



PLANS PANEL (CITY CENTRE)

Meeting to be held in Civic Hall Leeds on
Thursday, 10th February, 2011
at 1.30 pm

MEMBERSHIP

Councillors

G Driver	C Campbell	A Castle	D Blackburn
S Hamilton	M Hamilton	G Latty	
E Nash	J Monaghan		
B Selby (Chair)			
N Taggart			

A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 25, written notice of an appeal must be received by the Chief Democratic Services Officer at least 24 hours before the meeting)</p>	
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p>RESOLVED – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p>	

Item No	Ward	Item Not Open		Page No
3			<p>LATE ITEMS</p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p>DECLARATIONS OF INTEREST</p> <p>To declare any personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct</p>	
5			<p>APOLOGIES FOR ABSENCE</p>	
6			<p>MINUTES</p> <p>To approve the minutes of the Plans Panel City Centre meeting held on 12th January 2011</p> <p>(minutes attached)</p>	7 - 12
7	City and Hunslet;		<p>APPLICATIONS 10/05607/FU, 10/05608/FU AND 10/05609/LI - MAJESTIC - CITY SQUARE LS1</p> <p>To consider a report of the Chief Planning Officer on an application for change of use of basement bar to live music venue with ancillary bar, restaurant and nightclub use. Change of use of ground floor and upper levels from nightclub to bar, restaurant and a range of assembly and leisure uses with associated external and internal alterations in association with the changes of use, including new window openings</p> <p>(report attached)</p>	13 - 30

Item No	Ward	Item Not Open		Page No
8	City and Hunslet;		<p>APPLICATION 10/05541/FU - CITY CAMPUS, CIVIC QUARTER - CALVERLEY STREET LS1</p> <p>To consider a report of the Chief Planning Officer on the redevelopment of university buildings to provide new student accommodation including refurbishment and new build, comprising 568 bedrooms, retail unit and landscaping</p> <p>(report attached)</p>	31 - 44
9			<p>DATE AND TIME OF NEXT MEETING</p> <p>Thursday 10th March 2011 at 1.30pm</p>	

To:
Plans Panel City Centre Members
and appropriate Ward Members

Chief Executive's Department
Governance Services
4th Floor West
Civic Hall
Leeds LS1 1UR

Contact: Angela Bloor
Tel: 0113 247 4754
Fax: 0113 395 1599
angela.bloor@leeds.gov.uk
Your reference:
Our reference: ccpp/sitevisit/
2nd February 2011

Dear Councillor

PLANS PANEL CITY CENTRE – THURSDAY 10TH FEBRUARY 2011

Prior to the meeting on Thursday 10th February there will be site visits, and I set out below the details:

Depart Civic Hall Ante Chamber at 10.00am to walk to The Majestic at City Square, then to Tower House, Merrion Way to arrive at 11.15am, arriving back at the Civic Hall approximately 12 noon.

Please could you let Daljit Singh know (2478170) if you will be attending the site visits and assemble in the Ante Chamber at 10.55am.

Following agenda item 9 there will be a pre-application presentation in respect of The Podium Buildings and Tower North Central, Merrion Way for proposed A3/A4 uses and hotel development and I attach a copy of the report to this letter.

Yours sincerely

Angela M Bloor
Governance Officer

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Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 10th FEBRUARY 2011

Subject: PRE-APPLICATION PRESENTATION OF PROPOSED A3/A4 AND HOTEL DEVELOPMENT AT MERRION WAY, BRUNSWICK TERRACE AND TOWER HOUSE STREET, LEEDS. REFERENCE PREAPP/10/00296

Electoral Wards Affected:

City and Hunslet

No Ward Members consulted.

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Plans Panel for information. The Developer will present the details of the scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION

- 1.1 This presentation is intended to inform Members of the emerging proposals for extensions to existing buildings between Merrion Way and Brunswick Terrace, and the change of use of part of Tower House with extensions to its west side to form a hotel.
- 1.2 The applicant has been engaged in pre-application discussions with officers in accordance with the pre-application charter. A planning application is expected later in the year. It is intended that the development is completed in advance of the opening of the neighbouring arena in early 2013.

2.0 SITE AND SURROUNDINGS

- 2.1 The site is located between Merrion Way, Brunswick Terrace and Tower House Street towards the northern edge of the city centre. There is a gradual fall in levels from the west to the east. The site contains two buildings constructed in the mid-1960's. A two storey podium building, currently occupied by Wetherspoons public

house and the Grosvenor casino, is located on the west side of the site. The building sits over a basement car park used by occupiers of Tower House, with two access points down from Brunswick Terrace. A terraced area to the front of the building is used for seating. The area of grass containing 5 trees closer to Merrion Way is outside the site boundary. The yard to the rear of the building is used for parking by the casino and Wetherspoons. At ground level there is a landscaped space to the east of the building enclosed by railings.

- 2.2 Tower House is a 19 storey office building situated at the east end of the site. The ground floor of the building is at the level of the terrace. A flight of stairs at the end of the terrace falls down to street level around the junction of Merrion Way and Tower House Street. As such, the lowest, street level of Tower House is occupied by a substation and building management equipment.
- 2.3 The surrounding area is characterised by a number of large scale buildings. Yorkshire Bank is located to the west of Brunswick Terrace. The street contains 5 mature trees and 6 disabled persons parking spaces. The Merrion Centre and associated car park are located on the south side of Merrion Way. The 25 storey Opal building containing student accommodation is situated to the north east. Construction of Leeds arena is soon to commence directly to the north of Brunswick Terrace. The north-south limb of Brunswick Terrace will be a principal pedestrian route to and from the arena with significant pedestrian flows around event times. Views of the arena entrance from the Merrion Centre to the south along Brunswick Terrace are also important. The majority of the east-west limb of Brunswick Terrace to the rear of the podium will be pedestrianised as part of the arena development.

3.0 PROPOSALS

- 3.1 The current scheme has been prepared by Ramsden Barrett Architects. Whitelaw Turkington (landscape architects) and Arup (highways) who worked on the arena development are advising on the scheme.
- 3.2 The proposals involve constructing side and rear extensions to the podium building to form 3 new A3/A4 units and an extension to the casino. The proposed A3 premises at the north-west corner of the building would wrap around the building over the existing basement access which would be closed. As the proposed side extension is narrower than the existing ramp width, the closure of the ramp would enable the width of Brunswick Terrace to be slightly increased. Existing disabled persons parking spaces are to be relocated to the west side of the road to assist general movement along Brunswick Terrace. It may also be possible to increase the number of disabled parking spaces.
- 3.3 The extension would be single storey to the side and two storey to the rear. The unit would be accessed from and open out onto the north-south limb of Brunswick Terrace. The casino extension would be two storeys in scale. An enclosed service yard would be accessed from Brunswick Terrace to the rear of the building.
- 3.4 The bottom 8 floors of Tower House would be converted to form part of a hotel. A new building containing hotel accommodation of a corresponding height would be constructed over the new A3/A4 premises and linked to Tower House at upper levels of the hotel. New windows would be fitted into the hotel element of Tower House above a new facing material to the plinth. A new access lobby would be added to the southern side of the building to provide a dedicated entrance to the hotel and incorporating an access lift to help assist the change in levels.

4.0 BRIEF LOCAL POLICY

- 4.1 Within the Unitary Development Plan Review (UDPR) the site is located within the City Centre boundary. It falls within a Prestige Development Area where prestige development, including for offices, leisure, entertainment, recreation and hotel uses, are supported (CC31). The UDPR Proposals Map identifies areas of the site not occupied by buildings, including the space between the podium and Tower House, as public space. City Centre UDPR Policies CC3, CC9, CC11, CC13 and CC31 seek improvements and enhancements to existing public spaces and improved accessibility to them.

5.0 ISSUES

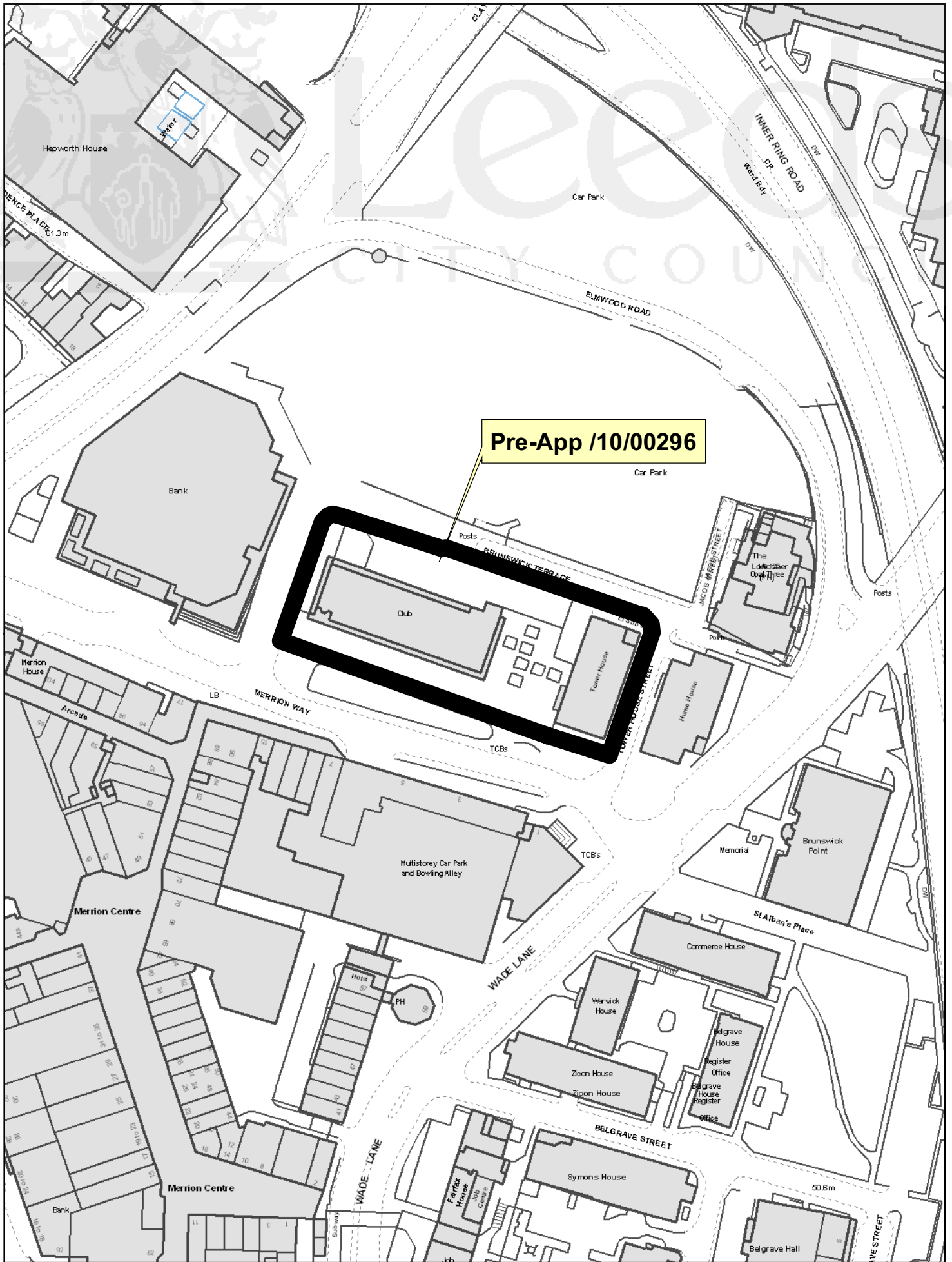
Members are asked to comment on the following issues:

- (i) The proposals for the uses of the buildings.
- (ii) Whilst the arena building will be embedded in the surrounding urban townscape it is important to preserve key views of the arena entrance. In pre-application discussion officers have requested revisions to the proposals to ensure this. Members are asked to confirm that the removal of the western basement access is beneficial to the appearance of the area, and to consider whether the position and scale of the podium extensions are appropriate.
- (iii) The proposed extensions to the podium are located within areas which are not currently available for use by people and vehicles coming and going to the arena. However, the arena is likely to result in significant pedestrian flows along Brunswick Terrace towards the Merrion Centre in particular. The proposals introduce entrances into the new buildings along Brunswick Terrace. Officers have requested revisions to the arrangements to remove potential additional conflict and to improve movement around the exterior of the building. Members are asked to comment on the compatibility of the scheme with approved arrangements for the arena and the acceptability of the proposals.
- (iv) The loss of area identified in the UDPR as public space would normally be resisted unless suitable alternative provision is made. Consequently, Members are asked to consider whether the public realm proposals are acceptable.
- (v) The vehicular access and servicing arrangements for both the A3 units and the hotel.

