
Report of the Chief Planning Officer

CITY PLANS PANEL

16th March 2017

Full planning application 16/07741/FU : Proposed new student accommodation building incorporating a commercial A3/A4 premises and alterations to public open space on land between St Alban's Place and Belgrave Street, Leeds 2

Applicant – Vita Leeds Ltd and Wade Lane Developments Ltd

Date valid 12th December 2016

Target decision date 20th March 2017

Electoral Wards Affected:

City and Hunslet

☐ Yes

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 set out in Appendix 1 (and any others which he might consider appropriate) and also the completion of a Section 111 of the Local Government Act 1972 appending a draft section 106 agreement to include the following obligations:

- Use of residential accommodation for use solely by students in full-time higher education;
- Contribution of £18,000 towards loss of income from on-street pay and display parking bays;
- A travel plan monitoring fee of £3,880
- Public realm maintenance contribution of £19,443.92
- Contribution of £3,600 for off-site tree planting
- Local employment and training initiatives;
- Details of wind mitigation features and commuted sum for maintenance in perpetuity; and
- Section 106 management fee of £2250.

In the circumstances where the Section 106 has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

Suggested conditions are set out at Appendix 1 of this report.

1.0 Introduction

- 1.1 This application seeks full planning permission for the construction of a multi-storey student accommodation building together with the reconfiguration and extension of the neighbouring public space. The building would be on what is presently Council-owned land, the disposal of which was agreed at Executive Board in June 2016.
- 1.2 The scheme would be developed by the Select Property Group under the Vita Student brand. Whilst the studios are noticeably smaller than those typically approved in recent student developments the Vita Student brand provides a high-end product with a range of facilities which have been popular with the international student market elsewhere in the country. City Plans Panel saw an example of the accommodation at a visit to the applicants' development in Sheffield during September 2016.
- 1.3 The proposals were presented to City Plans Panel at pre-application stage in October 2016. The architects, Feilden Clegg Bradley, are responsible for designing buildings such as Broadcasting Place on Woodhouse Lane whilst the landscape team, Re-form, recently designed the new public realm at Sovereign Square.
- 1.4 Subject to the approval of this application and completion of legal agreements mentioned above the developers have advised that it is their intention to be on site later this year to enable opening of the accommodation in time for the student intake in Autumn 2019.

2.0 Site and surroundings

- 2.1 The site comprises a public pay and display parking area and soft landscaped open space. The parking area accommodates 34 spaces and is accessed from Cross Belgrave Street, off New Briggate, to the front of the Sandanista bar (now closed). Pedestrian routes traverse and run along the periphery of the open space which rises 4m from Cross Belgrave Street towards the north and west (St Alban's Place). The area accommodates 67 primarily semi-mature trees which make a significant contribution to the local treescape and positively contribute to the amenity of the area, including to views from New Briggate and from York Road to the east. At the same time the close proximity of some of the trees, along with the mounded nature of the ground, reduce the usability and quality of the space. There is a footpath on the eastern edge of the site abutting the Inner Ring Road retaining wall which connects New Briggate with Wade Lane and thereafter the pedestrian route on the north side of the arena. The site provides panoramic views towards East Leeds and conversely the site is visible on approaches along York Road.
- 2.2 The surrounding area contains a mix of uses comprising offices; leisure uses including bars, restaurants and the Grand Theatre; and more recently, residential accommodation, such as Q One apartments in the converted Yorkshire Bank offices on the northern edge of the site. Nearby buildings to the west and south of the site are typically 3-4 storeys in height. These include Belgrave House, one of four similar office buildings forming a courtyard constructed on the west edge of the public space. More historic buildings located to the south include Belgrave Hall, The Wrens public house and buildings on New Briggate such as the Grade II* listed Grand Theatre, and St John's Church, a Grade I listed building on the southern side of Merrion Street. Listed buildings to the east, such as Centenary House and Crispin

House, are situated beyond the Inner Ring Road which passes the eastern boundary of the site in a deep cutting. Taller buildings are situated at higher levels to the north and north-west of the site. These include Q One apartments (8 storeys); and buildings to the west of Wade Lane including existing student accommodation in the 25 storey Arena Village (Opal 3) tower and Arena Point (Hume House), a 20 storey office building fronting Merrion Way.

