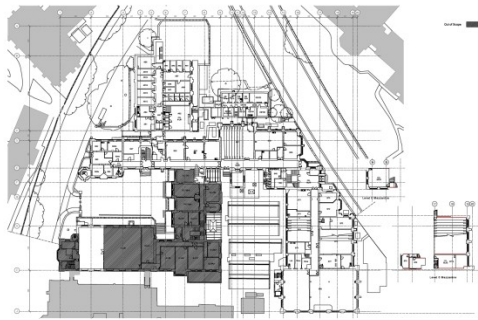
Proposed Site Analysis

University of Bristol Refurbishment of the Fry Building

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GROUND FLOOR

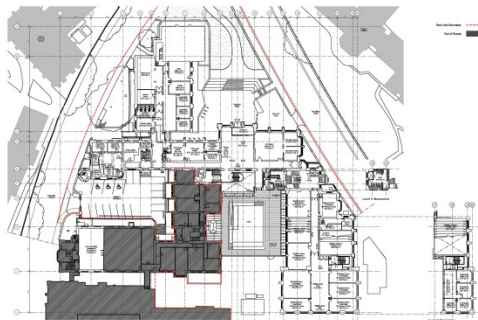
Consultation, November 2013
Board 06



Existing Ground Floor Plan



Initial concept study for the proposed ground floor interventions



Proposed Ground Floor Plan



Existing view from the north



Sketch showing initial proposal for a new entrance and landscape to the Fry Building

 Refurbishment of the Fry Building

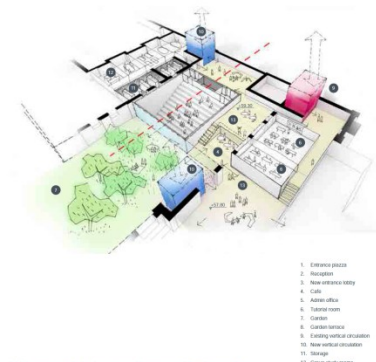
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LOWER GROUND FLOOR

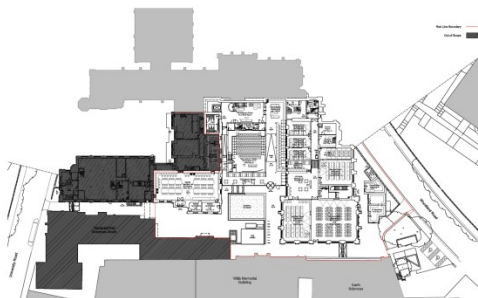
Consultation, November 2013
Board 07



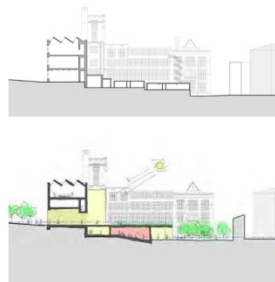
Existing Lower Ground Floor Plan



Initial concept study for the proposed lower ground floor interventions



Proposed Lower Ground Floor Plan



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

SECTIONS / ELEVATIONS

Consultation, November 2013
Board 08



Existing and Proposed Sectional Elevation A



Existing and Proposed Sectional Elevation B



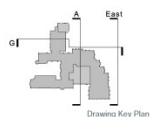
Existing and Proposed East Elevation to Woodland Road

KEY TO SPACES:

- A. New Senior Common Room
- B. Entrance Lobby
- C. New Atrium
- D. New Raised Lawn and Terrace
- E. New Lecture Theatre
- F. Offices

NOTES:

1. Existing services removed
2. Outbuildings demolished
3. New northern landscape and plaza
4. New fire escape doors
5. Non original mezzanine and suspended ceiling removed
6. Northlights reinstated
7. Redundant plant removed
8. Non original fire escape doors removed and window reinstated
9. New main entrance



University of Bristol Refurbishment of the Fry Building

WilkinsonEyre.Architects

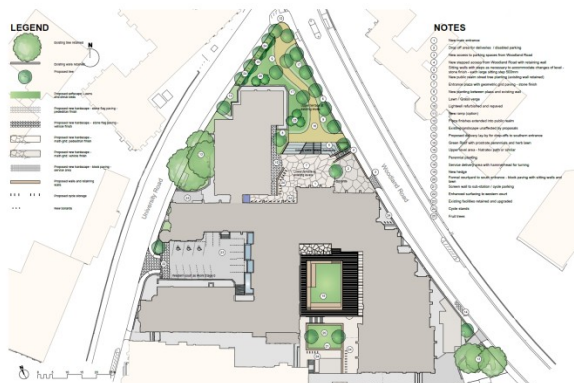
LANDSCAPE

Consultation, November 2013
Board 09

The key features of the proposed landscape design are as follows:

- A new landscape and entrance plaza to the north of the building, which opens up the site and connects the new main entrance to the core of the University Precinct to the north. This plaza features sitting walls and steps which help deal with the level changes across the site and includes new street trees and planting.
- A new landscaped terrace with raised lawn at ground floor level within the southern courtyard of the existing building.
- A new landscaped courtyard at lower ground floor level
- Refurbishment of the western courtyard to improve the current parking and access provision.
- General improvement of hardscape finishes to complement and enhance the setting of the Fry Building.

These spaces will become highly usable areas for outdoor teaching, relaxation and social interaction, and with the potential to accommodate new activities as demand increases or changes over time.



Proposed Landscape and Urban Realm Plan



Defined external spaces through new tree planting along site boundary



Axial connections and open spaces



Alternatives to grass lawns



Pop-up Café



Open Space / Plaza



Green Space in front of Wills Memorial Building



Paving Precident

University of Bristol Refurbishment of the Fry Building



SUSTAINABILITY

Consultation, November 2013

Board 10

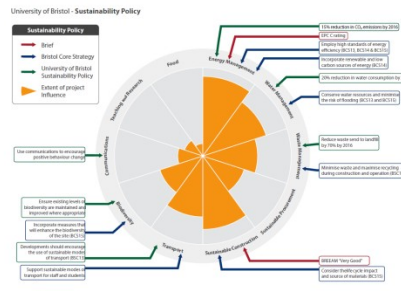
In line with Bristol City Council's sustainability policy, the initial environmental and sustainability design has demonstrated the following key outcomes:

- A BREEM rating of 'Very Good' is achievable and an EPC 'C' rating is also an achievable target.
- Solar Photovoltaics (PV), Combined Heating Power (CHP) and a connection to a universities local district heating network (from existing plant located in the Wills Memorial Building) are the most viable options for incorporating low and zero carbon technologies into the project.
- Further investigation into the district heating opportunities will be undertaken. This will include looking at the possibility of 'future-proofing' the installation such that it could connect to the proposed 'ELENA' district heating network.
- The preferred approach to improving energy efficiency is to concentrate on the building fabric and system improvements (PFSI) and in addition to this provide a Combined Heat and Power plant (CHP). It would also be possible to accommodate 200m² of photovoltaic cells (PV) at roof level but this needs to be carefully considered given the heritage considerations associated with the Fry Building. These measures combined would potentially provide a carbon reduction of approximately 20%.
- The listed building status imposes significant restrictions on the ability to reduce energy consumption through upgrading the existing fabric.
- The existing building has 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.
- We also plan to carry out a wider review of the sustainability issues and emerging proposals relating to water, waste, materials, biodiversity and transport.

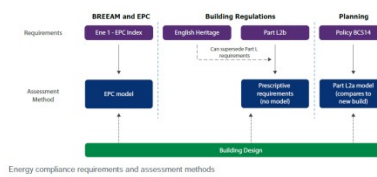
In conclusion the initial feasibility work has established the following:

- The University of Bristol's sustainability aspiration and those of the Bristol City Council planning department are aligned.
- Meeting the project brief requirements and demonstrating compliance with Bristol City Council policy BCS14 requires the creation of a Part L2a 2010 model and an EPC energy model.

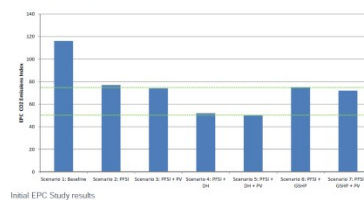
These will both be developed to demonstrate compliance ahead of the full planning application.