Background Papers:

Pre-application file 10/00296

Recladding of Tower House 20/505/02/FU



CITY CENTRE PANEL

Plans Panel (City Centre)

Wednesday, 12th January, 2011

PRESENT: Councillor B Selby in the Chair

Councillors D Blackburn, C Campbell,
G Driver, M Hamilton, S Hamilton, G Latty,
J Monaghan, E Nash, N Taggart and
P Wadsworth

65 Chair's opening remarks

The Chair wished everyone a Happy New Year, welcomed everyone to the meeting and asked Members and Officers to introduce themselves

66 Declarations of Interest

No interests were declared

67 Minutes

RESOLVED - That the minutes of the Plans Panel City Centre meeting held on 9th December 2010 be approved

68 Chief Planning Officer

The Head of Planning Services informed Members that Phil Crabtree was soon expected to be discharged from hospital. He was appreciative of the best wishes he had received since his admission into hospital in early December. In terms of his return to work, Members were informed that this may be April at the earliest

69 Application 10/03179/EXT - Extension of time for planning application 07/04987/FU Multi level development up to 13 storeys comprising 147 flats and gym with surface and covered car parking at Former Bellows Engineering Site East Street LS9

Further to minute 61 of the Plans Panel City Centre meeting held on 11th October 2007 where Panel approved in principle a residential development with gym and car parking on the former Bellows Engineering site, East Street LS9, Panel considered a further report of the Chief Planning Officer on an application seeking an extension of time for the development

Plans, photographs and graphics were displayed at the meeting. A site visit had taken place earlier in the day which some Members had attended

Officers presented the report and informed Members that as the principle of development had been agreed in 2007, this application was being considered

against any changes of policy which had occurred since the original planning permission had been granted

Officers referred to concerns raised by local residents in respect of security; landscaping and car parking and that the developer had been in discussions with residents to try to address their concerns

It had been recognised that there were parking problems in the area and Members were informed that these would be addressed in the S106 Agreement

Members were informed that the developer was seeking a 5 year permission instead of the usual 3 years, in view of the current economic situation

Officers were of the view that the application complied with current policies and were recommending approval of the application

The Panel heard representations from the developer's agent and an objector who attended the meeting. The developer who was in attendance was asked by the Chair to respond to matters of fact raised by the Panel

Members discussed the following matters:

- that details of the travel plan were needed
- the proposed car parking arrangements and whether this could worsen the current parking situation
- that the site which was currently blocked off with hoardings was unattractive and the intention for it to remain in a poor state for up to 4-5 years was unacceptable, particularly from a major developer
- that the introduction of planting and a recent coat of paint to the hoardings was not sufficient and no controls existed to secure the on-going maintenance of this screening
- that there was a pragmatic denial of greenspace for residents of the developments which had been completed
- that an extra condition could be included requiring improvements to the site if a 5 year permission was sought
- that the site should be opened up; an appropriate see-through fence erected for safety and the area should be grassed over
- that the footpath by St Saviour's Church should be opened up
- clarification on what issues Panel could consider in view of the application being for an extension of time of a previous planning permission

Officers provided the following responses

- that a revised travel plan had been submitted and that an evaluation and monitoring fee would be required. The travel plan covered the existing conditions on site and objectives for a range of travel methods and car club usage. It identified a travel plan co-ordinator and targets to identify more sustainable forms of transport. There would be a requirement for the travel plan co-ordinator to be appointed before the flats were marketed to enable prospective residents to be provided with information at an early stage and to enable travel patterns to be monitored
In terms of targets, the national statistics would be applied, these being 36% car drivers in the morning peak; 36% pedestrians; 20% public transport with cycling and taxis making up the rest
- in terms of car parking, the Panel's Highways representative stated that an acceptable level of car parking was being provided in this

development. Whilst noting local residents' concerns on this matter, it was felt that some of the problems stemmed from residents in Echo City 1 not taking up the option of car parking spaces. Members noted the information provided by the objector on this matter that parking spaces were additional to the cost of a flat within the development.

The Central Area Planning Manager stated that parking pressures arose from various sources; that the maximum number of spaces which could be provided for the development was 147 which was only 27 more than proposed and that even at the maximum UDP level of 1 space per unit, this would not solve the on-street parking problems which occurred in this area. Officers accepted that the development would have an impact but that on-street parking issues could be better addressed by introducing TROs in the area

Members were informed the TRO controls were to be funded by the Echo City development; the sports hall development at nearby Mount St Mary's RC High School and through a contribution of just over £23,000 related to the development of the application site. The TRO controls would include permit parking for businesses in the area, short stay parking during the day with general parking overnight and an extension of double yellow lines on nearby streets. It was considered that the proposed TRO measures would help to resolve the on-street parking issues

- in relation to issues the Panel could consider, the Head of Planning Services stated that the concerns about height raised by the objector could be given little weight as there had been no material change to this since the last approval. Concerning the car parking, in the intervening period issues relating to parking had arisen and these could be considered. If minded to approve the application, an extra condition was proposed requiring the submission and approval of a car parking management plan

Members considered how to proceed. In view of the points raised and the need for further discussions between the residents/developer and possibly Ward Members, a proposal was made to defer determination of the application for one cycle; this was not supported

RESOLVED - That subject to further discussions and satisfactory resolution of the following matters

- a temporary landscape solution to be put in place
- more appropriate see-through fencing to be erected on the site and the land to be grassed over
- the opening up of the footpath by St Saviour's Church
- timescales for this work to be set out as part of an approval

to defer and delegate approval to the Chief Planning Officer for a 5 year permission and subject to the specified conditions, including the submission and approval of a car park management plan and agreed timescales for improvement works to the site, as set out above (and any others which he might consider appropriate); the submission of an acceptable revised Travel Plan and following completion of a Deed

of Variation of the original Section 106 Agreement to cover the following additional matters:

Original 2005 Section 106 – Affordable housing provision, provision of public space, contribution towards off site highways works including realignment of pedestrian crossings

2007 Deed of Variation – Affordable housing provision

Current Deed of Variation – a public transport infrastructure improvements contribution of £13,661; a Green Travel Plan monitoring and evaluation fee of £2735; a Traffic Regulation Order sum of £23,240 and a car club trial contribution of £3200

In the circumstances where the Deed of Variation of the Section 106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer

In the event that the matters outlined above for discussion cannot be satisfactorily resolved that the matter be brought back to Panel for determination

(During consideration of this matter, Councillors M Hamilton and Taggart joined the meeting)

70 Application 10/04813/FU - Alterations and fourth and fifth floor extension to offices - 21 Queen Street LS1

Plans, photographs, graphics and drawings were displayed at the meeting. A site visit had taken place earlier in the day which some Members had attended

Officers presented the report and showed previous proposals for the site which was situated in close proximity to the city centre conservation area and for other sites in the immediate vicinity. These included a scheme which had been granted on appeal further to the south and the most recent, unimplemented permission for the site which would have seen the demolition of the existing building

The current proposals saw the retention of the existing offices which were built in 1983 with the provision of two extra floors of accommodation in a modern design which would be constructed in metal and glazing with curved ends providing a lozenge form; a glazed vertical panel would extend from the ground floor to the new fifth floor. A condition requiring a large sample panel of facing and surfacing materials was to be included

Car parking for 16 cars, including one disabled parking space would be provided together with motorbike and cycle parking. An electric car charging point would also be provided

An area of land to the side of the building which was currently unkempt and littered would be replaced by high quality landscaping and the provision of new trees

Members commented on the following matters:

- that the proposals did not relate to any buildings in the area and that the architectural thinking behind the scheme could not be understood
- that the proposals were overdominant; the design was inappropriate and too brutal in this location
- that the design of the extension improved the building and created a sense of moving forward historically

- concerns about the overhang of the extension on one side of the building and that the ends of the extension were curved
- the possibility of viewing any of the other solutions considered by Officers
- the number of 'To Let' boards which dominated that area; that these masked many of the interesting buildings and that A3 boards sited flush to the building should be considered as this approach had worked in Headingley. The Chair asked that this be referred to the appropriate officers within the Council for consideration

Officers provided the following responses:

- that there had always been an intention for two additional storeys on the building and that pre-application discussions had taken place on the form these should take. A hand-out showing a range of options considered at the pre-application stage was circulated for Members' information
- the Council's Architect and Urban Designer, Mr Varley, accepted that the design of the extension was eccentric but that it would not work if the ends were squared off and were aligned with the edge of the building

Panel considered how to proceed. The Head of Planning Services referred to the previous scheme which had been accepted on this site, noting that this had been for a larger scheme and the previous appeal allowed for a modern intervention on Queen Street and asked Members to have regard to these matters when reaching a decision

RESOLVED – To agree the application in principle and to defer and delegate final approval to the Chief Planning Officer subject to the conditions set out in the submitted report (and any others which he might consider appropriate) and the completion of a Section 106 Agreement to include the following obligations:

- travel plan and monitoring fee £3120
- management and accessibility to public areas
- employment and training initiatives and
- management fee

In the circumstances where the Section 106 Agreement has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer

71 Date and time of next meeting

Thursday 10th February 2011 at 1.30pm in the Civic Hall Leeds

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Originator: Paul Kendall

Tel: 2478196

Report of the Chief Planning Officer

PLANS PANEL CENTRAL

Date: 10th FEBRUARY 2011

Subject: APPLICATIONS 10/05607/FU, 10/05608/FU and 10/05609/LI – CHANGE OF USE OF BASEMENT BAR TO LIVE MUSIC VENUE WITH ANCILLARY BAR, RESTAURANT, NIGHTCLUB USE. CHANGE OF USE OF GROUND FLOOR AND UPPER LEVELS FROM NIGHTCLUB TO BAR, RESTAURANT AND A RANGE OF ASSEMBLY AND LEISURE USES. ASSOCIATED EXTERNAL AND INTERNAL ALTERATIONS IN ASSOCIATION WITH THE CHANGES OF USE INCLUDING NEW WINDOW OPENINGS.

APPLICANT

Rushbond Ltd

DATE VALID

14th December (LI) and 23rd
December 2010 (FU)

TARGET DATE

8th February (LI) and 24th
March 2011 (FU)

Electoral Wards Affected: City and Hunslet.

NO

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

DEFER AND DELEGATE to the Chief Planning Officer for approval, subject to the specified conditions and any others which in the opinion of the Chief Planning Officer are required and in respect of the full applications, that a method of ensuring that the applicant is responsible for funding any future Traffic Regulation Order amendments is put in place:

Conditions for full applications 10/05607/FU and 10/05608/FU

1. Time limit 3 years
2. Details of all external flues and excrescences
3. Details of all new external walling and roofing materials
4. Details of materials to be used in construction of any new steps, ramps, guard rails and light fittings.
5. Sample panel of any new walling materials to be erected on site.

