
Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 12th January 2016

Subject: Pre-Application Reference PREAPP/16/00680 – Reserved matters for phase Purple A for an office block to the former Doncaster Monkbridge Works site on Whitehall Road

Applicant: BAM Monk Bridge Ltd

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: This report is brought to Plans Panel for information. The developer's representatives will be asked to present the proposed scheme to allow Members to consider and comment on the proposals.

1.0 Introduction

- 1.1 This pre-application presentation relates to designs proposed to be submitted under a Reserved Matters application for an office block to the former Doncaster Monkbridge Works site on Whitehall Road.
- 1.2 The emerging proposals will be presented to Panel by the applicant to allow Members to comment on the scheme and raise any issues, prior to the intended submission of a reserved matters submission.

2.0 Site and Surroundings

- 2.1 Doncaster Monkbridge is a cleared former works site which is set either side of a redundant grade II listed viaduct that splits through the site. To the Whitehall Road side (south-east) office development has been consented and part implemented. This includes Phase 'Red' (or Building O1), a 8 storey office block built in 2006 / 07 and tenanted by Yorkshire Post.

- 2.2 Behind Phase Red to the north-west side is Phase 'Purple A' (or Building O2), which has Reserved Matters consent for an 8 storey office building. There are further office blocks with Phase 'Yellow' (or Building O3) set also fronting Whitehall Road, where reserved matters has been approved for a 10 storey block. To the rear of this, two further multi storey buildings are shown through the original Outline consent now termed as Phase Purple 'B' (Buildings O4 & O5) but which have not been subject to reserved matters approval to date. A Pocket Park, set to the opposite side of the Canal is termed 'Phase Blue' and has been implemented.
- 2.3 Beyond the north of the viaduct four residential tower blocks up to 38 stories high were approved in the original Outline, but which have not been built out to date.
- 2.4 The area is surrounded by a mixture of residential apartment blocks, the river and the canal, cleared land and office developments along Whitehall Road. The general theme of architecture along Whitehall Road is modern and contemporary, aside from the historic viaduct, which is grade II listed.
- 2.5 The site is currently unallocated within the designated City Centre in the saved Unitary Development Plan Review Proposals Map. Within the emerging Local Development Framework Site Allocations plan, the Doncaster Monkbridge site is identified as a mixed use site.
- 2.6 The site lies in flood risk zone 2 (medium probability).
- 2.7 Phase 'Purple A' which is the subject of the proposal already benefits from reserved matters consent for a multi-storey office building granted under reference 10/04135/RM.

3.0 Proposal

- 3.1 Notwithstanding the previous consent for reserved matters the developer now intends to submit revised reserved matters for Phase 'Purple A', mainly to cover changes to the appearance of the office building.
- 3.2 Access and Layout matters were approved at Outline stage.
- 3.3 The building is proposed at 8 stories tall with a double height entrance. The second to seventh floors are repeat single storey levels. There is also basement car parking. The Gross Internal Floorspace is therefore 13,667m² of office accommodation with 2,501m² of ancillary basement space (total of 16,168m²).
- 3.4 The 13,667m² of office space is comparable to that approved under previous reserved matters for this plot (13,594m²).
- 3.5 These new designs now show a central stair core to the south side which has enabled clear views from the north of the building across the canal and river into Leeds. The designs show a contemporary façade, with a larger amount of glazing than the previous designs.
- 3.6 Car parking is provided for 85 cars and 7 motorcycles. The basement also provides for 84 long stay covered bicycle spaces. 14 short stay bicycle spaces are also provided external to the building. These are comparable again with the previous designs which totalled 83 car parking spaces, 7 motorcycle spaces and 82 long stay bicycle spaces.

- 3.7 The proposals now also include wind mitigation measures at the main entrance, which was also recommended in the recent wind study compiled as part of the Phase Yellow reserved matters application. This wind study will again be submitted to support the new reserved matters application.

4.0 Relevant Planning History

- 4.1 The planning history associated with the site includes:

06/02880/OT Outline application to layout access and erect multi-level mixed use development for residential and office uses up to 33 storeys high, with ancillary class A1, A2, A3, A4, A5, D1 and D2 uses and associated car parking and landscaped areas Approved – 10.09.07

06/05718/FU Laying out of access road and erection of 8 storey office block, with basement car parking and rooftop plantroom Approved – 10.09.07
("Phase Red")

08/03199/RM Laying out of pocket park with landscaping Approved -
28.10.08 ("Phase Blue")

10/04135/RM Reserved Matters application for the erection of one 8 storey office building with basement car park and rooftop plantroom Approved – 14.12.10
("Phase Purple A")

13/02017/RM Reserved matters application for 10 storey office block with basement car park and roof top plant room Approved - 12.10.2015
("Phase Yellow")

16/04118/OT Amendments to conditions 4 (phasing plan), 46 (Design Statement/Design Code) and 53 (plans schedule) of approval 06/02880/OT
Approved – 21.10.2016

- 4.2 City and Hunslet Ward Members were consulted by email on 19th December 2016 regarding this pre-application.