3.0 Proposals

- 3.1 It is proposed to construct a multi-storey building largely upon the northern half of the Belgrave Street surface car park and extending onto the north-east fringe of the existing public open space. The building would have a rectangular footprint running parallel to the eastern boundary and be approximately 67m in length and 15 metres in width. The building would have a stepped profile. The southern element of the building, 14m from Belgrave Hall, would be 7 storeys (circa 20.7m) in height. The central element, approximately half the length of the building, would be 18 storeys (56m) tall whilst the northern portion, 17.5m from Q One apartments, would be 11 storeys (33.6m) high.
- 3.2 The building would have a highly textured appearance. The principal elevations utilise a series of interlocking elements woven together to form a cohesive pattern to the building's façade. The facing materials comprise a combination of profiled glazed ceramic panels, metal framed windows and curtain walling, and profiled metal cladding. The ceramic panels would be the primary material and would be used in several orientations to add texture to different elements of the building.
- 3.3 The central core of the building would be clad in curtain walling recessed to contrast with the ceramic cladding. The resultant vertical slot would help to articulate and subdivide the tallest part of the building. A similar, though more subtle, vertical slot is proposed on the west elevation facing towards the park. Likewise, a recessed shadow gap would be introduced between the tower and the lower elements to give the impression of four separate pieces. This effect will be augmented by a subtle change in the colour of the glazed ceramic panels differentiating between the lower and taller components. At the top of the building the parapets would be extended to crown the building and to screen rooftop plant. The roofs of the building would be brown roofs enabling biodiversity benefits.
- 3.4 The lowest levels of the building would utilise greater areas of glazing presenting a clear base to the building and responding to the active uses within. At the southern end facing the city centre the glazing would be 9.3m in height, equivalent to 3 storeys.
- 3.5 The building would accommodate 376 student studios. 292 (78%) of the 'standard' studios would be 20sqm.. There would be 76 (20%) 'large' studios measuring 26sqm., and 8 'premium' studios which would be 31sqm.. 2 of the studios at first floor level would be constructed as accessible units, albeit a total of 19 could be adapted should there be this level of demand. The minimum clear floor to ceiling height in the studios would be 2.4m with a clear height of 2.265m to localised bulkheads. Each room would have an east or west facing floor to ceiling window (1.6m) approximately half the width of a standard room (3.3m). The majority of rooms located at the end of corridors, which are typically larger rooms, also have windows on the end, north or south, elevations.
- 3.6 Dedicated communal space for students would be located in the 'hub', comprising approximately half of the ground floor and half of the first floor totalling 653sqm. The

hub would include a 280 sqm reception lounge with booth and sofa seating, games areas, a breakfast bar and a post box zone; a 100 sqm gym; a 135 sqm open study zone; a 16 sqm private study room; a 35 sqm study pods area; a 25 sqm private dining room; a 42 sqm movie room, and a 20 sqm laundry room. The northern end of the building would contain the cycle store and plant areas. The primary access into the building would be midway along the west elevation fronting the park with access to back of house activities located on the east elevation.