6. Details of any new windows, doors, architraves, fan-lights, railings and gates to be submitted.
7. No external storage of plant/materials/products.
8. Provision for storage and disposal of litter.
9. Provision of attenuation scheme to protect the amenity of occupants of adjoining properties and the amenity of the upper/lower unit.
10. Maximum noise levels set for audibility of entertainment noise at nearest noise sensitive premises.
11. Noise from air-conditioning plant and equipment to not exceed 5dB below background level.
12. Sound insulation of specified plant and machinery.
13. Details of installation and operation of air conditioning.
14. Study of existing drainage facilities and requirement to carry out improvement works if study finds that this is required.
15. No external storage of refuse on the highway.
16. Details of art work to occupy the spaces to either side of the main entrance
17. Hours of use to be 1000 until 0630 the following day unless otherwise agreed in writing.
18. Provision of disabled persons facilities.

Reasons for approval:

In respect of full applications ref. no.'s 10/05607/FU and 10/05608/FU the reason for granting planning permission is that the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan, the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies: N12, N15, N17, N18A, CC5, BC1, BC2, CC27,CC26

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

Conditions for listed building application 10/05609/LI

1. Time limit 3 years
2. Details of all external flues and excrescences
3. Details of materials to be used in construction of new steps, ramps, railings, gates and any new light fittings.
4. Details, including cross-sections, of the new windows, doors, architraves, fan-lights to be submitted.
5. Details of new statuary and urns to roof level
6. Details of the making good of internal fibrous plaster work
7. Details of new internal paint scheme to be submitted
8. Details of elevations and sections of revealed proscenium arch.
9. Details of all new internal staircases to be inserted in publicly accessible areas.
10. Details of all new external walling and roofing materials
11. Sample panel of any new walling materials to be erected on site.
12. No works to remove original fabric prior to contract being let for development.
13. Schedule of windows to be retained and repaired and where double/secondary double glazing is to be used then details of this system to be agreed.
14. Any elevation to be cleaned shall be carried out using a method to be agreed and sample panel provided on site for inspection.

15. Any elevational repair shall be carried out using agreed method and materials
16. Details of art work to occupy the spaces to either side of the main entrance

Reason for approval

In respect of Listed Building application ref. no. 10/05609/LI the reason for granting Listed Building Consent is that the City Council has taken into account all material matters relating to the building's special architectural or historic interest, including those arising from the comments of any statutory and other consultees, public representations about the application and Government guidance and policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan, the Leeds Unitary Development Plan Review 2006 (UDPR).

Policies: N12, N15, N17, N18A, CC5, BC1, BC2, CC27, CC26

On balance, the City Council considers the proposal would not give rise to any unjustified consequences for the special architectural or historic interest of the listed building.

1.0 INTRODUCTION:

- 1.1 This application is for a range of proposals which impact on this prominent and currently vacant Grade II listed building. It is therefore considered that the application should be brought to Panel due to the significance of the building.

2.0 PROPOSAL:

2.1 External works

The external works can be summarized as the following:

- 4 new windows at ground floor level
- new/enlarged openings for windows to upper floors
- 3 new/replacement canopies to the main entrances
- reintroduced art sites at ground floor
- new glass doors to main entrances
- level access entrance from Quebec Street
- refurbishment of the Marmo faience facades
- Reinstatement of the original glazing bar patterns to the large arched windows facing City Sq
- new service entrance to Wellington Street
- new ATM to Wellington St
- slate covered screen to plant on roof

2.1.1 New openings to the external façade

The building presents a lifeless façade on to its street frontages and has no glazed openings at ground floor level. At first floor level the windows are blanked out and offer no view through to the impressive space within. Consequently, and with the objective of providing a lively and active frontage and making the interior more open to public view, it is proposed to insert 2 large windows at ground floor level to each of the Quebec St and Wellington Street facades. This will contribute significantly to creating an active street frontage. Above each of these openings are proposed recessed signage areas which would match the width of the window opening beneath and ensure that the signs are a considered part of the final appearance rather than an item which will have to be applied later.

In addition the main entrance doors will be replaced with glazed doors, designed to be in keeping with the character of the building and to contribute further to a lively and active street frontage. To support this greater transparency the proposal is also to open up and re-glaze the existing apertures in the masonry walls at first floor level, especially those facing out over City Square,

2.1.2 Works to External Fabric & Canopies

The proposal provides new canopies above the three entrances with the design of the new features drawing reference from an examination of historic records. They will incorporate both, back-lit signs which will be read around the edge of the canopy, and down lighters recessed in to the underside of the structure to provide lighting to each entrance. This will avoid the need to make other additions to the building itself. Also included in the improvements to the primary elevations are replacement urns and statues (of a similar aesthetic to the originals, now lost, on the City Square elevation), the addition of an ATM to Wellington St, the addition of new energy efficient (low polluting) external lighting including the re-introduction of lights to the friezes above the entrance canopy.

To either side of the main doors were originally located large poster hoardings which were used to advertise the films of the day. Their removal has left two large areas of blank wall and it is intended to locate art displays into these areas to carry works which are inspired by the uses and the design of the building rather than commercial advertising.

Many of the repairs to the external fabric will be difficult to detect due to their small size or discreet location on the roof, although there are some larger areas which require attention, the area above the main entrance canopy facing City Sq being the most notable. It is the applicant's intention that the fabric removed from the elevations to create the new window openings will be salvaged where possible and reused to repair these areas. The building will also be cleaned using a method to be agreed but which will not damage the Marmo faience material from which the elevations are constructed. This will be controlled by condition.

2.1.3 New roof access stairs

The front roof space behind the decorative stone balustrading overlooking City Square will have the large amount of existing plant removed and will be paved for use as a public terrace . A new access/fire escape stair will be inserted over the existing escape stair linking 1st floor to ground floor to enable this to be accessed. For the purposes of maintenance and servicing a small service staircase is also proposed to give tenants independent access to the rear flat roof area.

2.1.4 Roof area modifications

The existing rear roof area behind the tiled structure which covers the internal dome is one of the least visible areas of the external envelope of the building. Plant will be required to accommodate the new uses in the building and this is proposed to be located on the rear flat roof area. In addition two new tiled and pitched plant screens are proposed to obscure views of this equipment on both the Wellington St and Quebec St elevations and these would visually tie in to the existing tiled and pitched roof structure.

2.2 Internal works

The internal works are minimal but encompass the removal of a wide variety of small additions and the making of new alterations for the better functioning of the building. The main elements include:

- Making good the reveals of newly inserted windows
- Dismantling (demolition) of recent fit-out works for the nightclub and bar uses.
- The removal of the existing partition wall in the location of the original proscenium arch where the original cinema screen was located and the reconstruction of the flank walls to simplify the resultant arched opening .
- Insertion of the new stair to achieve access on to the terrace
- More effective and sustainable lighting
- Extending the lift core with over-run
- Removal of a ground level stair
- A new service entrance
- Roof plant works

2.2.1 New window insertions

New window reveals at ground and first floor levels will be made good at the point where they are inserted in to the panels and surrounds which currently exist in the internal detailing. This will ensure that none of the original plaster detailing is lost and that the window positions internally are logically located. Whilst the dome is fully intact it may require localised areas of repair and where this is required it will be carried out to reflect the original detail.

2.2.2 Strip-out and wall treatments

The interior has seen radical change since the closure of the cinema. Along with the structural changes to reduce the extent of the dress circle (5m was removed from the front of the balcony), the fit-out works have obscured the scheme of plaster panelled decoration to the inside faces of the external walls and introduced partitions which protected the building during it's use as a nightclub. It is proposed that a full program of stripping out of these additions is undertaken to reveal the decoration of the interior. The decorative plaster work has also been painted in a style which overlays a giant order abstract pattern on to the delicate detailing and this masks the latter to a great extent. A new paint scheme will be introduced which is entirely consistent with that of the original building's age and design.

2.2.3 New Internal fire escapes and lift.

Goods access to the Wellington Street side of the building is substandard. The existing arrangement comprises a lift which is too small to enable goods and a handler to access all levels. Entry from the ground floor is via a flight of stairs that rise 0.7m over a substation located below. To bring this arrangement up to a satisfactory standard a new level access and larger goods lift is proposed. To create this, the existing stair that serves the basement fire escape will be removed and a new one constructed further along Wellington Street. This enables creation of a lobby access to the lift serving all levels and creates a temporary holding area for goods and refuse. The existing basement escape that egresses near the front entrance will be extended to egress onto Quebec Street.

2.3 Access

The existing pedestrian entrance points will be maintained but these all have steps included within them. It is therefore proposed that there will be three fully accessible entrances, two on Quebec Street and one to Wellington Street, the latter leading to a new lift to provide access to all levels in the building. This can be used by disabled patrons as it is the only place in the building capable of accommodating such a structure. Servicing access will be from the existing loading bay on Wellington St and goods will be moved through the building utilizing the new lift (it will be large enough to carry goods and one person). Refuse will be stored within each of the

basement and upper floor units prior to being brought down/up to the lift lobby holding area before being moved to waiting vehicles at ground level.

2.4 Servicing

There is no off-street service area associated with the unit with all servicing taking place from the on street lay-by located next to the southern entrance on Wellington St. The proposal therefore seeks to use this existing arrangement which the applicant considers to be adequate for the uses proposed.

2.5 There are 3 applications for determination:

10/05607/FU

Change of use of ground floor and upper levels from nightclub to A3, A4 and D2 uses including specifically cinema, music and concert hall, bingo, dance hall and gymnasium uses, with elevational alterations (those works set out in the external alterations section above)

10/05608/FU

Change of use of basement and mezzanine areas from A4 use to live music venue (D2 use) with ancillary A3, A4, nightclub and kiosk uses, with elevational alterations (those works set out in the external alterations section above)

10/05609/LI

Listed Building Application for alterations including the insertion of new windows and the addition of new canopies. Associated minor part demolition works, new additions and associated refurbishment works to internal and external fabric (all of the works set out in the internal and external works sections above)

3.0 SITE AND SURROUNDINGS:

- 3.1 The Majestic building is set on the western side of City Square where it occupies a prominent corner position between Wellington St and Quebec St. The square has many other important and impressive buildings most notably the former Post Office, the Queens Hotel, Mill Hill Chapel and 1 City Sq. Footfall around the Majestic is currently stronger along Quebec Street (one way loop) than Wellington Street with the Station (North Concourse entrance) being a key desire line in both cases. Views of the entrance from the station exit are framed and are a key first impression for visitors to Leeds. The site is within the City Centre Conservation Area
- 3.2 Neighbouring the building on it's Quebec St frontage is The Quebec Street Townhouse Hotel which is a GII listed terracotta building and on the Wellington St frontage is no. 34 Wellington St, also GII listed, which is in office use.
- 3.3 Externally the building is of Marmo faience terracotta and comprises 2, albeit very tall, storeys with a recessed slate pitch roof. Most, if not all, of the visual interest is contained at the upper floor levels with 3 sets of arched windows, occupying the curved end, set within an ashlar patterning. Above this feature is a heavily balustraded terrace area with the slate pitched roof visible behind. This part of the elevation represents the most important external feature of the building. It possesses the most detail and is clearly designed to create an impression when viewed from the square. The absence of the original decorative features (the statuary, the urns and the entrance canopy) clearly has a negative impact on this elevation which the proposed works will reinstate. The flank walls are blank at ground level with key pattern framing at the upper levels which contains some square windows.

