

CITY PLANS PANEL

**Meeting to be held in Civic Hall, Leeds on
Thursday, 21st September, 2017 at 1.30 pm**

MEMBERSHIP

P Gruen
N Walshaw
J McKenna
(Chair)
A Khan
A Garthwaite
B Selby
C Macniven
E Nash

C Campbell

R Procter
G Latty

T Leadley

D Blackburn

**Agenda compiled by:
John Grieve
Governance Services
Civic Hall
Tel: (0113) 37 88662**

A G E N D A

Item No	Ward	Item Not Open		Page No
1			<p>SITE VISIT LETTER</p> <p>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</p> <p>To consider any appeals in accordance with Procedure Rule 15.2 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 15.2, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>	

Item No	Ward	Item Not Open		Page No
2			<p>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF 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>	
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 DISCLOSABLE PECUNIARY INTERESTS</p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-16 of the Members' Code of Conduct.</p>	

Item No	Ward	Item Not Open		Page No
5			APOLOGIES FOR ABSENCE To receive apologies for absence (If any)	
6			MINUTES OF THE PREVIOUS MEETING To consider and approve the Minutes of the previous meeting held on 31 st August 2017. (Copy attached)	3 - 8
7			MATTERS ARISING To consider any matters arising from the minutes of the previous meeting.	
8	City and Hunslet		PREAPP/17/00343 - PRE-APPLICATION PRESENTATION OF PROPOSED DEMOLITION OF EXISTING OFFICE BUILDING AND CONSTRUCTION OF NEW STUDENT ACCOMMODATION BUILDING AT SYMONS HOUSE, BELGRAVE, STREET, LEEDS To consider a report by the Chief Planning Officer which sets put details of a Pre-Application Presentation for the Proposed Demolition of Existing Office Building and Construction of New Student Accommodation Building at Symons House, Belgrave, Street, Leeds (Report attached)	9 - 24
9	City and Hunslet		PREAPP/17/00132 - PRE-APPLICATION PRESENTATION FOR PROPOSED 8 STOREY RESIDENTIAL DEVELOPMENT WITH FIRST FLOOR OFFICES AND GROUND FLOOR CAFE/BAR AT ST. PETERS BUILDINGS, YORK STREET, LEEDS. To consider a report by the Chief Planning Officer which sets out details of a Pre-Application Presentation for Proposed 8 storey Residential Development with first floor offices and ground floor Cafe/Bar at St. Peters Buildings, York Street, Leeds. (Report attached)	25 - 34

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Planning Services

The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD

Contact: Daljit Singh
Tel: 0113 3787971
daljit.singh@leeds.gov.uk

Our ref: City Site Visits
Date: 11.9.2017

To all Members of City Plans Panel

Dear Councillor

SITE VISITS – CITY PLANS PANEL – THURSDAY 21st September 2017

Prior to the meeting of City Plans Panel on Thursday 21st September 2017 the following site visits will take place. Please note that we will be walking to the sites from the Civic hall.

Time	Ward	Site
10.10 - 10.40am	City & Hunslet	PREAPP/17/00343 –Student Residential proposal at Symons House, Belgrave Street
10.50 - 11.20am	City & Hunslet	PREAPP/17/00132 – Mixed use proposal for land at St.Peters Buildings, York Street

Please notify Daljit Singh (Tel: 3787971) if you will be attending and meet in the Ante Chamber at **9.55 am at the latest**.

Yours sincerely

Daljit Singh
Central Area Team Leader

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CITY PLANS PANEL

THURSDAY, 31ST AUGUST, 2017

PRESENT: Councillor J McKenna in the Chair

Councillors D Blackburn, G Latty,
T Leadley, N Walshaw, C Campbell,
A Khan, A Garthwaite, B Selby,
C Macniven, E Nash, B Anderson and
S Hamilton

SITE VISIT

A Member site visit was held in connection with the following proposals:
Application Nos:17/03618/FU and 17/03619/LI – Planning Permission and
Listed Building consent for a new Multidisciplinary Physics and Computing
Building incorporating alterations and extensions to the Old Mining Building at
the University of Leeds, Woodhouse Lane, Leeds 2 and was attended by the
following Councillors: J McKenna, N Walshaw, C Macniven, C Nash, S
Hamilton, C Campbell, B Anderson, G Latty and D Blackburn

31 Appeals Against Refusal of Inspection of Documents

There were no appeals against the refusal of inspection of documents.

32 Exempt Information - Possible Exclusion of Press and Public

There were no items identified where it was considered necessary to exclude
the press or public from the meeting due to the nature of the business to be
considered.

33 Late Items

There were no late items of business.

34 Declarations of Disclosable Pecuniary Interests

There were no declarations of any disclosable pecuniary interests made at the
meeting.

35 Apologies for Absence

Apologies for absence were received from Councillors: P Gruen and R
Procter

Councillors: B Anderson and S Hamilton were in attendance as substitutes.

36 Minutes of the Previous Meeting

RESOLVED – That the minutes of the previous meeting held on 10th August 2017 were accepted as a true and correct record.

37 Matters Arising from the Minutes

There were no issues raised under matters arising.

38 Application Nos: 17/03618/FU and 17/03619/LI - Planning Permission and Listed Building Consent for a new multidisciplinary physics and computing building incorporating alterations and extensions to the Old Mining Building at University of Leeds, Woodhouse Lane, Leeds, LS2

The Chief Planning Officer submitted a report which sets out details of applications which sought full planning permission and listed building consent for a new multidisciplinary physics and computing building incorporating alterations and extensions to the “Old Mining Building” at University of Leeds, Woodhouse Lane, Leeds 2.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The City Centre Team Leader addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The site comprises three buildings and surrounding spaces, including two which have recently been demolished. The remaining “Old Mining” building is a three storey, grade II listed, building constructed as part of the Lanchester and Lodge phase of University development in the 1930’s, with the Chemistry Building and Brotherton Library, and the later Parkinson Building
- The development would involve the construction of an extension to the rear and to the roof of the Old Mining building between Woodhouse Lane and St George’s Field. The area between the front of the building and Woodhouse Lane would be re-modelled to provide new, improved, public realm.
- In total, 14 trees were identified for removal and 44 new trees were proposed. These would primarily be arranged to form and define the routes from Woodhouse Lane without obscuring views of the building. Planting beds would also respond to banded and radiating geometry to the front of Old Mining and the Chemistry Building. Lawned areas would be provided between these planting zones, directly accessible via new footways.
- A new shared surface would be formed dissecting the space between Old Mining and the Chemistry Building. To control access and to give priority to pedestrians, rising bollards would be located close to the

entrance, activated by an intercom system. The road would provide passing places for vehicles and access to three new disabled parking spaces, whilst connecting with the existing vehicular access to the Chemistry Building archway.

- The vehicular access to the development's service yard would be via Cemetery Road.
- It is intended the development would achieve a BREEAM Excellent rating.
- The facility is planned to open in Autumn 2019.

In response to Members questions, the following issues were discussed:

- The need for so many footpaths to the front of the building
- The solid glazed panels to the roof top extension to the Mining Building appeared to be out of character to the rest of the building
- The proposed "buff coloured brick" for the western elevation did not blend in with the existing setting
- The roof top plant should be positioned or screened so it cannot be viewed from ground level
- An understanding of the proposed high level glazed links to adjoining buildings is required.
- The Cemetery Road vehicle access appeared to be "over engineered" could it be simplified
- Clarification was sought around vehicle movements to the building
- Had the use of photovoltaic cells been considered
- Could the inclusion of some public art be considered for the northern facing blank gable end to Woodhouse Lane
- Concern was expressed about the proposed removal of a 200 year old Ash Tree, was it possible for the tree to be retained

In responding to the issues raised, the Chief Planning officer together with the applicant's representative provided the following responses:

- It was confirmed that priority had been given to establishing pedestrian links, 3 footpaths were proposed to cater for students arriving from all directions
- Referring to the solid glazed panels, it was suggested that the proposal offered a modern interpretation to the established aesthetics of the lower floor
- The buff coloured brick are intended to tie in with the lighter stone colour of the existing mining building
- Rooftop plant would be designed into the building and some screening introduced
- It was suggested the glazed links were similar in design to those on the Henry Moore Institute

- It was intended that the Cemetery Road access would be made as efficient as possible, the existing barrier to be located further back
- Referring to vehicle movements around the building, it was reported that a large amount of parking had been removed and servicing would be reduced to 1 or 2 deliveries per day leading to an overall reduction in vehicle movement
- The use of photovoltaic cells had been considered in the context of the overall thermal envelope, but had been discounted because it was not considered to be a good capital return
- It was reported that discussions were currently ongoing about an Art Strategy for University buildings and it may be possible that public art could be included in this development
- It was not possible to retain the Ash Tree due to the need to provide a large amount of sub ground services which would interfere with the trees root system.

