



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 26 JUNE 2014

**Subject: PLANNING APPLICATION 14/01998/FU
6 STOREY OFFICE BUILDING WITH FLEXIBLE GROUND FLOOR SPACE (A1 RETAIL,
A2 FINANCIAL AND PROFESSIONAL SERVICES, A3 CAFE/RESTAURANT, A4
DRINKING ESTABLISHMENT, B1 OFFICE, D1 NON-RESIDENTIAL INSTITUTION, AND
D2 ASSEMBLY AND LEISURE USES), AND BASEMENT CAR PARK AT SOVEREIGN
STREET AND SWINEGATE, LEEDS LS1 4AG**

APPLICANT

3 Sovereign Square LLP

DATE VALID

2 April 2014

TARGET DATE

2 July 2014

Electoral Wards Affected:

City and Hunslet

Yes

Ward Members consulted
(referred to in report)

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).

Conditions for 14/01998/FU

The full wording of conditions is set out in full in Appendix 1 at the end of this report.

1.0 INTRODUCTION:

1.1.1 This application is brought to Panel as it is a major full planning application for a new office development at the corner of Sovereign Street and Swinegate. The scheme would be the second of three buildings around the Sovereign Square greenspace. In 2012, City Plans Panel approved the Sovereign Square greenspace and a new office building for KPMG which is currently at an advanced stage of construction. Works on the greenspace are due to commence later this year.

1.1.2 City Plans Panel Members commented on a pre-application presentation for Plot C (this site) by the developer and their architect on 14 March 2013, and were generally supportive of the proposal at that stage.

2.0 PROPOSAL:

2.1 The proposal is for a 6 storey office building (9398sqm GIA) with flexible ground floor office, non-residential institution, assembly and leisure, retail, food, and drinking establishment uses. The ground floor is divided into a reception area for the upper floors, and three separate units of 393 sqm, 294 sqm and 285.5 sqm (GIA). The building would present active glazed ground floor frontages to Swinegate, the new Swinegate Link, Sovereign Street, and the Sovereign Square greenspace. The elevational treatment to Sovereign Square and Swinegate would be a 'sawtooth' glazed façade with aluminium cladding panels, whilst the Sovereign Street and Swinegate Link elevations would feature brickwork and glazing. The main office entrances to the building would be accessed from Sovereign Square.

2.2 Basement car parking and refuse storage would be accessed from Sovereign Street, with 31 car parking spaces (including 3 disabled bays), 14 motorcycle spaces, 59 long stay cycle spaces proposed at basement level. 8 short stay cycle spaces are proposed close to the Sovereign Street frontage.

2.3 A number of documents have been submitted in support of this proposal:

- Scaled Plans
- Planning Statement
- Statement of Community Involvement
- Design and Access Statement
- Wind report
- Transport Assessment
- Flood Risk Assessment
- Flood Risk Sequential Test
- Land Contamination Desk Top Study
- Travel Plan
- Sustainability Statement
- Archaeology report
- Ecology report
- Tree report

3.0 SITE AND SURROUNDINGS:

3.1 The Sovereign Street site is located at the heart of Leeds City Centre, close to Leeds Railway Station and the River Aire. The whole development site comprises 1.16 hectares and is currently used as a surface car park. It sits directly to the south and west of the City Centre Conservation Area within the Riverside Area, and has remained undeveloped since the demolition of the former Queens Hall in 1989, despite gaining planning permission for a mixed use redevelopment in 1995, and being the subject of pre-application discussions for the Criterion Place 'Kissing Towers' scheme from 2003-2007.

3.2 The surrounding area is a mixture of uses including multi-storey car parking to the north, offices to the south and west, hotels to the east and south east, and supporting restaurant and retail uses to the east and south.

3.3 The Sovereign Street Planning Statement identifies three indicative building plots A, B, and C, as well as an area of greenspace (see attached plan at Appendix 3). Plot C

is the subject of this application, and the applicants have named this plot No. 3 Sovereign Square. The plot is located at the south west corner of the site, bounded by a service road for the multi-storey car park to the north, Sovereign Street to the south, Swinegate to the east, and where the plot edge meets the recently approved Sovereign Square greenspace to the west. Twelve semi-mature Norway Maple trees are present along the southern and eastern edges of the site.

- 3.4 The site is identified in the Strategic Flood Risk Assessment in flood risk zone 3, however, more detailed topographical surveys have indicated that the site lies within zone 2.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 The Sovereign Street site has been identified as a development site since the early 1990s, and in 1995 Leeds Development Corporation granted planning permission for a large mixed use development, of which only the multi-storey car park was built. The adoption of the UDP in 2001, and its review in 2006, formalised the site's allocation in the statutory development plan. In 2002 an informal Planning and Development Brief was adopted for the site, which guided the pre-application discussions with Simons Estates and Ian Simpson Architects regarding the Criterion Place 'Kissing Towers' mixed use scheme. Following the cancellation of this scheme, the site was identified by the Council's Executive Board as a potential site for new buildings and a greenspace, and following public consultation in 2011, a revised Sovereign Street Planning Statement incorporating that vision was adopted. Plans Panel (City Centre) discussed the updated Sovereign Street Planning Statement in March and October 2011.
- 4.2 Planning application reference 12/04018/FU for a 4 storey office building at Plot A Sovereign Street was submitted in September 2012, approved in principle at City Plans Panel in November 2012, and subsequently granted planning permission in December 2013. The building is currently under construction and is due for completion in 2015.
- 4.3 Planning application reference 12/04017/FU for a new greenspace at Sovereign Street was submitted in September 2012, approved in principle at City Plans Panel in November 2012, and subsequently granted planning permission in December 2012. Works on the greenspace are due to commence later this year.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 Pre-application discussions have taken place regarding this site between 2012-14. City and Hunslet Ward Members were consulted by email on 4 March 2013, prior to the developer and their architect presenting the scheme at pre-application stage to 14 March 2013 City Plans Panel. Members were generally supportive of the scheme. Minutes of the presentation and subsequent comments are attached at Appendix 2 of this report.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Application publicity consisted of:

- Site Notice of Proposed Major Development posted 25 April 2014
- Press Notice of Proposed Major Development published 8 May 2014
- City and Hunslet Ward Members consulted 15 April 2014

- 6.2 Leeds Civic Trust wrote on 16 May 2014 expressing support for the scheme proposal, and making the following comments:

- They feel the design will be an asset to the city and will help to deliver the aspirations set out in the Planning Statement within the parameters of which the scheme has been developed.
- Their general view is that the proposal is one of the best office buildings we have seen in some time - perhaps this benefits from having a strong planning context in which to develop your proposals, as well as the appointment of a high quality design team. They like the split heights of the building, the active frontages and the response to the curve of Swinegate.
- However, they do have some thoughts which they feel require further consideration:
 - the overall success of the design will depend on detailed treatment in terms of materials
 - colour and the quality of the glass work
 - the Sovereign Square design should be adapted as required in order to enable units to spill out on to the open space while still providing clear pedestrian routes through the site.
- Whilst not part of this application and the responsibility of other stakeholders - it would be good to ensure that these matters are covered by one body or another so that they do not fall 'through the cracks' and get forgotten. Key points here are the need to look comprehensively at the potential for shared surfaces on the routes into the square - this should include areas such as that between Plot C and Bibis, and that between BT and KPMG. They also feel that proper consideration should be given to approaches from the north with a need to:
 - o review present lighting under the Swinegate Bridge (the 'artwork' there no longer functions and it is a dark and dismal area which will not attract people to Sovereign Square)
 - o tidy up the existing route from Trevelyan Square (where the car park access is not well arranged)
 - o examine the potential of breaking through more of the arches (perhaps now more possible given Bruntwood's interest through its occupancy of City House)
 - o the treatment of Sovereign Street alongside the square, with potential links to South Bank via a new footbridge – Leeds Civic Trust appreciate that this whole area may be affected by HS2 but that is still many years away.

7.0 CONSULTATIONS RESPONSES:

7.1 Statutory:

7.1.1 Leeds City Council Transport Development Services:

The proposal is considered acceptable in terms of traffic impact, transportation provision (including walking and cycling provision) and road safety. A Travel Plan has been agreed and this would be subject to on-going monitoring and review. Highways officers have made the following comments:

- a) The proposed level of car parking is acceptable
- b) Vehicular access to the basement car park is proposed from Sovereign Street, visibility splays of 2.4m x43m are required for a 30mph speed limit road, this is

achieved within the proposed layout when loading is not occurring. However a loading bay is proposed on Sovereign Street to serve the development. This is likely to be well used given the proposed ground floor uses and other demands in the area. The position of the loading bay as originally proposed was such that the sightlines of pedestrians wishing to cross Sovereign Street at the informal crossing close to the Swinegate junction will be severely restricted, as a result the loading bay was unsafe in this location. There was also concern that when the loading bay is in use, vehicles passing would be in conflict with westbound vehicles. A revised plan has been submitted on 9 June 2014, and the plan is acceptable.

- c) Long and short stay cycle parking, motorcycle parking, and showers and lockers for staff are proposed at an acceptable level
- d) The position of the car park roller shutter would need to be 6.0m from the back of footway to ensure that pedestrians are not obstructed by vehicles waiting to gain access
- e) Provision of resurfacing to Swinegate and Sovereign Street footways to match Sovereign Square and those around 1 Sovereign Square (KPMG), and the temporary surfacing of Swinegate Link is required
- f) A condition regarding a construction management plan is also required
- g) A commitment to a Section 106 agreement is required to secure the car club trial provision for office occupiers, public transport contribution and travel plan monitoring and fee

7.1.2 Environment Agency:

No objection subject to a condition requiring the recommendations of the submitted Flood Risk Assessment to be implemented

7.1.3 Yorkshire Water:

No objection

7.1.4 Canals and Rivers Trust:

No comment

7.2 Non-statutory:

7.2.1 Leeds City Council Environmental Protection:

No comments at time of writing.

7.2.2 Leeds City Council Flood Risk Management:

No objection subject to conditions regarding surface water drainage and the implementation of the scheme in accordance with the submitted FRA.

7.2.3 West Yorkshire Combined Authority (Metro)

No objection. The scheme is centrally located and would benefit from both bus and rail services, and would benefit from the Leeds Station Southern Entrance (LSSE) and the New Generation Transport trolleybus (NGT) in the future. WYCA and the Council have had discussions regarding a change in bus routes to enable buses to use Sovereign Street to get closer to LSSE. The application proposal would not prevent the location of a potential bus stop at Sovereign Street.

7.2.4 West Yorkshire Archaeological Advisory Service

No objection subject to a condition requiring further archaeological study and record to inform the wider Sovereign Street development and as examples of the development of both water power and the early stages of the county's textile industry. The development site overlies the site of the sixteenth century Flay Crow Mill which is documented as a fulling mill in 1579 - 80. Concordia Mill (a corn mill) was constructed

to the north during the 19th century. WYAAS recommend that the site be subject to post-determination evaluation to establish if elements of the medieval goit system and Flay Crow Mill survive. If present, further archaeological recording (excavation) would be necessary to preserve any remains by record during site preparation works.

8.0 PLANNING POLICIES:

8.1 Development Plan

Leeds Unitary Development Plan Review 2006 (UDPR)

The site is allocated as a development site in the adopted Unitary Development Plan Review 2006 as Proposal Area 21, which forms part of the designated Riverside Area. This states that the site should be principally developed for office use, with scope for ancillary retail, food and drink and leisure uses. This policy highlights the need for north-south pedestrian routes through the site, with a central public space.