3.4 Internally, the degree of alteration, demolition and poor condition have significantly eroded the heritage interest, although it remains an impressive space. The quality of materials and detailing were designed more for appearance than durability and hence the decorative work is not of the standard of civic buildings in Leeds or of later Art Deco theatres. However, sufficient of some elements survive to convey an impression of the impressive film theatre that this building would have been. The main elements are:

- **The Dome;** this is certainly the most important and dominant element internally and is approximately 21 metres diameter. It is a false plaster, timber and cloth dome under a traditional roof. The frieze beneath, of Parthenon-like figures and horses, complements the dome and ventilation grills are fitted within it. The dome is the strongest visual element within the interior beneath which other elements are subsidiary.
- **Columns and wall decoration;** significant parts of the plaster decoration of the outer walls survive although painted in strong colours. The columns (some are original) were part of the decorative scheme to flank the screen.
- **Rear stairs and lounges;** although greatly altered the rear circulation spaces for the entry and exit of patrons with lounges survive in part beneath later insertions. The finishes are of moderate quality but the minor domed spaces give an impression of grandeur and the importance with which cinema going was held at the time of construction.
- **The Basement:** Leading down from the City Square frontage to the basement are two sets of stairs which have little if any historic value. The area as seen in early photographs was of generous height and the decoration of the walls and columns followed simple classical devices of plinths and capitals. Whilst some of this survives in most areas, the planning history records the clearance of the basement and what does survive is not unusual and is of modest interest only.
- **The residual part of the circle;** most of the stepped circle balcony survives in part under later floor insertions. It was significantly cut back in 1996 and the original frontage reused on the newly exposed deeper frontage. Two large curving staircases were inserted as part of the nightclub use to gain access between the two main levels.

4.0 RELEVANT PLANNING HISTORY:

4.1 Until 1995 this building was used by the Top Rank organization as a Bingo Hall. This use ceased and Luminar Leisure purchased the property with the intention of converting it to a nightclub. At that time the relevant planning legislation included the bingo hall use in the same use class as a nightclub and therefore no formal application for planning permission was required. A listed building application was needed for the carrying out of the internal works which included the removal of the suspended ceiling at circle level (which was affixed to the roof structure through the dome, piercing the plasterwork with over a hundred metal tie-rods of significant length), the cutting back of the front 5m of the original cinema circle, the installation of 2 staircases to link the circle level to the stalls which then became the dance floor, and the insertion of an interior design scheme with low level fixtures designed to protect the original decorative plasterwork from the wear and tear associated with a club use. These works were approved under listed building application ref. no. 20/490/95/L1.

- 4.2 The basement was unused ancillary space to the bingo hall and planning permission was granted for the change of use of that space only to A3 (app. ref. 20/476/95/FU). At the time the A3 use class included both bar and restaurant uses although the space was largely used as a bar but also had a live music function under the operating name of 'Jumpin Jacks'.
- 4.3 For information nightclubs were removed from the same use class as other D2 (assembly and leisure) uses in 2006 and given a 'Sui Generis' status which means that they are not within any use class. Therefore any change of use either to or from a nightclub requires planning permission.
- 4.4 The whole building received a change of use to casino with function room restaurant and sports betting area in 2005 (ref. no. 20/503/04/FU). However, the license was refused by the local magistrates and a high court appeal was turned down and therefore the casino use was never taken up. It was at this point, after a lengthy and ultimately fruitless legal process, that Luminar Leisure decided to sell the building.
- 4.5 It is important to note that the applicant has inherited an extant drinks and entertainments license which allows for the following uses:

Uses allowed 10:00 until 06:00 the following day, everyday

- Sale by retail of alcohol
- Exhibition of a film
- Boxing or Wrestling
- Performance of Live Music
- Performance of Dance
- Provision of Facilities for Making Music
- Provision of Facilities for Dancing

Uses allowed 23:00 until 05:00 the following day, everyday

- Provision of late Night Refreshment

Uses allowed 00:00 until 23:59

- Performance of recorded music

- 4.6 The opening hours of the premises are restricted to 10:00 until 06:30 the following day, everyday and the capacity is currently limited to 2,180 for the upper space and 1,130 for the basement, a total of 3,310. The applicant is not looking to extend the opening hours past those already set out in the license.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Planning and conservation officers have been involved in the negotiation of this scheme for approximately 6 months. Initially a range of uses from offices and retailing were considered as well as the leisure related uses now being proposed. It became clear that office and retail uses would result in a considerable level of intervention in the main auditorium space which is undoubtedly one of the most impressive in the city, if not an even wider stage. The applicant then decided that they would revert to uses which would impact least on the main space, hence the range of uses currently proposed and set out in the full application descriptions.
- 5.2 The desire to open up the flank elevations to bring natural daylight in to the building and also to provide a greater degree of life and vibrancy to the street frontages was discussed at length and the current scheme developed in an attempt to be as

sympathetic as possible to both the external and internal detailing. Due to the relatively minor levels of intervention it was not considered necessary to involve English Heritage in these negotiations. Their comments, set out below, make it clear that they are happy for officers to consider this application in accordance with conservation policy.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Consultation on current applications

10/05607/FU Advertised on site as a major development affecting the character of a Conservation Area by notice dated 7th January 2011 and in the press on 6th January 2011

10/05608/FU Advertised on site as a major development affecting the character of a Conservation Area by notice dated 7th January 2011 and in the press on 6th January 2011

10/05609/LI Advertised on site as an application for listed building consent by notice dated 7th January 2011 and in the press on 6th January 2011.

Therefore, all notification periods will have expired by 29th January 2011.

6.2 Representations made in respect of all three applications:

One letter of support has been received from Leeds Civic Trust. They support the application and the applicant's imaginative attempts to bring the Majestic back in to active use. Note that finding sustainable and appropriate uses is always a challenge for such large historic uses. They consider that the proposals:

- Respect the history of the building
- Propose the minimum necessary interventions to meet access and escape requirements
- Retain and restore the dome and balcony spaces
- Open up windows to allow daylight in and enliven dead frontages and with details consistent with the building's character.
- Clean and restore the facades
- Provide a new entrance canopy of sympathetic style.
- Open up a roof top balcony overlooking City Sq
- Reinstall lost urns and sculptures on the parapet and balustrading.
- External lighting to enhance the night-time appearance of this landmark building.

Sound a cautious note that the final tenants are unknown and that future applications need careful scrutiny particularly to ensure:

- The main upper space retains its dramatic form
- Air conditioning and extract equipment can be accommodated with minimum impact both internally or externally
- The degree to which the fit out would damage or restore decorative plaster work.
- *These points are considered in the appraisal section below*

Recognise that for marketing purposes the application is for a range of uses which may all be suitable and the live music venue in the basement and restaurant/bar would be welcome.

Suggest that the environment around the building could be improved by removing traffic from the loop road in Quebec St. *Response: It is clearly outside the applicants' powers to plan for the removal of traffic from Quebec St. Any decision of this nature would be a decision for the Local Highways Authority as part of a much larger network planning exercise.*

7.0 CONSULTATIONS RESPONSES:

7.1 In respect of applications 10/05607/FU and 10/05608/FU

Statutory:

None requested or received.

Non-statutory:

Highways: There is a service lay-by adjacent the site which would accommodate loading for a period of 20 minutes. This time period may require extending once the unit commences operation and if it does then the applicant should fund this process. Refuse must be accommodated within the site and not on the public highway. Otherwise no objection subject to conditions. No contribution is required for public transport improvements and no travel plan is required given the comparable trip generation of the existing permitted use.

Mains Drainage: A survey of the existing drainage system is being undertaken by the applicant and it is considered that any works required will be able to be controlled by condition.

City Centre management: Fully support this application and the life it will bring to the street frontage.

Police Liaison: Accepts that the original license for this premises is still in place and would only object if significant changes of use or an increase in trading hours were required

Licensing: This building is within the Cumulative Impact Area where, on receipt of relevant representations, new and variation applications to licenses would be refused. The property should be so constructed as to ensure there will be no noise breakout from the premises and also have in place policies to ensure that no noise nuisance/disturbance is caused from licensable activities or persons leaving the premises.

Environmental Protection: Accept that the existing building is a nightclub and bar and could reopen as such. Given the potential for noise generating uses within the premises a series of conditions are recommended to protect the amenity of surrounding occupiers and to ensure that there is no noise transference between the basement and upper floor units.

City Services - Waste Management : The refuse collection facilities are acceptable.

7.2 In respect of application 10/05609/LI

Statutory:

English Heritage: Offer no comments and that the application should be determined in accordance with national and local policy guidance, and on the basis of L.C.C.'s expert conservation advice.

The Twentieth Century Society: object to the proposal as it considers that it is not good practice to permanently damage the listed fabric of the building without an end

user being in place. The Society then sought the views of The Cinema Theatre Association

The Cinema Theatre Association: welcome the efforts being made to bring the building back in to use but have serious concerns that works of opening up the windows are irreversible. The works are speculative and compound the interventions made to accommodate the nightclub use.

Responses to these points are considered in the appraisal section below.

Non-statutory:

None requested or received

8.0 PLANNING POLICIES:

8.1 Development Plan:

Building conservation

The UDPR supports the restoration, use and maintenance of listed buildings provided physical works undertaken to the buildings are sensitively carried out and in character with the design of the building.

N12, advocates the retention of the best buildings of the past.

N15 where the original use of a listed building is no longer required proposals for a change of use will be favourably considered provided that the new and adapted use does not diminish the special architectural or historic value of the building and its setting.

N17 Existing detailing and all 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 in tact that plan should be preserved where it contributes to the special character and appearance of the building.

N18A There will be a presumption against any demolition of a building or parts of a building which makes a positive contribution to the character and appearance of a conservation area.

CC5 All development within the conservation area must be designed to preserve or enhance the existing character of the area.

BC1: The city council will aim to secure the retention, continued use and proper maintenance and where necessary restoration of all listed buildings.

BC2: repair works to listed buildings to be carried out using matching traditional materials and methods.

Use

This proposal is within the Prime Office Quarter.

CC26: Support will be given to the.... retention and enhancement of existing cultural, entertainment and recreational facilities

CC27: As part of the quarters approach, secondary uses are also acceptable where they support and service the primary use and provide life and vitality outside normal office hours without prejudicing the character or functioning of the area.

Development will not normally be permitted which will reduce the scale and variety of the existing mix of non-principal uses.

8.2 Relevant Supplementary Guidance: CCUDS identifies this site as within the Office Area where the mixture of old and new buildings, which are a key attribute of this area, should be enhanced and the Majestic is identified as a City Wide Landmark.

8.3 Regional Spatial Strategy: Supports the retention and refurbishment of listed buildings.

8.4 Government Planning Policy: PPS5 and its good practice guide require that the nature, extent and importance of the significance of the heritage asset (the listed

building) be assessed. Also that finding the optimum viable use for an asset may require the Local Planning Authority to apply other development control policies flexibly and imaginatively to achieve long term conservation. It goes on to state that there are a number of potential heritage benefits that could weigh in favour of a proposed scheme:

1. It sustains or enhances the significance of a heritage asset and the contribution of its setting.
2. It reduces or removes risks to a heritage asset.
3. It secures the optimum viable use of a heritage asset in support of its long term conservation.
4. It makes a positive contribution to economic vitality and sustainable communities.
5. It is an appropriate design for its context and makes a positive contribution to the appearance, character, quality and local distinctiveness of the historic environment.
6. It better reveals the significance of a heritage asset and therefore enhances our enjoyment of it and the sense of place.

However, claimed long term benefits by an applicant must be treated with caution when irreversible harm to the significance of a heritage asset are being proposed by speculative, ill-conceived and short term schemes.