In offering comments Members raised the following issues:

- The proposed buff coloured brick to the western elevation remained a concern. The material needs to complement the existing building materials viewed from St. Georges Field
- The Cemetery Road vehicle access arrangements be further reviewed
- City Plans Panel should be consulted on the proposed art to the gable end facing Woodhouse Lane

The City Centre Team Leader clarified that the details of the western facing materials and the vehicle access works can be reviewed pursuant to proposed conditions 9 and 20 as set out in Appendix 1a of the submitted report. It was suggested that an additional condition is included requiring details of the public art work to the gable end to be agreed by the Local Planning Authority

In general Members were supportive of the development commenting that the majority of issues raised at the pre application stage had been satisfactorily addressed, the design of the extension was impressive and would complement the existing building.

In summing up the Chair said this was an excellent scheme and appeared to have the support of all Members

RESOLVED –

- (i) That Application No. 17/03618/FU be deferred and delegated to the Chief Planning Officer for approval subject to the conditions specified in Appendix 1a of the submitted report and with the inclusion of an additional condition; requiring details of the gable end public art finish to be agreed in writing. (and any others which may be consider appropriate) and subject to the completion of a Section 106 Agreement to include the following obligations:

Draft minutes to be approved at the meeting
to be held on Thursday, 21st September, 2017

- Implementation of a Travel Plan
- A Travel Plan Monitoring Fee of £3,356
- An Employment and Training Plan
- Section 106 Management Fee of £750

- (ii) That Listed Building Consent be granted in respect of Application No. 17/03619/LI subject to the conditions specified in Appendix 1b of the submitted report (and any other which he may consider appropriate)

39 Date and Time of Next Meeting

RESOLVED – To note that the next meeting will take place on Thursday 21st September 2017 at 1.30pm in the Civic Hall, Leeds.

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Originator: D Singh

Tel: 3787971

Report of the Chief Planning Officer

CITY PLANS PANEL

21st September 2017

Pre-application presentation of proposed demolition of existing office building and construction of new student accommodation building at Symons House, Belgrave Street, Leeds (PREAPP/17/00343)

Applicant – London and Scottish Student Housing

Electoral Wards Affected:

City and Hunslet

☐ Yes

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 at this stage.

1.0 Introduction

- 1.1 This presentation is intended to inform Members of the emerging proposals for the replacement of Symons House, a vacant office building on Belgrave Street to the east of Wade Lane, with a new multi-storey building containing student accommodation.
- 1.2 The proposed development, by London and Scottish Student Housing (LSSH), would be their first student accommodation in the city having recently opened a scheme in Sheffield as part of a growing portfolio across the UK. LSSH are keen to promote the well-being of students within the development such that high quality internal space is central to the aim.

2.0 Site and surroundings

- 2.1 The existing site comprises a four storey, red brick, office block constructed in the late 1980's. The building fronts Belgrave Street with its principal, recessed, entrance

located in the north-west corner of the premises. A lower ground floor parking and servicing area is accessed from the rear via a largely enclosed parking court serving neighbouring office buildings at 44 Merrion Street presently occupied by Santander. The rear elevation of Symons House steps back approximately 2 metres beyond the ground floor level (two storeys). The Santander building is an L-shaped building with its principal elevation fronting Merrion Street, with a rear limb projecting towards Symons House to form the eastern end of the parking courtyard. The red brick building is 3 storey with accommodation in the roofspace. Merrion Place is a narrow road which runs immediately to the south of Symons House from Belgrave Street and provides access to the parking court. A short ginnel runs from Merrion Place alongside the Santander building to Merrion Street. Fairfax House, an eight storey office building fronting Wade Lane, is arranged on a perpendicular axis to Symons House and 44 Merrion Street largely enclosing the western end of the parking court. A pedestrian route runs along the east side of Fairfax House via a flight of steps to Belgrave Street. Trees alongside the footpath help to soften the appearance of the courtyard.

- 2.2 Ground levels fall noticeably from west to east along Belgrave Street, down from Wade Lane to Cross Belgrave Street, and to a smaller degree from north to south. Belgrave Hall is an attractive, more historic, three storey building situated at a lower ground level to the east of the access from Merrion Place to the parking court. The building accommodates a mix of uses including bar / restaurant and office space. Zicon House, on the northern side of Belgrave Street, faces Symons House. The four storey former office building is presently being converted to residential accommodation, including the addition of two floors. Zicon House, is one of four similar buildings forming a courtyard constructed during the 1980's on the north side of Belgrave Street.
- 2.3 Development has recently commenced on the St Alban's Place green space and former surface car parking area to the north east of the site, to form a part 7 (19.6m), part 18 (56m) and part 11 storeys (33.6m) high block of student accommodation containing 376 student studios for Vita Students, together with an enlarged and improved public space. Beyond this space there is major highway infrastructure, including the Inner Ring Road, which runs in a cutting towards the north-west and opens out to form York Road to the east.
- 2.4 The wider area contains a mix of uses comprising offices; leisure uses including bars, restaurants and the Grand Theatre; and more recently, residential accommodation, such as Q One Residence in the converted Yorkshire Bank offices to the north. Taller buildings are situated at higher levels to the north and north-west. These include Q One (8 storeys); and buildings to the west of Wade Lane including Wade House within the Merrion Centre, existing student accommodation in the 25 storey CLV tower and Arena Point (Hume House), a 20 storey office building fronting Merrion Way.
- 2.5 Buildings typically reduce in scale towards more historic buildings located to the south. These include St John's Church (Grade I), the Grand Theatre (Grade II*), the Grand Arcade (Grade II) and 51 New Briggate (Grade II).

3.0 Proposals

- 3.1 It is proposed to demolish the existing building and to construct a new building with a similar, rectangular, footprint to that existing. The new building would have an "L-shaped" form when viewed from the south. The taller element, approximately two-thirds of the length of the building, would be 17 storeys in height, approximately 8

storeys taller than Fairfax House to the west. The lower eastern shoulder, approximately one-third of the building's length, would be 10 storeys in height, a similar height to Fairfax House.

- 3.2 Due to the changing ground levels the full extent of the lower ground floor of the building would be exposed on the southern elevation whereas fronting Belgrave Street the lower ground floor level would only be evident at the lower, eastern end of the building. Elements of the lower ground and ground floor of the building fronting Belgrave Street would be set back approximately 2 metres from the building line above. In a similar way, the eastern corners of the building at these levels would be chamfered.
- 3.3 The lower ground floor of the building would contain plant, bin and cycle stores, a laundry, transformer room and a small lounge area which would be accessed from a similar space at ground floor level. The ground floor would comprise the reception area, accessed from Belgrave Street, study areas, open lounge areas, a cinema room and a gym.
- 3.4 The upper floors of the building would predominantly contain student studios. In total 325 studios are proposed. Three sizes of studio are identified: Bronze (21.3sqm); Silver (26.2sqm) and Gold (44.2sqm). There would be 286 Bronze studios; 32 Silver studios and 7 Gold studios. A student amenity room is proposed at level 9 with access from this point onto an external amenity terrace located on the roof of the lower shoulder of the building.
- 3.5 The external appearance of the building was evolving when this report was drafted. Presently, a lightly coloured brick is proposed as the primary building material. The main facades would have a grid of vertical windows with tapering reveals. The gable ends would be largely solid. A darker grey brick and glazing is proposed for the ground and lower ground level plinth.
- 3.6 The building would be serviced from Belgrave Street making use of the existing layby across the street and from the parking court to the rear. The applicant and officers have discussed the desirability of making Belgrave Street more pedestrian friendly and to improving accessibility to the St Alban's Place green space. Similarly, there is an aspiration to improve the route through to Merrion Street.

4.0 Relevant planning history

- 4.1 Planning permission was granted in 1989 for the existing building, a four storey office block with 15 parking spaces (Ref: H20/215/89).
- 4.2 Pre-application discussions regarding the current scheme commenced earlier this year. Members most-recently approved a new student accommodation building ranging in height from 7 to 18 storeys for Select Property (Vita Student) on land to the east of the site at City Plans Panel on 23rd February 2017 (16/07741/FU). That development, also involving improvements to and extension of the park, commenced recently.

5.0 Consultation responses

- 5.1 LCC Highways - No objection to the principle of development, provided access requirements for deliveries, servicing, and student start/end of term are satisfactorily met.

- 5.2 LCC Flood Risk Management (FRM) – There are no records of any watercourses to which surface water may be discharged although the site may be highly compatible for infiltration. An appraisal of the various infiltration systems that could reasonably be employed on the site should be undertaken. Surface water discharge rates should revert back to the greenfield rates of run-off.
- 5.3 LCC Contaminated Land Team – the end use is a vulnerable one and therefore a Phase I Desk Study Report is needed to support any application. Depending on the outcome of the Phase I Desk Study, a Phase II (Site Investigation) Report and Remediation Statement may also be required.

