



Leeds
CITY COUNCIL

Originator: Natalie Fleming

Tel: 2478000

Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 18 JUNE 2009

Subject: Applications 08/05307/FU - Alterations and extension to form offices and A3/A4 bar restaurant development and erection of 5 storey office block with basement car parking and public landscaped area and 08/05309/CA - Conservation Area application for demolition of the Mission Hut and 28 The Calls, Leeds

APPLICANT

Bracken Ltd and CDP Ltd

DATE VALID

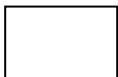
14 November 2008

TARGET DATE

13 February 2009

Electoral Wards Affected:

City & Hunslet



Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT ONLY

1.0 INTRODUCTION:

- 1.1 Members may recall this proposal was first presented to them in December 2007 at pre-application stage. A planning application was submitted in November 2008 and following on-going negotiations, revisions to the scheme have been submitted for consideration. The proposal is now presented to Panel as a position statement and Members are requested to provide comment.
- 1.2 This is a large riverside site that has permission for a mixed use residential, office and A3 development of a similar scale to the current proposal. (Ref: 20/262/03/FU) approved in February 2007.

2.0 PROPOSAL:

2.1 The scheme is intended to provide 5295 sq m of office accommodation and 1579sq m of A3/A4 use in two blocks with underground car parking spaces for 54 cars. This is achieved through a combination of refurbishment of 20 to 24 The Calls and 2 distinctive new build brick blocks. The scheme is made of the following elements:

- Two contemporary brick built blocks to both the east and west of the site.
- Creation of a stone street level terrace along the southern side of 20-24.
- The terrace at lower level forms an extension to the ground floor of 20-24 and provides a stone 'base' for the east block. Steps and a lift from the terrace lead down to the open riverside area.
- The west block occupies the site of 18 The Calls and projects along the front of 2 to 12 The Calls, along the riverside. The block also incorporates a projecting feature that projects over the riverside walkway. This building would be constructed in a red brick with the projecting element and north-south elevations in a contrasting blue brick.
- The east block will occupy the site of 28 The Calls and project out towards the river. This block would be constructed in blue brick, with horizontal aluminium louvers to the south elevation. Pedestrian Access is gained from steps leading from The Calls.
- Demolition of 18 and 28 The Calls and The Mission Hut. Physical gaps are created at both points to allow public access through and allow river views from The Calls and from the Corn Exchange.
- Basement car parking for 52 cars, including 3 disabled spaces, 12 cycle parking spaces and 4 motorcycle parking spaces. The car parking is accessed from Riverside Court. Basement includes storage, shower and changing facilities for cyclists.

2.2 The application is supported by the following documents:

1. Design and Access Statement.
2. Planning Statement.
3. Flood Risk Assessment.
4. Travel Plan.
5. Sustainable Development Design Proposals
6. Bat survey
7. Sunlight Study
8. Justification for the demolition of 28 The Calls
9. Statement of Community Involvement
10. Land Contamination Report.
11. Transport Assessment.

3.0 SITE AND SURROUNDINGS:

3.1 The application site is located within the City Centre Conservation Area and within the Riverside Area as identified in the UDP Review 2006. The site contains a number of buildings originally built to serve trade on the river.

3.2 The existing buildings fronting The Calls are of traditional design and appearance, with the rear elevations onto the Riverside being functional and plain in appearance.

The open wharf previously housed a storage shed and was used for car parking. The wharf side is now used as informal car parking for 2 to 12 The Calls offices and there is no public access to the site at present.

