



Report of the Chief Planning Officer

NORTH AND EAST PLANS PANEL

Date: 28th May 2015

Subject: PRE-APPLICATION ENQUIRY PREAPP/15/00260 FOR A MAGGIE'S CENTRE ON LAND AT ST JAMES' HOSPITAL, BECKETT STREET, LEEDS.

Electoral Wards Affected:

Gipton and Harehills

Burmantofts and Richmond Hill

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Plans Panel for information only. The applicant and their representatives will present the proposed scheme and allow Members to consider and comment on the proposals.

1.0 INTRODUCTION:

- 1.1 The Maggie Keswick Jencks Cancer Caring Centres Trust was founded by Maggie Keswick Jencks in 1995 to provide free practical, emotional and social support to people with cancer, their family and friends, inspired by Maggie's own experience as a cancer patient. The first 'Maggie's Centre' opened in Edinburgh in 1996 and since then, the Trust has continued to grow, with 17 Centres at major NHS cancer hospitals.
- 1.2 The brief of a Maggie's Centre is to create a welcoming environment to all those affected by cancer, both during and after treatment. Built in the grounds of NHS cancer hospitals, Maggie's Centres are places with professional staff on hand to offer the support and advice that people need. However, unlike a typical hospital environment, a Maggie's Centre can be seen as more of a domestic dwelling.
- 1.3 The site falls within the Gipton and Harehills Ward, but is adjacent to the Burmantofts and Richmond Hill Ward. At this stage, officers have offered to brief Ward Members for both Wards.

2.0 SITE AND SURROUNDINGS:

- 2.1 The application site relates to an area of land beyond the north-eastern end of the multi-storey car parking serving St James' Hospital, facing Alma Street. The land is currently landscaped, containing grassed areas, bedding areas and several recently planted trees. The site is quite steeply sloping, with a fall from south to north of approximately 6m. The south-eastern part of the site, close to the north-east end of the multi-storey car park is held back by a crib wall, interspersed with other landscaping. The remainder of the site is more gently sloping.
- 2.2 The surrounding context is one of being within an operational hospital complex. A 7 storey multi-storey car park exists to the south-west with the Bexley wing beyond, two and three storey red brick early C20th buildings exist to the east, with larger 4 – 6 storey red brick buildings located to the north. The area to the west of the site, on Alma Street, is largely used for surface level car parking.

3.0 PROPOSAL

- 3.1 As described in the introduction, the proposal is to erect a Maggie's Centre. The Centre will be accommodated within a purpose built detached building of a relatively domestic scale, essentially two-storeys in height, with roof garden areas.
- 3.2 The architectural design has evolved through the process of site analysis and realising the needs of future users. Being mindful of the current landscaping, it is proposed to 'raise the garden' and introduce the concept of a series of 'pots in the landscape' (referring to the appearance of the building) in a highly contemporary design.
- 3.3 The entrance of the site has been designed to face the primary route from the Institute of Oncology, providing a direct link between the two. The scheme will include heavily landscaped areas around the building and towards the plaza in front of the Oncology wing. Each of the main social spaces within the centre will feature large open views over parts of the garden area and beyond, given the natural elevated topography. The heart of the space will also feature significant areas of glazing, allowing for clear views up to the gardens above.
- 3.4 The mass of the Centre is comprised of a series of elements that respond to the topography of the site by creating multiple ground floor planes, linked by ramps. The building is predominantly arranged over a single-storey, with a small mezzanine level accessed via a short staircase. The mezzanine allows for views over the garden, as well as allowing the footprint of the building to tighten, allowing for the maximum amount of planting to surround it.
- 3.5 The building appears a series of vessels (the pots), which have been designed to resemble large ceramic pots that have a textured, hand crafted quality, with an undulating surface texture formed by a rendered finish. The contoured finish is enhanced by the various windows that punctuate the vessels. An important aspect to the scheme will be the quality of soft landscaping that grounds the building within the site.

