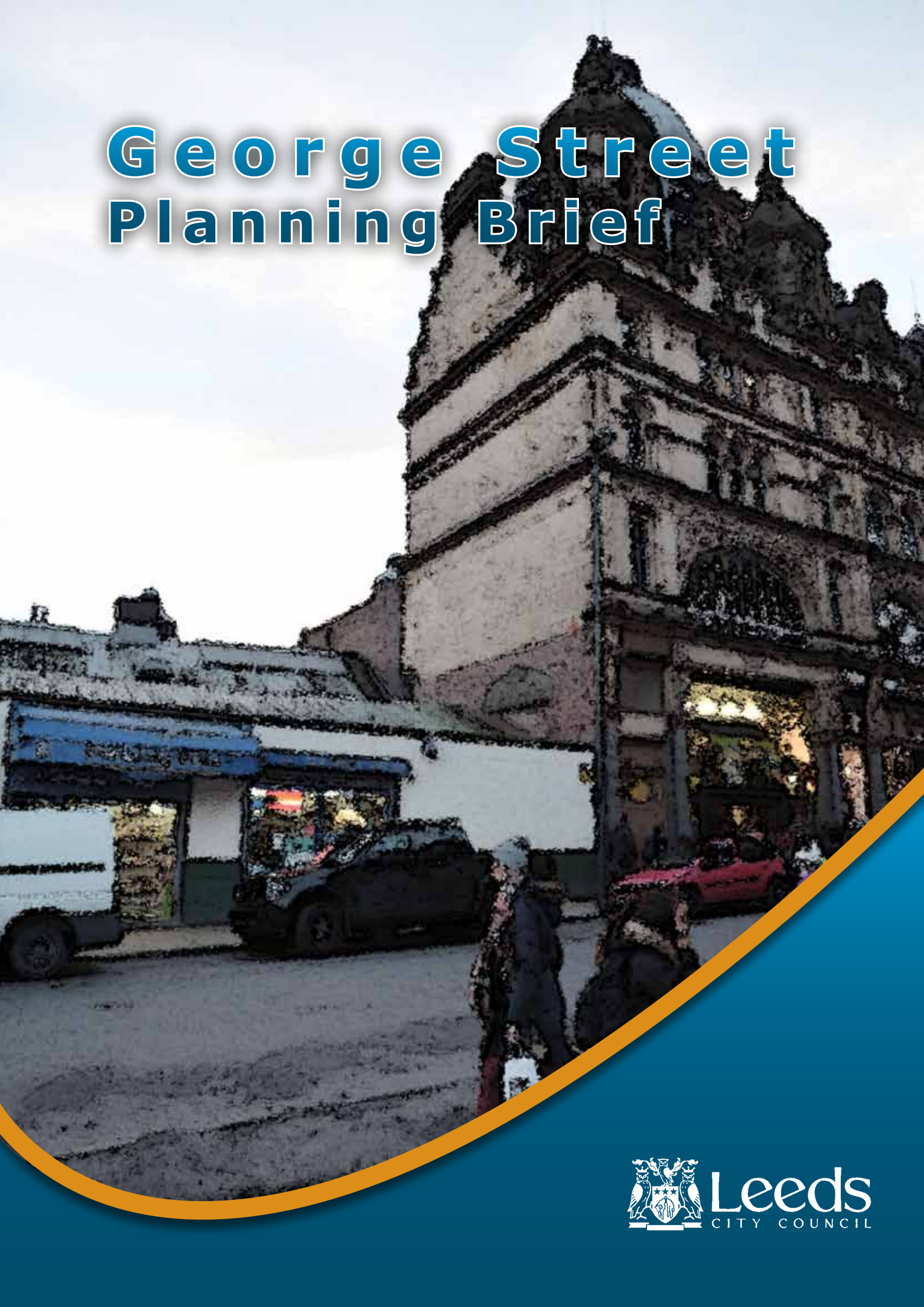


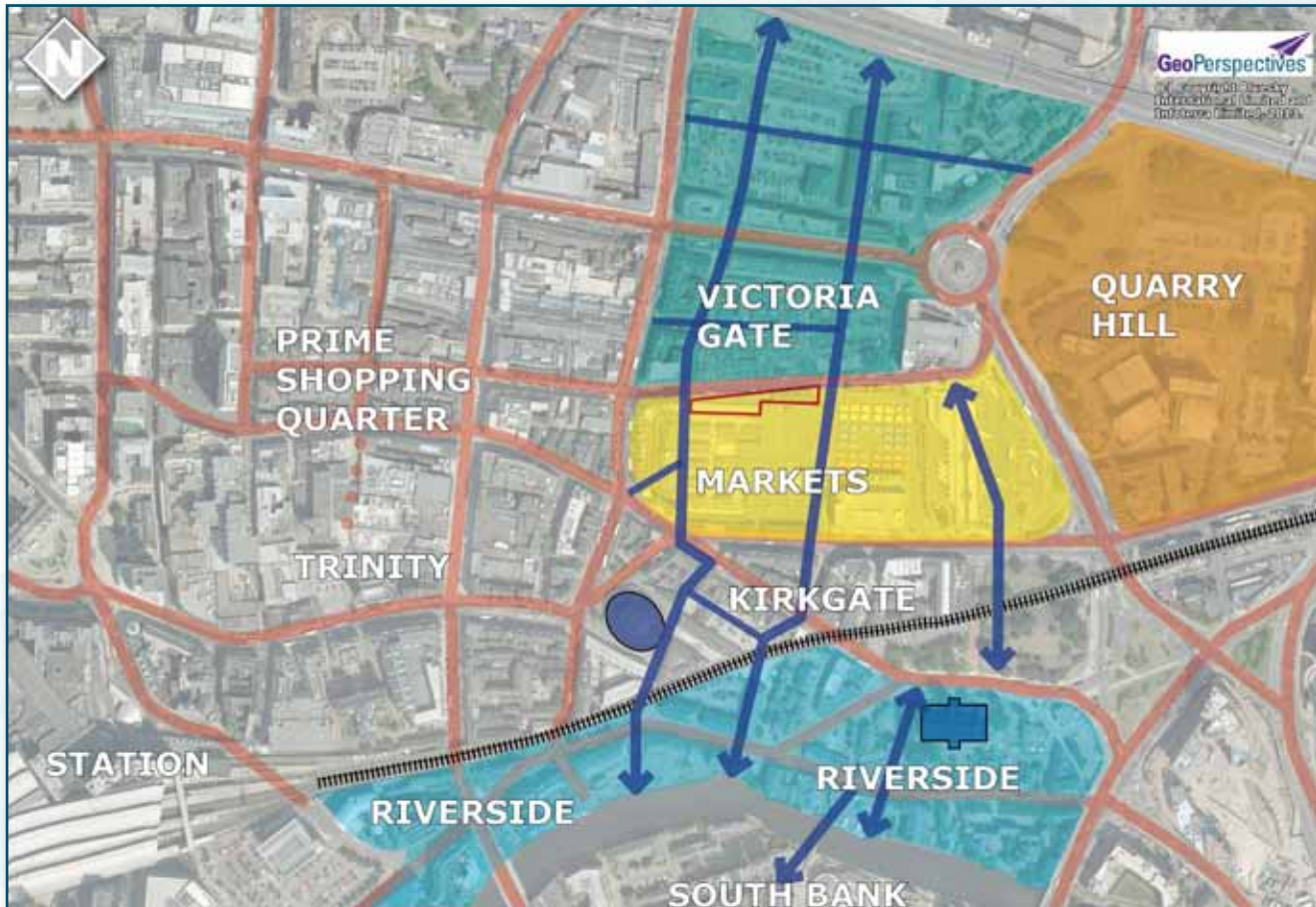
# George Street Planning Brief



**Leeds**  
CITY COUNCIL

## George Street Planning Brief

Leeds' Kirkgate Market occupies a key location in the City Centre between the major redevelopment proposals for the Victoria Gate retail scheme to the north (including the new John Lewis store) and the historic former heart of Leeds at Kirkgate, immediately to the south – an area which has recently benefited from the granting of Central Government funding through a Townscape Heritage Initiative (THI). This then gives way to The Calls area to the south and eventually the River Aire.



### *Connections*

Despite this key location, the environment in George Street is one of the poorest in the city centre. Whilst the northern side of the street is due to be redeveloped in the near future the southern side possesses poor quality shops and offices which are out of proportion with the scale of the adjacent Grade I listed markets building.

Within this environment of change, Kirkgate Markets needs a new front door on George Street to welcome the many millions more shoppers who will be in this quarter of the city with investment here helping to ensure that George Street will become a new destination shopping street with high quality buildings and public realm.



The statutory plan for this area is the Core Strategy (2014), the Saved Leeds Unitary Development Plan Review policies (2006) (UDPR) and the Natural Resources and Waste DPD. Within the UDPR the George St site is identified as a 'Primary Retail Frontage' within the 'Prime Shopping Quarter'. The markets are identified as a key City Centre site which draws shoppers from across the north of England whose attraction must be preserved and enhanced. A mix of uses in addition to the primary retail function may be acceptable including food and drink (restaurant and bar) uses which extend life and vitality throughout the day and into the evening as well as residential and office uses at upper floor levels. George Street is an identified 'Pedestrian Corridor' and should be upgraded to complement the high quality environment which exists in many other parts of the city centre.

Kirkgate Market is identified in the City Centre Urban Design Strategy (CCUDS - Supplementary Planning Guidance) as a 'Landmark building' and the George Street frontage is allocated as a 'frontage in need of enhancement'. It requires that the current mix of new and old buildings is retained and the existing character of strong street frontages enhanced. High quality new design which contributes to the existing wealth of styles from different eras should be promoted. Materials should be used to create visual interest and encourage excellence in new design proposals.

Development opportunities should be explored in 3 dimensions showing their context and ensure proposals respect views to existing landmarks and distant vistas. Main entrances to buildings should be at grade and from street level to encourage activity and to promote street design which creates vitality, encourages movement and natural surveillance. The mix of land uses should support this level of activity.

From the above the following key planning and urban design objectives have been derived which any proposal for the development of the site will have to meet:

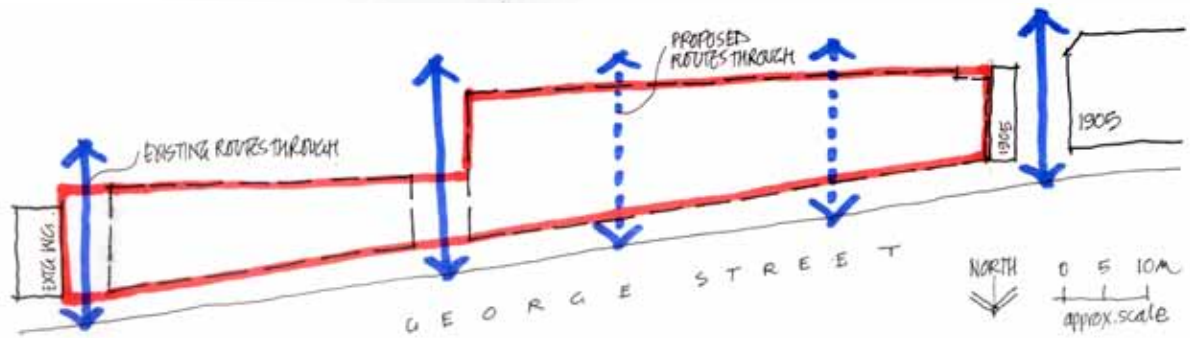
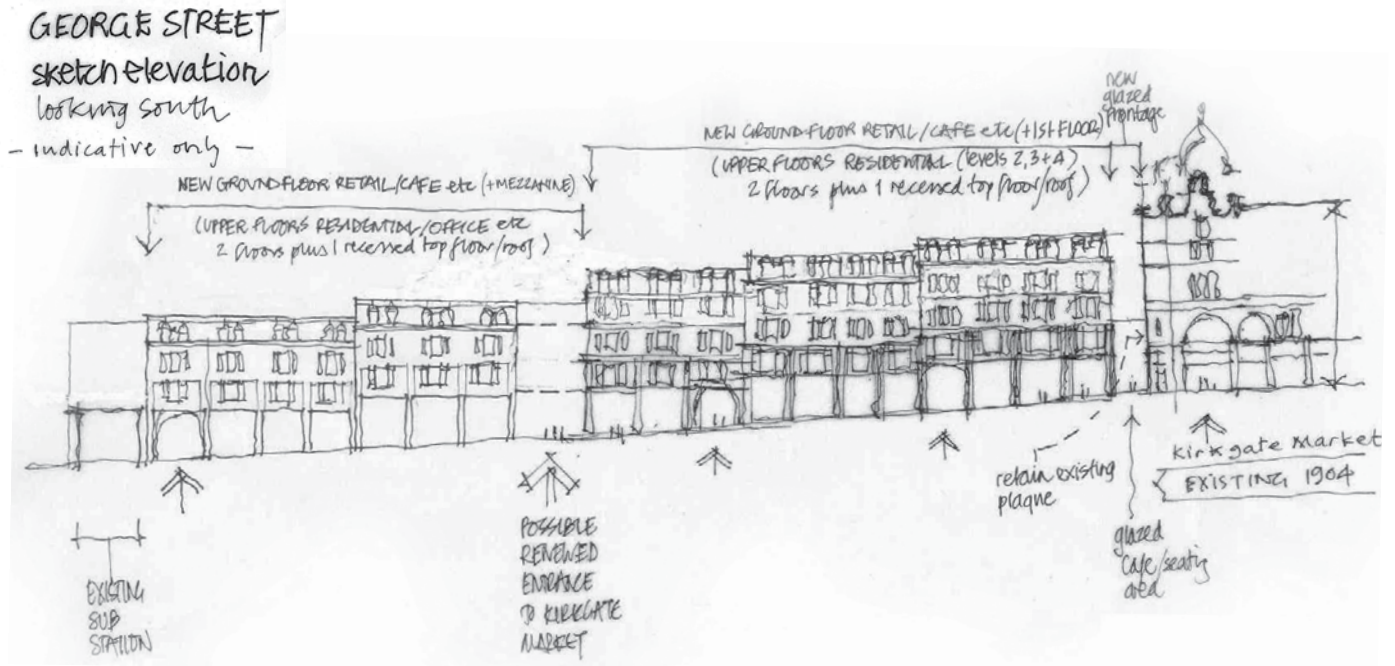
1. Realise the opportunity for a mix of appropriate uses – retail, café/ restaurant, with offices, hotel and/or residential. Provide proposals that take advantage of the mixed use opportunities at different times of day creating safer and appropriately active streets & buildings.
2. Provide attractive, welcoming and legible entrances to Kirkgate Market on this north side – respecting existing connections and layouts within the market.
3. Provide uses to achieve active ground floor frontages to George Street externally and to Kirkgate Market internally and to provide the opportunity for flexibility and change into the future – encouraging lively street-scene and pedestrian/shopper activity. Locations for shopfront signage and internal security measures need also to be considered.
4. Provide up to 5 storeys – including a set-back roof floor level – especially in relation to scale of surrounding buildings (especially listed buildings) and the future Victoria Gate scheme.
5. Provide a design which responds well to views from all directions. The proposal is expected to be responsive/sensitive to these and enhance existing views (from the west, east and north).



*Existing*

6. Consider roof form – respecting & responding to the existing setting (and opportunity for views of the 1904 grade I listed building roof form) and views from within the proposal at upper levels and from the public realm/streets. The new roof form should respond to the ornate character of the neighbouring 1904 roof detail.

- Design appropriately and sensitively to the topography along George Street – the elevational treatment should step whilst enabling level access to active shop units and through Kirkgate Market entrances (existing and new).



Sketch Plan

- Ensure upper floors of the proposed development contribute positively to natural surveillance along George Street, and avoid blank elevations that do not support natural surveillance/‘eyes on the street’.
- Respond positively to the listed building – especially the 1904 element of Kirkgate Market – respecting its elevational and architectural form, materials, proportions (vertical and horizontal emphases), depth of reveals, decoration, hierarchy of façade elements etc. Analysis required of the 1904 (grade 1 listed) building. Demonstrate particular sensitivity to the detailed attributes of the 1904 building (and other historic elements) – for example the plaque on the eastern face/gable of the 1904 building, shown left (based on a thorough analysis of these attributes). Any proposal may wish to include the existing basement toilets as part of the scheme.



Analysis required of the 1904 (grade 1 listed) building. Demonstrate particular sensitivity to the detailed attributes of the 1904 building (and other historic elements) – for example the plaque on the eastern face/gable of the 1904 building, shown left (based on a thorough analysis of these attributes). Any proposal may wish to include the existing basement toilets as part of the scheme.



Existing



10. The existing Kirkgate Market and other neighbouring buildings comprise high quality materials and detailing such as traditional Leeds red brick, terracotta, faience, glazed bricks, tiles, Yorkstone/sandstone, Millstone grit, robust deep section timber mullions, and decorative metalwork. It is considered that the development should be 'subservient' to the listed building and responsive in its architectural approach and form to the adjacent listed building. A high quality contemporary solution in appropriate materials is expected to be explored, designed and developed. This should ensure that the proposed materials, texture and form are of the highest quality – including walls, roofs, floorscape – responding to the best aspects of the adjacent listed building.
11. Respond to the approved Victoria Gate scheme, including John Lewis and other retail/facade elements – especially regarding its George Street face, connections and public realm opportunities. This a unique opportunity to create an attractive 'new' street exhibiting environmental cohesion.
12. Pre-plan for the discreet location of air conditioning and other servicing units to minimize visual impact by ensuring they are fully screened from the streetscene and upper levels of surrounding buildings.
13. Ensure sensitive and appropriate public realm works along George Street, including street furniture, lighting, signage etc.