Other relevant policies include:

- SA1 Environment
- SA2 Transport
- SA4 Local economy
- SA7 Urban regeneration
- SA9 Aspirations for City Centre
- GP5 all relevant planning considerations
- GP7 planning obligations
- GP11 sustainability
- GP12 sustainability
- BD2 new buildings
- A1 improving access for all
- A4 safety and security provision
- N12 urban design
- N13 design and new buildings
- N25 boundary treatments
- N29 archaeology
- BD4 all mechanical plant
- CC3 City Centre character
- CC10 public space and level of provision
- CC11 streets and pedestrian corridors
- CC12 public space and connectivity
- CC13 public spaces and design criteria
- CC28 Riverside Area
- Riverside Proposal Area Statement 21
- E14 Office development
- T2 Transport provision for development
- T2C Travel plans
- T2D public transport provision for development
- T5 pedestrian and cycle provision
- T6 provision for the disabled
- T7A cycle parking
- T7B motorcycle parking
- T24 Car parking provision
- LD1 landscaping

R5 employment and training for local residents associated with the construction and subsequent use of developments
N38A development and flood risk
N38B planning applications and flood risk assessments
N39A sustainable drainage systems
N51 Nature conservation

8.2 Relevant Supplementary Planning Guidance includes:

SPD Street Design Guide
SPD5 Public Transport Improvements and Developer Contributions
SPD Travel Plans
SPD Building for Tomorrow Today: Sustainable Design and Construction
City Centre Urban Design Strategy

Sovereign Street Planning Statement 2011

The Council adopted the Sovereign Street Planning Statement in July 2011. Following on from the UDPR 2006 Proposal Area designation, it states that a mix of complementary City Centres uses such as office, hotel, residential and supporting active ground floor uses such as food and drink would be acceptable. It identifies three indicative buildings and an area of greenspace. The indicative building plots are sited in order to enhance key views from the Conservation Area in the east and from Neville Street in the west, to take account of existing and potential future pedestrian connections from east to west and north to south, to deliver a significant viable greenspace, and to start to improve pedestrian connections towards the South Bank.

8.3 Leeds Natural Resources and Waste DPD 2013

The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way. Policies regarding trees, land contamination, coal recovery, flood risk, drainage, and air quality are relevant to this proposal.

8.4 Leeds Core Strategy Publication Draft 2012

- 8.4.1 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The Publication Draft of the Core Strategy was issued for public consultation on 28th February 2012 and the consultation period closed on 12th April 2012. The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The draft Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State. The Inspector examined the Strategy during October 2013. The weight to be attached is limited where representations have been made.
- 8.4.2 Of particular relevance to this scheme proposal is Spatial Policy 3 Role of Leeds City Centre. This policy seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region, by

- promoting the City Centre's role as the regional capital of major new office development,
- making the City Centre the main focus for office development in the District (focused upon the West End, South Bank, and Holbeck Urban Village)
- 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
- improving connections between the City Centre and adjoining neighbourhoods

Core Strategy Policy CC1 outlines the planned growth within the City Centre, including office growth.

8.5 National Planning Policy Framework (NPPF)

The introduction of the NPPF has not changed the legal requirement that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policy guidance in Annex 1 to the NPPF is that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. The closer the policies in the plan to the policies in the Framework, the greater the weight that may be given. The NPPF advocates a presumption in favour of sustainable development, and a 'centres first' approach to main town centre uses such as offices. The location of prime office development within the City Centre, meets this requirement to locate such uses in sustainable locations. The NPPF also promotes economic growth in order to create jobs and prosperity. This new office building would help consolidate Leeds City Centre's role as the economic driver of the Yorkshire region, and the focus for investment in highly skilled and competitive businesses, as advocated by the emerging Core Strategy.

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.

9.0 MAIN ISSUES

1. Principle of use
2. Urban design and landscaping
3. Transportation
4. Flood risk
5. Sustainability
6. Wind
7. Amenity
8. Planning obligations

10.0 APPRAISAL

10.1 Principle of Use

- 10.1.1 The application site is within the designated City Centre, within the designated Riverside Area, and specifically identified within Proposal Area 21 as part of a major re-development site. Riverside Proposal Area Statement 21 at paragraph 13.7.64 of the UDPR identifies the site as principally being developed for office use, with scope for some ancillary retail, catering and leisure uses associated with a major north-south pedestrian thoroughfare through the area, and a central public space. Policy E14 of the UDPR states that the City Centre shall be the principle location for all new office development, and Policy CC19 states that office development will be accepted outside the Prime Office Quarter where it contributes to overall planning objectives reflected in Proposal Area Statements.
- 10.1.2 The Sovereign Street Planning Statement 2011 was adopted by the Council in July 2011, and carries forward the aspirations of UDPR Proposal Area Statement 21 in promoting office development as part of a mix of uses aimed at increasing activity in the area, to complement the delivery of a new City Centre public greenspace.
- 10.1.3 The NPPF advocates a presumption in favour of sustainable development, and a “centres first” approach to main town centre uses such as offices and the other supporting uses proposed as part of this application. The location of prime office development within the City Centre, close to the railway station and bus facilities would meet the requirement to locate such uses in sustainable locations. The NPPF also promotes economic growth in order to create jobs and prosperity.
- 10.1.4 This new prestigious office building would help consolidate Leeds City Centre’s role as the economic driver of the Yorkshire region, and the focus for investment in highly skilled and competitive businesses, as advocated by the emerging Core Strategy. The building has been designed to provide workspace for around 640 office staff, with further opportunities for retail/food/drink employment in the ground floor units.

10.2 Urban design and landscaping

- 10.2.1 The proposal would meet the design aims of the Sovereign Street Planning Statement, by following the indicative building footprint identified in that document as Plot C. The building would be slightly higher than the existing buildings to the south of Sovereign Street, but would sit within the recommended indicative height of 5-6 storeys in the Planning Statement. It is considered that the massing and configuration of the building has been carefully considered and addressed through a high quality design. The location of the proposed building would continue the well-defined townscape along Sovereign Street where buildings line streets, pedestrian routes, and the new public space, to provide spatial definition and a sense of enclosure. The building has been designed to appear striking from all angles, as all its elevations are visible from the street or from the public realm.
- 10.2.2 The north east and south west façades of the building have been designed to complement the greenspace and the new KPMG building, and provide a focal point to Swinegate. The north west and south east elevations aim to be in keeping with the more traditional red-brick to the south of Swinegate and Sovereign Street. The treatment of materials and to the rhythm of the fenestration is similar to that on Royal House opposite, with deep window reveals and similar solid to void proportions across the elevation. This contrasts with the glazing of the sawtooth to the other two elevations. The sweeping curve to Swinegate would mimic the curve

of the former Queens Hall. The sawtooth elevations and deep window reveals on the other two elevations would also help to control solar gain. Typical details have been provided by the architect of the key design features such as the 'sawtooth' feature to Sovereign Square and Swinegate, and the deeply recessed brickwork window reveals to Sovereign Street and Swinegate Link, would make this building a distinct piece of architecture, appropriate to the needs of its users, and appropriate to the existing and emerging character of the Sovereign Street area, in accordance with the adopted Planning Statement. On-site material sample panels and provision of typical 1:20/1:50 details would be subject to condition approval in order to protect this design quality at construction stage.

