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Birmingham City Council  
Planning  
1 Lancaster Circus  
Queensway  
Birmingham  
B4 7DJ

Our ref: BIRQ1008  
Your ref:  
E: [mbest@turleyassociates.co.uk](mailto:mbest@turleyassociates.co.uk)

**FAO: Ben Plenty**

Dear Ben

**PLANNING APPLICATION ON BEHALF OF THE UNIVERSITY OF BIRMINGHAM – EDGBASTON  
CENTRAL CAMPUS DEVELOPMENT - HYBRID PLANNING APPLICATION**

We are instructed by the University of Birmingham to submit a hybrid planning application for development at the University's Edgbaston Campus, Birmingham. The application has been submitted on the planning portal (reference: PP-01782853). Specifically, the description of development is as follows:

Redevelopment of elements of the University Campus buildings and infrastructure including:

1. *Outline application for;*
  - a) *New multi-storey car park adjacent to Gisbert Kapp building; creation of permanent car park at Grange Road (all matters reserved except access),*
  - b) *Erection of student residences and sports pavilion (landscaping, appearance and layout reserved),*
  - c) *Creation of new green open space, erection of new library, library enabling works (comprising, removal of running track, new library store and ground works), creation of new running track, erection of sports pavilion, Pritchatts Road traffic management/public realm improvements; new bridge crossing (all matters reserved) and new vehicular route (all matters reserved except access),*
  - d) *New access road (all matters reserved except access),*

2. *Full details for;*
  - e) *The erection of a new sports centre,*
  - f) *Improvements to pedestrian route from the sports centre to Aston Webb C block,*
  - g) *External alterations to Aston Webb C block,*
  - h) *Extension to Pritchatts Road surface car park,*
  - i) *Construction of new pedestrian/cycle route to the Vale;*
3. *Demolition of the Gun Barrels public house and bungalow adjacent to the South Car Park, terrace huts, chemistry west building and research unit, the Old Gym, main campus library, substation, Munrow sports centre, and ex sports pavilion;*
4. *Associated landscaping, and temporary and permanent car parking.*

The submission of this application follows extensive pre-application discussions with officers at Birmingham City Council, statutory consultees and the local community.

The application has been submitted on the planning portal as far as possible given the 5MB size limit. In addition, two hard copies of the application are provided and five copies of the full submission are provided on CD. The application comprises the following:

- Application forms and ownership certificates
- A set of plans and drawings prepared by MJP Architects, Lifschutz Davidson Sandilands, Associated Architects and Stubbs Rich Architects (see drawing schedule appended to this letter)
- Hybrid Design and Access Statement prepared by MJP Architects including:
  - Design and Access Statement for the proposed Sports Centre prepared by Lifschutz Davidson Sandilands (Appendix A)
  - Design and Access Statement for external alterations to Aston Webb C Block prepared by Associated Architects (Appendix B)
  - Design and Access Statement for Grange Road Bridge Crossing (Appendix C)
  - Design and Access Statement for the Outline proposal for student residences at Grange Road prepared by MJP Architects (Appendix D)
  - Design and Access Statement for the Outline proposal for a new library prepared by Associated Architects (Appendix E)

- Design and Access Statement for the Outline proposal for a new multi storey car park adjacent to the Gisbert Kapp building prepared by Associated Architects (Appendix F)
- Design and Access Statement for the extended surface car park at Pritchatts Road by Stubbs Rich Architects (Appendix G)
- Planning Statement prepared by Turley Associates
- Statement of Community Engagement prepared by Clarke Associates
- Transport Assessment prepared by Arup
- Strategic Heritage Assessment prepared by Alan Baxter Associates
- Flood Risk Assessment prepared by Royal Haskoning
- Flood Risk Assessment specific to the Grange Road site prepared by Royal Haskoning
- Tree Survey prepared by Midland Forestry
- Ecological Assessment prepared by RPS
- Ground Conditions Desk Study and Risk Assessment prepared by Arup
- Archaeological Technical Appraisal prepared by Arup
- Air Quality Assessment prepared by Arup.

A Central Campus Masterplan is also submitted as a background document to the application. The application does not seek planning approval for this document.

A cheque for £66,930 is enclosed with this letter to cover the application fee. This is based on the fee calculation shown at appendix 2 to this letter and as agreed with Ben Plenty.