6.0 Policy

6.1 Development Plan

- 6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Any Neighbourhood Plan, once Adopted

6.2 Core Strategy (CS)

- 6.2.1 Relevant Core Strategy policies include:

Spatial Policy 1 prioritises the redevelopment of previously developed land within Main Urban Area, in a way that respects and enhances the local character and identity of places and neighbourhoods.

Spatial Policy 3 seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region.

Policy CC1 outlines the planned growth within the City Centre for 10,200 new dwellings, supporting services and open spaces. Part (b) encourages residential development, providing that it does not prejudice town centre functions and provides a reasonable level of amenity for occupiers.

Policy CC3 states that development in appropriate locations is required to help and improve routes connecting the City Centre with adjoining neighbourhoods, and improve connections within the City Centre.

Policy H6B refers to proposals for purpose built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.

Policy EC3 safeguards existing employment land.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function. Developments should respect and enhance existing landscapes and spaces with the intention of contributing positively to place making, quality of life and wellbeing.

Policy P11 states that the historic environment and its settings will be conserved, particularly those elements which help to give Leeds its distinct identity.

Policy P12 states that landscapes should be conserved and enhanced.

Policy T2 states new development should be located in accessible locations.

Policy G1 states development adjoining areas of Green Infrastructure should retain and improve these.

Policy G9 states that development will need to demonstrate biodiversity improvements.

6.3 Saved Unitary Development Plan Review policies (UDPR)

6.3.1 Relevant Saved Policies include:

GP5 All relevant planning considerations to be resolved.

BD2 New buildings should complement and enhance existing skylines, vistas and landmarks.

BD5 Requires new buildings to consider both their own amenity and that of their surroundings including usable space, privacy and satisfactory daylight and sunlight.

6.4 Natural Resources and Waste Local Plan 2013 (NRWLP)

6.4.1 WATER 4: All developments are required to consider the effect of the proposed development on flood risk, both on-site and off-site.

LAND 2: Development should conserve trees wherever possible and also introduce new tree planting as part of creating high quality living and working environments and enhancing the public realm. Where removal of existing trees is agreed in order to facilitate approved development, suitable tree replacement should be provided on a minimum three for one replacement to loss.

6.5 National Planning Policy Framework

6.5.1 Planning should proactively drive and support sustainable economic development; and seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para. 17). Local Planning Authorities (LPA's) should recognise town centres as the heart of their communities and support their vitality and viability; and recognise that residential development can play an important role in ensuring the vitality of centres (para. 23). Housing applications should be considered in the context of the presumption in favour of sustainable development (para. 49).

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places

better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimising the potential of the site to accommodate development;
- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

6.6 Supplementary guidance

Tall Buildings SPD

The Tall Buildings Design Guide identifies that there could be the opportunity for a cluster of tall buildings in the area around the Merrion Centre which extends as far south as the site. Conversely, the Guide also shows the site within an area where a tall building is likely to have a negative impact upon the setting of St John's Church and gardens.

Travel Plans SPD

Street Design Guide SPD

Building for Tomorrow Today: Sustainable Design and Construction SPD

City Centre Urban Design Strategy SPG

Parking SPD

Neighbourhoods for Living SPG provides advice and principles for good residential design. It promotes local character, analysis of landmarks, views and focal points, and quality buildings.

6.7 Other material considerations

6.7.1 Site Allocations Plan (Publication Draft)

The site is not specifically identified in the SAP.

6.7.2 Leeds Standard

The Leeds Standard was adopted by the Council's Executive Board on 17th September 2014 to ensure excellent quality in the delivery of new council homes. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council's Neighbourhoods for Living guidance. The standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seek to promote a good standard of internal amenity for all housing types and tenures.

7.0 Issues

Members are asked to comment on the proposals and to consider the following matters:

7.1 Principle of the development

7.1.1 Core Strategy Policy CC1(b) encourages residential development in city centre locations providing that the development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers.

7.1.2 Policy H6B relates specifically to the provision of student housing. The policy was adopted following the Core Strategy Inspector's rejection of the Council's position that the policy should include a test for need when considering applications for new student housing. The proposal is therefore considered against the criteria set out within the adopted policy (identified below in italics):

(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used.

The development of 325 studios would help to take pressure off the need to use private housing for student accommodation.

(ii) To avoid the loss of existing housing suitable for family accommodation.

The site is currently occupied by an office building. The development would therefore avoid the loss of residential family accommodation.

(iv) To avoid locations which are not easily accessible to the universities.

The site is located towards the north-eastern edge of the city centre and is well-placed with regard to access to both the University of Leeds and Leeds Beckett University via Merrion Way and Woodhouse Lane.

Criteria (iii) and (v) of the policy are considered in the amenity section, paragraph 7.2.

7.1.3 The existing building, Symons House, provides 4 storeys of B1 office space. Core Strategy Policy EC3 seeks to retain such a use unless the development (i) would not result in the loss of a deliverable employment site; or (ii) existing buildings are considered to be non-viable in terms of market attractiveness, business operations, age, condition and or compatibility with adjacent uses; or (iii) the proposal will deliver a mixed use development which continues to provide for a range of local employment opportunities and would not undermine the viability of the remaining employment site.

7.1.4 The office accommodation has been largely vacant for around 6 years despite active marketing. This is partly a result of the surrounding area becoming less attractive for employment uses and more attractive to residential and leisure uses. This is apparent from the conversion of former Yorkshire Bank offices at Brunswick Point to Q One Residences and the ongoing conversion of Zicon House to residential accommodation. The applicant intends to submit further information regarding the attractiveness of the property to office users with the planning application.

7.1.2 **Do Members consider that the proposed student accommodation development is acceptable in principle?**

7.2 Amenity considerations

- 7.2.1 Criteria (iii) of Core Strategy policy H6B aims *to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.*
- 7.2.2 The proposed development involves 325 student studios. The area supports a mix of uses, including offices, restaurants and bars, together with an increasing amount of residential accommodation, including existing student accommodation on the west side of Wade Lane approximately 100m to the north, and also emerging student accommodation at St Alban's Place to the east (376 studios). There are apartments in the Q One Residences and the soon to be opened Zicon House on the north side of Belgrave Street. There are also a wide range of shops in the Merrion Centre to the west, alongside bars, restaurants and a hotel. Cross Belgrave Street, Merrion Street and New Briggate contain a wide variety of leisure uses. However, it is not considered that nearby and other existing residents in the city centre would be adversely affected by student accommodation in the proposed location given the way in which the area is currently used. Further, it is not considered that the number of students proposed would result in an excessive concentration of students that would undermine the wellbeing of the area within the context of a busy city centre environment.
- 7.2.3 The development, in common with the existing Symons House, would be 12.7m from Zicon House at its closest point. Given its location due south of approximately two-thirds of that building, together with its greater scale, it would be likely to result in some additional overshadowing of the new residential accommodation located in the southern side of Zicon House albeit the existing building, together with Fairfax House already give rise to some overshadowing. The applicant is to submit studies demonstrating the extent of shadowing and loss of natural daylight with the planning application. The new building, although taller and deeper than that existing, is not likely to unacceptably affect the amenities of occupiers of remaining offices to the south, east and west of the site.
- 7.2.4 The proximity of the new building to Zicon House combined with the new use proposed is such that some overlooking between the properties is likely. However, in the context of tight urban grain within the city centre the relationship is not considered to be unacceptable.
- 7.2.5 Criteria (v) of policy H6B requires that *the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.*
- 7.2.6 The Leeds Standard sets a minimum target of 37sqm for a self-contained studio flat. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seeks to promote a good standard of internal amenity for all housing types and tenures. No distinction is drawn within these documents between open market and student accommodation. Whilst neither of these documents has been adopted as formal planning policy in Leeds given their evidence base in determining the minimum space requirements they are currently used to help inform decisions on the acceptability of development proposals.
- 7.2.7 Members have visited several student housing schemes to review the level of amenity provided for occupiers. These include the Fresh Student Living at Darley Bank in Derby (April 2014) where the studio was 22sqm; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22sqm;

and Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20sqm, supported by a large area of dedicated, internal, amenity space. Planning permission for Vita's Leeds scheme at St Alban's Place in which the smallest 78% of studios would be just over 20sqm was granted April 2017 (16/07741/FU). In approving the scheme it was recognised that the size of the majority of the studios would be restricted, providing little or no opportunity for socialising, but that each studio would benefit from a good outlook, natural daylighting and suitable noise environment. Critically, the additional "hub" facilities providing dedicated amenity spaces within the building, together with opportunities to use the neighbouring public space would provide acceptable levels of amenity for the occupiers of the development.