4.0 PLANNING HISTORY

- 4.1 None

5.0 RELEVANT PLANNING POLICIES

National Planning Policy Framework (NPPF)

- 5.1 The National Planning Policy Framework (NPPF) came into force in March 2012 and represents the government's commitment to sustainable development, through its intention to make the planning system more streamlined, localised and less restrictive. It aims to do this by reducing regulatory burdens and by placing sustainability at the heart of the development process. The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied, only to the extent that it is relevant, proportionate and necessary to do so.
- 5.2 Paragraph 17 of the NPPF set out the core planning principles, one of which is stated as being to "take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs".

Development Plan

- 5.3 The Leeds Core Strategy was adopted by the Council on 12th November 2014. This now forms the development plan for Leeds together with the Natural Resources & Waste Plan and saved policies from the UDP. A number of former UDP saved policies have been superseded by Core Strategy policies and have been deleted as a result of its adoption. Appendix 1 of the Core Strategy provides a full list of 'deleted' UDP policies and policies that continue to be 'saved' (including most land use allocations).

Relevant Saved UDP Policies would include:

GP5: All relevant planning considerations

BD5: Amenity considerations in relation to new buildings

BD2: New buildings

LD1: Landscaping

- 5.4 Relevant Core Strategy Policies include:

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 enhancing existing landscapes and spaces.

Policy T2: refers to accessibility requirements for new development.

Relevant Supplementary Planning Guidance includes:

- 5.5 SPD Street Design Guide

6.0 ISSUES

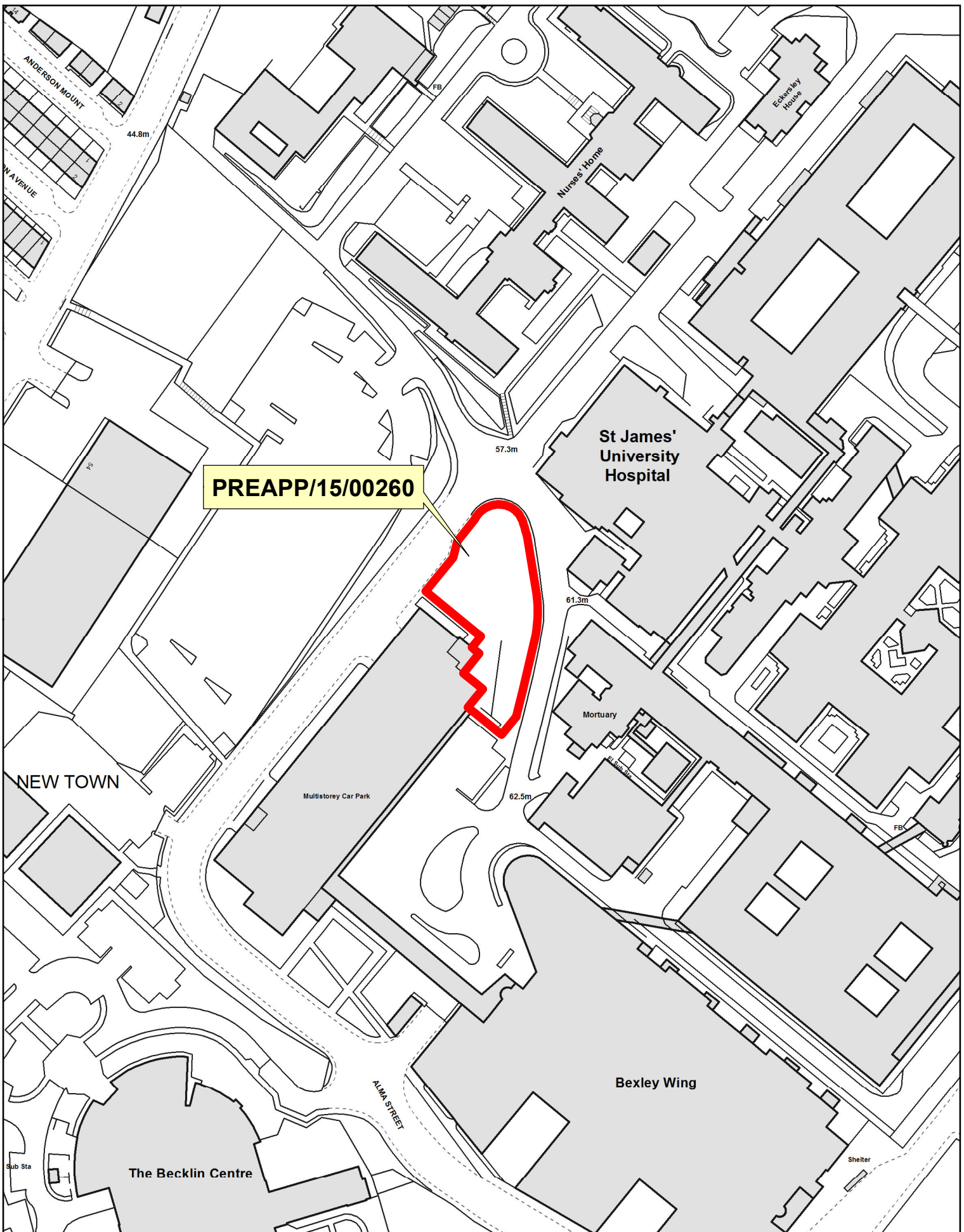
- 6.1 The site is unallocated in the development plan and currently forms part of the incidental landscaping around the existing buildings. Accordingly, officers consider that the principle of development is acceptable.