5.0 History of Negotiations

- 5.1 The applicant has had detailed discussions with the Council's Design and Planning Officers. Officers have raised no objections to the emerging new designs with comparisons drawn to the previous designs and those approved on Phase Yellow.

6.0 Consultation Responses

- 6.1 Design Officer – No objections.
- 6.2 Flood Risk Management – No objections in principle, further detail required.
- 6.3 Highways – No objections.

7.0 Relevant Planning Policies

- 7.1 **Development Plan**

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

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

7.2 Relevant Core Strategy Policies include:

Policy P10 (Design) requires new development to be based on a thorough contextual analysis to provide good design appropriate to its location, scale and function, delivering high quality innovative design which contributes to place making, local distinctiveness, quality of life / wellbeing. Proposals should accord with principles around size, scale, design, layout, character, surroundings, public realm, historic / natural assets, visual, residential and general amenity, safety, security and accessibility to all.

Policy T2 (Access Requirements and New Development) outlines that developments should be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility. Reference is also drawn to off-site infrastructure where required, provision of Transport Assessments / Statements and Travel Plans where necessary. Parking provision should be in accordance with current guidelines.

Policies EN1 (Climate Change – Carbon Dioxide Reduction) & EN2 (Sustainable Design and Construction) set related targets, including meeting the energy and carbon emissions reduction targets for developments over 1000m² with at least 10% low or zero carbon energy production on-site. This is also aimed to achieve BREEAM 'Excellent' rating in construction by 2016.

Policy EN4 (District Heating) advises on connections to District Heating networks where feasible.

Policy EN5 (Managing Flood Risk) advises on a range of measures including protection of the functional floodplain, flood risk to be considered in new development and reducing surface water run-off.

Policy EN6 (Strategic Waste Management) including guidance on new developments providing space for recyclable waste to be stored appropriately.

7.3 Leeds Unitary Development Plan Review 2006 Saved Policies

Relevant policies include:

GP5 (Requirement of Development Proposals) seeks to ensure that development proposals resolve detailed planning considerations, including amenity.

BD2 (Design and Siting of New Buildings) should complement and where possible enhance existing vistas, skylines and landmarks

BD4 (Plant Equipment and Service Areas) advises that all mechanical plant, pipework, equipment and escape stairs should normally be contained within the envelope of the building. All service and delivery areas should be screened from view as far as possible.

LD1 (Landscaping Schemes) proposals should allow sufficient space around buildings to retain existing trees in healthy condition and allow new trees to grow to maturity.

7.4 Natural Resources & Waste Plan

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 flood risk, water efficiency, drainage, air quality, trees, and land contamination are relevant to this proposal.

7.5 Relevant Supplementary Planning Guidance/Documents includes:

- SPD Building for Tomorrow Today: Sustainable Design and Construction (2011)
- SPD Travel Plans (2015)
- SPD Parking (2016)

7.6 National Planning Policy Framework (NPPF)

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. It states that planning should proactively support sustainable economic development and seek to secure high quality design which also promote / reinforce local distinctiveness. It encourages the effective use of land and achieves standards of amenity for all existing and future occupiers of land and buildings. One of the core principles is the reuse of land that has previously been developed. The NPPF also considers the importance of promoting sustainable patterns of travel, including public transport.

8.0 Main Issues

The scale, form, footprint and associated landscaping of the proposed building are the same as previously approved. The main changes proposed are to the elevations.

Design Approach

8.1 The designs now show principally a greater level of glazing to the designs in comparison to the previously approved designs. The new design still show a strong horizontal and vertical emphasis and lines which run parallel and connected to the adjacent Phase Red building but does not seek to match the appearance of the Phase Red building.