9.0 MAIN ISSUES

1. The principal of the uses.
2. Do the works to the listed building, both internally and externally, preserve or enhance its character;
3. Highways Services matters

10.0 APPRAISAL

1. Principal of Proposed Uses

- 10.1 The current uses within the building are a night club and a bar/restaurant. The application seeks in part to retain these uses within the site but simply relocate them.
- 10.2 Basement: The live music venue and club space is to be located in the basement which is a better position as it will benefit from the natural attenuation of its underground location. The live music aspect is not a new one for this unit as bands used to appear in the original basement bar, however, this new arrangement will formalise that. This use is considered to be one which is an acceptable secondary use to the primary function of the area and does not impact on its character or functioning. It therefore accords with the objectives of policy CC27 and is acceptable.
- 10.3 Upper levels: Prior to nightclubs being removed from the D2 use class in 2006 the uses which the applicant is applying for in the main auditorium space could have been carried out without the requirement for permission, (in the same way that the existing nightclub gained its approval due to the fact that it was in the same use class as the previous bingo hall at the time of conversion in 1996). The use of the venue for bar, restaurant, cinema, music & concert hall and gymnasium, whilst varied, all fall into use class D2 (assembly and leisure) and are therefore considered to exhibit the same use characteristics. The upper floors of the building are already

capable of being occupied by 2,180 people and it is unlikely that any of the uses proposed would result in a greater patronage than that. This range of uses also accords with the objectives for secondary uses in line with policy CC27 which seeks to ensure that they support the area and add to the life of the city at all times. In addition, the fact that new windows are proposed would enable this new vibrancy to be displayed. Subject to the conditions regarding acoustic attenuation recommended by Environmental Protection (the measures for which can only realistically be formulated once the end user is known) the proposed uses are considered to be acceptable and in line with UDPR policies CC26 and CC27 .

2. Impact on Listed Building Character

10.4 External alterations

The most significant intervention in the building is the insertion of the large ground floor windows. As described above, the areas of the building in to which they are being inserted are, whilst constructed of original material, never-the-less blank elevations and are therefore not considered to be the most important features of the building. It is also important to consider the impact of what will replace the areas of walling. The new windows have been designed, both in terms of their size, and the details of their transoms and mullions, to be in character with the details of the elevations such that in proportion and design they follow the original architects' principles. They will clearly enliven the street and also provide internal lighting and views of the dome from outside the building.

10.5 These views in to the building will be reinforced by those from City Sq which will be much enhanced due to the re-glazing of the existing windows with clear glass. This also reintroduces the original glazing bar pattern to the large arch windows which is essential now that the windows will be opened up and lit from behind and this is welcomed by officers. As a result, rather than the dead appearance which the building currently has, the transformation will be significant, particularly at night when the impact will be visible across the entire square.

10.6 The addition of original lost features to the elevations of the building, notably the canopies, doors, urns and statuary would also result in a significant improvement and will take the building back to something near its original appearance. The location of art work into the areas occupied by the original advertising hoardings would mean that the 2 large areas of blank wall to either side of the main entrance are removed from prominence, adding visual interest to this elevation and obscuring from view damaged areas of Marmo block work. The fact that art work is proposed rather than poster hoardings is clearly preferable and to ensure that this situation is retained a condition will be used to control the detail of what occupies those spaces.

10.7 The use of the ground floor for incidental openings to create level access, servicing & refuse facilities and the ATM are all handled sensitively and in locations which integrate well with the pattern of detailing which exists on the outside of the building. These additions are all acceptable as they help to make the building function within its tight urban site and prevent any 'spilling out' on to the public footway.

10.8 The works to the roof are also handled sensitively and the opening of the terrace area to the public is an extremely positive feature of the scheme as this would provide another high level viewing area to open up new views of one of the most important parts of the city. This could prove to be an attraction in its own right and is very much supported by officers. The existing layout of the roofscape means that the rear roof area is an obvious location for all other plant and equipment and the construction of a screen at either end to obscure views is appropriate. There is

already one existing similar structure in this location and this is successful when viewed from the street.

- 10.9 The external illumination of the building is fully supported and the fittings to be used will be controlled by condition to ensure that they are appropriate for use on a listed building.
- 10.10 Overall therefore the external alterations to the building are considered to be very well designed and make a positive contribution to the appearance of the building, the street scene and the conservation area in line with UDPR policy CC5.
- 10.11 Internal alterations
The main intervention in the internal space is the result of the insertion of windows in the outer envelope. This would bring natural light in to the main auditorium tying the space to the street and making public access more likely. The location of the openings benefits from the fact that the internal panelling is aligned with that of the exterior and therefore the windows fit sensibly and in a well mannered way to the internal detailing. Again, as with the outside, this would accord with the principles of the original architecture and would therefore be totally in keeping with the design and layout of the space.
- 10.12 This opening up of the building is again reinforced by the removal of obstructions between it and the glazed front elevation. The removal of the latterly added walling in the area of the proscenium arch to expose the location of the original screen will expose an original feature of the building and offer uninterrupted views to the city to the east, again allowing light to flood in.
- 10.13 The existing stalls level, cut back circle balcony and linking stairs are all to be retained and therefore there is very little intervention in this space other than the insertion of the windows and opening of the arch. The concerns expressed by the objectors regarding the loss of the character of the original interior would be reversible simply by blocking the arch again and providing visual barriers on the inside of the windows. This has been achieved in other spaces such as the Howard Assembly Rooms, where wooden shuttering has been used, or the City Varieties where close fitting black-out blinds are to be utilised. Even heavy duty curtaining would achieve the desired effect and be totally appropriate to the performance nature of the building. These would return the space to darkness in a simple and 'light touch' manner without impacting on the most important of the detailed fabric. Reversibility, other than the reinstatement of the external areas of blank Marmo block work, would therefore be easy to achieve and as previously stated, those parts of the external elevations affected are the least significant in terms of their value to this heritage asset.
- 10.14 In this way it is not considered that the works to be carried out will harm the significance of the heritage asset as set out in policy at PPS5. More over the return of the space to total enclosure would be possible and the external alterations are undoubtedly an improvement over what currently exists. It is considered of far greater importance to ensure that the building is reused, refurbished and maintained rather than kept in its existing state, which is precisely the thing which has prevented it from attracting a new user. This achieves the objectives of policies N15 and N17 of the UDPR and is considered to be acceptable.
- 10.15 The insertion of lifts, stairs and the removal of unneeded latterly inserted stairs and all of the protective treatments inserted as part of the nightclub fit-out, improve the functionality of the building without impacting on original fabric. The interior is to be

repainted to conform with the character and design of the building and the missing fabric and detailing repaired. All of these works will assist in returning the building to somewhere near its original state which is clearly to be welcomed.

10.16 In terms of fulfilling the potential heritage benefits that could weigh in favour of a proposed scheme as set out in PPS5 above, this application is considered to :

1. Enhance the significance of the building as its external appearance and internal condition will be greatly improved.
2. Remove the building from being at risk and falling in to a greater level of disrepair as the building would be used and maintained.
3. Offer a range of uses to increase the likelihood that the building will be used.
4. Increase the likelihood of reuse of the building. This would deliver employment within the building itself and also to surrounding units and within the range of support services.
5. Repair the building and return the fabric to its original state which will considerably improve the character, quality and local distinctiveness of the historic environment.
6. Significantly increase the public's awareness of the building and open up a range of uses for a wider sector. The dome and terrace in particular would potentially become attractions in themselves.

3. Highways Services Matters

10.17 The applicant has stated that there will be a permanent sound and lighting system in the basement unit and therefore bands will not be required to unload large amounts of their own equipment. This will reduce the burden on the existing highway lay-by which was considered to be adequate for the existing use. The applicant has indicated their willingness to fund any extension of the minimum waiting period in the lay-by if this becomes necessary as a result of their operations and at the time of writing this report the methods of ensuring this, either by condition or legal agreement, was being explored.

11.0 CONCLUSION

11.1 This is not a speculative application by the applicant. They have bought the building and intend to retain it. They have an impressive track record in this field and have done much work in the area. The building has been marketed for a leisure use for a number of years and has failed to attract any occupiers even though it has permission for the current uses and an extant entertainment license. The casino use, for which the building would have been ideally suited, is unable to commence due to the legal decision on the gaming license.

11.2 The fabric which is proposed to be lost is not of the greatest historic value and if a return to a cinema was proposed then these openings could be blocked up internally. Given the considerable number of advantages which this scheme would bring to both the building and the area in general it is considered that, on balance, these outweigh any detrimental impact on the original fabric of the building to which objections have been raised.

Background Papers:

10/05607/FU Change of use of ground floor and upper levels from nightclub to A3, A4 and D2 uses and elevational alterations.

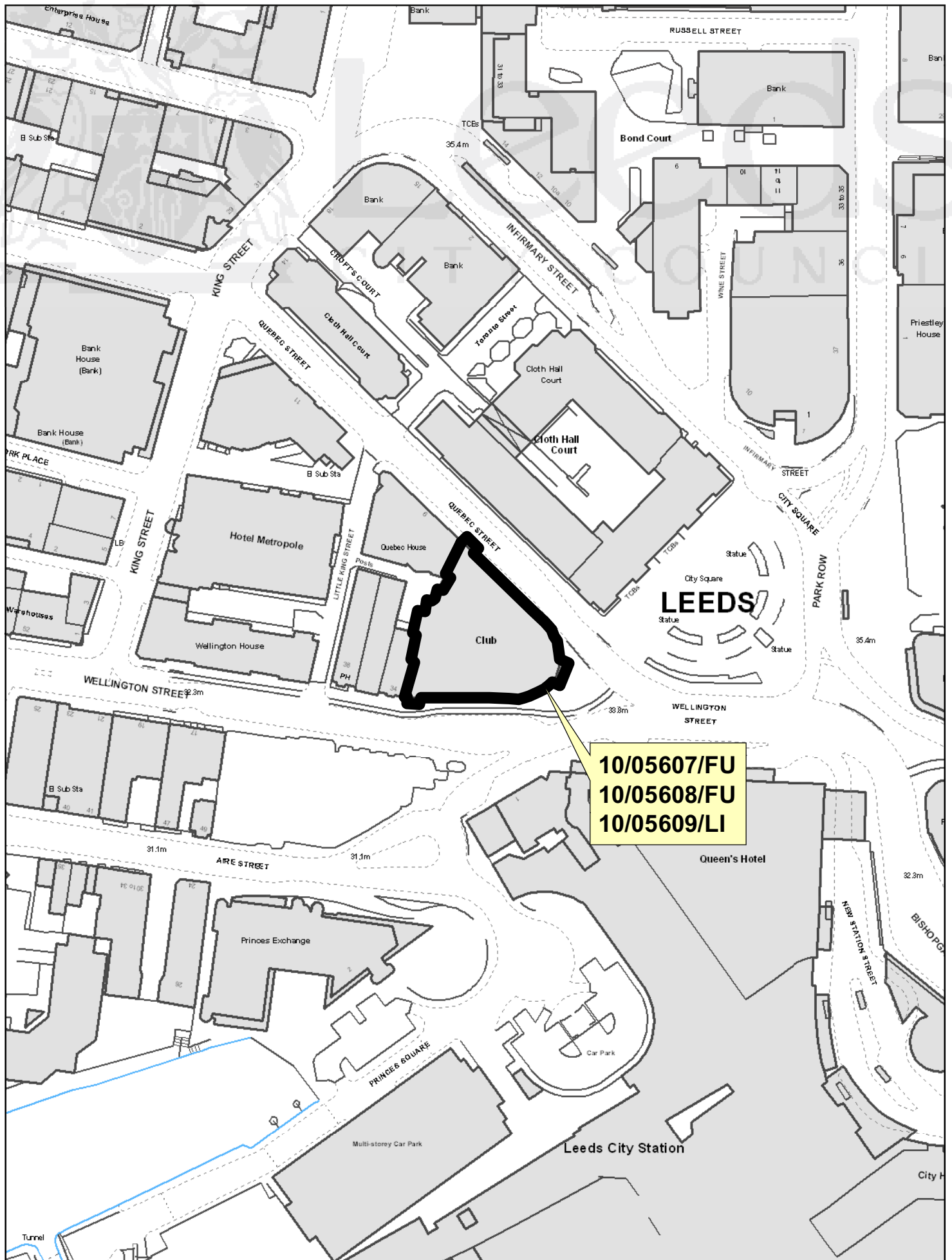
10/05608/FU Change of use of basement and mezzanine areas from A4 use to live music venue (D2 use) with ancillary A3, A4, nightclub and kiosk uses, with elevational alterations.