- 3.7 The lower two levels of the southern end of the building, facing towards the city centre, would house a commercial restaurant or bar unit extending to 333sqm.. The premises would have an access on the southern elevation facing a spill out area. The unit is likely to be operated by The Laundrette who would be new to Leeds and provide an all-day food and drink offer.
- 3.8 Whereas the proposed building would encroach just onto the north-east corner of the public realm (approximately 400sqm) the proposals seek to extend the park, to improve its quality and also to better connect it with surrounding areas. A detailed landscaping scheme has been produced which would form an integral part of the development, albeit the Council would be responsible for its management and maintenance once complete.
- 3.9 It is intended to preserve the green, woodland, character of the park. The central area is intended to be a high quality, green space retaining many of its existing trees, lawns and rolling topography. Existing pathways would be modified and new ones introduced to respond to desire lines and changes in levels. The paths would converge at a central space close to the new building entrance. Seating walls would be introduced to the edge of the lawns to provide both opportunities for seating and to function as retaining elements where required. Existing and new footways would have a new, high quality, paved finish. In all cases where there are steps there will be an alternative step-free route.
- 3.10 The existing pedestrian public right of way would need to be diverted to run along the east side of the building, softened by strips of ornamental planting. It is also proposed to landscape the area to the south of the building, to the east of Belgrave Hall. A sunken, hard-surfaced, terrace would be created as a spill out area from the new commercial premises with soft landscaping wrapping around the area to mediate the change in levels. At the northern end it is proposed that St Alban's Place would have a softer appearance, introducing new asymmetric planting beds, to produce a meandering 'green street'.
- 3.11 A total of 33 existing trees would be removed to enable the construction of the building and reconfigure public realm and paths. 21 new trees are proposed within the site. The new area of public realm would amount to approximately 4500sqm compared with 2800sqm of the existing area.
- 3.12 All existing on-site parking (34 spaces) will be removed and the neighbouring road network would be altered to make it more pedestrian friendly. This would include narrowing of the Cross Belgrave Street carriageway by 1.2m in width, whilst the junction of Cross Belgrave Street and Belgrave Street would be altered to take on the characteristics of a shared surface. A lay-by opposite Belgrave Hall presently used for disabled parking would accommodate servicing vehicles. The disabled parking spaces would be relocated close-by onto Belgrave Street resulting in the loss of three general pay and display spaces. Secure bicycle storage for 95 bicycles would be provided. An arrival procedure document, based upon a pre-booking

system, has been prepared setting out arrangements for the arrival of students at the beginning of tenancy agreements.

4.0 Relevant history

- 4.1 Pre-application discussions regarding the current scheme commenced in 2016 (PREAPP/16/00093) although pre-application enquiries regarding the development of this area go back to 2008. Members of City Plans Panel visited the developer's Vita Student scheme at Charter Square in Sheffield in September 2016 primarily to view the size of the studios and the associated communal spaces.
- 4.2 In June 2016 Executive Board approved the exchange of an option agreement for the disposal of Council-owned land at Belgrave Gardens as part of a wider strategy for the regeneration of the Grand Quarter.
- 4.3 The applicant presented the pre-application proposals to City Plans Panel on 6th October 2016. A copy of the minutes of that meeting is attached at Appendix 2. The applicant subsequently presented the proposals to Leeds Civic Trust on 26th October 2016 and held a public information event on 23rd November 2016.
- 4.4 Through the course of the pre-application and application process the development has been subject to a number of iterations. Initially, significant changes were made to the distribution of mass within the building. Since City Plans Panel comments on 6th October 2016 the primary focus has been on the development and refinement of the architectural detail.

5.0 Public / local response

- 5.1 Site notices were displayed widely around the site on 23rd December 2016 and the application was advertised in the Yorkshire Evening Post on 6th January 2016.
- 5.2 One letter of objection has been received from a local resident who is concerned about the loss of the park and the associated trees and wildlife. These matters are considered at paragraphs 9.4 and 9.7 of the report.
- 5.3 Leeds Civic Trust is generally supportive of the scheme commenting that the building will be an important landmark at the top of New Briggate. They also suggest that the flat roofs could be accessible green terraces; that the two parts of the central tower should be different heights; and that the scheme could provide family suites. They also questioned who would be responsible for future maintenance of the public realm; sought further detail regarding surfacing materials and sought more extensive shared surface; and suggested that all pedestrian traffic should utilise the main body of the public realm rather than potentially using the footway along the eastern boundary which would pass inactive parts of the building. These matters are considered within paragraphs 9.3-9.5 of the report.

6.0 Consultation responses

Statutory:

- 6.1 Transport Development Services (Highways) – No objections subject to conditions relating to the management of vehicles at the start and end of terms; a management plan for delivery and servicing arrangements; a highway condition survey before and after the development; the provisions to be made for contractors during the construction of the development; details of cycling and motorcycling facilities; details

of measures to protect the Inner Ring Road retaining wall during and after the development; and completion of off-site highway works before first occupation of the development. A contribution of £18,000 is required towards the loss of income from the on-street pay and display bays.