- 14.** Demonstrate efficient, effective and discreet servicing (including refuse disposal planning and storage/delivery issues), consider management/limited timing for these activities to maximise attractive, pedestrian-dominant place (cross refer to current highways plan for this area).

## **Planning Obligations**

Depending on the uses and quantum of development brought forward on the site, future development might be liable for Planning Obligations under the following headings:

- Affordable Housing
- Public Transport Contribution
- Requirements of Travel Plans and Contributions
- Employment and Training Initiatives

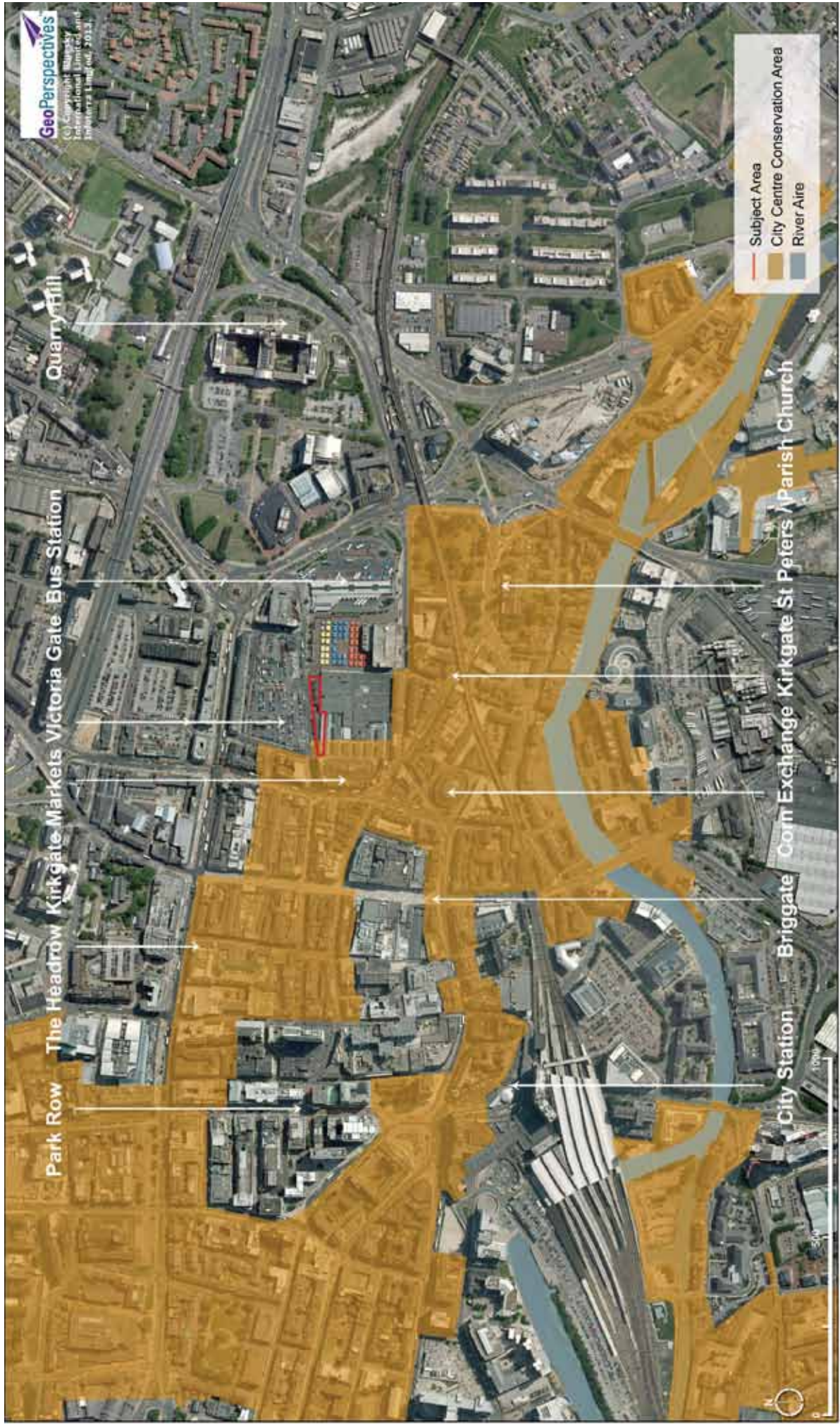
## **Leeds Community Infrastructure Levy (CIL)**

The CIL is a tariff system that local authorities can choose to charge on new developments in their area by setting a Charging Schedule. The CIL is a charge levied on new buildings and extensions to buildings according to their floor area. In this way money is raised from developments to help the Council pay for infrastructure such as schools, public transport improvements, greenspace, highways, and other facilities to ensure sustainable growth. It can only be spent on infrastructure needs as a result of new growth and will be a mandatory charge.

