**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.'
CONSULTATION UPDATE

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.
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

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.
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.
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 southern 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.

**Heritage**

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

Above: Charles Francis Hansom'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.

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.
Refurbishment of the Fry Building

Renovation of the Fry Building – Contacts List

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**Existing Site Analysis**

**Refurbished Building:**
- Circulation and Interventions Study

**Existing Building:**
- Circulation and Building Levels Study

**Proposed Site Analysis**

- Hedge and wall boundary
- Narrow path with tight entrance
- Low quality in-fill buildings / sheds
- Conflict of service route and pedestrians
- No connection to adjacent academic building
- Low quality infill to lightwell

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**KEY**
- Site Boundary
- Main Axis
- Existing Entrance to Building
- New Entrance to Building
- Connection to other Places of Interest
- Direct Connection to Other Buildings
- Service Access
- Parking Access
- Car Park
- Plant
- Service
- Green Areas
Consultation, February 2014
Board 8

LOWER GROUND FLOOR

Existing Lower Ground Floor Plan

Proposed Lower Ground Floor Plan

Concept study for the proposed Lower Ground Floor interventions

1. Base of Atrium
2. Touch-down Study Spaces
3. 140-seat Lecture Theatre
4. Undergraduate Common Area
5. 20 Person Seminar Rooms
6. UG Computer Lab
7. 50 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

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SECTIONAL ELEVATION A

Existing Sectional Elevation A

Proposed Sectional Elevation A

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 lecture theatre
2. Outbuildings demolished
3. Non-original mezzanine and suspended ceiling removed
4. Redundant plant removed
5. Northlights reinstated
6. New circulation core
7. New northern landscape and plaza
8. New southern courtyard
1. Non-original fire doors removed and window reinstated
2. New circulation core
3. New Atrium
4. New main entrance
5. Outbuildings demolished
6. Non-original suspended ceiling removed
7. New Atrium with Voronoi screen
8. New Lecture Theatre extension and Southern Courtyard
9. Existing services removed
10. New fire escape doors
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.
In response to the feedback received on our previous proposals we have made the following key changes to the public realm and landscape design:

1. Entrance approach straightened to reflect north-south axis.
2. New connection to University Road incorporating cycle parking.
3. Wall lowered to provide seating and open up views.
4. Seating steps moved northwards and reconfigured to create a larger plaza in front of the building.
5. New trees redistributed to frame views of the Fry Building when viewed from the north.
6. The design of the paving to the entrance plaza has been simplified and could also incorporate mathematical patterns.
7. New planter with trees added to define the western edge of the entrance plaza.
8. Additional sitting walls have been provided along the edges of planted areas to offer more opportunities for casual seating.
9. The Southern Courtyard has been redesigned to include a larger paved area to improve the usability of this space throughout the year, wider seating steps have been added to provide further opportunities for outdoor seating, studying and teaching, and a canopy has been added over the external cycle parking.
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 coffin shaped ceiling in the new entrance lobby might be transformed using a Voronoi diagram to create a dynamic screen to the facade 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.
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 CO₂ emissions through renewable technologies can be achieved for the new build elements of the scheme.
4. Providing 200m² 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 200m² of PV panels. This creates a CO₂ 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.
THE TEAM

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)
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
• Technical Guidance to the National Planning Policy Framework (Flood Risk and Minerals Planning), March 2012; and

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.