- 6.2 Coal Authority - The Coal Authority records indicate that the site is in an area of likely historic unrecorded underground coal mine workings at shallow depth. The findings of the intrusive site investigations should inform any remedial/mitigation measures which may be required. The Coal Authority would also expect the applicant to afford due consideration to the prior extraction of any remnant shallow coal as part of any mitigation strategy. The Coal Authority has no objection to the proposed development subject to the imposition of conditions in respect of intrusive site investigations and the implementation of any necessary remedial works.

Non-statutory:

- 6.3 LCC Flood Risk Management (Main Drainage) – no objections subject to a condition requiring details of surface water drainage proposals to be submitted, agreed and implemented.
- 6.4 LCC Contaminated Land Team – no objections subject to conditions requiring site investigation.
- 6.5 LCC Nature Conservation - There should be no significant nature conservation issues provided that trees are not removed between March and August to protect nesting birds.
- 6.6 LCC Public Rights of Way – there are no objections to the application providing that the public right of way is diverted.
- 6.7 LCC Environmental Studies – the proposals set out in the submitted Environmental Noise Study to mitigate traffic noise are acceptable. A condition requiring the proposals are implemented is recommended. There are no objections to the proposal in terms of air quality.
- 6.8 LCC Neighbourhoods and Housing – conditions recommended with regard to the construction process and operation of the commercial unit.
- 6.9 LCC Travelwise – the revised Travel Plan, version 4, can be approved. A travel plan monitoring fee of £3,880 is required.
- 6.10 West Yorkshire Police – a meeting has been held with the applicant and reassurances provided regarding access controls; CCTV both interior and exterior; external lighting including to the eastern footpath; cycle storage security; and foliage to be lifted to allow for natural surveillance across the front of the site.
- 6.11 Yorkshire Water has no objection in principle to drainage proposals and recommends conditions to protect the local aquatic environment and YW infrastructure.

7.0 Policy

7.1 Development Plan

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

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

7.2 **Leeds Core Strategy (CS)**

7.2.1 The Core Strategy sets out the strategic level policies and vision to guide the delivery of development investment decision and the overall future of the district. Relevant Core Strategy policies include:

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

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

Spatial Policy 11 includes a priority related to improved facilities for pedestrians to promote safety and accessibility

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

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

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

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

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

Policy P12 states that landscapes should be conserved and enhanced.

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

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

Policy G6 states that green space, including open space in the City Centre, will be protected from development unless (iii) redevelopment proposals, in the delivery of wider planning benefits, demonstrate a clear relationship to improvements of existing green space quality in the same locality.

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

7.3 Saved Unitary Development Plan Review policies (UDPR)

7.3.1 Relevant Saved Policies include

GP5 All relevant planning considerations to be resolved.

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

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

LD1 Sets out the criteria for landscape schemes.

7.4 Natural Resources and Waste Local Plan 2013 (NRWLP)

7.4.1 Policy Land 2 states that trees should be conserved wherever possible and new planting should be introduced to create high quality environments for development. Where removal of existing trees is agreed in order to facilitate development tree replacement should be provided on a minimum three for one replacement to loss.

AIR1 states that all applications for major development will be required to incorporate low emission measures to ensure that the overall impact of proposals on air quality is mitigated.

7.5 National Planning Policy Framework

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

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimising the potential of the site to accommodate development;

- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

7.6 Relevant supplementary planning guidance includes:

Travel Plans SPD

Street Design Guide SPD

Building for Tomorrow Today: Sustainable Design and Construction SPD

City Centre Urban Design Strategy SPG

Parking SPD

Neighbourhoods for Living SPD

Tall Buildings Design Guide SPD

7.7 Other material considerations:

The Leeds Standard was adopted by the Council's Executive Board in September 2014 to ensure excellent quality in the delivery of new council homes. Through its actions the Council can also seek to influence quality in the private sector. Those aspects of the Standard concerned with design quality will be addressed through better and more consistent application of the Council's Neighbourhoods for Living guidance. The standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seek to promote a good standard of internal amenity for all housing types and tenures. Whilst neither of these documents has been adopted as formal planning policy and only limited weight can be attached to them, given their evidence base in determining the minimum space requirements, they are currently used to help inform decisions on the acceptability of development proposals.