- 3.3 In recent years the neighbouring site was occupied by Thistle Hotels, as its administrative centre and storage facility. The site was vacated by Thistle Hotels in 2002. Application 07/01174/FU secured refurbishment of 2 to 12 The Calls to be used as offices. The refurbishment of 2 to 12 The Calls is complete and the building is now occupied.
- 3.4 A number of buildings have been neglected, appearing rundown and adversely affect the appearance of the area and the character and appearance of the City Centre Conservation Area. In particular, 18 The Calls has been derelict for a number of years, and is in a precarious state, supported by scaffolding. There is an extant consent for its demolition.
- 3.5 20 to 24 The Calls is a three/four storey, red brick former warehouse. This building is proposed to be retained as part of the proposed scheme. The former warehouse building will be refurbished as A3/A4 at ground and first floor levels with offices above.
- 3.6 28 The Calls is a small warehouse building, possibly the earliest surviving building on The Calls. However, it has been significantly altered in the 20th Century including rendering of the original brick skin both to the front and rear elevations and alterations of window openings. Internally the structure has again been drastically altered and only the original roof trusses and beams survive.
- 3.7 The Mission Hut is a stone built former Chapel building used by the Leeds canal and waterfront workers in the 19th and early 20th Century. The building has fallen into disrepair and has no viable function at present. 18 and 28 The Calls and The Mission Hut are proposed to be demolished as part of the proposed scheme.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Application 20/262/03/FU was approved in February 2007 for redevelopment of the site to provide 74 apartments, offices and A3 bar and restaurant uses. This approved scheme was similar in scale to the current proposal involving the demolition of 14-16, 18 The Calls and The Mission Hut.
- 4.2 08/00353/FU: Temporary viewing platform to development site
Approved: 18.03.2008
- 4.3 08/01340/FU: External ramp and stairs and retrospective application for addition of a temporary plant deck to office building
Approved: 15.05.2008
Temporary permission expires 15.05.2011
- 4.4 07/01174/FU: Alterations to form new doorways, replacement windows and roof lights and replacement of external fire escape staircase to rear of offices
Approved: 04.05.2007
- 4.5 20/261/03/CA: Conservation area application to demolish storage buildings (14 to 16 The Calls and The Mission Hut

Approved: 03.01.2006. This consent is extant until 03.01.2011.

- 4.6 20/59101/LI: Listed building application to demolish building at 18 The Calls
Approved 28.12.05. This consent is extant until 28.12.2010.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The site benefits from an extant permission for a multi storey mixed use development approved in 2007. The proposal was agreed at panel on 18 August 2005.

- 5.2 In December 2007 Members received a pre-application presentation regarding the scheme presented today. Members commented on a number of matters. These are provided below with a response where appropriate:

- 5.2.1 The heights of the proposed new build element noting that these did relate to heights of existing buildings in the vicinity.

The proposed new build element also relates appropriately to the heights of the adjacent buildings. The west new build block has also been set back at upper floor levels to soften its mass.

- 5.2.2 Considered the flood level.

The developer has been involved with lengthy discussions with both the Environment Agency and Yorkshire Water. A sequential test has been submitted for consideration by the LPA. EA objection withdrawn upon the LPA's agreement of the Sequential Test.

- 5.2.3 Relationship between the glazed new build and adjacent brick building at 2 to 12 The Calls.

The glazed blocks have now been altered to brick and glazed blocks in an attempt to blend with the existing buildings. The buildings are now offices instead of residential and it is considered that distances between the buildings are appropriate.

- 5.2.4 The design of the western office building and whether a pleasant environment could be created beneath the two storey overhang.

- 5.2.5 Concern that the floor of the office building would in fact be the ceiling of the commercial interests on the eastern side and suffer noise problems from A3 uses.

Environmental Health has requested that a noise report is submitted and approved for all A3 use(s) before occupation.

- 5.2.6 Concern that although much had been made of the gap created between the buildings to the eastern side of the site by the removal of 28 The Calls this would in fact provide space for a new commercial building, which although affording views through to the waterside would not provide a significant public access at this point. Such an access would be necessary in any case to justify the removal of this existing conservation area building.

Public objections have been made regarding public entrance to the site at this point. Concerns include safety of pedestrians and the potential hiding spot and possibility of anti social behaviour occurring in this area. The developer has since created a double height opening to create a lighter open feel to this area.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Site notices have been displayed on 19 November 2008 and on 6 May 2009 in relation to the revised plans. An advertisement was printed in Leeds Weekly News on 27 November 2008. Representations have been received from local residents, the Aire Bar and The Civic Trust.

Leeds Civic Trust - Letter of 22 May 2009:

- 6.2 The overall form and content of the scheme has not changed and we do not have any significant issues with this. The key factor that has changed is in the materials; we do not believe that simply re-skinning a building designed for stone and granite with brick is the answer. The principal building now looks like an ugly 1960s multi-storey car park on the riverbank. The 'unfinished' flat roof and the horizontality of the glazing would jar with the historic buildings in the area while not being a contrasting crisp modern design. A number of suggestions on how the principal building could be improved:

- Adopting a wedge roof, perhaps reflecting the shape of phase one restored buildings. This would allow some plant to be located higher at the west end and the building height at the east to be lowered. (letting more light into the public space)
- Introducing some verticality into the elevations, particularly facing the river.