- 10.2.3 At pre-application stage, some Members asked for a parapet finish to ensure the roofline has interest – other members thought that the simplicity contrasted with the sawtooth which was enough as an architectural device. The typical bay of the brickwork elevations shows an aluminium-clad parapet. An appropriately screened rooftop plant enclosure to meet the requirements of the offices and the ground floor units would also minimise any potential for visual impact of rooftop plant from the surrounding streets, taller buildings and the railway platforms
- 10.2.4 The upper floor office element would have one entrance from Sovereign Square. The arrangement of the ground floor units leads to more active frontages to all sides of the building. There is scope for the three ground floor units to have external seating areas along Swinegate Link, Swinegate and Sovereign Square. A signage strategy would be required by condition to ensure that the glazed ground floor treatment indicated on the proposals remain open and active around the building once it is occupied, and there would be adequate provision for bins, kitchens, chiller cabinets, store-rooms, and other back-of-house functions away from the window frontages, to avoid the need for tenants to use window vinyls to conceal them.
- 10.2.5 The Sovereign Street Planning Statement gives further urban design advice, which aims to deliver quality buildings, streets and open spaces to form over time, which make a distinctive 'place' at the heart of Leeds City Centre. Taking each of its urban design aims and aspirations for this site in turn it is considered that the building would:
- provide an appropriate neighbour to a new public greenspace with ground floor active uses facing onto it.
 - improve the 'sense of street' of Sovereign Street.
 - improve the urban form at the junction of Sovereign Street and Swinegate
 - give access to new buildings and spaces for all users.
 - Ensure a high quality, innovative building design.
- 10.2.6 It is considered that the proposed building would meet the urban design criteria of the planning statement, and by doing so it would complement the delivery of the new greenspace proposal, and building plots A (already under construction) and B (which will form future development proposals by another party in due course). It is also considered that the proposal would enhance the character and appearance of the nearby City Centre Conservation Area.
- 10.2.7 A small amount of hard landscaping would be provided by this proposal around its footprint. Along the edge of the Square, Swinegate and Sovereign Street, this would be provided to match the Yorkstone in Sovereign Square and the along the footways around the KPMG office building at Plot A. Along Swinegate Link, the full width would be resurfaced in coloured tarmac, which would be an improvement on the current uneven mix of surfaces. A Yorkstone paved, soft landscaped Swinegate Link, in accordance with the planning permission for the greenspace, would be

completed at the end of the construction of a building at Plot B, as this route is likely to be damaged during works. Exact details of hard landscaping, including samples of surfacing materials prior to commencement of development would be required by condition to ensure continuity of high quality materials and an acceptable visual relationship with the proposed new public greenspace.

10.2.8 On its own, the development of Plot C would not be required to deliver public open space under UDPR Policy CC10 and draft Core Strategy Policy G5, as it is under 0.5 hectare. However the development of plots A, B, and C would be required to make a 20% site area contribution, because cumulatively the Sovereign Street site (as covered by the Planning Statement) is greater than 0.5 hectare. The value of the wider greenspace scheme for Sovereign Square would far exceed these contributions and the overall value of the policy requirement for these sites. The provision of over 50 new trees within the greenspace proposal would far exceed the value of the trees lost within this site. In accordance with the Natural Resources and Waste DPD, a financial contribution is sought from the applicant for the mitigation of the loss of the 12 trees within the application boundary. This has been calculated by assessing the landscape amenity and biodiversity value of the trees on the site, and estimating the cost of an appropriate landscaped setting to the proposed building and the streetscene to Sovereign Street, in order to mitigate their loss. The Capital Asset Value for Amenity Trees (CAVAT) methodology to assess the value of the trees has been employed to give a monetary figure to the landscape value of semi-mature/mature trees. This has led to a £172 296 contribution as part of the Section 106 agreement towards the delivery of complementary planting and landscape enhancements in the Sovereign Street locality, as identified in the Sovereign Street Planning Statement. The delivery of the new public greenspace Sovereign Square would give this site a strong biodiversity and landscape setting, and a distinctive local identity appropriate to the character of the area. It is therefore considered that the proposed building would be complemented by the emerging character of the surrounding area.

10.3 Transportation

10.3.1 The site lies within the core commuter control parking area, and the parking provision proposed are below the UDPR maximum parking guidelines for the site. However, the site is located very close to existing bus and rail travel facilities, and would benefit from Leeds Station Southern Entrance (LSSE), the New Generation Transport trolleybus (NGT), and High Speed 2 rail in the future.

10.3.2 To further reduce reliance on the private car in accordance with the NPPF and local policies, the submitted Framework Travel Plan is considered acceptable and includes the following measures in order to achieve a 4% shift away from single occupancy private car use by the third year of operation for each use or and occupier, with subsequent targets to be agreed annually after that based on staff surveys:

- Provision of shower facilities, changing rooms, lockers and drying room to encourage cycle use
- Provision of £9000 free trial membership for office users of Leeds City Car Club, the nearest vehicles are located at Concordia Street
- Appropriate long and short stay secure storage for cyclists and motorcyclists
- Arrangements with the occupiers through an appointed workplace coordinators for the promotion, support, monitoring of targets and take-up of the Travel Plan measures, and ongoing revision of the Travel Plan as necessary.