8.2 The applicants consider that in the ten years since the development of Phase Red, current market trends in design have led them to consider an alternative arrangement of the floor plans and exterior appearance to produce what they consider a more marketable building for potential occupants. This follows a review of

other recently built, under construction or permitted schemes for new modern office development across Leeds City Centre such as:

- Phase Yellow plot;
- Wellington Place (MEPC);
- Central Square (Roydhouse Properties);
- 6 Queen Street (Marshall CDP / Rockspring);
- 3 Sovereign Square (Bruntwood / Kier);
- Whitehall Riverside (Town Centre Securities);
- City House - Platform (Bruntwood).

8.3 The fenestration design allows for a large area of glazing set within a steel frame construction. This will allow for large spans to provide for uncluttered floor plates and facades with full height clear glazing to each of the office floors. The spandrel panels masking the floor zones are the same as Phase Red.

8.4 The applicant outlines that tenants are now more commonly seeking open plan office accommodation with maximum visibility to the external environment, improving user's perception of wellbeing. This has allowed better views of the Pocket Park and natural landscape and in addition a greater level of natural surveillance onto these well used routes (watercourse and towpath) and park.

View from the Canal

8.5 The bottom section (ground floor) has been proportioned to again match the same in the Phase Red block. To the upper floor levels a slightly different fenestration pattern is then shown. This comprises coloured horizontal sections of glazing to reflect the lines taken through the original Phase Red block which was made up of artificial stone panels. The vertical sections of the sub-frame to the building are also proportioned in a format to reflect the same in Phase Red.

8.6 The previously constructed brise-soleil has been generally omitted from the south elevation this time as much of this will be shaded by Phase Red.

8.7 These design cues are to help present the blocks as a balanced pair of buildings on this key Canal frontage but now with their own designs which reflect the approach across the wider Doncaster Monkbridge office blocks.

Views within the development and from Whitehall Road

8.8 When viewed from within the site and through the spine road (from Whitehall Road) due to the slight difference in the design of the individual office block components, the emerging plans are considered appropriate to their setting and within the overall site development.

8.9 The views to the rear of the new block when aligned adjacent against the stone viaduct gives a more obvious juxtaposition of new and old architecture sitting alongside one another.

Plant Equipment

8.10 Like before the plant equipment will be roof mounted and this has been repositioned so that it aligns more in mirror image to that above Phase Red. The building height to parapet and the top of plant screen are the same as the approved scheme.

Wind

8.11 Extensive wind analysis was undertaken as part of Phase Yellow with landscaping recommendations conditioned within application 13/02017/RM. The wind study

recommended also a position for minor screening works to the side of the front entrance of Phase Purple A. The detail of this would be drawn out through the Reserved Matters application.

Design Conclusions

- 8.12 Officers raise no objections with the approach taken and consider that the updated designs meet the requirements of the NPPF, policy P10 of the Core Strategy and policies BD2 and GP5 of the Unitary Development Plan Review.