10/05609/LI Listed Building Application for external and internal alterations

20/476/95/FU Change of Use from basement of bingo hall to A3 use

20/490/95/LI Listed building application for internal works to create nightclub and bar

20/503/04/FU Change of use of nightclub to casino with function room and betting area



CITY CENTRE PANEL

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Originator: Tim Hart

Tel: 3952083

Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 10th FEBRUARY 2011

Subject: PROPOSED STUDENT ACCOMMODATION, RETAIL UNIT AND LANDSCAPING AT LEEDS METROPOLITAN UNIVERSITY CITY CAMPUS, CALVERLEY STREET, WILLOW TERRACE ROAD AND WOODHOUSE LANE, LEEDS. REFERENCE 10/05541/FU

APPLICANT

John McAslan & Partners

DATE VALID

8/12/10

TARGET DATE

9/03/11

Electoral Wards Affected:

City and Hunslet

No

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions (and any others which he might consider appropriate) and the completion of a Section 106 agreement, to include the following obligations; public transport contribution £29780; travel plan and monitoring fee £2625; management and accessibility to public areas; protection of a landing point for Inner Ring Road bridge; contribution of £26,000 towards loss of pay and display parking space on Calverley Street; employment and training initiatives; occupation of residential accommodation by full time students only; Section 106 management fee. In the circumstances where the Section 106 has not been completed within 3 months of the resolution to grant planning permission the final determination of the application shall be delegated to the Chief Planning Officer.

Conditions

- 1 3 Year Time Limit
- 2 Notification of Commencement
- 3 Development to be in accordance with approved plans.
- 4 Details of contractor's storage and parking.

- 5 Details of methods to control dirt, dust and noise during construction.
- 6 Protection of trees during course of development.
- 7 Retail unit only to sell groceries, stationary, toiletries, confectionary, drinks, newspapers, sandwiches and snacks.
- 8 1:20 new build, window insert, shopfront details.
- 9 Details and sample panel of all external facing and surfacing materials including colour and finish of window systems, and glass reinforced concrete skin.
- 10 Details of proposals for exposed edge to building D.
- 11 Laying out of junction to Woodhouse Lane, access road and parking spaces.
- 12 Loading space to be provided on Calverley Street prior to occupation of retail unit.
- 13 Parking spaces only to be used by residents and staff at city campus.
- 14 Cycle, motorcycle and disabled person's parking to be provided.
- 15 Schedule of tree works to retained trees
- 16 Details of hard and soft landscaping including external lighting, steps, ramps, retaining walls, bicycle storage, balustrades, fencing, bollards and benches.
- 17 Implementation of hard and soft landscaping and landscape management.
- 18 Remedial landscaping works if planting fails
- 19 Details of method, storage and disposal of refuse.
- 20 Land contamination investigation and remedial work if found necessary.
- 21 BREEAM very good to be achieved.
- 22 Post construction review of sustainability measures.
- 23 Separate systems of drainage.
- 24 Development to be in accordance with the Flood Risk Assessment.
- 25 Sound insulation scheme to protect residents from road traffic noise to a good standard.
- 26 Post completion sound test.

Reasons for approval:

The application is considered to comply with Regional Spatial Strategy policies YH1, YH2, YH4, LCR1, ENV5, E1, E2, E3, T2, T3 and T5; and Unitary Development Plan Review policies SA1, SA2, SA5, SA7, SA9, GP5, GP7, GP11, N12, N13, N23, N25, N51, T2, T2D, T5, T6, T7A, T7B, T24, H4, H15A, S9, R5, A4, CC1, CC3, CC5, CC7, CC8, CC10, CC12, CC3, CC21, CC27, BD2, BD3, BD4, BD5 and LD1, and having regard to all other material considerations the application is recommended for approval.

1.0 INTRODUCTION

- 1.1 Leeds Metropolitan University disposed of a significant area of the city campus site following construction at the Rose Bowl and development of premises on Clay Pit Lane. Downing, the developer of Broadcasting Place, acquired the northern half of the campus in 2010. The area comprises large, redundant buildings and underused open space. Existing connectivity across the site is poor due to a combination of building density and arrangement, low quality landscaping and a significant change in levels. The application is brought to Plans Panel as the proposals involve major regeneration of a significant site within the Education Quarter.
- 1.2 The developer's team presented the emerging proposals to Plans Panel on 14th October 2010 following a Panel site visit. A summary of comments is included at paragraph 4.2. Following further pre-application discussion the current scheme was submitted in December 2010. The proposals involve the removal of the low

buildings; the refurbishment of retained buildings and the addition of one building, comprising a total of 568 student bedrooms. A new retail building is proposed fronting Calverley Street. Central to the scheme is the delivery of a new public square with connections and pedestrian access across the whole of the site. Existing greenspace will be enhanced and supplemented. The proposals also help to unlock further development potential in the southern, vacant part of the campus which has recently been acquired by Downing.

- 1.3 It is intended to commence construction in Spring 2011 such that the site is ready for occupation in September 2012.

2.0 SITE AND SURROUNDINGS

- 2.1 Leeds Metropolitan University (LMU) city campus is a large rectangular area bounded by Calverley Street, Willow Terrace Road, Portland Way, Woodhouse Lane and the Inner Ring Road to the north of the city centre. It is currently characterised by denser built forms towards the eastern side and a more open setting with generous grassed spaces containing protected trees on the northern and western edges. The southern portion of the site was cleared of redundant educational buildings during 2007/8. Levels fall by more than 10 metres from the northern to southern extremes of the site. The Inner Ring Road to the north is in a cutting.
- 2.2 The existing buildings were constructed in the late 1960's to the designs of Yorke, Rosenberg and Mardall Architects. The buildings are on a northeast-southwest axis casting shadows over the landscape for much of the day.
- 2.3 The application site comprises the northern half of the campus entailing blocks F, G and H together with the open space to the north, the surface car park adjacent to Woodhouse Lane and the undercroft car park beneath the southern part of block H. An existing vehicular access off Woodhouse Lane provides access to both car parks in addition to LMU buildings to the south. There is also a service access on Calverley Street adjacent to block F.
- 2.4 The surrounding area is mainly characterised by institutional and civic uses. The University of Leeds campus is located directly to the north of the Inner Ring Road. Leeds General Infirmary is across Calverley Street to the west and beyond Portland Way to the south are the Civic Hall and the LMU Rosebowl building. The Dry Dock, greenspace and the Woodhouse Lane multi-storey car park are situated to the east beyond Woodhouse Lane.
- 2.5 The campus is located between the University Conservation Area, the City Centre Conservation Area and Queen Square Conservation Area. The Civic Hall is grade II* listed. Trees around the site are protected by Tree Preservation Order (No.22) 2007.

3.0 PROPOSALS

- 3.1 The current scheme has been prepared by John McAslan + Partners (JMA) on behalf of Downing.
- 3.2 The proposals involve the change of use of block F (adjacent to Calverley Street) and block H1 (closest to the Inner Ring Road) to student accommodation. These buildings would contain a total of 472 bedrooms. The existing concrete grid of these buildings would be retained, cleaned and repaired. The single glazed windows would be replaced with a window system with metal infill panels designed to

respond to the variation between the grid of the building and the partitions of the study bedrooms. It is proposed that the panels have a natural sheen and lustre to contrast with the concrete grid. The final detail and colour would be subject to the submission of a full size sample panel which is controlled by condition 9.

- 3.3 A new skin of glass reinforced concrete faces are proposed at the base of blocks F and H1. The skin would serve to suitably ground the buildings and to protect areas which have not previously been exposed. It would also help to define routes through the site and help to identify building entrances.
- 3.4 Following Plans Panel in October it is now proposed to remove the entirety of the structure to the south of block H that sits above the existing car park. A 4-storey light weight steel framed building approximately half the width of that existing would be constructed over the retained undercroft parking. The building is referred to as H2. The frame of the building would be clad in glass reinforced concrete. The infill panels would have an aluminium window system with a combination of clear and opaque glass panels. The building would contain 96 bedrooms. Though separate from the retained building (H1) the undercroft space would be linked to H1 by a corridor running beneath the proposed new pedestrian route which separates the buildings. The undercroft area would accommodate 21 standard parking spaces and 2 disabled parking spaces, in addition to 145 long stay cycle spaces. As with blocks F and H1, the primary access into H2 is from the proposed new area of open space, Campus Square.
- 3.5 A total of 568 bedrooms are proposed in the development. Four different bedroom types are proposed; standard, adaptable, premium and studio. Bedrooms will be clustered in groups of no more than 6. All standard, adaptable, premium rooms have ensuite shower or bathroom facilities whilst the studios will be self contained with their own kitchen, bedroom, living room and bathrooms. There will be 11 adaptable bedrooms and 18 adaptable studios able to be fitted out to current Part M and BS8300 standards.
- 3.6 It is proposed to extend block F at lower ground level towards Calverley Street to create a new retail shop and frontage in place of existing surface parking. The height and materiality of the structure would be the same as the base of block F. The building with a total area of 375 square metres would be serviced from Calverley Street.
- 3.7 As noted at paragraph 3.4 the demolition of the lower element of block H enables the provision of a new tree-lined pedestrian route from Woodhouse Lane into the heart of the site (referred to as Campus Way). Due to space constraints between block H1 and H2 it was found that it was not possible to provide a ramp in this area and two sections of steps are required to accommodate the change in levels. A detailed investigation was undertaken in conjunction with the Access Officer to ensure that the optimum solution for the change in levels can be delivered. As a result Campus Way branches into two sections close to Woodhouse Lane piazza, a new space adjacent to the Inner Ring Road bridge. The second route is a graded route curving to the west side of block H1 terminating at the opposite corner of block H1 to the stepped route.
- 3.8 In conjunction with the provision of Campus Way and Woodhouse Lane piazza the existing surface car parking is replaced with a new soft landscaped area strengthening the existing green edge alongside the Inner Ring Road. The existing vehicular access onto Woodhouse Lane is modified in response to the formation of Campus Way and to improve turning manoeuvres from Woodhouse Lane.

parking spaces would be provided alongside the access road, including 2 new disabled persons parking spaces.