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



Energy compliance requirements and assessment methods



University of Bristol Refurbishment of the Fry Building

Buro Happold

THE TEAM

Consultation, November 2013

Board 11

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
Extensive refurbishment, alteration and extension of a Grade II listed building in a Conservation Area



Exposed@Bristol
Refurbishment, alteration and extension of a Grade II listed building



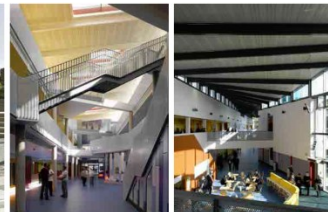
Department of Earth Sciences, University of Oxford
New building located adjacent to other listed buildings and a Conservation Area



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



The Forum, University of Exeter
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)

University of Bristol Refurbishment of the Fry Building

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PLANNING POLICY

Consultation, November 2013

Board 12

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

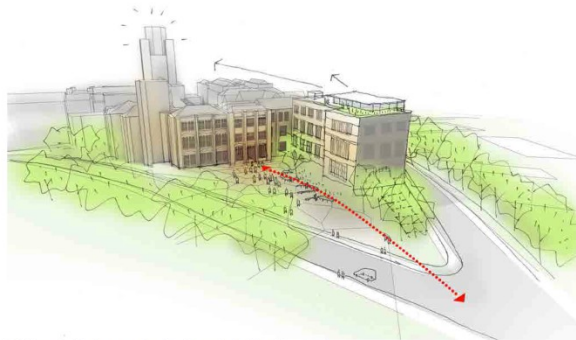
- The Bristol Central Area Action Plan, preferred options, September 2013; and
- The Site Allocations and Development Management Policies publication version, March 2013.

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.



Initial Concept Study for the entrance plaza with axial approach to building and view connections. Image also shows possible future roof-top extension to the northern wing.



Refurbishment of the Fry Building

WilkinsonEyre.Architects

Appendix E –Notes of Key stakeholder Session

University of Bristol Fry Building

Notes from Key Stakeholder session – 13 November 2013

Team:

Patrick Finch - University of Bristol
Stafford Critchlow – Wilkinson Eyre Architects
Tony Musson - Wilkinson Eyre Architects
Rebecca Woodhams - Wilkinson Eyre Architects
Jeremy Bladon – CSJ Planning
Julie Laming – CSJ Planning
Michele Lavelle – 4DLD

Avril Baker – ABC – consultation co-ordinator

Attendees:

Hamilton Caswell – Christmas Steps Arts Quarter
John Frenkel – Bristol Civic Society
Kevin Gibbs - Business West Transport & Planning Group
Alun Howells – Avon & Somerset Police
Nicholas Kidwell – Kingsdown Conservation Group
Colin Knowles – University, Fry Building Zone IT Manager (late arrival)
Gerry Mitchell – Bristol Grammar School (late arrival after tour)
Jeremy Newick – Kingsdown Conservation Group
Maggie Shapland – Clifton & Hotwells Improvement Society
Ben Tavener – Bristol Grammar School (site tour only)
Dr Nick Whiteley – School of Mathematics
Clare Williams – School of Mathematics

The presentation discussion session was preceded by an option guided site tour which was attended by 9 of the above attendees.

Presentation:

Patrick Finch welcomed everyone and explained that the Fry Building was the next major project to be undertaken by the University and would provide a new home for the School of Mathematics. The enabler was the move of Biological Sciences to their new building on St Michael's Hill which is due to take place by Easter.

A first pre-application enquiry for the Fry Building had just been submitted to Bristol City Council. Subject to the planning process the University is aiming for planning consent next Summer, and assuming a final decision by the University to progress work could start on site in 2015.

Jeremy Bladon set the scene reiterating the University's commitment to consultation and engaging with stakeholders and public on such projects. An initial design has been prepared and the team is now seeking comments both in terms of a pre-application enquiry to Bristol City Council and through this first round of public consultation. Given the historic importance of the building there had been early engagement with English Heritage and further dialogue with them and the Council's conservation officer would continue.

By February more detailed proposals would be available for a follow up round of public consultation after which an application is due to be submitted in March/April.

Presentations were also being offered to the Bristol Urban Design Forum and the Conservation Advisory Panel.

A key issue is the importance of the building as a heritage asset. The team's heritage consultant had prepared a statement of significance and carried out an internal audit which was informing the overall design approach. Externally the project offers scope to create a better public realm and linkages to other parts of the University campus.

Stafford Critchlow then ran through the background to the scheme and the emerging design proposals as shown on the accompanying exhibition boards.

He referenced this project to the key moves in the adopted Strategic Masterplan for the campus the last of which mentions refurbishment and improvements to the Fry Building and integration within the precinct.

He highlighted the new entrance on the north side, giving access into the heart of the building and into the central courtyard. There is also an axial relationship between the Fry Building and the Wills Memorial Building.