9.0 Conclusion

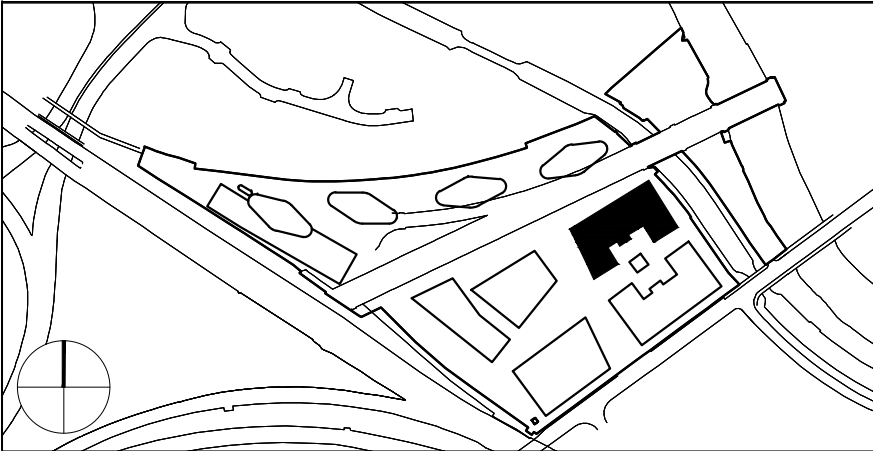
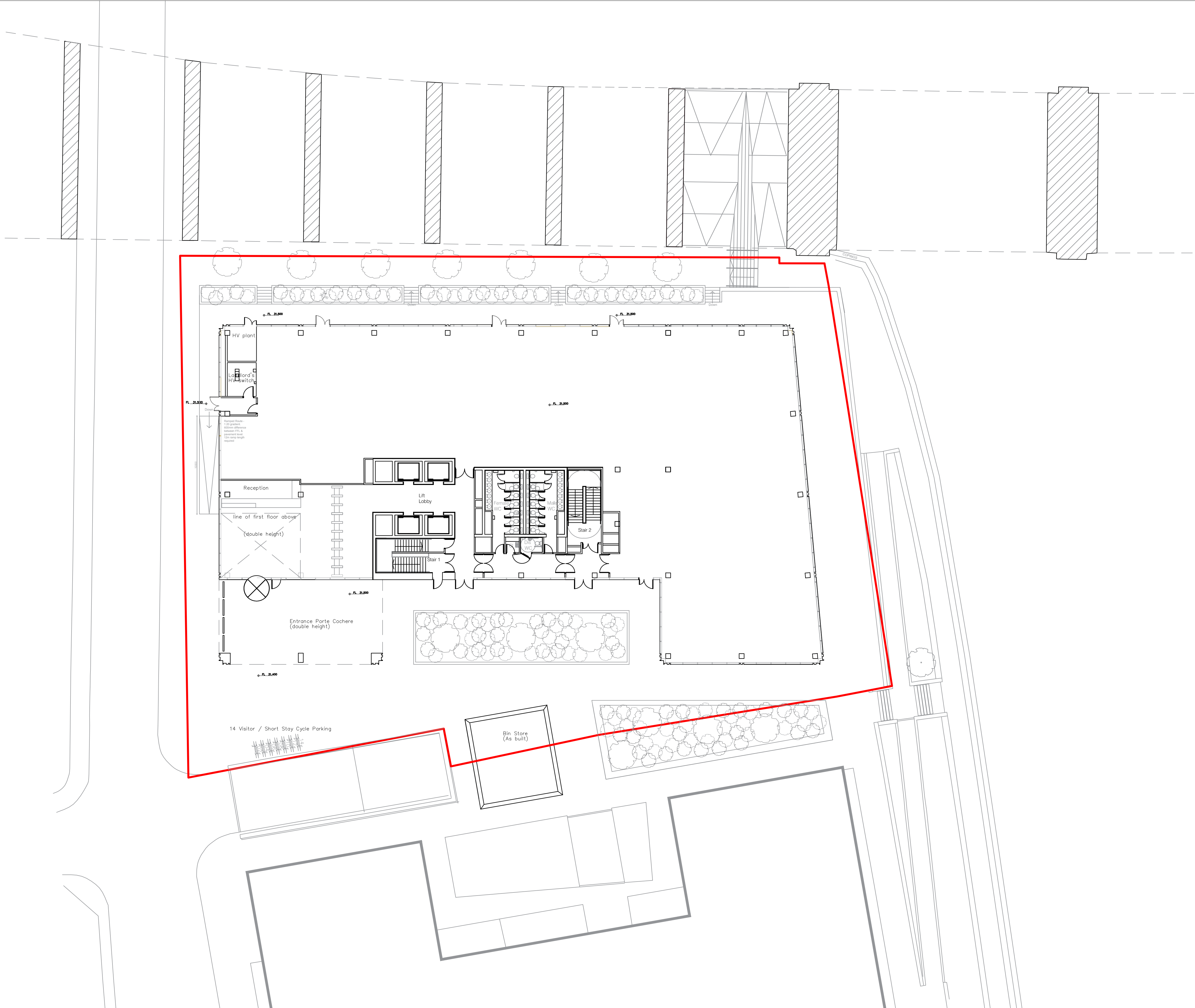
- 9.1 The scheme still presents an appropriate approach to modern office accommodation which would harmonise this building amongst the Phase Red (as built) and Phase Yellow (as approved) schemes. Members are asked to note the contents of the report and the presentation, and are invited to provide feedback on the issues outlined in the questions below.

1. Do Members support the revised designs of the emerging development?

2. Do Members have any other questions or comments at this stage?

Background Papers:

Pre-application file PREAPP/16/00680



KEY

— RESERVED MATTERS APPLICATION BOUNDARY

AREAS

GIFA = 1661 sq.m
SITE AREA = 4950 sq.m
BUILDING TO SITE RATIO = 1:2.9801324

DO NOT SCALE FROM THIS DRAWING.

ALL DIMENSIONS TO BE CHECKED ON SITE.