Please contact Diane Bowers or Rachel Hanbury should you have any queries on this application. In the meantime, we look forward to receiving confirmation that the application has been registered.

Yours sincerely

**Turley Associates**

## Appendix 1 – Drawings Schedule

Site ref.	Project	Drawing Name	Drawing ref.
-	Hybrid projects - red line plan and blue line ownership boundary	Hybrid Planning Application (A2)	0504-SK-MP-105R
1	New Sports Centre and route from Bristol Road to Chancellors Court	<p>Existing Site Location Plan (A3)  Proposed Demolition Site Plan (A3)  Proposed Site (A3)  Existing Site Section DD (A3)  Existing Site Sections EE and FF (A3)  Level B02 Plan (A3)  Level B01 Plan (A3)  Level 00 Plan (A3)  Level 01 Plan (A3)  Level 02 Plan (A3)  Lower Roof Plan (A3)  Upper Roof Plan (A3)  Proposed Section AA and BB (A3)  Proposed Section CC and DD (A3)  Proposed Section EE and FF (A3)  West and South Elevation (A3)  East and North Elevation (A3)  Typical Bay Study Cafe West Elevation (A3)  Typical Bay Study Core Building West Elevation (A3)  Typical Bay Study Sports Hall West Elevation (A3)  Typical Bay Study Car Park West Elevation (A3)  Typical Bay Study Swimming Pool East Elevation (A3)  Typical Bay Study Core Building South Elevation (A3)  Typical Bay Study Swimming Pool South Elevation (A3)  Below Ground Drainage Surface Water Existing Hard Standings Layout (A0)  Below Ground Drainage Surface Water Proposed Hard Standings Layout (A0)</p> <p><b>Landscaping Plans:</b>  Tree Planting Plan (A1)  Reference Plan (A1)  Landscape Surface Finishes Plan (1 of 5) (A1)  Landscape Surface Finishes Plan (2 of 5) (A1)  Landscape Surface Finishes Plan (3 of 5) (A1)  Landscape Surface Finishes Plan (4 of 5) (A1)  Landscape Surface Finishes Plan (5 of 5) (A1)  Section A-A' and B-B' (A1)  Section C-C', D-D' and E-E' (A1)  Section F-F' and G-G' (A1)  Section H-H' and I-I' (A1)  Levels and Drainage Plan 1 of 5 (A1)  Levels and Drainage Plan 2 of 5 (A1)  Levels and Drainage Plan 3 of 5 (A1)  Levels and Drainage Plan 4 of 5 (A1)  Levels and Drainage Plan 5 of 5 (A1)</p>	<p>P0101  P0102  P0103  P0151  P0152  P1001  P1002  P1003  P1004  P1005  P1006  P1007  P1501  P1502  P1503  P1601  P1602  P6001  P6002  P6003  P6004  P6005  P6007  P6008  CD001 01  CD002 02</p> <p>08 3001 R02  08 5001 R05  08 5002 R05  08 5003 R05  08 5004 R05  08 5005 R05  08 5006 R05  08 7001 R01  08 7002 R01  08 7003 R01  08 7004 R01  08 5007 R02  08 5008 R02  08 5009 R02  08 5010 R02  08 5011 R02</p>
2	Demolition of Sports Pavilion	Demolition of Old Sports Pavilion Existing (A1) Demolition of Old Sports Pavilion Proposed Plan (A1)	0504-A-HA-02-100 A 0504-A-HA-02-300 A
3	Grange Road Car Park	Grange Road Car Park Existing, Demolitions (A1) Grange Road Car Park Parameters Plan, Indicative Design (A1)	0504-A-HA-03-100 A 0504-A-HA-03-300 A
4	Student Services Hub	Existing Lower Ground Layout (A1) Existing Elevations (A1) Existing Elevations (A1) Existing Site Location Plan (A3) Lower Ground Floor Layout (A1) Proposed Roof Plan (A1) Proposed Site Plan (A1) Proposed Chiller Plant Elevation (A1) Proposed Rooflight Details (A1) Proposed Elevations 1 (A1) Proposed Elevations 2 (A1)	3141 AL (0) 002 rev A 3141 AL (0) 010 rev B 3141 AL (0) 011 rev B 3141 AL (0) 500 rev C 3141 AL (2) 101 rev M 3141 AL (2) 109 rev D 3141 AL (2) 113 rev B 3141 AL (2) 120 3141 AL (2) 121 3141 AL (2) 106 3141 AL (2) 107