Longer term there is scope to set back a roof extension which is included as a possible future option in the pre-application.

Key features include:

- A new entrance lobby created from an existing lecture theatre leading into a new raised terrace/lawn providing space for outdoor teaching, relaxation and leisure use.
- Adding new lift cores in gaps between parts of the building to provide full access and link the various different levels
- Removing the later outbuildings and services accretions
- A new atrium with scope for a south facing maths-themed sun screen
- Reorganisation of existing accommodation/spaces to create more usable teaching & research space for students and staff
- Re modelling and landscaping the external public realm to the north to create an attractive entrance/approach to the building and space for relaxation/social use

Questions/Discussion points

Q1. Would the Arrowsmith Tower lose its function/role if no longer used?

R. The accommodation will be re-used as a student consultation area with access retained via a swipe card

We are only re-using the porter's lodge in the existing main entrance (below the Arrowsmith Tower) as a Student Society Office. The rest of the Arrowsmith Tower above Level 2 will be used to house one Visitor Office and departmental storage.

Q2. Public think of the Wills Memorial Building as the front door of the University, could there not be a desire line through the Fry Building?

R. There is a storey height difference in levels but there is a route which one (UCard holders only) can percolate through and the new/improved connections through the Fry Building will assist with this.

Q3. What will happen to key features such as oak panelling in the lecture theatre and the porter's lodge which give the space its character?

R. The coffered ceiling is being kept together with as much of the panelling as possible. New panelling will also be pieced in where the tiers of the lecture theatre have been removed. The porter's lodge is planned to be re-used as a Student Society Office.

Q4. From talking to the Grammar School aware of the issue of students cutting across from the school and hopping over the wall? Suggest moving the new access nearer to the apex

R. We were not aware of this issue. The apex is aligned with the sweep of Woodland Road but also opens out towards the existing crossing point and traffic island on Woodland Road. We will look at this issue in further detail in the next Work Stage.

Q5. Are the team considering more piercings/removing more of the wall?

R. The Conservation Area gives great weight to the boundary walls so looking at removing less than originally envisaged and also keeping as much of the 'memory' of the wall as possible. The levels across this part of the site also make removing the wall difficult as it acts as a retaining wall along part of its length.

Q6. The pavement is very narrow at the apex and a lot of students/passersby are forced off the pavement – is there scope to widen it

R. Anticipate this will be resolved by the number of students that will use the new footpath and level entrance off Woodland Road together with the stepped entrance

Comment: worth asking the question as to whether removing the wall could be compensated for by creating more soft landscaping area. University could ask for support from stakeholders to challenge the position if conservationists disagree.

Alternative comment: Support keeping the wall for safety reasons as it stops people spilling out across the pavement. It also provides a sense of enclosure (reinforcing the collegiate nature of the area) and some separation for users of this new green space from the traffic of Woodland Road.

Q7. Re landscaping there is a challenge if plan to put back a botanic style garden

R. Had initially looked at more hard landscaping but now developing a significant area of planting with herbaceous/perennial meadow with trees and grass. Keeping more of the wall has also created the opportunity for a sitting area.

Q8. How would the top of the atrium work in relation to the rest of the building?

R. The upper roof of the atrium sits below the parapet of the adjacent parts of the existing building. This roof will be predominantly solid with a roof light where it joins into the existing building. The saw-tooth roof is part of the existing building (adjacent to the atrium) and is to be exposed as part of the new Staff and Postgraduate Common Room.

Q9. What is the proposed capacity of the building?

R. Looking at approximately 900 occupants and this allows for some future expansion for the School of Mathematics. Some of the big spaces currently have mezzanines or are sub-divided and proposing to strip these back to the original form to create better more useable areas.

The meeting then adjourned for more detailed individual discussions around the exhibition boards

Appendix F – Web pages from Estates section of University website

Fry Building

Fry Building refurbishment



Background

Development proposals are being brought forward by the University 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 in 2014, 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 Willis Memorial Tower to the south. It is Grade II listed and lies within the Tyndall's Park Conservation Area.

Latest news

Contact details

- Students and staff are invited to view plans for the Fry Building development in the entrance foyer of 1-9 Old Park Hill from Thursday 14 November until Friday 22 November 2013.
- Alternatively you can view the [exhibition boards](#) online (PDF 7.03Mb). If you have any comments, please fill in the [form](#) and return to Avril Baker Consultancy.