8.0 Main issues

- Principle of the development
- Living conditions
- Townscape and heritage considerations
- Public realm and trees
- Transport and servicing issues
- Wind issues
- Other considerations
- Section 106 obligations and CIL

9.0 Appraisal

9.1 Principle of the development

- 9.1.1 The development of this site in a highly sustainable location for residential accommodation is supported by the National Planning Policy Framework, Core Strategy, and Leeds Unitary Development Plan Review saved policies. Similarly, the introduction of commercial uses within Use Classes A3 or A4 at ground floor of the building accords with local and national policy and would help to activate the surrounding public realm. Whereas part of the building would be constructed on a part of the existing park (approximately 400sqm) upon completion the new extent of

public realm would amount to approximately 4500sqm compared with 2800sqm existing.

9.1.2 Policy CC1(b) of the Core Strategy encourages residential development in city centre locations providing that the development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers. These issues are reviewed in more detail below.

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

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

The development of 376 studios would help to take pressure off the need to use private housing for student accommodation.

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

The site does not currently accommodate any buildings. The development would therefore meet this objective.

(iii) *To avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.*

The proposed development involves 376 student studios. There is no student accommodation in the immediate area, albeit the Arena Village (former Opal 3) student building is located on the west side of Wade Lane approximately 100m to the north. The area supports a mix of uses, including residential accommodation directly to the north in the Q One building and new apartments are due to be completed in Zicon House to the west later this year. However, it is not considered that these and other existing residents in the city centre would be adversely affected by student accommodation in the proposed location given the way in which the area is currently used. Further, it is not considered that the number of students proposed would result in an excessive concentration of students within the context of a busy, mixed use, city centre environment.

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

The site is located towards the north-eastern edge of the city centre and is well-placed with regard to access to both the University of Leeds and Leeds Beckett University which are located on the northern fringe of the city centre a 5-15 minute walk away via Merrion Way and Woodhouse Lane. Intended improvements to the public realm including across the space and along St Alban's Place would improve accessibility further.

9.2 Living conditions

9.2.1 Criteria (v) of Policy H6B requires that the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.

- 9.2.2 The Leeds Standard sets a minimum target of 37sqm for a self-contained studio flat. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seeks to promote a good standard of internal amenity for all housing types and tenures. No distinction is drawn within these documents between open market and student accommodation. Whilst neither of these documents has been adopted as formal planning policy in Leeds given their evidence base in determining the minimum space requirements they are currently used to help inform decisions on the acceptability of development proposals.
- 9.2.3 In September 2016 Members visited one of the developer's student schemes in Sheffield where a studio measuring 20sqm was viewed. The majority (78%) of studios in the proposed development would have a very similar size and layout albeit the extent of glazing would be less. For comparison, in April 2014 Members visited a student scheme at Darley Bank in Derby where the student studio was 22sqm and City Campus, Leeds in May 2016 where the student showflat was also 22sqm.. Further, planning permission has been refused and appeals dismissed at 46 Burley Street (where the studio size was primarily 20.9sqm) and Kirkstall Design Centre (primarily 16-25sqm) as the proposals would fail to provide a satisfactory standard of comfortable living conditions for the students. More recently, Members have approved student accommodation on Cookridge Street where the smallest studio will be 31sqm..
- 9.2.4 All of the student accommodation is proposed as studios. The majority of studios would be 20sqm, together with 76 (20%) 'large' studios measuring 26sqm., and 8 'premium' studios which would be 31sqm.. Each of the studios would be 6m deep and be well-arranged with living / dining space closest to windows and sleeping, washing and storage space located beyond the living space. The rooms would have fully-fitted kitchens provided with all necessary utensils; a bed and bedding pack; WiFi and a Smart TV; and an en-suite bathroom. There would be a complementary cleaning service. Each of the studios would have an uninterrupted outlook towards the area of green space or towards the east and some larger ones would also benefit from additional north or south facing windows. The room windows would be specified to reduce any external noise sources to an acceptable level. As such, whereas the floorspace within the majority of the studios would be restricted, providing little or no opportunity for socialising, each studio would benefit from a good outlook, natural daylighting and suitable noise environment.
- 9.2.5 As evidenced by the visit to Sheffield the Vita Student brand provides a high-end student accommodation product with a range of additional dedicated facilities for students which are provided in addition to those in the studios. Communal dedicated amenity space for the students would be located in the "hub" which would be located at ground and first floor of the building. The hub would include a 280 sqm reception lounge with booth and sofa seating; a games area; a breakfast bar providing a grab and go breakfast every day; a post box zone; a 100 sqm gym with membership included; a 135 sqm open study zone; a 16 sqm private study room; a 35 sqm study pods area; a 25 sqm bookable dining room; a 42 sqm movie room, and a 20 sqm laundry room, in all totalling 653sqm.. In addition, there would also be a secure cycle store within the building and also clear opportunities to use the neighbouring public space. By virtue of the combination of the facilities within the studios and the additional facilities provided both within the building and externally it is considered that the living conditions provided for the residents of the student accommodation would be acceptable.