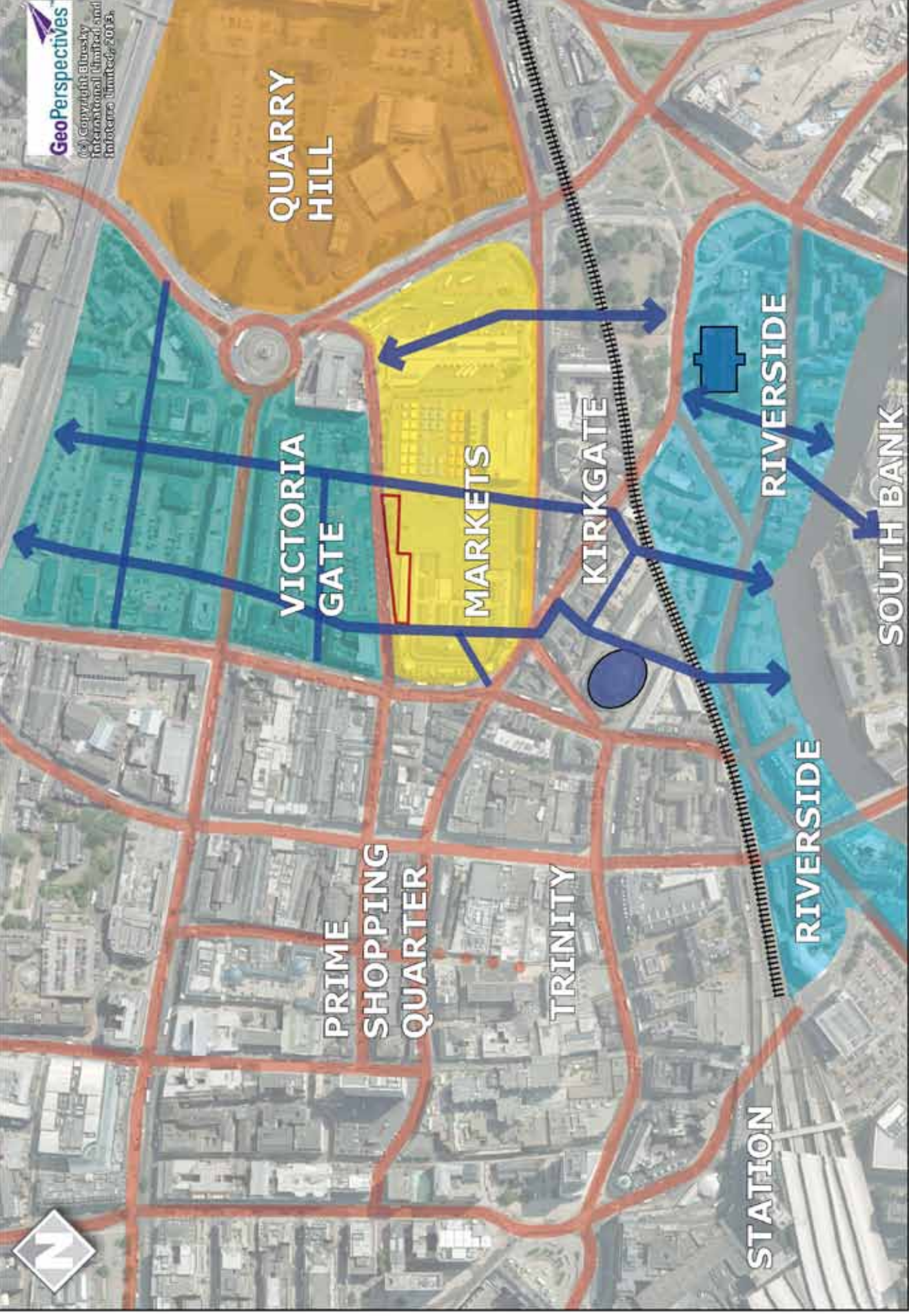
Leeds has decided to adopt a CIL and consulted on its draft charging schedule between October and December 2013. It is expected that the CIL will be adopted in Spring 2015. The CIL will replace the Section 106 requirement for any "tariff" type of obligation such as the public transport contribution referred to above. S106 obligations will continue to be used for affordable housing, local employment measures and anything required for the specific development site to make it acceptable in planning terms.

## **Supporting Documents**

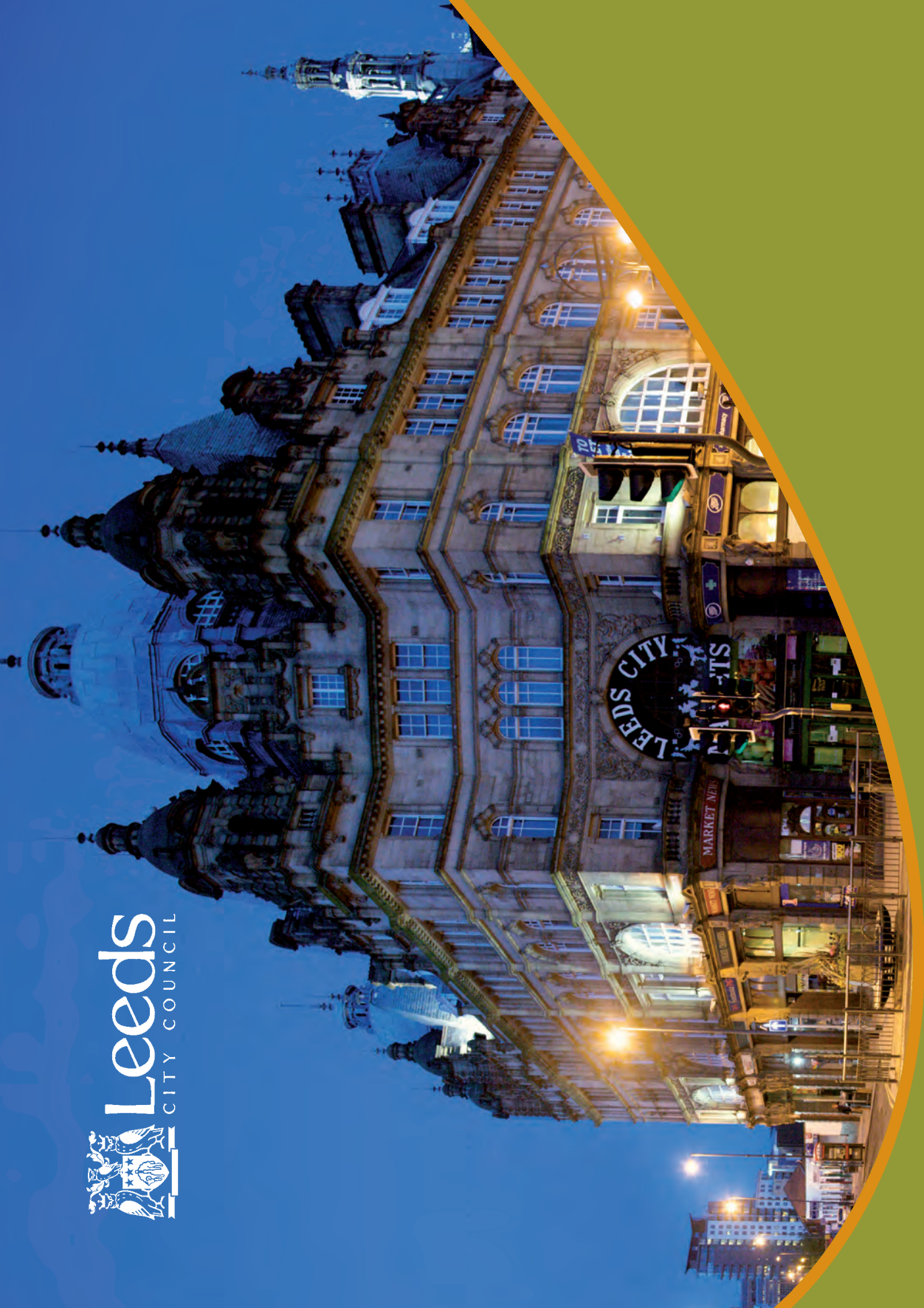
- 1.** Plan of Site Context within Leeds City Centre
- 2.** Plan indicating Connections within Leeds City Centre
- 3.** Plan indicating Connectivity Considerations around Victoria Gate
- 4.** L.C.C. Document - Kirkgate Market Redevelopment and Refurbishment Proposals
- 5.** Plan indicating Proposed Highways Works to George Street