Updated 14 November 2013 by Estates | [Feedback](#)
University of Bristol, Senate House, Tyndall Avenue, Bristol BS8 1TH, UK. Tel: +44 (0)117 923 5000

Fry Building

Fry Building refurbishment



Project outline

The emerging proposals focus on the refurbishment of the main listed buildings. The project would also include some demolition of the more modern, poor quality additions and the possibility of some new extensions in order 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 Bristol City Council in 2006.

It is intended that planning and listed building applications are submitted in March 2014.

Latest news

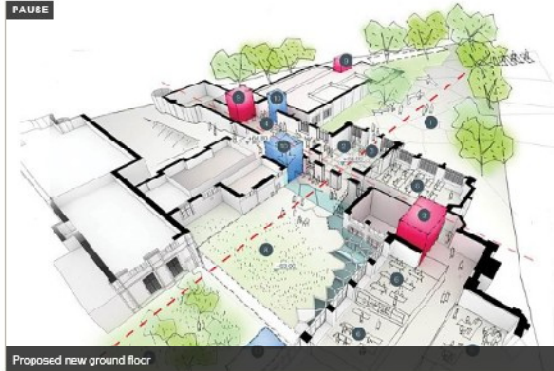
Contact details

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Updated 14 November 2013 by Estates | [Feedback](#)
University of Bristol, Senate House, Tyndall Avenue, Bristol BS8 1TH, UK. Tel: +44 (0)117 923 5000

Fry Building refurbishment

PAUSE



Public consultation

A public consultation exhibition will take place between 3 – 7pm on **Wednesday 13 November 2013** in 1 - 9 Old Park Hill, Bristol BS2 8BB. This is an informal drop in session to see and hear about the emerging proposals with a selection of University and project team members on hand to help with any queries.

Old Park Hill's new entrance is situated on Medical Avenue, behind Chemistry. If you are coming from Park Row, turn left up Lower Church Lane, follow signs for main entrance at the rear of the building. Alternatively if you are coming from Woodland Road, turn left into Cantock's Close, turn right into Medical Avenue. Entry is opposite Chemistry car park.

Latest news

Contact details

- Students and staff are invited to view plans for the Fry Building development in the entrance foyer of 1-9 Old Park Hill from Thursday 14 November until Friday 22 November 2013.
- Alternatively you can view the [exhibition boards](#) online (PDF 7.03Mb). If you have any comments, please fill in the [form](#) and return to Avril Baker Consultancy.

Updated 14 November 2013 by Estate [Feedback](#)
University of Bristol, Senate House, Tyndall Avenue, Bristol BS8 1TH, UK Tel: +44 (0)117 928 9000

Appendix G – Update to staff and students

----- Forwarded message -----

From: **Internal Comms Mailbox**

Date: 6 November 2013 17:54

Subject: [To all UoB staff] Fry Building Development Proposals

To: uob-all-staff@bristol.ac.uk, uob-all-students@bristol.ac.uk

Dear students and staff

Proposal are being developed to refurbish the Fry Building to provide a new home for the School of Mathematics. The Fry Building currently houses the University's School of Biological Sciences which, in 2014, will relocate to the new Life Sciences Building currently under construction on St Michael's Hill.

The project seeks to provide the very latest teaching and research facilities, as well as to improve the physical integration of the School of Mathematics and other adjacent Schools and Faculties. Key features include a new main entrance combined with new landscaping and public realm design, improved access through the building, a new raised external terrace within the building's southern courtyard and sensitive external and internal alterations to the building fabric.

It is intended that planning and listed building applications will be submitted in March 2014.

An exhibition of the initial proposals will be on display for staff and students to view from **Thursday 14 November until Friday 22 November** in the foyer of 1 – 9 Old Park Hill.

Information about the project and the exhibition material will also be available to view at www.bristol.ac.uk/estates/projects/fry/

CH: Executive Assistant to the Bursar and Director of Estates



an independent force for a better Bristol

The Society's response to pre-application consultation upon the redevelopment of Fry Building.

16th November 2013

The Bristol Civic Society is grateful to the University for the opportunity that it has given to comment on the plans to redevelop buildings that formed the core of the University.