Site ref.	Project	Drawing Name	Drawing ref.
5	Grange Road bridge crossing	Location Plan (A1) Proposed Site Plan Parameters Plan (A1) Proposed Bridge Section Parameters Plan (A1) Bridge/Ramp Footprint Parameters Plan (A1)	05-001 rev A 05-002 rev A 05 003 rev A 05 004 rev A
6	Grange Road student residences and sports pavilion	Student Residences and Sports Pavilion (A1) Site Parameters Plan (A1) Maximum Storey Heights Parameters Plan (A1) Maximum Building Footprint Parameters Plan (A1) Access and Views Parameters Plan (A1) Building Massing Parameters Plan (A1)	06 001 rev A 06 002 rev A 06 004 rev A 06 005 rev A 06 006 rev A 06 008 rev B
7	Demolition of Terrace Huts	Demolition of Terrace Huts Existing, Demolitions (A1) Demolition of Terrace Huts Proposed Surface Car Park (A1)	0504-A-HA-07-100 B 0504-A-HA-07-300 B
8	Demolition of Chemistry West and research unit	Demolition of Chemistry West Existing, Demolitions (A1)	0504-A-HA-08-100 A
9	Demolition of Old Gym	Demolition of Old Gym Existing, Demolitions (A1) Demolition of Old Gym Proposed Landscaping Plan (A1)	0504-A-HA-09-100 A 0504-A-HA-09-300 A
10	'Green Heart' landscaping	'Green Heart' Landscaping South – Existing (A1) 'Green Heart' Landscaping Demolitions (A1) 'Green Heart' Landscaping Parameters Plans (A1) 'Green Heart' Landscaping Indicative Design (A1) 'Green Heart' Landscaping North – Existing (A1) Temporary Car Park Existing, Demolitions, Proposed Layout (A1)	0504-A-HA-10a-100 A 0504-A-HA-10ab-101 B 0504-A-HA-10ab-300 A 0504-A-HA-10ab-301 A 0504-A-HA-10b-100 A 0504-A-HA-10c-100 A
11	Demolition of existing library	Demolition of Existing Library and Old Brick Store – Existing, Demolitions (A1) Demolition of Existing Library and Old Brick Store – Existing (A1)	0504-A-HA-11ab-100 A 0504-A-HA-11ab-101 A
12	Demolition of sub station 24	See plans for project 15 Library Enabling Works	
13	New main campus library	Proposed Library Parameters Plan (A1) Site Sections Parameters (A1) Proposed Library Parameters Visuals (A1) Proposed Library Design Guidelines Plans (A1) Outline Site Demolition Plan (A1) Existing Site Plan (A1)	3170 AL (0) 001 rev B 3170 AL (0) 002 rev B 3170 AL (0) 003 rev B 3170 AL (0) 004 rev B 3170 AL (0) 005 rev B 3170 AL (0) 006
14	Demolition of Munrow Sports Centre	Demolition of Munrow Centre Existing, Demolitions (A1) Demolition of Munrow Centre Existing (A1)	0504-A-HA-14-100 B 0504-A-HA-14-101 A
15	Library enabling works	Library Enabling Works and Demolition of Substation 24 – Existing (A1) Library Enabling Works and Demolition of Substation 24 Existing Ground Levels, Demolitions (A1) Library Enabling Works and Demolition of Substation 24 Parameters Plan (A1) Library Enabling Works and Demolition of Substation 24 Indicative Grounds Levels (A1) Library Enabling Works and Demolition of Substation 24 Indicative Layout (A1) Library Enabling Works and Demolition of Substation 24 New Library Store Parameters Plan (A1) Library Enabling Works and Demolition of Substation 24 New Library Store Parameters – View (A1)	0504-A-HA-15-100 A 0504-A-HA-15-101 B 0504-A-HA-15-300 A 0504-A-HA-15-301 A 0504-A-HA-15-302 A 0504-A-HA-15-303 A 0504-A-HA-15-304 A
16	Development of site of Munrow Sports Centre	Replacement Development on site of Munrow Sports Centre – Existing (A1) Replacement Development on Site of Munrow Sports Centre Parameters Plan (A1) Replacement Development on Site of Munrow Sports Centre Indicative Ground Levels (A1) Replacement Development on Site of Munrow Sports Centre Indicative Layout (A1) Replacement Development on Site on Munrow Sports Pavilion Parameters Plan (A1) Replacement Development on Site of Munrow Sports Centre New Sports Pavilion Parameters Views (A1)	0504-A-HA-16-100 A 0504-A-HA-16-300 A 0504-A-HA-16-301 A 0504-A-HA-16-302 A 0504-A-HA-16-303 A 0504-A-HA-16-304 A
17	Pritchatts road improvements	Pritchatts Road Improvements Indicative Design (A3) Pritchatts Road Improvements Existing, Demolitions (A1) Pritchatts Road Improvements Parameters Plan (A1)	0504-A-HA-17-301 A 0504-A-HA-17-100 A 0504-A-HA-17-300 A