- 3.9 Block G, which is located between blocks F and H, is to be demolished. The area formed through the demolition of this building enables the creation of a new, level, public space at the heart of the campus (Campus Square) linking directly with the new Campus Way routes. The principal dimensions of this space which would accommodate benches and ornamental planting are 25m x 40m. A combination of seating steps, standard steps and a ramp are proposed on the north-eastern flank of the space to address the edge of the square; to provide informal seating and viewing areas and to accommodate the change in levels across this part of site.
- 3.10 Communal space to the west side of block H1 will help to strengthen the western Campus Way route and will improve security and surveillance over this area of the site. The terrace will provide external seating and provide additional access to the greenspace, Campus Green. It is envisaged that Campus Green will provide opportunities for passive recreation, gathering and outdoor learning. A limited number of trees need to be removed to deliver accessibility requirements but these will all be replaced with suitable new tree stock.
- 3.11 The south-west fringe of the site abuts Calverley Street and Willow Terrace Road. Routes both sides of block F will terminate at a new hard surfaced space to the front of the proposed new retail unit. The adjacent off-site highway apron will be resurfaced at the same time. In the north west corner the existing pedestrian footpath along Willow Terrace Road will be increased in width within the site to improve pedestrian safety and accessibility.
- 3.12 It is intended that the development is commenced in Spring 2011 in order to allow it to be completed in time for occupation by students in September 2012.

4.0 PLANNING HISTORY

- 4.1 Since construction in the late 1960's the wider site remained largely unchanged until the late 1990's when the Leslie Silver building was constructed adjacent to Woodhouse Lane. Following demolition of buildings to the north of the junction of Portland Way and Calverley Street pre-application proposals for the wider site were considered by Plans Panel in March 2008. Downing, the developer of Broadcasting Place on the former BBC site to the north, acquired the northern half of the campus site in 2010. The developer's team presented the emerging pre-application proposals for this area of land, which forms the subject of the current planning application, to Plans Panel on 14th October 2010 following a Panel site visit.
- 4.2 Plans Panel commented on the following matters:
- Whether there was any benefit in improving access across the site; and how gradients would be adapted to ensure the site was accessible for all.
 - What the life expectancy of the existing buildings is; whether the buildings would be cleaned and whether it was logical to retain part of the gallery/theatre building.
 - A significant and unacceptable loss of greenspace would result if proposals for the development plot are brought forward.
 - The aspiration to have an additional link over the Inner Ring Road and to join the sites together.

- The need for the public space not to be adversely affected by noise or wind and to be delivered in a single phase.
- The importance of creating a safe environment.
- What the proposals were for existing and proposed car parking.

5.0 CONSULTATIONS

5.1 Statutory

Environment Agency (6.1.11) A condition is recommended which requires the development to be in accordance with the Flood Risk Assessment.

LCC Highways (12.1.11) The predicted modal split in the Transport Assessment does not appear to be consistent with the location. However, there would be an overall reduction in trips and the proposals will have a reduced impact on the highway network compared to the existing use.

The Traffic Regulation Order on Calverley Street will need amending to accommodate a loading/unloading area. Compensation for the loss of pay and display spaces is needed.

Conditions are suggested regarding surfacing, gradients of vehicular areas, and details of cycle storage.

5.2 Non statutory

Yorkshire Water (24.1.11) No objection in principle to the development.

LCC Access (24.1.11) The scheme overcomes difficult levels and topography well. The proposals are well thought out in terms of access.

LCC Travelwise (11.1.11) Minor adjustments to the Travel Plan are suggested.

LCC NGT (5.1.11) The development will generate a large number of trips of which a proportion will have to be accommodated on the public transport network. A contribution of £29780 is required in accordance with the SPD. The proposals enable a landing for a new footbridge over the Inner Ring Road to free up carriageway space on Woodhouse Lane for NGT. No objection.

LCC Public Rights of Way (6.1.11) There are no definitive or claimed rights of way crossing the site.

LCC Environmental Protection Team (20.1.11) The residential accommodation should have a good standard of internal noise (not greater than 30dB LAeq). The noise attenuation scheme should include means by which habitable rooms can be effectively cooled and rapidly ventilated without the need to open windows.

An air quality report was submitted and modelling provided. The report concludes that air pollution levels will not be above the action level. EPT confirmed that the air pollution levels at the development will be acceptable.

6.0 PUBLIC/LOCAL RESPONSE

- 6.1 Site notices advertising the application were erected on Woodhouse Lane and Calverley Street on 17th December 2010. The application was also advertised as a Major development in Leeds Weekly News on 30th December 2010.
- 6.2 Leeds Civic Trust (19.1.11) supports the scheme, including the sustainable re-use of buildings and the provision of student accommodation which will add to the vitality of the area while reducing the impact on residential areas of Headingley. LCT support the approach to design but comment that material details need to be identified early on; that additional tree planting should take place now if subsequent development will lead to the loss of trees; and question the need for wider community consultation.

7.0 POLICY

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises the Regional Spatial Strategy (May 2008) and the Unitary Development Plan Review 2006 (UDPR).

7.1 Regional Spatial Strategy

- 7.1.1 The Regional Spatial Strategy (RSS) sets out the strategic priorities for the region until 2026. A number of the policies in the RSS are relevant to the proposal emphasising the role of Leeds as a regional centre, the need for a quality environment with encouragement to the reuse of previously developed land, and the role of city and town centres as the focus for activity.
- 7.1.2 The overall approach of the RSS highlighting the importance of achieving more sustainable patterns and forms of development, investment and activity is set out in Policies YH1 and YH2. Policy YH4 indicates that regional cities should be the prime focus for housing, employment, shopping, leisure, education, health and cultural activities and facilities in the region. Regional cities should develop a strong sense of place with a high quality public realm and well designed buildings within a clear framework of routes and spaces.
- 7.1.3 LCR1 states that the role of Leeds as a regional city should be developed by accommodating significant growth in jobs and homes and continuing to improve the city centre's offer of high order shops and services (A2); supporting the roles of Leeds and Bradford as major engines of the regional economy (B1); connecting disadvantaged communities to job opportunities (B4); and ensuring strategic patterns of development maximise the opportunities to use non car modes of transport and reduce the overall need to travel (D1).
- 7.1.4 Policy ENV 5 promotes energy efficient buildings. Policy E1 encourages investment in locations where it will have the maximum benefit and secure competitive advantage (B); improve links between job opportunities, skills development, business investment and the needs of excluded communities. Policy E2 indicates that the centres of Regional Cities should be the focus for leisure, entertainment, arts, culture, and tourism across the region (A). Development, environmental enhancements and accessibility improvements should take place to create a distinctive, attractive and vibrant sense of place and identity for each centre (B). Proposals should make use of appropriately located previously developed land (E3).
- 7.1.5 The Regional Transport Strategy forms part of the RSS. Policy T1 identifies aims for personal travel reduction and modal shift to modes with lower environmental impacts. This ambition is supported by Policy T2 (parking policy) and Policy T3

(public transport). Policy T5 states that access to all main destinations should be improved. Access for all groups in society should be enhanced (B1).

7.2 Unitary Development Plan Review (UDPR)

7.2.1 The area forms part of the designated Education Quarter. The main objective of the designation is to facilitate the universities main functional requirements on site, reinforce its distinct sense of place, improve linkages with the rest of the city centre and encourage the provision of extra student housing. The site contains a protected pedestrian corridor which runs from Woodhouse Lane across to Calverley Street.

- SA1 Protect and enhance the quality of the environment.
- SA2 Encourage development in locations that reduce the need for travel.
- SA5 Ensure that a wide range of shops is available in locations where there is a choice of means of transport.
- SA7 Promotes the physical and economic regeneration of urban land and buildings.
- SA8 Ensure that all the community have safe and easy access to facilities.
- SA9 Promotes the development of the city centre.

- GP5 Detailed planning considerations to be resolved
- GP7 Planning obligations
- GP11 Development must meet sustainable design principles

- N12 Priorities for urban design
 - i Development should create a series of linked and varied spaces defined by buildings and landscape elements
 - ii New buildings should be of good design,
 - iii Developments should respect the character and scale of buildings and the routes that connect them.
 - iv Movement on foot and bicycle should be encouraged.
 - v Developments should assist people to find their way around.
 - vii Design and facilities should reflect the needs of those with restricted mobility.
 - viii Visual interest should be encouraged.
 - ix Development should be designed to reduce the risk of crime.

- N13 All new buildings should be designed to a high quality and have regard to the surroundings. Contemporary design will be welcomed.
- N19 Development within or adjacent to conservation areas should preserve or enhance the character and appearance of the area
- N23 Space around new development should provide a visually attractive setting. Existing features which make a positive contribution should be retained.
- N25 Boundaries of sites and paving materials.
- N51 New development should enhance wildlife habitats.

- T2 New development to be adequately served by highways and not to materially add to problems of safety, environment or efficiency on the highway network; be capable of being adequately served by public transport; to make adequate provision for cycling
- T2D Developer contributions where public transport accessibility would otherwise be unacceptable.
- T5 Satisfactory safe and secure access for pedestrians and cyclists.
- T6 Provision for people with mobility problems.

- T7A, T7B, T24 Cycle parking, motorcycle parking requirements and car parking guidelines.
- H4 Residential development on sites not identified for that purpose in sustainable locations.
- H15A Promote student housing outside the area of housing mix where:
- i The site has good connections by public transport, on foot, or by cycle to the universities
 - ii Site is attractive to students and of sufficient scale;
 - iii Integrated into the surrounding area in terms of scale, services and facilities;
 - iv Contributes to the regeneration of the surrounding area.
- S9 Small scale retail development criteria.
- R5 Opportunities will be sought to secure appropriate employment and training associated with construction and operation of the development.
- A4 Design of safe and secure environments, including consideration of access arrangements, public space, servicing and maintenance, materials and lighting.

City Centre policies seek to encourage a more vibrant, high quality environment together with enhancement of public spaces with improved access for all. These objectives are expanded in the following policies:

- CC1 Planning obligations in the city centre.
- CC3 Character of the city centre maintained by encouraging good design of buildings and spaces and upgrading the environment.
- CC5 Development in conservation areas or its immediate setting must preserve or enhance the character of the area.
- CC7 Redevelopment of city centre tower blocks encouraged.
- CC8 New street patterns to respect spatial character and grain of the city.
- CC10 Minimum of 20% of the developable site area of sites over 0.5 hectares to be allocated as public space.
- CC12 New public spaces must integrate with the existing pattern of streets
- CC13 New public spaces should be imaginatively designed and complement their location.
- CC21 Ancillary shopping accepted outside the Prime Shopping Quarter providing it contributes to overall planning objectives in the quarter.
- CC27 Identifies principal use quarters, including the Education Quarter. Proposals for other uses in the quarter will be encouraged which:
- i Service the quarter
 - ii Add variety in land use and contribute to the vitality of the city centre.
 - iii Support the attractiveness of the area for the principal use.

The main objectives of the Education Quarter are to:

- i Facilitate the universities consolidation and expansion in the city centre
- ii Retain and enhance the quarter and reinforce its sense of place;
- iii Improve the interlinkages with the city centre;
- iv Encourage the provision of extra student housing;
- v Ensure appropriate levels of parking; and
- vi Resolve vehicular access and circulation.

7.2.2 UDPR Appendices

Policies within the appendices typically elaborate policies in the main document. Policies BD2, BD3, BD4, and BD5 identify building design requirements. Policy BD15 encourages public art. LD1 sets out requirements for landscape schemes. Minimum and maximum car parking, motorcycling and cycle parking guidelines are set out in Appendix A9.

7.3 Supplementary Planning Guidance, other guidance and emerging policy

7.3.1 SPG 14 Leeds City Centre Urban Design Strategy (September 2000)

The proposed development falls within the Education Study Area 4 of the design guide. The guide refers to the need to retain and enhance spaces; encourages appropriate ancillary uses at all times of the day and to provide active uses in holiday periods; to realise opportunities for increased soft landscape; to enhance pedestrian movement; to enhance the existing variety of buildings; and to explore the potential for development opportunities over the Inner Ring Road. An improvement to the western gateway to the site is envisaged.