- 10.3.3 The applicant would also provide a contribution of £69,589 towards strategic public transport improvements in accordance with SPD5 Public Transport Improvements and Developer Contributions.
- 10.3.4 The scheme allows for a potential future bus stop on Sovereign Street, but this would not be delivered as part of this planning application or in the short term by WYCA.
- 10.3.5 The exact details of access arrangements for the basement car park, details of the re-paving of the footways, and the provision of related off-site works to mark the loading bay would be controlled by condition.
- 10.3.6 It is considered that the development would provide facilities and measures to encourage more sustainable forms of travel, an adequate level of car parking, and would not raise any highway safety or amenity concerns within the controlled traffic environment of the City Centre.
- 10.4 Flood Risk
- 10.4.1 The proposed development is for a use which is classed as 'less vulnerable' under the National Planning Policy Framework and is therefore appropriate in Flood Zone 2, subject to the measures identified in the submitted flood risk assessment, which has been agreed with the Environment Agency. The measures include raising the finished floor level of the office accommodation to 27.5m AOD, locating the basement access no lower than 27.5m AOD, the identification of safe emergency evacuation routes, and provision of on-site surface water drainage attenuation. Offices and the other supporting uses proposed are considered to be appropriate uses for the City Centre, and are uses which under the National Planning Policy Framework, the UDPR and the draft Core Strategy, should be located in a sustainable location within an existing designated centre, and one which would secure the specific brownfield site regeneration objectives of the UDPR Riverside Area and the Sovereign Street Planning Statement.
- 10.5 Sustainability
- 10.5.1 The proposed scheme would achieve BREEAM Excellent accreditation. This would be achieved by using a package of measures to minimise water use, and energy use in heating and cooling the building.
- 10.5.2 The submitted Sustainability Statement confirms that 27% of the building's energy needs would be met from renewable energy generated on-site by air source heat pumps and photovoltaic cells on the roof. The statement also confirms that the building would achieve a 25% reduction in CO2 emissions through renewable energy generation and efficient building systems. These standards, and the implementation of all sustainable building construction and management to the accredited BREEAM Excellent standard would be controlled by planning condition.
- 10.6 Wind
- 10.6.1 The applicant has submitted a qualitative wind assessment in support of the proposal which states that the wind environment would be acceptable for all users in the vicinity of the building, including sitting in Sovereign Square. The building is unlikely to generate wind conditions that would cause distress to pedestrians, or result in a danger to high-sided or other road vehicles. The Council instructed an independent wind expert to review the report, and they have confirmed that the findings of the report are reasonable.
- 10.7 Amenity

10.7.1 This part of the City Centre is envisaged in the UDPR, emerging Core Strategy, and the Sovereign Street Planning Statement, as a mixed use environment. Therefore adjoining sites such as the upper floors of nearby existing buildings, and Plot B Sovereign Street, have the potential to be developed for housing, and therefore future amenity needs to be considered. A condition would control construction works times, ground floor unit and external drinking/dining area opening times, delivery times, sound insulation of the ground floor units, the exact details of all external plant and any necessary noise attenuation, in order to prevent noise nuisance during the day and at night from the use and any mechanical plant to nearby residential or hotel occupiers. It is therefore considered that the proposal would not result any significant adverse amenity issues, and the proposed use would be acceptable in the context of the mixed commercial and residential character of this part of the City Centre.

10.8 Planning obligations

10.9.1 A Section 106 Agreement has been agreed with the applicant in connection with the planning application. They would sign the draft agreement following a grant of planning permission and the subsequent transfer of land ownership from Leeds City Council to the applicant, because the Council cannot sign such an agreement with itself as the current landowner of the site. The draft agreement would be attached to the grant of permission, and this would be controlled by Condition 3 as set out in Appendix 1. The agreement would contain the following obligations:

- Contribution to local public realm provision prior to commencement of development in accordance with UDPR Policies GP7, CC11, CC12, N12 and LD1, Riverside Proposal Area Statement 21, Leeds Natural Resources and Waste DPD, and the Sovereign Street Planning Statement 2011 £172 296
- Public transport contribution in accordance with SPD5 Public Transport Improvements and Developer Contributions £69,589
- Travel plan monitoring fee in accordance with the Travel Plans SPD £5915
- Car club trial provision £9000
- Cooperation with local jobs and skills training initiatives during construction and subsequent building use through the provisions of a Section 106 clause in accordance with UDPR Policy R5.
- Section 106 management fee £2250

10.8.2 As part of Central Government's move to streamlining the planning obligation process it has introduced the Community Infrastructure Levy Regulations 2010. This requires that all matters to be resolved by a Section 106 planning obligation have to pass 3 statutory tests. The relevant tests are set out in regulation 122 of the Regulations and are as follows:

'122(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is-

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.'

As listed above, there are matters to be covered by a Section 106 agreement. These matters have been considered against the current tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. In this case because the Council owns the site, the provision of the Section 106 would be controlled by planning condition, and would be completed following the sale of the site to the applicant.

11.0 CONCLUSION

- 11.1 This proposal would add to the provision of new prestige offices proposed in Leeds City Centre in recent years. It would help enable the City to meet the emerging Leeds Core Strategy (Draft 2012) spatial vision, that by 2028, Leeds will have maintained and strengthened its position at the heart of the City Region and grown a strong diverse and successful urban economy, with skilled people and competitive businesses, which are sustainable, innovative, creative and entrepreneurial. It is also considered that the proposal would meet the urban design, sustainability, and highways and transportation aspirations of the UDPR Riverside Proposal Area Statement 21, Sovereign Street Planning Statement 2011, and the National Planning Policy Framework. The application proposal is therefore recommended for approval.

Background Papers:

Application file 14/01998/FU

Appendix 1 Conditions

Appendix 2 Minutes of pre-application presentation at City Plans Panel 14 March 2013

Appendix 3 Sovereign Street Planning Statement Plan

Appendix 1 Draft Conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) No development shall take place pursuant to this planning permission until a planning agreement substantially in the form of the draft attached and (unless otherwise approved by the Local Planning Authority) binding all of the land which is the subject of this planning permission has been executed by all relevant parties and completed by the Local Planning Authority.

In order to ensure the provision of public transport/transportation measures to meet the needs of the development, to encourage travel to work other than single car occupancy in accordance with sustainable transport principles, to ensure that appropriate employment and training opportunities associated with the construction and subsequent use of developments are sought, and to ensure the provision of landscaping and public realm improvements adjacent to the building hereby approved, in accordance with the NPPF and Leeds UDPR Policies GP5, GP7, T2, T2C, T2D, R5, LD1, CC3, CC9, CC11, C12, N12, LD1, the Travel Plans SPD, the Public Transport Improvements and Developer Contributions SPD, Leeds Natural Resources and Waste DPD, and the Sovereign Street Planning Statement (2011).