Experience  
**Leeds Markets**

# Kirkgate Market

Redevelopment and refurbishment proposals

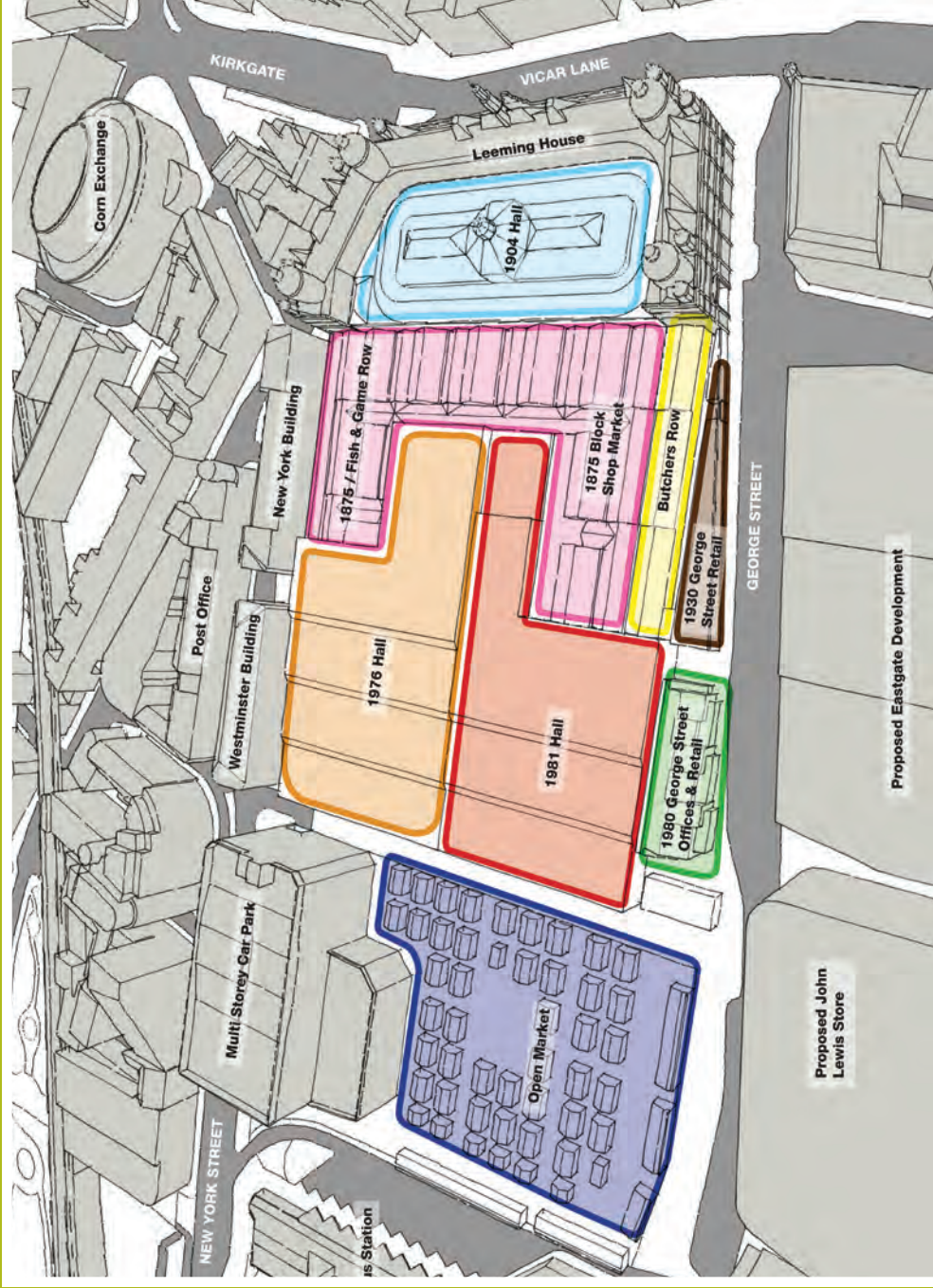
# Kirkgate Market Redevelopment and refurbishment programme

Kirkgate Market is a major asset and attraction for Leeds city centre, drawing in millions of shoppers and visitors every year. It plays a key role in the life of the city centre and Leeds City Council is now proposing a major redevelopment and refurbishment programme, worth £12.3 million, which will secure the long term future of the market.

The improvements are intended to be self-financing, paid for by increased footfall and revenues in future years. Extensive consultation has taken place in drawing up the redevelopment proposals, with over 5,000 responses received from members of the public, shoppers, traders and other interested parties.

Key proposals include:

- investment in essential maintenance and improvements to the buildings
- improvements to the trading floor and external public spaces
- creation of a covered daily market
- redevelopment of George Street
- new management arrangements



## Key benefits

- Create a welcoming and attractive environment in which to work, shop, visit and spend time.
- Support growth and expansion of existing businesses, attract new businesses and reduce vacancy levels.
- Improve the range and quality of goods and services on offer.
- Increase income generation opportunities and revenue.
- Attract people into and improve circulation within the market.