Demolitions

The majority of the demolitions relate to the removal within the internal courtyards of the unattractive later extensions, the removal of external pipes and fitting and the elimination of the surface installed service pipes and wires internally. These removals will create a substantial conservation gain. The buildings will be virtually restored to their original appearance. Given the conservation gains, the Society responds sympathetically to the University's proposal to break through the north east elevation to create a new entrance and to remove the windows in the south west elevation to gain access to the new atrium that will service the new courtyard lecture theatre.

The new building

- 1 The landscape** – The removal of the car park and tarmac will be a major conservation gain. The creation of a court in front of the new entrance will open up the front and dignify the Fry Building. The Society resists the temptation automatically to support the retention of the existing boundary wall to Woodland Road. This is a magnificent opportunity to create a new 'space' between the Fry Building and Woodland Road. All options should be considered and given equal weight. The volume of people passing through and congregating in this space between Woodland Road and the Fry Building sets aside the customary presumption to distinguish public from private space. The Society suggests that the whole area, including Woodland Road, should be considered a single space closed by the Fry Building elevation.
- 2 The new entrance** – the conventional approach might be to design the new entrance in a manner that distinguishes the new work from the old. The Society suggests that, in the context of the Fry Building, equal consideration should be given to a design of a new entrance that reproduces the historic detail and the building materials of the original building.
- 3 The interior alterations and the courtyard development** – the Society has no suggestions to make in advance of seeing the detail of the proposed developments.

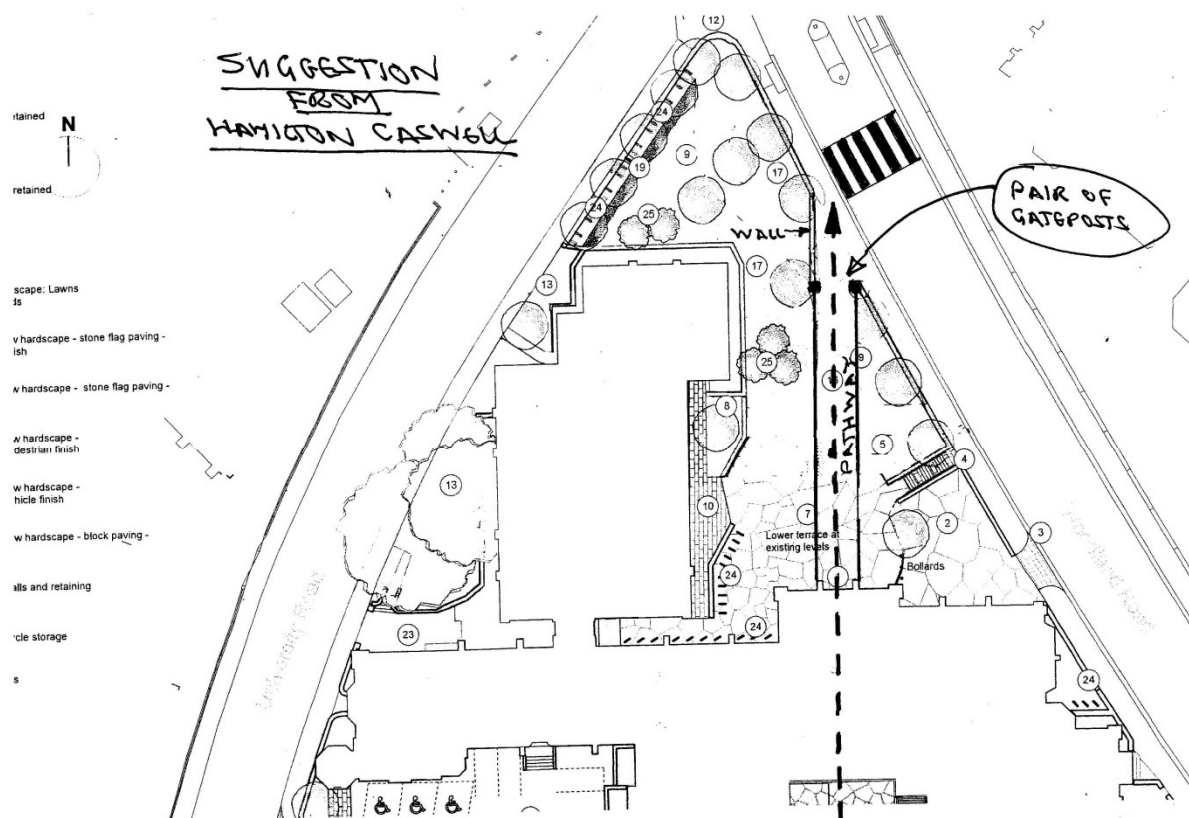
Appendix I – Written response from Hamilton Caswell, CSAQ