- 4) No construction of external walling or roofing shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity in order to accord with Leeds UDP Review Policies GP5, BD2 and N13

- 5) Construction of external cladding and glazing shall not be commenced until a sample panel of all external facing materials and glazing types (including any opaque panels) to be used has been approved in writing by the Local Planning Authority. The external cladding and glazing materials shall be constructed in strict accordance with the sample panel(s) which shall not be demolished prior to the completion of the development.

In the interests of visual amenity in order to accord with Leeds UDP Review Policies GP5, BD2 and N13

- 6) Notwithstanding details shown on the plans hereby approved, no external walling or roofing shall be constructed until typical 1:50 scale working drawings showing the details shown on Sheppard Robson drawings 4797-21-401 and 4797-21-402 have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the details thereby approved and retained as such thereafter.

In the interests of design quality and visual amenity in accordance with the NPPF and Leeds UDPR Policies GP5, N13 and BD2.

- 7) No external surfacing works shall take place until details and samples of all external surfacing materials have been submitted to and approved in writing by the Local Planning Authority. Such materials shall be made available on site prior to the commencement of their use, for the inspection of the Local Planning Authority who shall be notified in writing of their availability. The surfacing works shall be constructed from the materials thereby approved prior to occupation of the building.

In the interests of visual amenity, in accordance with Leeds UDPR Policies GP5, LD1 and N12.

- 8) Prior to the commencement of development, full details of the provision of the loading bay on Sovereign Street as indicated on Sheppard Robson Architects Drawing reference 4797-00-105 B or as otherwise agreed, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be implemented as approved prior to the first occupation of the site unless otherwise agreed in writing by the Local Planning Authority.

In the interests of visual amenity, and pedestrian and vehicular safety in accordance with Leeds UDPR Policies GP5, LD1, N12, and T2.

- 9) The side pass doors hereby approved to the office entrance shall be operated by automated push pads and shall be unlocked and available for use at all times that the revolving doors are unlocked and open for use.

In the interests of access for all, in accordance with Leeds UDPR Policies GP5 and A4, and the NPPF.

- 10) Prior to the commencement of development an updated Sustainability Statement shall be submitted which will include a detailed scheme comprising (i) a Site Waste Management Plan (SWMP), (ii) a pre-assessment using the BREEAM assessment method demonstrating how a credit score of 'Excellent' standard will be achieved, (iii) details of the photovoltaic cells (iv) details of air source heat pumps (v) an energy plan showing the percentage of on-site energy that will be produced by the selected Low and Zero Carbon (LZC) technologies and that it produces a minimum of 10% of total building demand and a carbon reduction target and plan showing a minimum of 20% reduction against building regulations and approved by the Local Planning Authority and the development shall be carried out in accordance with the detailed scheme; and

(a) Within 6 months of the occupation of the development a post-construction review statement for that phase shall be submitted by the applicant including a BRE certified Excellent Standard final assessment and associated accreditation,

(b) The development and buildings comprised therein shall be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the adoption of appropriate sustainable design principles in accordance with Policies GP5, GP11 and GP12 of the Leeds UDPR, Leeds SPD Sustainable Design and Construction, the Sovereign Street Planning Statement 2011, the Regional Spatial Strategy Policy ENV 5, and the NPPF.

- 11) Development shall not be occupied until all areas shown on the approved plans to be used by vehicles have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

To ensure the free and safe use of the highway in accordance with adopted Leeds UDP Review (2006) policy T2 and Street Design Guide SPD (2009).

- 12) Prior to the occupation of the uses hereby approved, details of secure cycle storage, shower facilities and lockers for staff for all building occupiers shall be submitted to and approved in writing by the Local Planning Authority. Secure cycle storage, showers and lockers shall be available for all units/floorspace prior to its occupation and retained as such thereafter.

In the interests of promoting walking, running and cycling as more sustainable means of travel to work, in accordance with the NPPF and Leeds UDPR Policies GP5, T2, and T2C.

- 13) Notwithstanding the approved details, before development is commenced full details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development, unless otherwise agreed in writing by the Local Planning Authority.

In order to meet the aims of adopted Leeds UDP Review (2006) policy T2 and T7A

- 14) Prior to the occupation of any part of the building, details of a signage/window manifestation strategy shall be submitted to and approved in writing by the Local Planning Authority. This shall set out signage zones on the building for appropriate signage or obscure window manifestation for the building itself and for building occupiers in order that all future additions would be in keeping with the architectural features of the host building.

In the interests of visual amenity and the character and appearance of the nearby Conservation Area, in accordance with the NPPF and Leeds UDPR Policies GP5, BD6 and BD8.

- 15) Prior to the commencement of development full details (including siting, materials and means of enclosure) of the proposed bin store(s) shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the bin store(s) thereby approved have been provided. The bin store(s) shall thereafter be retained and maintained as such in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

To ensure that adequate provision for bin storage is made and in the interests of visual and residential amenity, in accordance with Leeds UDPR Policies GP5 and T2

- 16) Development shall not commence until a scheme detailing separate surface water and foul drainage works has been submitted to and approved in writing by the Local Planning Authority. This shall include drainage plans and summary of calculations and investigations. The works shall be implemented in accordance with the approved scheme before the development is brought into use.

To ensure sustainable drainage and flood prevention in accordance with policies GP5, N39A of the adopted Leeds UDP Review (2006), the Council's Minimum Development Control Standards for Flood Risk, the Leeds Natural Resources and Waste DPD and the NPPF.

- 17) Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

- 18) The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) T/14/1404/FRA Issue 1.0, and the following mitigation measures detailed within the FRA:
- a. Limiting the surface water run-off generated by the up to and including 1 in 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - b. Identification and provision of safe routes into and out of the site to an appropriate safe haven.
 - c. Finished floor levels and basement entrance level are set no lower than 27.50m above Ordnance Datum (AOD).