## Fixing the basics

We propose to:

- recover the 1976 and 1981 roof
- carry out essential maintenance and improvements to building fabric, mechanical, electrical and drainage systems
- improve baby changing and public toilet facilities
- improve natural and general lighting
- carry out redecoration and standardise stall signage

## Improving the trading floor

The market will benefit from:

- creation of a covered daily licensed market in the existing 1976 market hall
- a new central events space at the heart of the market to provide a performance, display and pop-up trading area
- new pedestrian routes linking George Street, New York Street and Vicar Lane entrances to attract shoppers and visitors into the market and improve circulation
- new electronic signage, 'You are here' maps, use of colour and design to improve wayfinding
- creation of distinctive zones such as fresh meat, fish and game, fruit and veg, flowers, specialist and niche retailers to draw shoppers to different areas of the market
- strategic location of cafes and 'food to go' stalls



Improving external public spaces



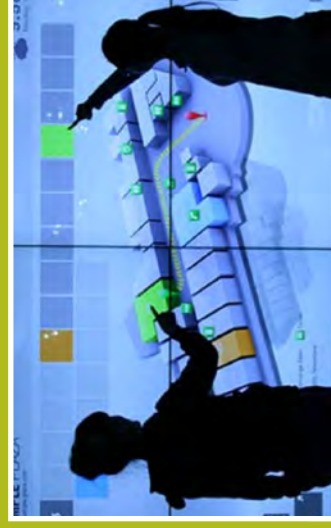
Central events space



New pedestrian routes



Distinctive zones



Improved signage



Covered daily market

# George Street redevelopment

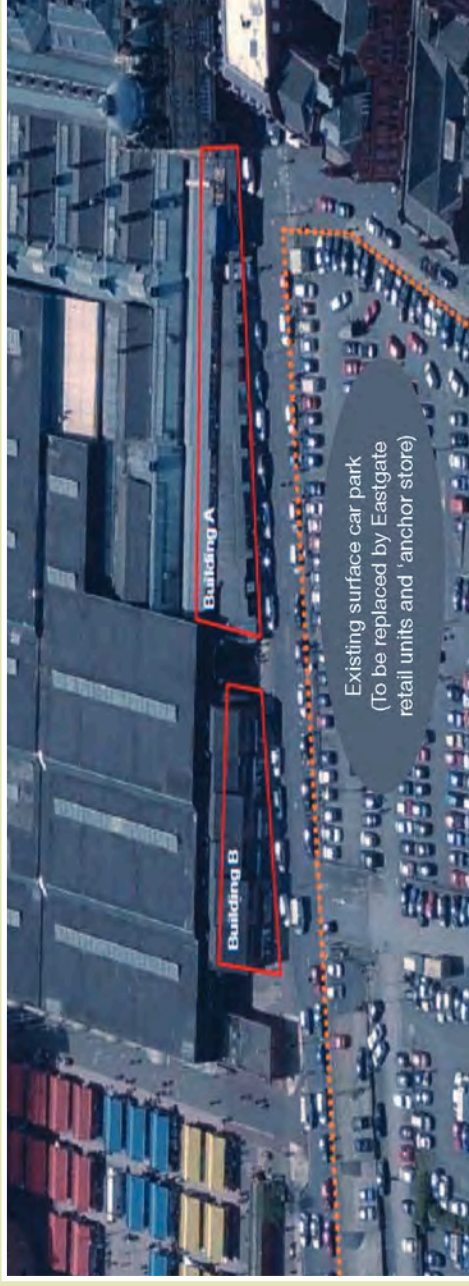
The 1930s shops and the 1980s shops / offices along George Street are outdated and out of proportion with the scale of the adjacent Grade 1 listed market buildings. Investment here will help ensure that George Street becomes a quality shopping street and create a new active frontage to the market that will complement and benefit from the Eastgate Quarters development.

## Key elements of the proposals:

- Demolish existing 1930s and 1980s shops /offices and replace with new build
- Retail units at ground floor with double fronted trading units facing onto George Street and opening into the indoor market
- Up to 3.5 storeys above ground floor for retail / residential use
- Improvements to entrances to the market and public realm along George Street

## Key benefits:

- Significantly enhancing the permeability and commercial opportunities
- Improves the attractiveness of the market and attract more shoppers
- Attracting the predicted 12 to 15 million Eastgate Quarters shoppers into the market
- Raises the quality of the overall George Street shopping experience
- Addresses queuing and loading problems along George Street



## Future management of the market

- **Top public preference:** 'Give traders more of a say' and 'Keep in council control'.
- **Best option:** new Leeds City Council management board to include traders, councillors and independent representatives.
- **Benefits:** stability during redevelopment; stays in council control and all Market Charter functions covered; the council's decision-making arrangements remain in place but strong advisory and influencing role.
- Approach aligns with '**Principles of redevelopment**' suggested by Friends of Kirkgate Market.



### Eastgate Quarters

Visual showing internal view of how the new retail development may look.

For further information, visit:  
**[www.leedsmarkets.co.uk/strategy](http://www.leedsmarkets.co.uk/strategy)**

Contact:  
Tel 0113 214 5162  
Email [strategy@leedsmarkets.co.uk](mailto:strategy@leedsmarkets.co.uk)



This drawing should not be sealed. Dimensions to be verified on site.  
 Any discrepancies should be referred to the Engineer prior to work being put in hand.  
 This drawing is the property of Waterman Transport & Development Limited. It is to be used only for the project and site for which it is prepared. It is not to be used for any other project or site without the written consent of Waterman Transport & Development Limited. It is not to be used for any other project or site without the written consent of Waterman Transport & Development Limited.  
 Planning: Wharf, Clerk Street, London SE1 9DG | 020 7626 7688 | 020 7626 7692