- 6.3 Comments made in December 2009 were also reiterated:

1. Welcome commitment to quality landscaping. Selection and maintenance of trees crucial to the character of the space.
2. The stone pyramid could be a draw for skateboarders and would not be relaxing to site on. Raised grassed area would be more appropriate.
3. Within principal space is a missed opportunity to provide for children. This would be an ideal location for a family pub with some outdoor play facilities.
4. On the Western side of the site will lead to over-dominant highway provision. Could this be achieved with shared surface to allow larger infrequent vehicles? *-(Comment – This is outside the redline boundary and is not under ownership of the applicant)*
5. Considerations should be given to access from Crown Street

Local Residents Objections:

- 6.4 16 letters of objection have been submitted, including a petition with 23 names. Concerns include:

1. Poor Design including the following observations:
 - Historically buildings run linearly to the river the new blocks will be at right angles blocking views of the river and of no 32 The Calls.

- The 2nd proposed building is much bulkier than in the previously approved application.
- The pyramid is a wasted opportunity to create soft landscaping in this area.
- The buildings are ugly, bland and insipid. “Its appearance is akin to a World War II coastal defence bunker and contributes nothing whatsoever to the visual amenity of area...”

2. Loss of View from 32 The Calls.

3. Loss of light and privacy to apartments of 32 The Calls.

4. Public Safety particularly regarding access to the east of the proposal

- Public access areas are fraught with potential dangers.
- Public access areas have potential for anti social behaviour after dark. Should not be 24 hr access.

5. Concern regarding proposed A3 units including:

- Late night entertainment and alcohol consumption and its effect upon the residential amenity of 32 The Calls. A 3am licence is not acceptable. States that Aire Bar, Oracle etc have late licences until 1am but outside areas must be vacated by 10.30pm.
- Use of outdoor terraces should have a restriction i.e. until 10.30 pm.
- Could the bar element be moved away from the residential areas.

7.0 CONSULTATIONS RESPONSES:

Statutory:

7.1 **Highways:** Ramp down into the development should be no greater than 1:25. The plans need to show gradients. The floor space of 2 to 12 The Calls should be included in the car parking calculation. Motorcycle and cycle parking is acceptable. Traffic controlled pedestrian crossing on The Calls in the vicinity of Crown Street is required, to provide for a safe route between the proposed development and the city centre. The estimate for these works is approximately £30,000-£40,000

7.2 **Environment Agency:** The EA has been involved in negotiations directly with the developer. No objections subject to LPA approval of Sequential Test.

7.3 **Yorkshire Water:** No objections in principle to the site layout details.

7.4 **British Waterways:** Welcome the proposed development, an improvement to the previously approved scheme. A further improvement would be by removing the gated access on the west boundary. We note and welcome the glazed frontages to the commercial ground floor properties; however, the façade of the ground floor car parking offers a relatively dead frontage. Barriers along the waters' edge like walls and railings should in general not be used on the towpath. Waterside barriers like railings should only be used where there is a high-perceived risk of falling into the water or where there is restricted space along the waterside.

Non-statutory:

- 7.5 **Transport Policy:** The following Travel Plan Documentation is required:
1. A framework Travel Plan for all the office units, whereby each occupying business must provide a Company Travel Plan to accord with the approved travel plan framework. The company travel plan must be sent to Leeds TravelWise within 6 months of initial occupation by each occupying business
 2. A finalised Travel Plan for the bar/restaurant uses. All 'finalised' travel plans will be regularly reviewed in conjunction with Leeds TravelWise.

Both travel plans should cover all travel to and from the site, including business travel, staff travel, deliveries, visitors and customers.

- 7.6 **Contaminated Land Team:** Would not necessarily require any additional soil sampling to be undertaken, unless any visual and or olfactory contamination is encountered during the additional geotechnical investigations. The site investigation so far has encountered no significant contamination. It is also understood that the proposed development has basement car parking and therefore most of the made ground is to be removed from site.