7.2.8 The format of the proposed scheme is very similar to the St Alban's Place development. The smallest studios are marginally larger than those at St Alban's Place and dedicated amenity space would be provided at ground floor together with smaller areas at lower ground floor and level 9 of the building. Occupiers would also be able to utilise the external terrace at level 9 and are also located in close proximity to the St Alban's Place greenspace.

7.2.9 Studios within the building would face either north or south. The relationship with Zicon House to the north is referred to at 7.2.3 - 7.2.4 although it is evident that the top 9 storeys of the building would enjoy open views above the top of Zicon House. The lowest four storeys of accommodation facing south would face towards the Santander building, 8.8m away at its closest point, albeit much of that building would be over 29m from the development. At such a distance the impact upon daylighting is not likely to be significant. Above level 4 occupiers of the studios would have open views towards the south and similarly enjoy high levels of natural daylighting.

7.2.10 **Do Members consider that the living conditions within the student accommodation would be acceptable for future occupiers?**

7.3 Townscape considerations

7.3.1 Local and national policies seek high quality design both with regard to buildings and spaces. S66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 provides that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.3.2 Surrounding buildings are of a mixed visual quality and sensitivity to development. Although separated from St John's Church and gardens by the parking courtyard, Santander building and Merrion Street to the south, significant development of the site also has the potential to affect the setting of this Grade I listed church. The site is also in a transitional location in terms of the scale of buildings. Buildings to the south are typically of a lower height whereas those to the north, beyond the Zicon House / Belgrave House / Commerce House complex, are more massive including the Merrion Centre, the Leeds Arena, Arena Point, CLV tower and the forthcoming St Alban's Place student development. The site is also prominent in views along the A64 from the east. Consequently, any redevelopment of the site needs to successfully mediate these varying contexts. Perhaps reflecting the transitional location of the site the Tall Buildings Design Guide SPD identifies that there could be the opportunity for a cluster of tall buildings in the area around the Merrion Centre which extends as far south as the site and also identifies the site within an area

where a tall building would be likely to have an unacceptable impact upon the setting of St John's Church and gardens.

- 7.3.3 The proposed building has a stepped form designed to respond to the immediate context of the changing scale of buildings together with the changing topography. In this respect the lower shoulder is intended to mediate the change in scale between Belgrave Hall to the east and the taller tower element of the development. This change in scale would be evident in longer distance views from York Road to the east where the taller tower is designed to respect the scale of taller buildings in the Merrion Centre cluster. The stepped arrangement also reflects the approach taken to the St Alban's Place scheme where the lowest shoulder would be 7 storeys (8m taller than the eaves to Belgrave Hall). Whilst the shoulder of the new building would, in real terms, be higher than the lowest shoulder to the St Alban's Place scheme it is likely that the shoulders of these two buildings will appear to be a similar height when viewed from York Road due to perspective. Further, whilst the tallest elements of these two buildings will be a similar height in real terms, again due to perspective, the tower of the proposed development would appear to step down meaningfully in height from the St Alban's Place tower and, in doing so, correspond with the existing reducing scale of tall buildings towards the city centre. In open views from the east foreground listed buildings include 68-72 New Briggate, Centenary House and Crispin House. However, a combination of the separation provided by the extent of highway including the Inner Ring Road, the existing tall buildings in the background, such as Arena Village, Arena Point and Wade House, and the stepped, east-west orientation of the proposed building, are such that the setting of the listed buildings would not be harmfully affected by the proposed building.
- 7.3.4 The site is located approximately 110m to the north of St John's Church, a grade I listed building. The existing building is not readily visible from this location or surrounding gardens. The tower of the proposed building would be visible alongside the church when viewed from both the east and western ends of the church and also from the gardens such that its setting would be affected. However, the intervening distance and the presence of the Santander building and Fairfax House are such that the building would represent a background building. Consequently, subject to detailed architectural design, the development's impact upon the setting of the church would not be harmful. The closest part of the City Centre conservation area to the south is located beyond taller buildings which would almost entirely conceal the development such that it would not have an impact upon the character or appearance of the conservation area from this direction.
- 7.3.5 Views of the tower of the development would be visible along Great George Street to the west such that it would be seen from the conservation area and also in the context of listed buildings such as the cathedral, 2 Great George Street and Cathedral Chambers. However, from these locations the building would appear to rise above the southern end of the Merrion Centre and would not harm the setting of heritage assets. Moving closer to the building from this direction Fairfax House would increasingly diminish views of the development.
- 7.3.6 The scale of the new building relative to its neighbours would be most evident when looking up and down Belgrave Street. However, whilst the building would be recognisably taller than all of its neighbours the changing perspective when moving around the immediate area is such that this could be considered not to be an unacceptable relationship.

- 7.3.7 **Do Members support the scale and massing of the proposed new building and its relationship with the surrounding context?**
- 7.3.8 The interface of the lowest levels of the building with the street are important to both its appearance and to its public perception. The ground floor of the Belgrave Street elevation and part of the eastern return facing Merrion Place would be glazed. The tapering ground and lower ground floor elevation facing onto Belgrave Street is set back in order to reduce the dominance of the building within the street and to increase the street's apparent width. However, a terrace is proposed to the front of much of this area thereby presenting a partially blank frontage, lessening the apparent street width and compressing the scale of the plinth beneath the body of the building. The remainder of the ground and lower ground and lower ground floor is proposed to be solid thereby presenting a blank and dead frontage albeit into more private areas around the development.
- 7.3.9 Surrounding buildings are predominantly red brick with slate or flat roofs albeit the new St Alban's Place scheme will utilise glazed ceramic tiles with different profiles and a bronze and golden colour palette. The architectural design of the proposed building was emerging when this report was drafted albeit a light-coloured brick was identified as the principal building component. The developer's team will present the most recent iteration to City Plans Panel for comment.
- 7.3.10 **Do Members have any comments on the design of the interface of the building with the street and the emerging appearance of the proposed building?**
- 7.4 Public realm and connectivity
- 7.4.1 The site is located in the city centre in an area where it is hoped and intended that pedestrian flows will increase. Core Strategy policy CC3 notes the need to improve pedestrian linkages, connectivity and to ensure accessibility for all. Consequently, it is particularly important to avoid creating dead frontages at ground level that would be detrimental to pedestrian use, public safety and to visual amenity. The applicant also has aspirations to improve Belgrave Street outside the development to make it more pedestrian friendly and to improve accessibility to the St Alban's Place greenspace. Such a move would reinforce proposals to improve the eastern end of Belgrave Street being brought forward by the St Alban's Place developer. Additionally, the applicant has an aspiration to improve the pedestrian route through to Merrion Street although delivery of improvements in this area may be limited as the land is outside their control.
- 7.4.2 **Do Members have any comments on the aspirations to improve routes surrounding the site to improve accessibility and the pedestrian environment?**
- 7.5 Wind
- 7.5.1 The scale of the proposed building is such that the impacts of wind should be addressed through the forthcoming application. A detailed wind study is required to demonstrate the likely wind environment such that, if necessary, any wind mitigation measures can be incorporated into the proposals.
- 7.6 Conclusion
- 7.6.1 Members are asked to note the contents of the report and the presentation, and are invited to provide feedback, in particular, on the issues outlined below:

- **Do Members consider that the proposed student accommodation development is acceptable in principle? (7.1.2)**
- **Do Members consider that the living conditions within the student accommodation would be acceptable for future occupiers? (7.2.10)**
- **Do Members support the scale and massing of the proposed new building and its relationship with the surrounding context? (7.3.7)**
- **Do Members have any comments on the design of the interface of the building with the street and the emerging appearance of the proposed building? (7.3.10)**
- **Do Members have any comments on the aspirations to improve routes surrounding the site to improve accessibility and the pedestrian environment? (7.4.2)**



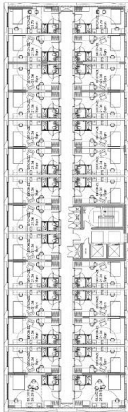
L014-16
PER FLOOR =
- Bronze
- Silver
- Gold



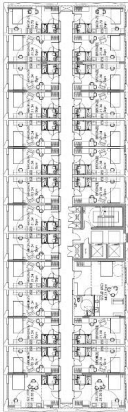
L010-13
PER FLOOR = units
- Bronze
- Silver
- Gold