7.3.2 Public Transport Improvements and Developer Contributions SPD (August 2008)

The SPD identifies the need for, and scale of, developer contributions in order to bring forward required enhancements to strategic public transport infrastructure in accordance with PPG13, and UDPR.

7.4 National Policy

- PPS1 Delivering Sustainable Development (January 2005)
- PPS3 Housing (November 2006)
- PPS4 Planning for Sustainable Economic Growth (December 2009)
- PPS5 Planning for the Historic Environment (March 2010)
- PPG13 Transport (March 2001)

8.0 KEY ISSUES

1. Principle of development
2. Building and landscape design
3. Transport
4. Sustainability
5. Diversity and equality
6. Section 106

9.0 APPRAISAL

9.1 Principle of development

- 9.1.1 The site is situated in close proximity to the city centre and would involve the sustainable re-use of redundant buildings and effective redevelopment of the previously developed land. The principal use for student accommodation, together with ancillary retail development, would be entirely in accordance with the objectives identified for the Education Quarter (UDPR policies CC27, H15A and S9). Enhancements to existing landscaping and improvements to permeability and connectivity would accord with a raft of UDPR policies. Likewise, accessibility would

be improved and the development would have a sustainable approach to travel. The proposals accord with the development plan and the principle of development is therefore acceptable.

9.2 Building and landscape design

9.2.1 The site is prominent from a number of viewpoints notably Woodhouse Lane, Calverley Street and also the Inner Ring Road. However, the buildings are redundant, the open space is tired and permeability is poor. The key move in addressing these issues is the demolition of two existing buildings. In doing so a new public square is created at the heart of the development with carefully designed new routes from it leading to the edges of the site. The scheme addresses challenging levels issues making the new high quality spaces, and the site as a whole, accessible to all.

9.2.2 Campus Square provides opportunities for gathering, meeting and informal recreation. The space will be continually activated as it is also the point of entry to the proposed residential accommodation. Additionally, it also links directly with retained LMU buildings immediately to the south.

9.2.3 The existing greenspace on the western edge of the site will be protected. New tree planting will take place to replace trees removed due to accessibility requirements thereby creating greater diversity in the age profile of trees on site. The creation of Campus Green will significantly enhance the extent of soft landscape and provide a much improved setting for the site when viewed from Woodhouse Lane. Similarly, the associated Campus Way will create a positive pedestrian route into the site.

9.2.4 Retained buildings will be cleaned and repaired. The facades will be uplifted through the insertion of new window infills, and lower level walls will highlight entrances, define routes and protect the building fabric. The new building H2 carefully responds to the grid pattern of the retained buildings and respects the scale of neighbouring buildings. Similarly, the retail extension to block F, positively utilises the existing poor quality space, helps to act as a gateway to the west side of the development and activates the frontage.

9.2.5 The proposals therefore respond well to the existing context of the site and enhance the character and appearance of the area and neighbouring conservation areas. The scheme provides a suitable landing point for a new pedestrian bridge should one be required for the NGT proposals. The Section 106 agreement also allows for the provision of a landing for an additional pedestrian bridge across the Inner Ring Road reflecting the commitments within the University of Leeds proposed multi-storey car park and business innovation centre on the opposite side of the Inner Ring Road. Consequently, the scheme also protects and unlocks future development potential around the campus.

9.3 Transport

9.3.1 The application was accompanied by a Travel Plan and a travel plan monitoring fee is to be paid. A Travel Plan coordinator will be appointed prior to the occupation of the development and will be situated on site. The coordinator will be responsible for promoting alternative sustainable means of travel instead of single occupancy car trips. The coordinator will conduct travel surveys of residents and prepare an updated Travel Plan. Revised measures and targets will be submitted to and approved by the Leeds City Council.

- 9.3.2 The site is located within an accessible location in easy walking distance of the various university sites and facilities within the city centre. There are also regular bus services with nearby stops. A sustainable approach to travel is promoted in the Travel Plan. Walking will be promoted with the provision of improved pedestrian routes through the site. Long stay and short stay cycle parking spaces will be provided around the site. The amount of car parking is also to be rationalised (from 73 to 44 spaces). The spaces are to be used by students, staff of the management facility and by staff on the wider city campus site. The spaces will be identified for permit holders only, and enforced by site monitoring. All spaces will be made available for the arrival and departure of students on a temporary basis at the start and end of each term. The Travel Plan includes a management plan for this period.
- 9.3.3 The surrounding area has existing widespread on-street parking restrictions. Consequently, it is considered that the limited on-site car parking facilities would not lead to adverse on-street parking conditions. Further, the development will generate around 30 per cent less vehicular traffic when compared with the previous use.
- 9.3.2 The main vehicular access into the site from Woodhouse Lane will be improved to ensure that vehicles can safely access and exit the site. Waste collection and deliveries for block F will take place from a service layby on Calverley Street. This will require the removal of a pay and display parking space and compensation for the loss of income is included within the Section 106 agreement. It is not considered that the development would give rise to any adverse impact on traffic conditions.
- 9.4 Sustainability
- 9.4.1 The site is located in a highly sustainable city centre location and would involve the reuse of redundant buildings whilst helping to make more efficient use of the land. The development would involve the reduction in car parking on site, reduce the need for students to travel by car to their place of study, and give rise to less traffic movements than the previous use.
- 9.4.2 The potential for CO₂ reduction is limited by the re-use of existing buildings. However, it is still anticipated that CO₂ production will be 15 per cent better than the Part L target. U-values will be improved throughout. The introduction of Combined Heat and Power and high efficiency systems will also reduce energy consumption in the buildings. Low water fittings, such as low flow and dual flush toilets, will be used where they are practical. Systems will also be designed to prevent water usage during unoccupied periods.
- 9.4.3 The re-use of existing facades and the specification of good quality A rated materials will minimise the resource use. The reduced amount of impermeable areas (by 12 per cent) and increase in the amount of greenspace on the site will decrease the amount of surface water disposal into the mains drainage system.
- 9.4.5 A “Very Good” BREEAM rating is expected.
- 9.5 Equality and diversity
- 9.5.1 The student accommodation, associated public realm and facilities have been designed in order that the site is accessible to all. Externally, the network of stepped and sloping routes will be of equal quality. Inclined routes of no more than 1 in 20 negates the use of prescribed ramps. Surface finishes will assist easy mobility and safety in use. External lighting will be designed to meet the needs of all people. 4

disabled persons parking spaces are to be identified with appropriate markings and will be provided with suitably located dropped kerbs.

9.5.2 Internally, 11 wheelchair adaptable bedrooms and 18 adaptable studios able to be fitted out to current Part M and BS8300 standards. Areas of full height glazing will have appropriate manifestations. The scheme as a whole is commended by the Access Officer.

9.6 Section 106

9.6.1 A draft Section 106 agreement has been prepared. The agreement includes the following:

- Public transport contribution £29,780
- Implementation of Travel Plan and evaluation fee £2,625
- Loss of pay and display spaces £26,000
- Management and accessibility to public areas
- Protection of landing point for Inner Ring Road bridge
- Occupation of residential accommodation by full time students only
- Employment and training initiatives
- Section 106 management fee

9.6.2 The Section 106 obligations are compliant with the Community Infrastructure Levy Regulations 2010 Statutory Tests.

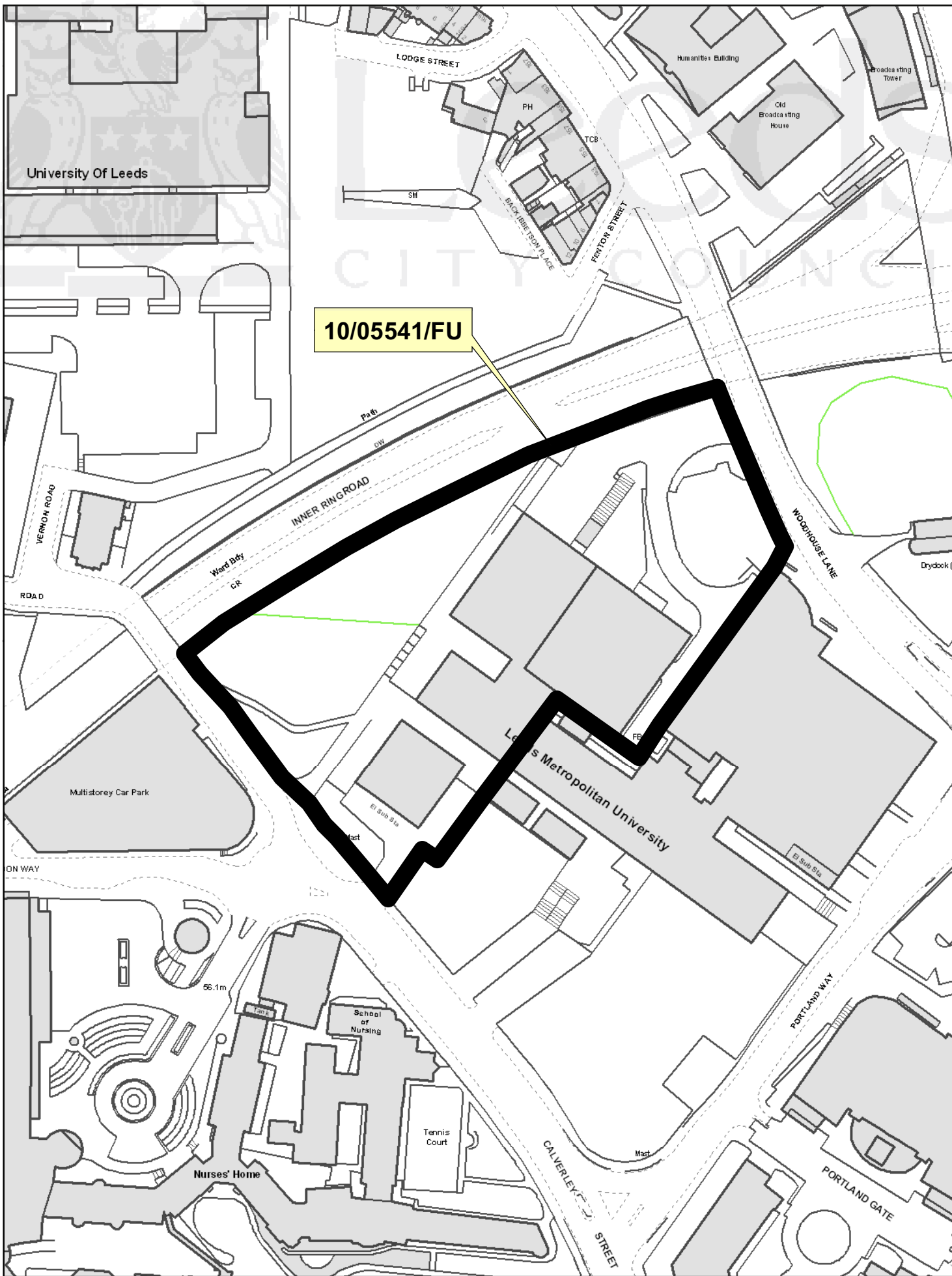
9.7 Conclusion

The proposed development skilfully responds to the challenges the site presents. It brings forward sustainable, high quality new and refurbished buildings, and hard and soft landscaped spaces. It significantly improves accessibility and permeability through this important, underutilised space at a gateway to the city centre. The proposals accord with the development plan and accordingly the application is recommended for approval subject to appropriate conditions and the completion of a Section 106 agreement.

Background Papers:

Application file 10/05541/FU

Certificate of ownership: notice served on Leeds Metropolitan University



CITY CENTRE PANEL