- 7.7 **Access:** At least 3 car parking spaces should be designated as disabled car parking spaces. Level access should be maintained from the disabled person's parking space(s) to the principal entrance(s) or in this case, the lift core, and the designated disabled persons parking space should be located as close as possible to the principal entrance, to minimise its users travelling distance. Currently disabled motorists would appear to have to travel through a significant amount of the car park to get to the lift core, which could be hazardous as there is no segregated pedestrian route to do so.

- 7.8 **Land Drainage:** A Flood Risk Assessment was completed for this site with recommendation for a flood defence wall in line with the Environment Agency's proposal for flood defence in the area.

In addition to any conditions from the Environment Agency relating to the flood defence wall, the 8 m wide maintenance strip and any other requirements that they see fit to impose on this development, recommend standard Land Drainage conditions should be applied.

- 7.9 **Public Transport Contribution:** The development will create a significant number of trips which will aggravate existing accessibility problems to the site. A contribution towards the cost of providing strategic public transport has been calculated in accordance with the Supplementary Planning Document. In this case a contribution of **£225,373** should be sought.

- 7.10 **Neighbourhoods and Housing:** Potential for disturbance to residential accommodation from proposed bar/restaurants, particularly from outside areas. In addition, cooking odours have the potential to affect nearby occupants unless properly controlled.

The applicant has submitted a noise report as part of the application. The report indicates that an additional noise report will be submitted once details of the tenant are confirmed.

- 7.11 **City Services:** No objections.

- 7.12 **Metro:** Metro welcomes development that is located within or close city centre. The rail and bus station are located within a 10 minute walk distance of the site. Given the range of services available from these public transport access points it is an acceptable walk distance. Some concerns with regard to the trip generation figures generated through the TRICS database. Welcome the restrictive approach to parking for the site. In order to prevent excessive private vehicle use at the site; the measures contained within the travel plan must be enforced. The travel plan contains a number of recommended measures such as discounted public transport ticketing and Leeds Car Share scheme without financially committing to undertake any of the indicatives.
- 7.13 **Police Architectural Liaison Officer:** Due to the sites location, security is a key element in the design process. The following observations should be taken into account:
1. Layered access control to non public external doors.
 2. 'Hidden' doors on the lower ground floor, giving access to the plant and staircases. If these are just for means of fire escape, they should not have door furniture on the outside.
 3. Consideration should be given to restricting riverside access to the riverside footway outside of operating hours of the venues within the proposal.
 4. The developer is encouraged to make contact with 'Leeds Watch' the city's CCTV provider with regard to open spaces.
 5. Lighting to BS5489 should be achieved.
 6. Planting of trees in open spaces should be carefully considered. Large trees have the potential to obstruct CCTV and can hamper surveillance.
 7. AS outline by Lord West in his address to parliament in Nov 2007 the current threat from international terrorism is severe in the UK. With this in mind Lord West called for Architects, Planners and Designers to work together to promote the use of blast proof in materials in new designs.
- 7.14 **WYAS:** The current proposals will require excavation across much of the site to a depth greater than 1.0m, and consequently there is a potential that any surviving pre-19th century deposits may be damaged or destroyed. Excavation for foundations and services in the development area may therefore destroy evidence which would permit the Medieval and earlier boundaries of the town, and the nature of the settlement in this area, to be more accurately established.
- Recommended Course of Action:
1. The WY Archaeology Advisory Service would therefore recommend that archaeological evaluation by means of trial trenching be undertaken along the street frontage once any proposed demolitions in this area have taken place, in order to establish the presence or absence of the remains of late medieval or early Post medieval occupation along the line of The Calls. We would further recommend that an appropriate degree of archaeological investigation and recording take place in this area as necessary, with the nature and extent of this investigation to be based on the results of the evaluation.
 2. The WY Archaeology Advisory Service would further recommend that archaeological work in the form of an archaeological watching brief during construction works be undertaken in the southern portion of the site. This work will be concerned with the excavation and recording of pre-19th century deposits only.
 3. We would recommend that all aspects of the necessary archaeological work be secured by the inclusion of an appropriate archaeological condition on any consent granted.