L09
PER FLOOR = units
- Bronze
- Silver
- Gold



L02-08
PER FLOOR = 11 units
- Bronze
- Silver



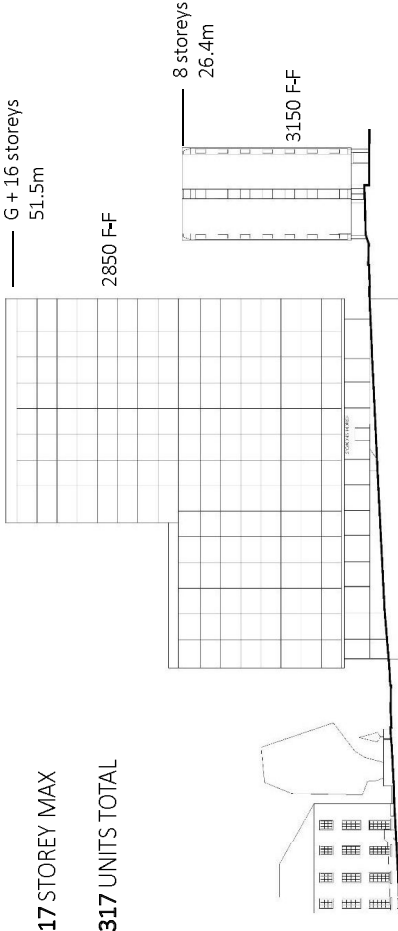
L01
PER FLOOR = 26 units
- Bronze
- Silver



GROUND FLOOR
Amenity = 525sqm
Back of House = 75sqm



LOWER GROUND FLOOR
Back of House = 686sqm
Amenity = 86sqm

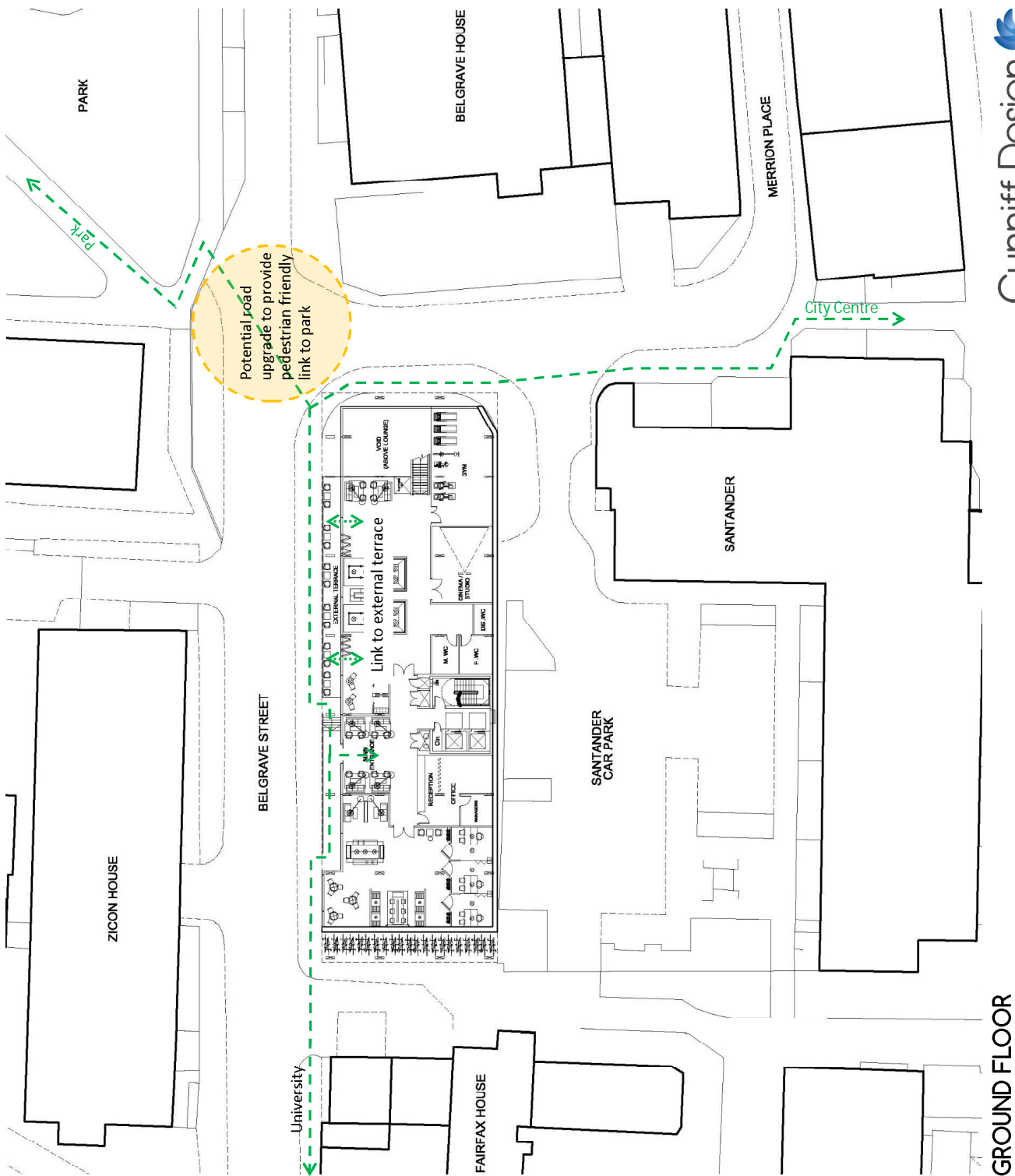


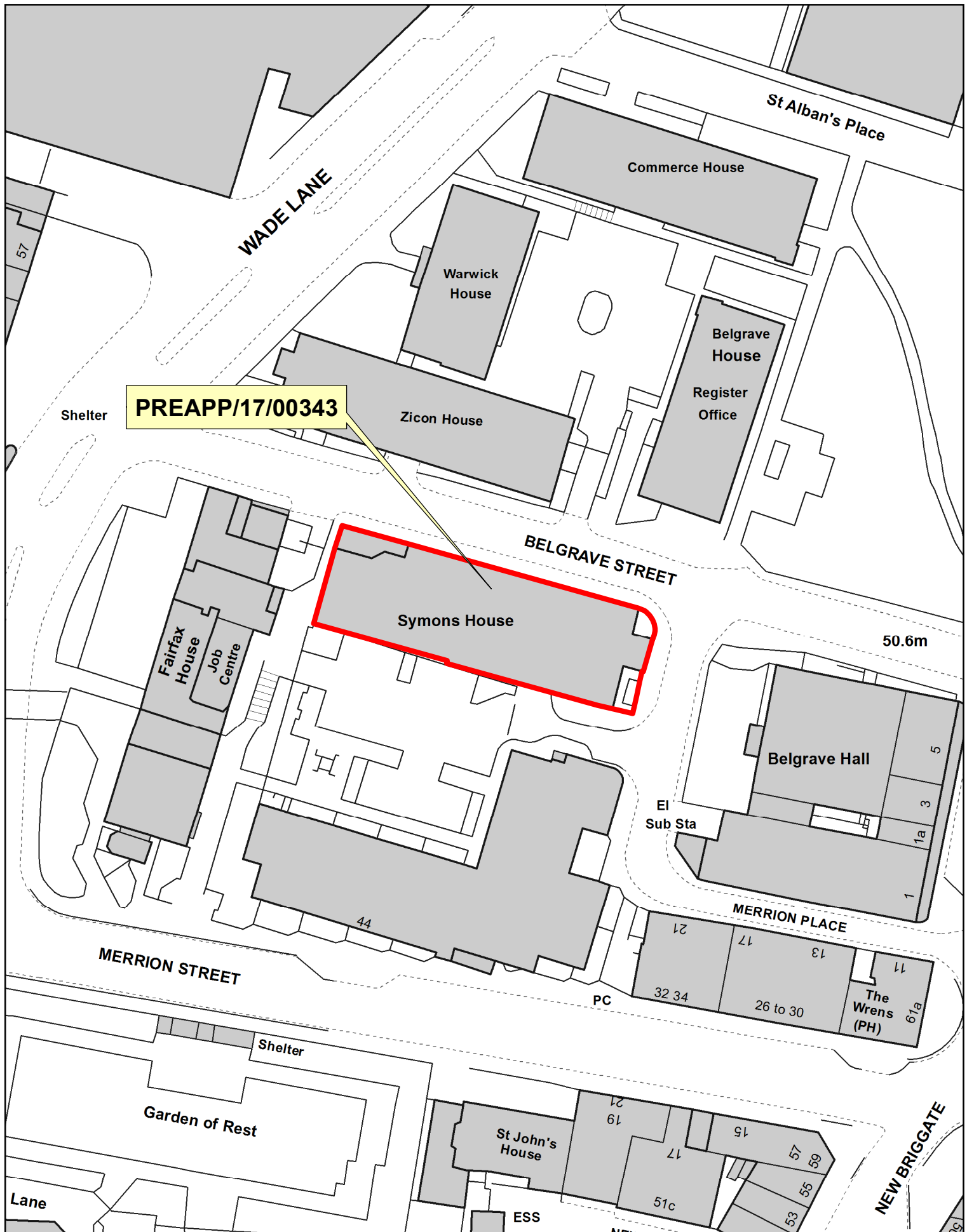
Symons House, Leeds Servicing Diagram – Pedestrian Access

The diagram opposite demonstrates the pedestrian access routes to and from the building. There are two separate routes leading to the main entrance to provide level access, and a direct stepped approach.