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, to ensure safe access and egress from and to the site, and to reduce the risk of flooding to the proposed development and future occupants, in accordance with the NPPF and Leeds UDPR policies GP5 and N38B.

- 19) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation has been submitted to, and approved in writing by, the Local Planning Authority. Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use' in accordance with national and Leeds City Council's planning guidance.

- 20) If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use in accordance with national and Leeds City Council's planning guidance.

- 21) Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use in accordance with national and Leeds City Council's planning guidance.

- 22) No development shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design, noise attenuation, and external appearance have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works approved in accordance with this condition have been completed. Such works shall thereafter be retained, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of amenity and visual amenity, in accordance with Leeds UDPR Policies GP5, N13, BD2 and BD4

- 23) The opening hours of the units brought forward for any A3/A4/D1/D2 uses shall be restricted to 0700 to 2330 hours Monday to Thursday and Sunday, and 0700 to 0030 Friday and Saturdays.

In the interests of amenity in accordance with adopted Leeds UDP Review (2006) Policy GP5 and the National Planning Policy Framework.

- 24) No ground floor unit external seating areas shall be used between 2300 and 0700 hours.

In the interest of the amenities of occupiers of nearby buildings in accordance with Leeds UDPR Policy GP5 and the NPPF.

- 25) Any A3/A4 unit shall be acoustically insulated and treated to limit the break out of noise and vibration in accordance with a scheme of acoustic treatment that has been submitted to and approved in writing by the Local Planning Authority prior to first occupation. The scheme shall be implemented in full before the approved use commences, and retained as such thereafter.

In the interests of residential amenity and in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 26) Prior to the commencement of any use that includes the cooking of hot food, details of measures to treat odour and fumes from processes carried on within the building shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be installed and maintained in accordance with the approved details.

In the interests of residential amenity and in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 27) Details of all external extract ventilation system/air conditioning plant for any unit shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The system/plant shall be installed in accordance with the approved details and retained as such thereafter. The system shall be acoustically treated so as to achieve a noise level at least 5dBA below the existing background noise level (LA90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:1997.

In the interests of visual and residential amenity and in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

Hot food uses will often require an extract ventilation system to deal with odour and fumes. Guidance on suitable design is provided in DEFRA guidance at:
<http://www.defra.gov.uk/publications/files/pb10527-kitchen-exhaust-0105.pdf>

- 28) Notwithstanding the description of development, only one of the 3 ground floor units as shown on the approved ground floor layout plan referenced 4797-20-201 Revision G shall be used for Class A1 use (Retail) as defined in the Town & Country Planning (Use Classes Amendment) Order 2005 (or any order revoking or re-enacting that order with or without modification). Any A1 retail use shall only be for convenience goods only.

In the interests of the vitality and viability of existing retail centres, in accordance with Leeds UDPR Policies GP5, S1, S2, CC21, the draft Leeds Core Strategy and the NPPF.

- 29) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) planning permission shall be obtained before any change of use of any of A3 restaurant/café or A4 drinking establishment units hereby approved, to any use within use classes A1 and A2 as defined in the Town & Country Planning (Use Classes Amendment) Order 2005 (or any order revoking or re-enacting that order with or without modification).

In order that the Local Planning Authority can retain control over uses which it considers could be harmful to the character of the area and the viability of the City Centre, in accordance with the NPPF, and Leeds UDPR Policies S1, S2 and CC21.

- 30) Prior to commencement of development, details of the access controls to the basement car park shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to first occupation of the development and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of pedestrian and vehicular safety, in accordance with Leeds UDPR Policies GP5 and T2.

- 31) No removal of any trees, shrubs or other vegetation shall be carried out during the period 1 March to 31 August inclusive unless otherwise agreed in writing with the Local Planning Authority.

To ensure the protection of wild birds during the breeding season, in accordance with the NPPF and Leeds UDPR Policies GP5 and N51

- 32) Development construction and works activities shall be restricted to 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays, with no works on Sundays and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.

In the interests of residential amenity in accordance with adopted Leeds UDP Review (2006) Policy GP5 and the National Planning Policy Framework.

- 33) No works shall begin on the relevant phase of development until a Statement of Construction Practice for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage;
- d) access, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking)
- e) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of residential amenity of occupants of nearby property in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 34) No development to take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological recording. This recording must be carried out by an appropriately qualified and experienced archaeological organisation, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority

In the interests of appropriate archaeological recording, in accordance with the NPPF and Leeds UDPR Policy N29.

Appendix 2 Minutes of pre-application presentation at City Plans Panel 14 March 2013

84 Preapp/13/00105 - Proposals for office development - Plot C Sovereign Street, Leeds, LS1

Plans, graphics and photographs, including an historical image showing the former Queens Hall, were displayed at the meeting. Members considered a report of the Chief Planning Officer setting out pre-application proposals for an office development at Plot C, Sovereign Street and received a presentation on behalf of the developers. Members were informed that the proposals were for a 6 storey office building with ground floor retail and food and drink uses which would provide active glazed ground floor frontages to Swinegate, the new Swinegate Link, Sovereign Street and the recently approved Sovereign Square greenspace. The elevational treatment to Sovereign Square and Swinegate would be a 'sawtooth' glazed façade, with brick and glazing elevations to the Sovereign Street and Swinegate Link. Basement car parking would be provided for approximately 40 cars. The office entrance would relate to the entrance on the new KPMG building and the possibility of using a corner of the building to create a terrace overlooking the greenspace was being considered. The 'sawtooth' treatment enabled maximum glazing and would help to control solar gain. On the Swinegate elevation coloured elements could be introduced to emphasise the sweep of the building which was reminiscent of the Queens Hall. Members discussed the proposals and commented on the following matters:

- the roofline, with mixed views on the appearance of this
- the position of the vehicular access
- the opportunity to open up the area beyond the north end, possibly for open-air dining if the existing restaurant required this

In addressing the specific points raised in the report, the following comments were provided:

- taking into account the views about the roofline, the general form and siting of the building was acceptable
- that the building successfully addressed Sovereign Street, Swinegate and the new greenspace
- that the proposed elevational treatment and materials were considered to be appropriate to the character of the surrounding area
- that taking vehicular access from Sovereign Street was appropriate
- that the glazed ground floor treatment indicated on the proposals would create openness and activity around the building once it was occupied and that there appeared to be adequate provision for bins, kitchens, chiller cabinets, store rooms and other back of house functions away from the window frontages, to avoid the need for tenants to use window vinyls to conceal them
- that more information was needed on the screened rooftop plant enclosure

RESOLVED – To note the report, the presentation and the comments now made.