8.0 PLANNING POLICIES:

8.0 National Planning Guidance

PPS1 Delivering Sustainable Development

PPG13 Transport

PPG15 Planning and the Historic Environment

PPS25 Planning and Flood Risk

8.1 Regional Spatial Strategy: The RSS for Yorkshire and Humber was adopted in May 2008. The vision of the RSS is to create a world-class region, where the economic, environmental and social well-being of all people is advancing more rapidly and more sustainably than its competitors. Particular emphasis is placed on the Leeds City Region.

8.2 Local Planning Policies Including:

The site is located in the City Centre Conservation Area and the Riverside Proposals Area as defined by the Leeds City Council Unitary Development Plan Review 2006

GP5 All planning considerations

GP11 & 12 Sustainable Design

BD4 Mechanical plant should be contained within the building

BD5 Ensure a satisfactory level of amenity for occupants and surroundings.

BD6 All extensions and alterations should respect the scale and form of the host building.

N12 Fundamental priorities for urban form.

N13 Requires all new buildings to be of high quality and have regard to character and appearance of surroundings

N16 Extensions to listed buildings should relate sensitively to the original buildings. In all aspects of their design, location, mass and materials, they should be subservient to the original building.

N17 Wherever possible, existing detailing and all features, including internal features, which contribute to the character of the listed building should be preserved, repaired or if missing replaced. To the extent that the original plan form is intact, that plan should be preserved where it contributes to the special character and appearance of the building.

N18a Presumption against demolition of buildings or parts of buildings in the Conservation Area that make a positive contribution to the character and appearance of the Conservation Area.

N18b Consent for demolition in Conservation Areas will not be given unless detailed plans for the redevelopment of the site have been approved. Such permission will be subject to a condition that demolition shall not take place until a contract for the approved scheme of redevelopment has been let.

N19 All new buildings and extensions within or adjacent to conservation areas should preserve or enhance the character or appearance of the area

CC3 The identity and distinctive character of the city centre will be maintained by: a) Protecting the building fabric and style b) Encouraging good innovative design and c) Upgrading the environment where necessary.

CC5 Development in the City Centre Conservation Area.

CC27 Principal Use quarters development will not normally be permitted which will reduce the scale and variety of the existing mix of non principal uses within a building, street, quarter or area and undermine seriously the achievement of the quarters and strategies and/or the declared objectives in the proposal areas.

T2 Development shall be; a) be served adequately by existing or programmed highways or by improvements to the highway network; and b) Adequately served by public transport c) Adequate cycle facilities.

T5 Satisfactory provision for pedestrians and cyclists.

T6 Satisfactory access and provision for disabled people and other people with mobility problems will be required within highway and paving schemes, and within new development.

A4 Development and refurbishment proposals should be designed to secure a safe and secure environment, including proper consideration of access arrangements.

SA9, SP8: Promote development of City Centre role and status

8.3 Supplementary Planning Guidance

City Centre Urban Design Strategy September 2000 – Seeks to reinforce the positive qualities of character areas, re-establish urban grain, provide enclosure to streets, create visual interest, encourage excellent design, improve pedestrian connections, develop a mixture of land uses, promote active frontages and promote sustainable development. It is considered that the proposals would meet these objectives as described in the Appraisal section below.

Leeds Waterfront Strategy 2002 (Review 2006) – Guides the regeneration of Leeds Waterfront through use, links and appropriate environmental enhancement.

9.0 **MAIN ISSUES**

Principle of the development.

Design.

Landscaping.

Highways

Demolition of 28 The Calls

Section 106.

10.0 **APPRAISAL**

10.2 Principle of the Development

As highlighted this site was subject to previous approval for a multi-level mixed use development of residential, office and leisure development with basement parking that remains valid until 2010. The scale of the current proposal aims to reflect the scale previous permission, albeit in a different form and materials to that previously permitted. As such it is considered that the principle of the uses and general scale of the development have been established in the past and subsequently considered through pre-application. The proposed uses are compatible with the aims and objectives of the Riverside Development Area.

10.1 Design

In terms of both its open space and architecture it is considered that this scheme is an improvement upon the extant permission. However, there are outstanding concerns which still require refinement and discussions:

1. Riverside Walkway: The Waterfront Strategy calls for a minimum width of 6m along this stretch of the river. The proposal is for 2.6m width at the eastern end and 3m at the western end. It is accepted that the eastern end only leads

into a ' cul de sac ' and the walkway beyond the western end is even narrower, but it is felt that the widths are inappropriate for the scale of development. The inclusion of handrails will further reduce the effective width of these spaces.