Thank you for your presentation yesterday. Afterwards, I suggested to you (see my **ATTACHMENT**), that my personal idea for a possible alternative layout for the approach path to the new entrance could have certain advantages:

1. It keeps the student flow further away from Grammar School and its car park in University Road, as requested by Gerry Mitchell, Bursar to the Grammar school.
2. It sits exactly on the straight, direct alignment of the new entrance and leads to the safety of the pedestrian crossing rather than on to the busy five-way road junction.
3. The straight, traditional "University-like" lines of the Fry Building architecture seem to call out for a formal straight paved path as in Oxford and Cambridge quadrangles.
4. The Fry Building's new entrance would be more visible and obvious from Senate House and *vice versa*, giving a more legible desire-line between the two, further emphasized by a pair of gateposts in the boundary wall.
5. The garden area (former botanical garden) would be more enclosed and tranquil as a result.

Best wishes, Hamilton

Christmas Steps Arts Quarter



MINUTES

OF THE MEETING OF THE

CONSERVATION ADVISORY PANEL

HELD ON

TUESDAY 19TH November 2013

Members Present:

Quentin Alder	Victorian Society (chair)
Mike Bone	Avon Industrial Buildings Trust & Bristol Industrial Archaeological Society
Margaret Cartledge	Redcliffe Futures Group
Linda Edwards	Clifton and Hotwells Improvement Society
John Frenkel	Georgian Group
Mike McKee	Christmas Steps Arts Quarter
Tony Mason	Montpelier Conservation Group
Stephen Morris	Redland and Cotham Amenities Society
Jeremy Newick	Kingsdown Conservation Group
Susan Smith-Uncles	Bristol & Gloucester Archaeological Society
Anita Sims	Save Sea Mills Garden Suburb and Friends of Blaise
Lee Warr	Bristol Society of Architects
Stephen Wickham	Bristol Civic Society

Representatives of Bristol City Council:

Tina Speake	Team Manager Urban Design & Conservation Team
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3.4 The Fry Building, Woodland Road 13/05061/PREAPP

The Panel supported these initial proposals and looked forward to seeing more details. The Panel wished to see an imaginative design for the new garden, which should be integrated as part of an overall design for the 'Tyndall Place'. The Panel noted that the 'Fry Building' is not a single building from a single date.

University of Bristol Fry Building Consultation – November 2013 Comments form

Thank you for viewing the exhibition. The University and the project team are keen to hear your views on these emerging proposals.

Please answer the following questions, then either post your completed form in the comments box provided or return to ABC, at the address below. Responses received by Friday 22 November will be included in the summary feedback report. Any further responses will be considered by the team as part of ongoing consultation.

You can view this exhibition and other information about the project online at www.bris.ac.uk/estates/projects/fry

This exhibition shows how the constraints and opportunities of the site and results of technical studies are shaping the proposals. Feedback from the public consultation and ongoing discussions with the Local Planning Authority and other stakeholders and consultees will be carefully considered by the project team as they continue to develop the scheme further. A follow up round of consultation will be held in February/March 2014 before submission of a planning application.

Q1. What do you like or support about the emerging proposals?

Q2. Do you have any concerns or queries about the proposals?

Q3. From your local knowledge of the site and the surrounding area are you aware of any other constraints or issues that might influence the proposals?

Q. Do you have any further comments or suggestions?

About You:

- ☐ I am a local resident ☐ I work locally ☐ I am a University staff member
☐ I am a University student ☐ Other (please specify).....

If you wish to be kept informed about the progress of the project, please provide the following contact details.

Name:		Date:
Organisation (if applicable):		
Email address <u>or</u> postal address		

Please post your completed form in the box provided at the exhibition or return it to the address below by **Friday 22 November 2013**:

Avril Baker Consultancy (ABC), 5 Lilymead Avenue, Bristol BS4 2BY
e-mail: info@abc-pr.co.uk Tel: 0117 977 2002

You can also view this exhibition and other information about the project online at www.bris.ac.uk/estates/projects/fry

The information you provide will not be passed to any third party and will only be used to communicate with you about this specific project. If at any time you wish to have your details removed from our database, please contact ABC on 0117 977 2002.