**GENERAL NOTES**

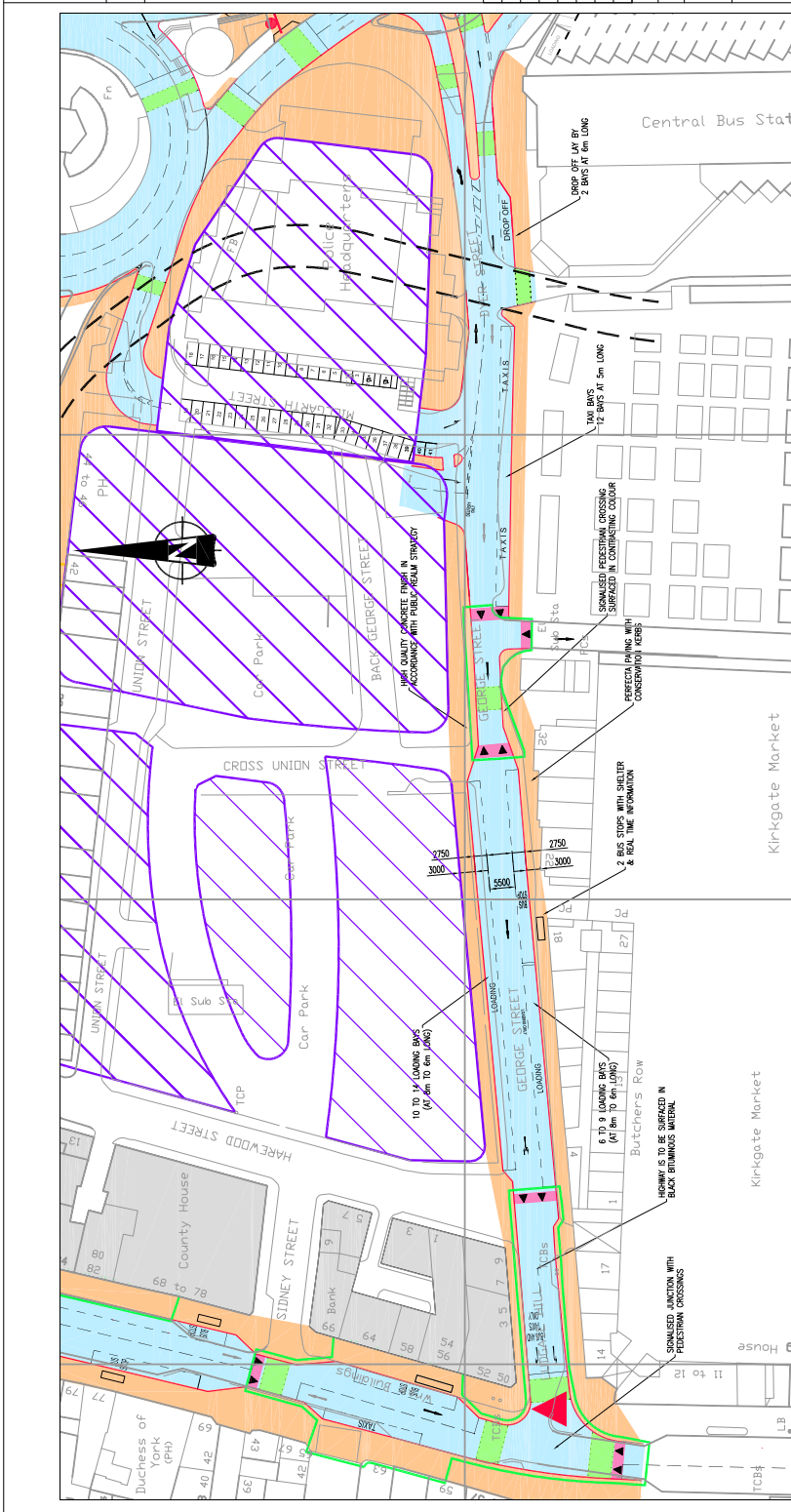
LO8 09.04.14	EXISTING CAR PARK WAS CHANGED TO PROPOSED VMS	E.M.
LO8 14.11.13	TAXI BAYS AMENDED	E.M.
LO7 30.07.13	MINOR CHANGES TO ROAD LAYOUT	E.M.
LO6 25.07.13	LAYOUT CHANGED, DRAWING AMENDED TO SUIT.	E.M.
LO5 12.03.13	DRAWING AMENDED	E.M.
LO4 1.10.12	DRAWING AMENDED	E.M.
LO7 28.09.12	DRAWING AMENDED	E.M.
LO7 27.06.12	FIRST ISSUE	E.M.

Rev Date Description By  
 Amendments  
 Project **EASTGATE QUARTERS, LEEDS**  
 Title **PLAN 4**  
**SECTION 278 WORKS**

Client **HAMMERSON**



Design by		Checked by		Project No.	
B.M.		M.C.		<b>34992</b>	
Drawn by		Date		Contract Ref No.	
B.M.		Sept. 2012		34992/CAS/278004	
Scale @ 1:1		1:1000		Number	
Work to appear on drawings only		Zone		Category	
WTD SA		S278 004		L09	
Author		Zone		Number	
WTD SA		S278 004		L09	



**LEGEND:**

- PEDESTRIAN CROSSING
- RAISED PEDESTRIAN CROSSING
- INFORMAL PEDESTRIAN CROSSING
- ILLUSTRATIVE DEVELOPMENT FOOTPRINT, HORIZONTAL LIMITS OF DEVIATION SHOWN ON PARAMETER PLAN 6.
- KERB REALIGNMENT
- CARRIAGEWAY CONSTRUCTION / RESURFACING
- FOOTPATH CONSTRUCTION / RESURFACING
- ROAD MARKINGS
- PROPOSED NEW CAR PARK VMS
- BUS GATE - TO INCLUDE ENFORCEMENT CAMERA EQUIPMENT, TRO'S, COLOURED SURFACING, SIGNING AND LINING AS APPROPRIATE
- COUNCIL FUNDED HIGHWAY WORKS (REFER TO PLAN 8)

1:1000  
 0 10m 20m 30m 40m 50m  
 1:1  
 0 10 20 30 40 50



**Leeds**  
CITY COUNCIL