The western end could be addressed by alteration to the building at Lower Ground Floor level without loss of parking numbers as it is a poor layout with insufficient use of space. An extra metre could be gained. It also requires the Ground Floor (offices) to be cut back by a similar amount to create an acceptable environment and the inclusion of columns in this space (to keep the structure simple) may be acceptable.

2. Gated Entrances: It is suggested that gated access to the public open space which is proposed at the top of the steps and the western end of the riverside walkway should be reconsidered. These have been accepted in the past as the waterfront was developing. However it is considered that development of the riverside is almost complete, with this being the last major site in the city centre, the site should therefore provide 24 hour access, subject to suitable control where residential amenity concerns are paramount.
3. The proposals differ from those presented to Panel in December 2007, as part of pre-application discussions. Whilst the general form and layout of the proposal has altered little, the fundamental change is in the choice of material. At pre-application stage images of stone and polished granite were suggested as the predominant building materials for the buildings. These materials were integral in the success of the design of the scheme. Whereas stone is retained in the public space, the use of red and blue brick waters down the distinctiveness of the external design of the scheme.

10.2 Landscaping

The submitted landscaping is submitted as an indicative layout only and will be fully conditioned to ensure and appropriate open space is provided that enhances the riverside.

10.3 Highways

The principle of the recently refurbished 2 to 12 The Calls offices and the proposed office/A3 uses sharing car parking at basement level is acceptable. However details need to be clarified as to the exact measurements and car parking provision. Cycle and motorcycle parking is accepted. A Traffic controlled pedestrian crossing on The Calls in the vicinity of Crown Street will be required, to provide for a safe route between the proposed development and the city centre. This is agreed in principle with the developer.

10.5 Demolition of 28 the Calls (Atkinson Building)

It is suggested that 28 The Calls is a building with late 18th/early 19th century origins. It is probably the earliest building surviving on The Calls and is of interest as the last surviving small warehouse building served from the river. However, it is greatly altered externally and, as an unlisted building, it is the external appearance that we must judge the building on. The original brick skin has been rendered and the window openings have been altered, taking on a classical *palazzo* guise. The rear of the building has also been rendered but without the architraves and string courses that mark the front elevation. It has lost its original appearance and the new appearance has neither group value nor makes a strong contribution to the

Conservation Area in its own right. The contribution of 28 The Calls to the conservation area is neutral to slightly positive.

10.5.1 Information on the viability of retention and the argument in favour of demolition to allow access to the riverside and circulation through the new public space has been provided. It is not possible to adapt or reuse the building without major reconstruction, which is un-economic, and would change the building form yet further. However, in cases where existing buildings make no or a slight contribution to a conservation area PPG15 advises that we should set aside the usual presumption in favour of retention and consider the merits of the replacement building. The design of the replacement building has been considered at length and the opinion of the Local Planning Authority is that it will be a high quality infill which will enliven The Calls frontage and also provided opportunity for a public access route into the site.

10.5.2 The demolition of The Mission Hut and 14-16 The Calls have been previously agreed through earlier consents and their removal formed part of the previously agreed scheme. Their removal continues to be justified by the benefits of the current proposals.

10.6 Section 106

The heads of terms for Section 106 Agreement are in discussion with the developer and are expected to include the following:

- Public transport contributions £225,373 for the whole development. Including £30-40,000 for the provision of the controlled pedestrian crossing on The Calls.
- Travel Plans with monitoring fee of £4000. Reference to the provision of Leeds City Council Car Club (WhizzGo) parking spaces and free trial membership package of £7265 for the development.
- Standard training initiatives.
- £600 monitoring fee for clauses that require admin/management/monitoring.