There are three main routes leading to and from the site with the potential to upgrade the corner of Belgrave Street and Merion Street to provide a pedestrian friendly link to the park.

Within the ground floor area there is a direct link between internal amenity and an external terrace.





CITY PLANS PANEL



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Originator: C. Briggs

Tel: 0113 2224409

Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 21st September 2017

Subject: PREAPP/17/00132 Pre-application presentation for proposed 8 storey residential development with first floor offices and ground floor cafe/bar at St. Peters Buildings, York Street, Leeds.

Applicant: Dr R Haq

Electoral Wards Affected:

City and Hunslet

☐ Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

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

1.0 Introduction

1.1 This pre-application presentation relates to a proposed major residential development on vacant brownfield land in the City Centre. The work-in-progress proposals will be presented to Panel by the architect to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of a full planning application.

2.0 Site and Surroundings

2.1 The site is currently a vacant cleared brownfield site on the north side of York Street, in the designated City Centre, close to the City bus station and the Quarry Hill cultural quarter. Vehicular access would be from St Peters Square at the rear. The vacant plot forms part of a larger early 20th Century block known as St Peters Buildings, which is generally 4 large-scale 'industrial' storeys in red-brick. To the west of the site, Munro House is an attractive 4 storey red-brick building, which fronts onto Duke Street with a corner turning onto York Street. Munro House building is in use as offices, studios, workshops and event spaces. Opposite is a red-brick mid-20th Century 3 storey building in use as a York Street Health Practice. There are windows from Munro House to the east, the upper floors above The

Wardrobe bar to the north, and a dance studio to the east, facing onto the site on all three sides within the courtyard formed by the remaining wings of St Peters Buildings. The site is close to the railway, surrounded by a busy road network, with a number of food and drink and entertainment uses also located at the ground floors of nearby wings of St Peters Buildings.

3.0 Proposal

3.1 The proposal is for an 8 storey residential block with a ground floor food and drink use. The building would be clad in red-brick to the York Street frontage, with standing seam zinc-type cladding and corten steel-type cladding to the upper levels, with glazing and look-a-like panels. The front doors to the flats would be arranged around a glazed atrium, allowing daylight into the flats from within the building, as well as outlook to the north and south. There would also be a rooftop amenity space for residents.

3.2 The proposal is for 56 dwellings, in the following combination and size:

No.	Type	Typical Size
32	1 bed	41-55sqm
21	2 bed	61-70sqm
3	3 bed	78sqm

3.3 At ground floor there would be a 629sqm café/bar unit facing onto York Street, and there would be a 1st floor office unit facing into the courtyard.

3.4 There would be 4 undercroft car parking spaces accessed from St. Peters Square, with bin storage and 56 secure cycle storage also at ground floor. The basement would be used for storage.

3.5 A minimum of 10% energy generation would be developed through on site low carbon energy sources. The scheme would also deliver a reduction of at least 20% on building regulations carbon emissions.

4.0 Relevant Planning History

4.1 Under planning reference 20/214/01/FU planning permission was granted for the demolition of the existing building and erection of part 5, 7, 8 storey block of 49 flats, ground floor office & car parking.

5.0 History of Negotiations

5.1 Three meetings have been held between officers and the applicant team in 2017.

5.2 City and Hunslet Ward Councillors were consulted on 31st August 2017.

6.0 Consultations

6.1 Leeds City Council (LCC) Transport Development Services
Highways officers have advised that the proposal is acceptable in principle, subject to the considerations in section 8.4 of this report.

6.2 LCC Flood Risk Management
No objection.

6.3 LCC Waste Management
9 x 770 litre residual bins and 7 x 770 litre recycling bins should be provided for the residential use. There should be a separately managed commercial waste and recycling store.

7.0 Planning Policy

7.1 Development Plan

7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).

7.2 Core Strategy

7.2.1 Relevant Core Strategy policies include:

Spatial Policy 1 prioritises the redevelopment of previously developed land in a way that respects and enhances the local character and identity of places and neighbourhoods.

Spatial Policy 3 seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region, by comprehensively planning the redevelopment and re-use of vacant and under-used sites for mixed use development and areas of public space; enhancing streets and creating a network of open and green spaces to make the City Centre more attractive; and improving connections between the City Centre and adjoining neighbourhoods.

Spatial Policy 8 supports a competitive local economy including by supporting training/skills and job creation initiatives via planning agreements.

Spatial Policy 11 includes a priority related to improved facilities for pedestrians to promote safety and accessibility, particularly connectivity between the edges of the City Centre and the City Centre itself.

Policy CC1 outlines the planned growth within the City Centre including at least 655,000sqm of office floorspace and 10,200 dwellings.

Policy CC2 states that areas south of the river in City Centre South will be prioritised for town centre uses, particularly large-scale office development, and there is also substantial opportunity for residential development.

Policy CC3 states new development will need to provide and improve walking and cycling routes connecting the City Centre with adjoining neighbourhoods, and improve connections with the City Centre.

Policy H1 identifies the managed release of sites allocated for housing.

Policy H3 states that housing development should meet or exceed 65 dwellings per hectare in the City Centre.

Policy H4 states that developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term.

Policy H5 identifies affordable housing requirements.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and that development protects and enhance the district's historic assets in particular, historically and locally important buildings, skylines and views.

Policy P11 states that the historic environment will be conserved and their settings will be conserved, particularly those elements which help to give Leeds its distinct identity.

Policies T1 and T2 identify transport management and accessibility requirements to ensure new development is adequately served by highways and public transport, and with safe and secure access for pedestrians, cyclists and people with impaired mobility.

Policies EN1 and EN2 set targets for CO² reduction and sustainable design and construction, and at least 10% low or zero carbon energy production on-site.

Policy EN5 identifies requirements to manage flood risk.

7.2.2 Saved Unitary Development Plan Review policies (UDPR)

Relevant Saved Policies include:

GP5 all planning considerations

BD2 requires that new buildings complement and enhance existing skylines, vistas and landmarks.

BD5 states that a satisfactory level of amenity for occupants and surroundings should be provided.

LD1 identifies the criteria for landscape schemes.

7.2.3 Natural Resources & Waste DPD

Policies regarding drainage, air quality, coal recovery and land contamination are relevant to this proposal. Policy Air 1 states that all applications for major development will be required to incorporate low emission measures to ensure that the overall impact of proposals on air quality is mitigated.

7.3 National Planning Policy Framework (NPPF)

The NPPF identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development to deliver homes;
- Seek high quality design and a good standard of amenity for existing and future occupants; and
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

Planning should proactively support sustainable economic development and encourage the effective use of land including the reuse of land that has previously been developed.

Paragraph 49 states that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF states that local authorities should deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (para 50).

7.4 Relevant Supplementary Planning Guidance includes:

Parking SPD
Street Design Guide SPD
Travel Plans SPD
Building for Tomorrow Today: Sustainable Design and Construction SPD

7.5 Other material considerations

7.5.1 Emerging Site Allocations Plan (SAP)

The site is allocated for mixed residential and office development in the emerging SAP under reference MX2-22 for 49 units and 600sqm offices.

7.5.2 The Leeds Standard and the DCLG Technical Housing Standards

The Leeds Standard sets out the importance of excellent quality housing in supporting the economic growth ambitions of the Council. The Leeds Standard sizes closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy in Leeds given their evidence base in determining the minimum space requirements they are currently used to inform decisions on the acceptability of development proposals. The Council has committed to prepare a Development Plan Document (DPD) which will allow the national standards to be applied to new housing development in Leeds. This is programmed to be incorporated within the Core Strategy selective review, with public consultation taking place later this year.

8.0 Issues

Members are asked to comment on the current proposals and to consider the following matters:

8.1 Principle of the proposed use

8.1.1 Leeds Core Strategy policies would support a residential development in principle at this City Centre site, and the site is allocated for mixed use and housing under the emerging draft Site Allocations Plan. The proposal would contribute towards the delivery of much needed new dwellings in the City Centre on a longstanding brownfield site.

8.1.2 Do Members support the principle of the proposed upper floor residential and ground floor commercial uses?

8.2 Residential Quality, Mix and Sustainability

8.2.1 It is considered that the proposed dwellings would have an appropriate size, layout, outlook, daylight, circulation and juxtaposition of living functions.

8.2.2 With reference to Policy H4, the applicant will need to justify their approach to the proposed mix of dwellings, including the provision of 3-bed units, which is below the 20% provision required by the policy.