Appendix 3 Sovereign Street Planning Statement Plan



KEY

- SITE BOUNDARY
- 5-6 DEVELOPMENT SITES
- A POSSIBLE STOREY HEIGHTS
- ← ACTIVE FRONTAGE
- URBAN GREEN SPACE (HARD + SOFT LANDSCAPE)
- OFF SITE CONNECTION FOOTWAY EDGE
- ← KEY PEDESTRIAN ROUTE
- □ □ KEY FUTURE PEDESTRIAN LINK (OPTIONS/POSSIBILITIES SHOWN)
- ● TREES ALONG STREET EDGE
- ← KEY VIEWS
- ← VEHICLE/DELIVERY ACCESS (GENERALLY TO BASEMENT PARKING)
- POSSIBLE VEHICLE LINK
- POSSIBLE DROP-OFF
- POSSIBLE OPPORTUNITY FOR BUT MULTI-STORY + PROVIDE ARCADE
- POSSIBLE ARCADE/SHELTERED ROUTE
- RAILWAY ARCHES TO BE RE-DEVELOPED (FUTURE OPTION)
- RAILWAY ARCHES REGENERATED/IN USE

NB POSSIBLE NEW HIGHWAYS ALIGNMENT & IMPROVEMENTS FOR PEDESTRIANS ESPECIALLY AROUND SWINEGATE

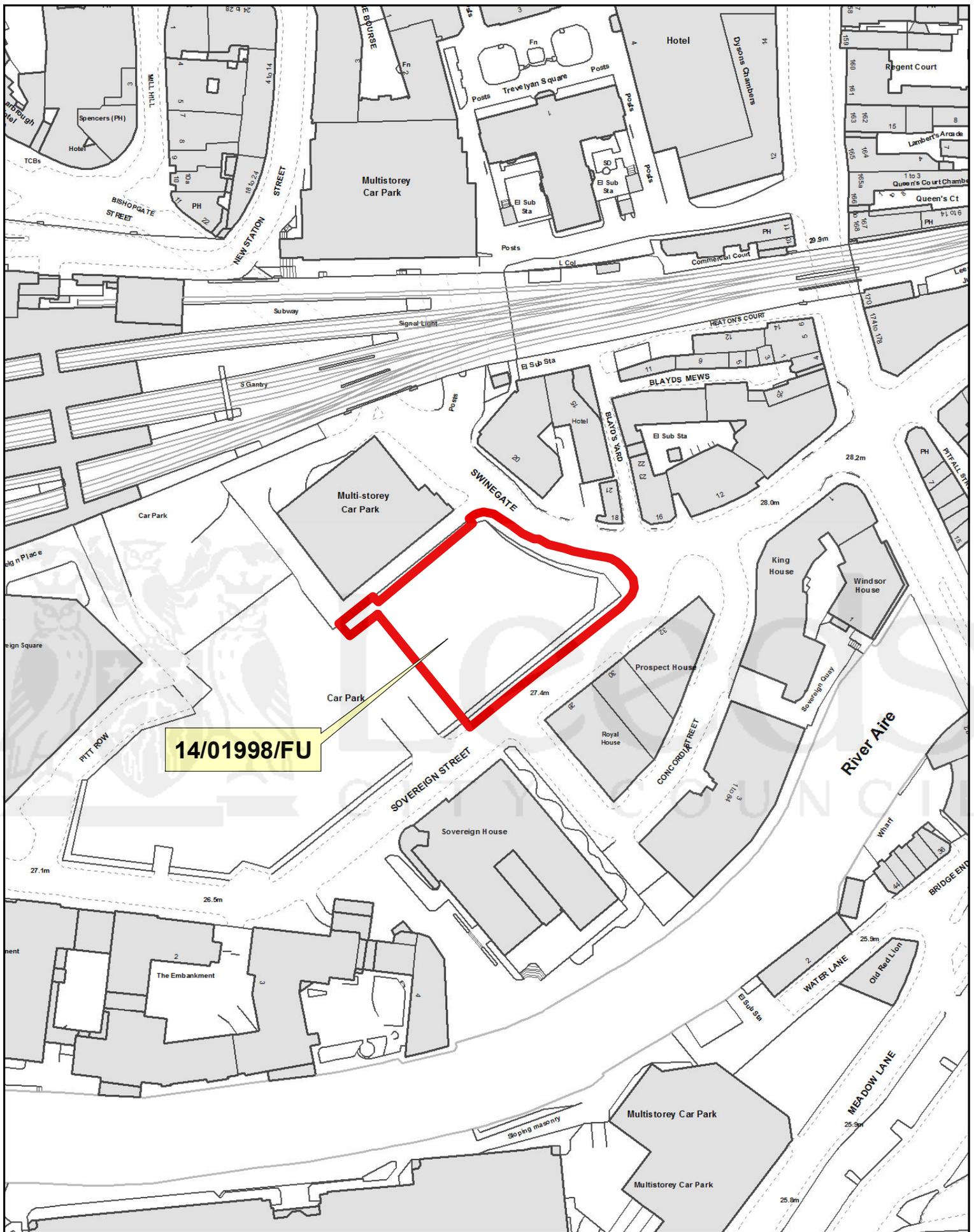
NB ENCOURAGE POSITIVE RELATIONSHIP BETWEEN BUILDINGS & PUBLIC REALM/CITY PARK ~ INTEGRATED USES SUSTAINABLE CHARACTERISTICS & FEATURES

OPTION 1A

SOVEREIGN STREET DEVELOPMENT SITE FRAMEWORK

INDICATIVE ONLY

MB. S&P NOV 2010
 REV. APR. 2011



14/01998/FU

CITY PLANS PANEL