11.0 CONCLUSION

11.1 Members are asked to note the above position statement and provide comment on the proposals. Negotiations continue regarding the design, highway implications and landscaping. Specifically, officers would request confirmation that;

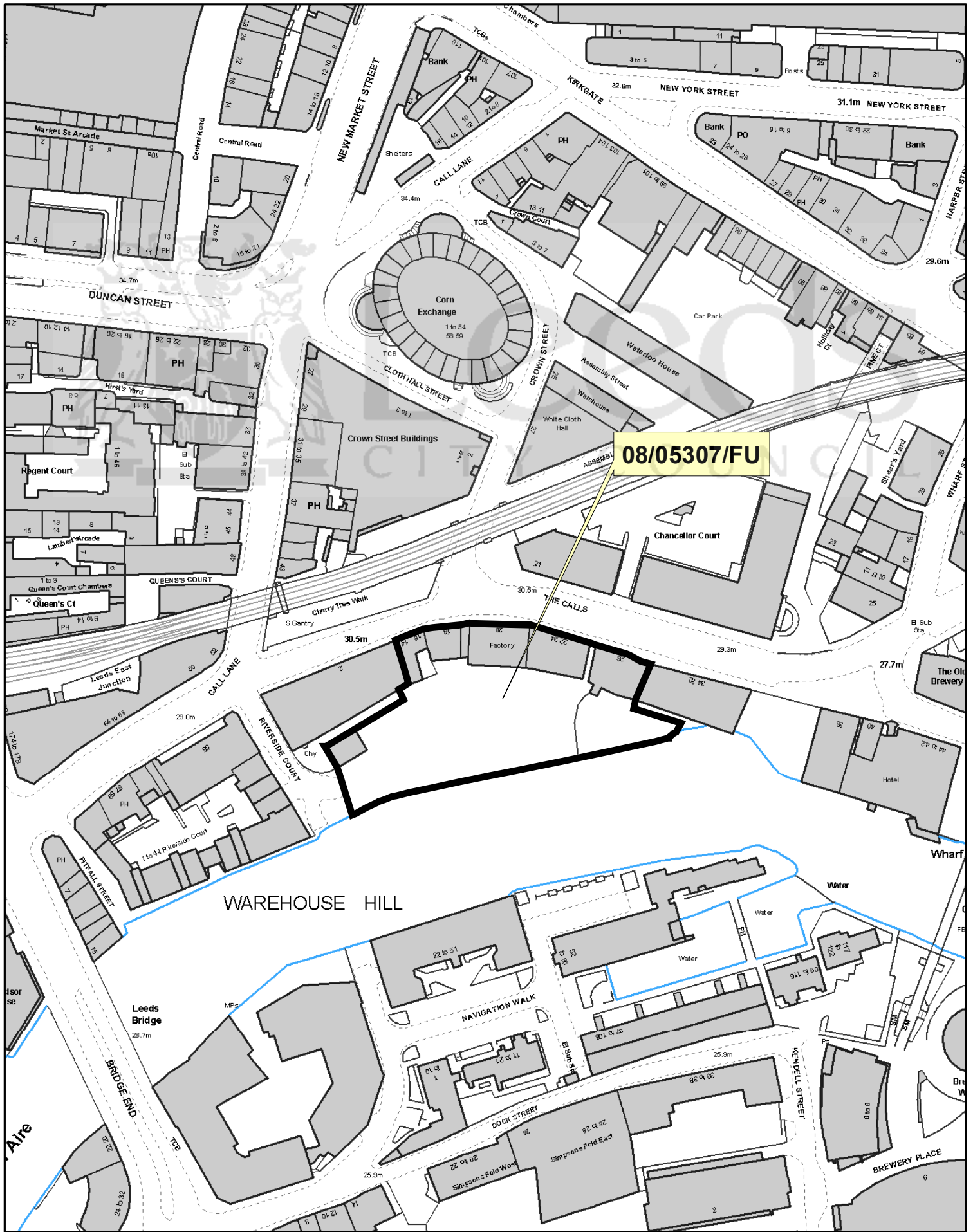
1. The height, scale and external appearance of the building is acceptable,
2. The proposed materials are acceptable,
3. The access points for pedestrians and 24 hour access adjacent to 32 The Calls is acceptable,
4. The Section 106 heads of terms above are acceptable.

11.2 It is intended to bring a formal recommendation to the July/August Panel, where the proposal will hopefully address all the outstanding issues and any comments made on this position statement.