Site ref.	Project	Drawing Name	Drawing ref.
18	Access road to rear of Gisbert Kapp	Access Road Behind Gisbert Kapp – Existing (A1) Access Road Behind Gisbert Kapp – Demolitions (A1) Access Road Behind Gisbert Kapp – Parameters Plan (A3) Access Road Behind Gisbert Kapp – Indicative Design (A3)	0504-A-HA-18-100 A 0504-A-HA-18-101 A 0504-A-HA-18-300 A 0504-A-HA-18-301 A
19	Gisbert Kapp Car Park	Proposed Car Park Parameters Plan (A1) Proposed Car Park Massing Visuals (A1)	3182 AL (0) 001 rev E 3182 AL (0) 002 rev E
20	Pritchatts Road Car Park	Existing Site Plan (A3) Proposed Site Plan (A3) Demolition Plan (A3)	2903/050 rev A 2903/060 rev A 2903/065
21	Pedestrian and cycle route to The Vale	Route to the Vale Existing sheet 1/2 (A1) Route to the Vale Existing, sheet 2/2 (A1) Route to the Vale Demolitions, sheet 1/2 (A1) Route to the Vale Demolitions, sheet 2/2 (A1) Route to the Vale Route Existing Site Plan Overview (A2) Route to the Vale Existing Site Plan – Section 0 (A2) Route to the Vale Existing Site Plan – Section 1 (A2) Route to the Vale Existing Site Plan – Section 2 (A2) Route to the Vale Existing Site Plan – Section 3 (A2) Route to the Vale Existing Site Plan – Section 4 (A2) Route to the Vale Existing Site Plan – Section 5 (A2) Route to the Vale – Proposed Lighting, Fences and Street Furniture (A3) Route to the Vale Proposed Plan – Overview (A2) Route to the Vale Proposed Plan – Section 0 (A1) Route to the Vale Proposed Layout – Section 1 (A1) Route to the Vale Proposed Layout – Section 2 (A1) Route to the Vale Proposed Layout – Section 3 (A1) Route to the Vale Proposed Layout – Section 4 (A1) Route to the Vale Proposed Layout – Section 5 (A1)	0504-A-HA-21-100 A 0504-A-HA-21-101 B 0504-A-HA-21-102 B 0504-A-HA-21-103 B 0504-A-HA-21-109 B 0504-A-HA-21-110 B 0504-A-HA-21-111 B 0504-A-HA-21-112 B 0504-A-HA-21-113 B 0504-A-HA-21-114 B 0504-A-HA-21-115 B 0504-A-HA-21-300 A 0504-A-HA-21-309 B 0504-A-HA-21-310 B 0504-A-HA-21-311 B 0504-A-HA-21-312 B 0504-A-HA-21-313 B 0504-A-HA-21-314 B 0504-A-HA-21-315 B

## Appendix 2 – Planning Application Fee Calculation

New Sports centre	Gross floor space of 22,957 square metres: £16,565 + £100 for each additional 75m <sup>2</sup> in excess of 3750m <sup>2</sup> .	£42,265
Route to Aston Webb	Construction of means of access	£170
Route to Vale	Construction of means of access	£170
Extension to Pritchatts Road surface car park	Construction of car park	£170
Aston Webb C Block	Plant and rooflights	£170
Total fee for full planning application elements		£42,945
Outline fee	Site area within red line boundary of 18.18 hectares: £8,285 + £100 per 0.1 hectare in excess of 2.5 hectares	£23,985
<b>Total fee for hybrid planning application (full + outline fees)</b>		<b>£66,930</b>