8.2.3 The scheme would be supported by a Sustainability Statement, which will set out in detail how 10% on-site low carbon energy generation, 20% betterment on carbon emissions above the 2013 building regulations, and the water usage target, will be achieved on-site. These measures are required by Core Strategy Policies EN1 and EN2. Core Strategy Policy EN4 District Heating identifies the potential for district heat networks to serve major developments in this area, including this site.

8.2.4 Road, rail, existing external mechanical plant and late night entertainment noise (and noise from proposed ground floor premises and proposed mechanical plant within

the scheme), would need to be assessed at application stage. A sound insulation scheme is required at application stage, with details of an appropriate mechanical ventilation and glazing specification, to ensure that the amenities of future occupiers are acceptable.

8.2.5 Private space such as balconies and roof terraces are proposed which would provide outdoor amenities for future residents.

8.2.6 **Do Members have any comments on the mix of residential accommodation proposed?**

8.3 **Design, scale and layout**

8.3.1 There is a generally consistent height and building line to this block formed by St Peters Street, Duke Street and York Street. The proposal would continue this approach along York Street with a glazed ground floor shopfront, and red-brick to the main body of the elevation. The recessed windows would create a vertical rhythm and order to the façade, which would complement the adjoining buildings, including the historic setting of Munro House. The proposed mixture of red-brick elevations with upper floors clad in zinc and Corten-type materials and glazing is considered an appropriate choice of material.

8.3.2 The proposal would be a prominent building when viewed from all directions, including from the elevated railway viaduct. Although the proposal would be higher than the surrounding buildings, the additional height is set back sufficiently to avoid overdominance in key views from the south, west and east. The proposal would not be unduly dominant within the context of the taller structures and buildings in the area around the site including the railway viaduct and gantries above it, the BBC studios, Leeds College of Music and associated halls of residence, Northern Ballet, Skyline apartments and Quarry House.

8.3.3 In summary, it is considered that the proposal would complement the historic setting of Munro House, and significantly enhance the character and visual amenities of the surrounding area, by regenerating a longstanding unsightly brownfield site.

8.3.4 **Do Members support the proposed indicative layout, height and emerging design?**

8.4 **Highways and transportation**

8.4.1 The applicant will need to justify their approach to low residential parking provision, and demonstrate that the proposed level of car parking and approach to accessibility would not result in adverse impact on highways safety or amenities. However the site is located in a sustainable City Centre location, very close to employment, leisure, retail and public transport, including the bus station and there are widespread on-street parking controls. Therefore subject to submission of an acceptable transport assessment the low level of car parking is likely to be supported.

8.4.2 Regarding highways and accessibility matters, the applicant will need to demonstrate in a Transport Statement that the scheme is practical and workable in terms of construction phase traffic management, future vehicle movements, parking levels, layout and facilities for vehicles (including electric vehicle charging points), pedestrians, cyclists, disabled users, taxi pick up and drop off, and arrangements for deliveries and refuse/recycling servicing. Vehicle tracking will be required to demonstrate that the scheme is practical. The vehicle access is in a poor state of repair and should be resurfaced. It is recommended that the applicant consults with

all parties who have an interest in the access road, as there is existing car parking within the St Peters Building yard. Some of this is likely to be displaced to facilitate access and servicing to the proposed development, therefore information would be required about management/use of this yard and impact of the proposals. Details of the vehicle access onto the highway would be required, showing pedestrian sightlines of 2m x 2m. If this access is to be gated, details of management would need to be provided. Any gate must be set back from the highway to allow vehicles entering to wait off the highway. Deliveries would need to be within existing time limited restrictions for on-street loading bays. A travel plan and monitoring fee will be required. This would need to include a Sustainable Travel Fund for the site, which would be based on 50% of the cost of the residential metro card scheme. This would include the provision of car club trial provision for residents.

8.4.3 Subject to the applicant demonstrating no adverse highway impact, do Members support the approach to car parking provision and accessibility?

8.5 Planning obligations

- 8.5.1 Adopted policies are likely to result in the following necessary Section 106 matters:
- Affordable Housing: 5% of the total units to be provided on-site in accordance with the policy for the area.
 - Sustainable Travel Fund including car club trial provision
 - Travel plan monitoring fee
 - Cooperation with local jobs and skills initiatives

9.0 Conclusion

Members are asked to note the contents of the report and the presentation, and are invited to provide feedback, in particular, on the issues outlined below:

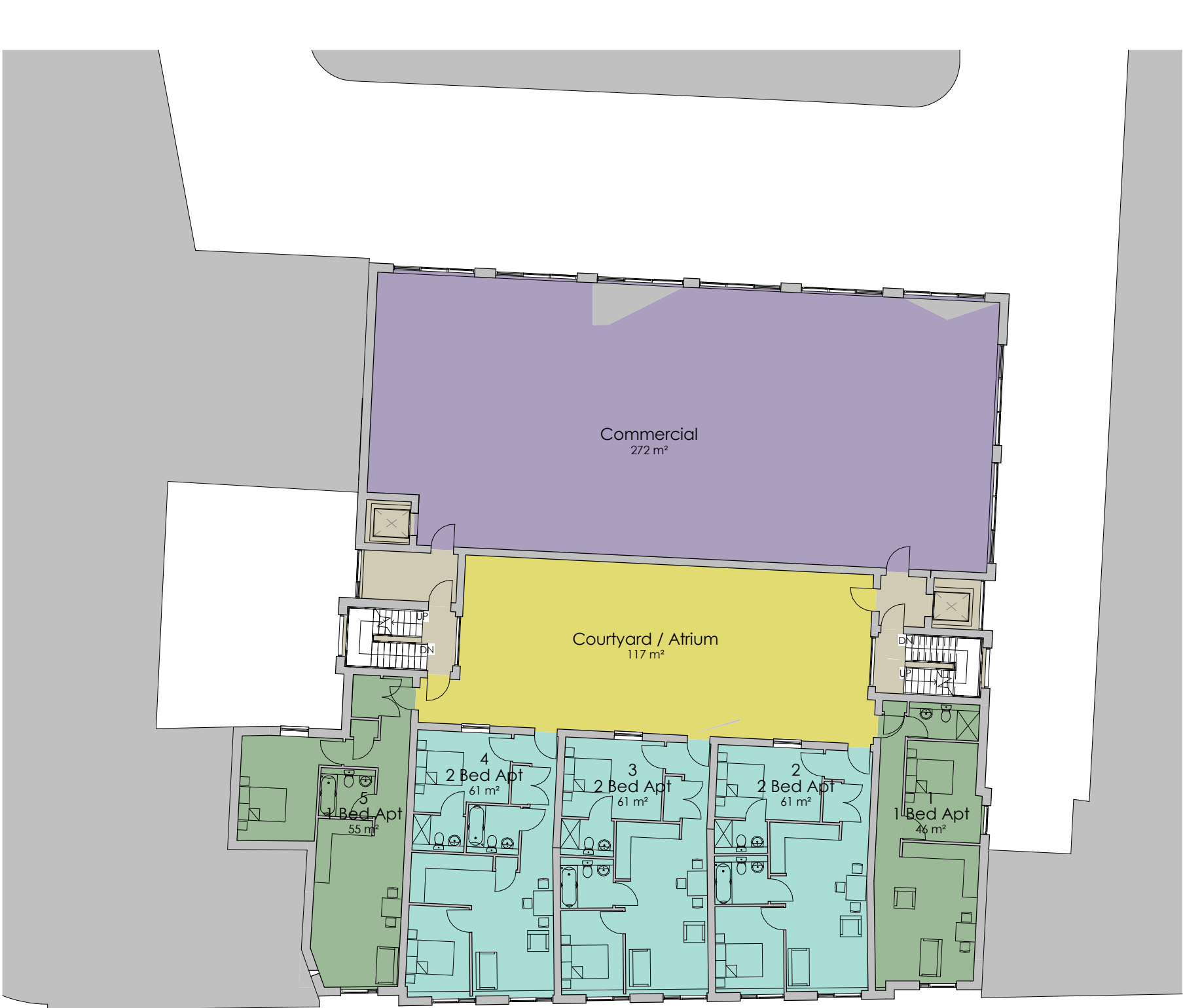
- 9.1 Do Members support the principle of the proposed upper floor residential and ground floor commercial use?
- 9.2 Do Members have any comments on the mix of residential accommodation proposed?
- 9.3 Do Members support the proposed indicative layout, height and emerging design?
- 9.4 Subject to the applicant demonstrating no adverse highway impact, do Members support the approach to car parking and accessibility?