- 6.2 The key issues for consideration are design, drainage, highway impact and contamination.
- 6.3 In terms of design, it is considered that the proposal offers an interesting contemporary approach. Officers consider that the key issues in relation to design quality are as follows:
- Landscape quality will be very important to the success of this development.
 - The balance of the cylindrical elements (solid) with the glazed in-between ('void') will be important to create proportional balance. Also, the form at eaves may need a little attention to 'sit' comfortably and protect/shed the water away from the walls (previous pre-application iterations had a 'dished' roof form with landscape above).
 - It is recommended that the applicant worth check the levels, views in and through (leading to good opportunities with topography).
 - The materiality of the cylinders and their suitable 'weatherability'.
- 6.4 With regard to drainage, the Flood Risk Management Team have said that they would not want to see surface water discharges, off-site, from the proposed development. This could be achieved, for example, by use of green roofs and soakaways. The British Geological Survey (BGS) soils data for this location is inconclusive because part of the site is indicated as being highly compatible for infiltration SuDS, whilst significant constraints are indicated for the remainder of the site. The reason for the constraints is due to the presence of made ground. If this is correct, officers would expect the soakaways to be located within the natural strata below the fill material. Overall, Flood Risk Management do not have any objections in principle to the proposed development.
- 6.5 In terms of highway impact, the supporting information indicates that the Centre would be of a modest scale that would not require its own specific vehicular access, servicing or visitor parking facilities (but would utilise the existing provisions within the wider hospital complex). Officers have requested that any subsequent planning application should include sufficient information in relation to staff numbers and car parking requirements.
- 6.6 With regard to dealing with land contamination, given previous historical land uses at the site, a Phase I (desk study) report will be required in support of any planning application. A Phase II (site investigation) report and remediation statement may also be required in support of the application, depending on the desk study findings. The Council's records suggest that a closed landfill site is present at the application site (ref. CS203). It is recommended that the Phase I (desk study) report includes a ground gas risk assessment to include an assessment of the potential gas risk at the application site and details about any gas monitoring and/or gas protection measures required.
- 6.7 Overall, subject to addressing the detailed technical matters referred to above, officers consider that the proposal offers an opportunity to secure a high quality building and associated landscaping which will improve the current environment, as well as beneficial to future users.
- 6.1 Members are asked to consider the following matters in particular:
- 1. What are Members' views on the principle of developing this part of the hospital site?**

- 2. What are Members views on the architectural quality of the building and the proposed landscaping?**
- 3. If a planning application were submitted, would Members be content for it to be dealt with by officers under delegated powers?**

Background Papers:

None



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