FOR REFERENCED VIEWS REFER TO REFERENCE_VIEW_A0
SERIES OF DRAWINGS

Status Code (as defined in BS1192)

Work In Progress (WIP)

S0 - Initial Status or WIP

Shared

S1 - Issued for co-ordination
S3 - Issued for internal review

S2 - Issued for information
S4 - Issued for construction approval

Documentation (Pre-construction)

D1 - Issued for costing
D3 - Issued for contractor design
D4 - Issued for manufacture/procurement

Documentation (Contractual)

A - Issued for construction

B - Issued for construction but with comments

C - Comprehensive revision required

Archive

AB - Record Drawing



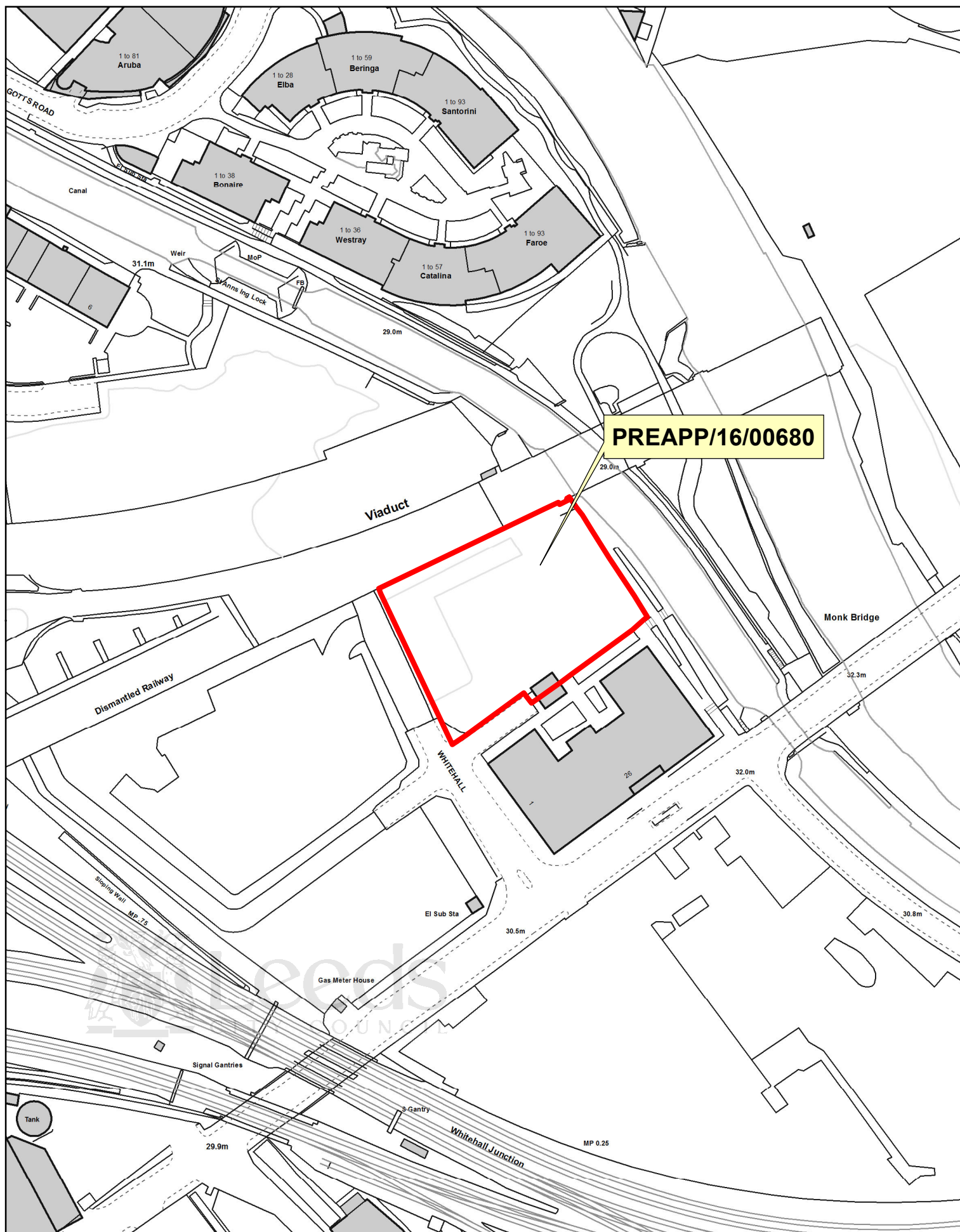
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project Latitude Purple A

title SITE PLAN

scale	1:200 @ A1	drawn	JH	BAM job no.	4444	drg. status	S2
date	23/12/15	checked	SR	number	03	rev.	
drg / doc ref.	project code	originator	zone	level	type	role	



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