Background Papers:

Application Files 08/05307/FU and 08/05309/CA

Historic Files: 20/262/03/FU, 20/261/03/CA, 07/01174/FU, 08/01340/FU & 08/00353/FU



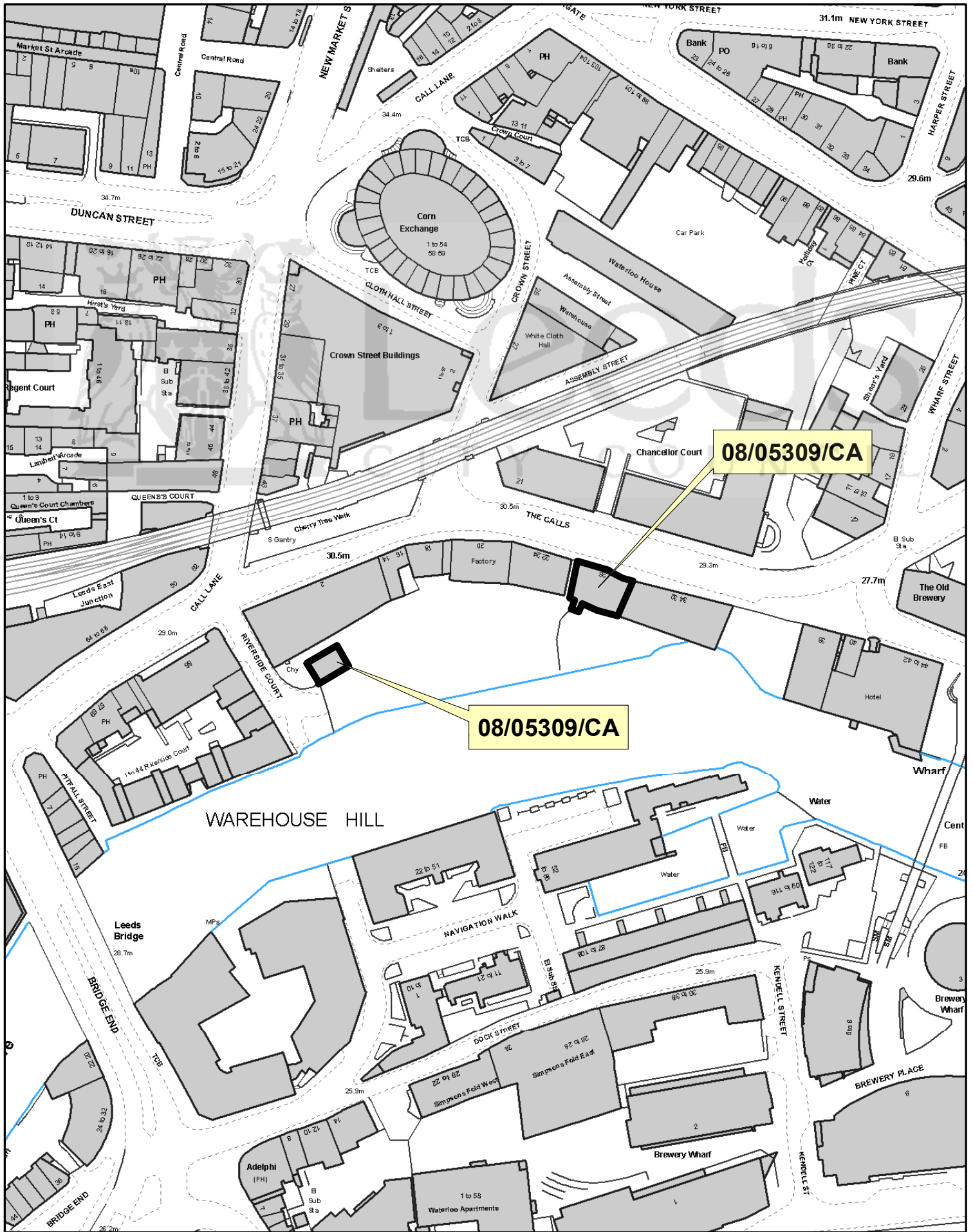
CITY CENTRE PANEL



Scale 1/1500

PRODUCED BY COMMUNICATIONS, GRAPHICS & MAPPING, LEEDS CITY COUNCIL
 This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567





CITY CENTRE PANEL



Scale 1/1500

PRODUCED BY COMMUNICATIONS, GRAPHICS & MAPPING, LEEDS CITY COUNCIL
 This map is based upon the Ordnance Survey's Digital data with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
 (c) Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.
 (c) Crown Copyright. All rights reserved. Leeds City Council O.S. Licence No. - 100019567