1:1000 Project\2945 St Peters Buildings, Leeds\0.00 Drawings\0.01 Project Drawing\Building Model 021.rvt

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Northpoint:

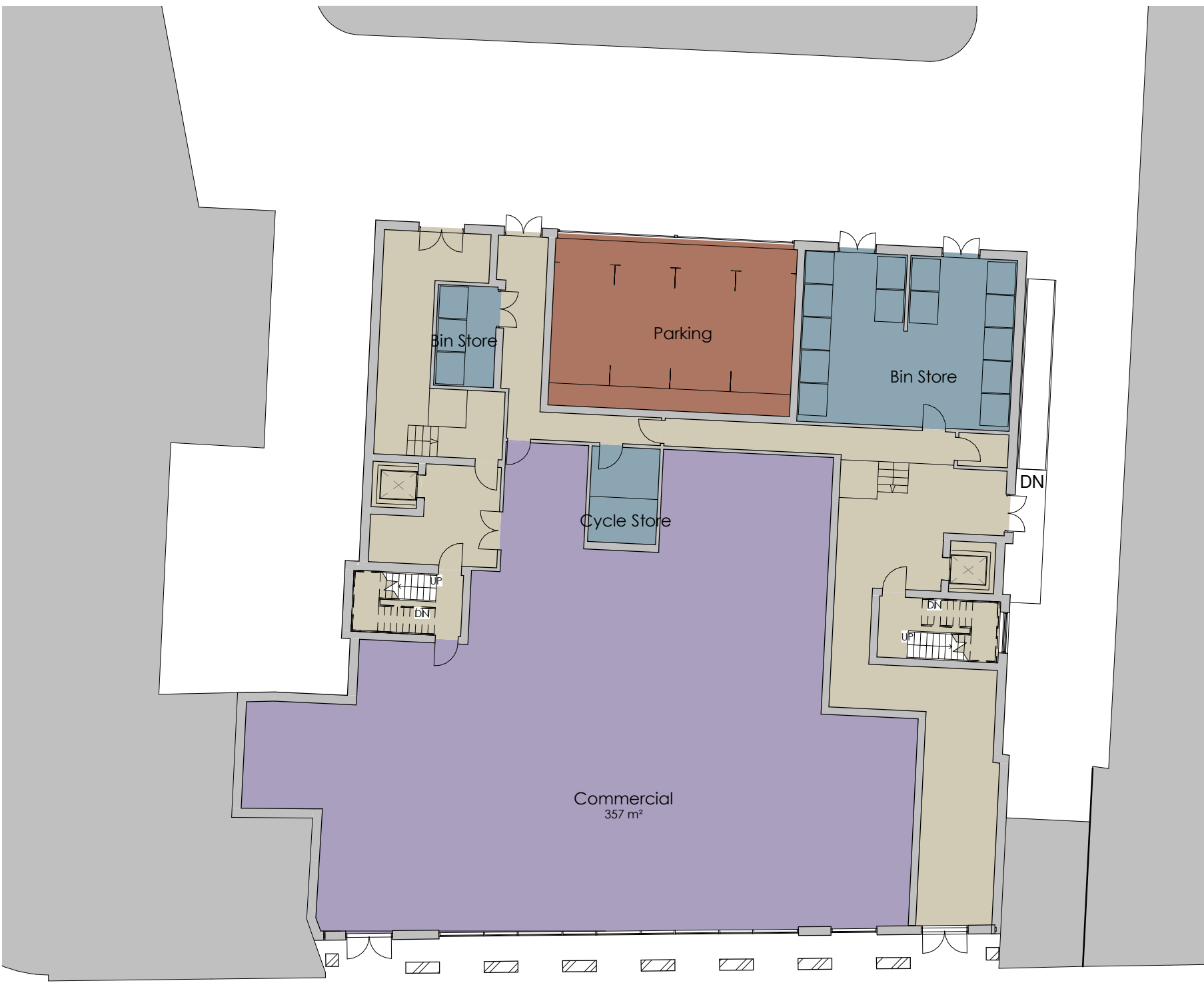
Rev	Date	Amendments	By	Chkd
A	06/11/16	Scheme amended to suit Clients comments	ST	SA
B	10/02/17	Scheme amended following Clients comments	ST	DJR
C	03/05/17	Scheme amended	ST	DJR
D	21/06/17	Scheme amended to suit Planners comments	LD	ST
E	24/06/17	8th Floor Removed. Basement added	ST	DJR



1st Floor



3rd Floor



Ground Floor



Basement



2nd Floor

- 1 Bed Apt
- 2 Bed Apt
- 3 Bed Apt
- Commercial
- Courtyard / Atrium
- Circulation
- Cycle Store
- Meters
- Bin Store
- Parking
- Plant
- Storage
- Rooftop Amenity Garden

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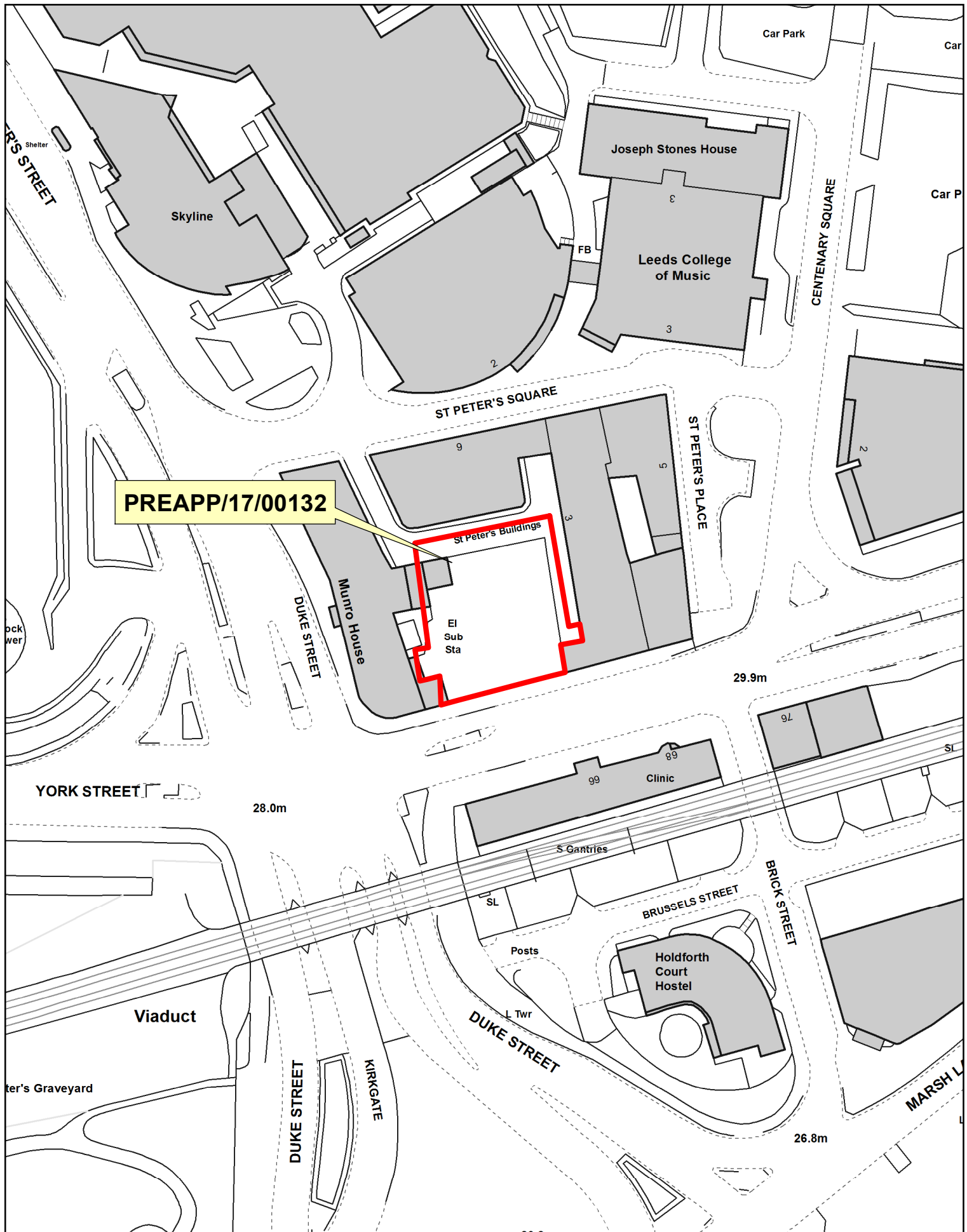
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Project: Proposed Development, St Peter's Building, York St, Leeds				
Client:				
Dwg Title: Proposed Basement, Ground - 3rd Floor Plans				
Date: Nov 16	Scale: 1 : 200	Size: A1	Drawn: ST	Checked: SA
Project No: 2945	Dwg No: SK 200	Rev: E	Status: Preliminary	

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CITY PLANS PANEL



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