9.3 Townscape and heritage considerations

- 9.3.1 Special regard needs to be paid to the desirability of preserving listed buildings and special attention needs to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Local and national policies seek to conserve the historic environment and to provide high quality design both with regard to buildings and spaces.
- 9.3.2 The site forms part of the New Briggate character area where Victorian buildings are typically 3-5 storeys in height. At the same time the site is in a transitional location. The building directly to the north is 8 storeys in height and beyond Wade Lane further to the west there are existing 20 and 25 storey high buildings. The site is also prominent in long distance views along the A64 from the east. In longer-distance views from this direction the existing trees within the greenspace act as a foil to the taller buildings on rising ground behind. In more local views the site is seen in the context of listed buildings such as Centenary House and Crispin House. Consequently, any development of the site needs to successfully mediate these varying contexts.
- 9.3.3 The north-south orientation of the building is such that in views from the more sensitive locations to the south the mass of the building would not be readily apparent. Further, the proposed building has a stepped form which responds to the lower rise context to the south and the existing taller building cluster to the north. The southern limb would be 7 storeys (8m taller than the eaves to Belgrave Hall); the central body of the building would be 18 storeys and the final, northern, quarter 11 storeys (3m higher than the eaves to the Q One building). The stepped form, and materiality, is such that the taller central element would appear recessive relative to the southern limb which, in views from New Briggate adjacent to the listed Grand Theatre and Grand Arcade, would appear similar in scale to buildings such as The Wrens in the foreground. Additionally, the closest part of the City Centre conservation area is located further to the south thereby further diminishing the impact of the proposed building upon the character or appearance of the conservation area.
- 9.3.4 St John's Church is located approximately 170m to the south-west of the site. The intervening buildings are typically 2-4 storeys in height. The main body of the proposed tower would be visible alongside the tower of St John's Church when observed from the west end of Mark Lane and would be partly visible above the nave of the church when viewed from midway along Mark Lane. However, given the distance between the two and the limited extent of the proposed building that would be evident, the building would appear as a background feature and would not have a harmful impact upon the setting of the church.
- 9.3.5 The mass of the building would be more apparent in what are largely open views of the site from the east. Foreground listed buildings include 68-72 New Briggate, Centenary House and Crispin House. However, a combination of the separation provided by the extent of highway including the Inner Ring Road, the existing tall buildings in the background, such as Arena Village and Arena Point, and the stepped form of the proposed building, are such that the setting of the listed buildings would not be harmfully affected by the proposed building. As a corollary, the scale of the building would appear appropriate when viewed in the context of the tall buildings further to the west and the scale of the highway infrastructure
- 9.3.6 The building would form a new eastern edge to the park and, given its scale, it would be a dominant feature. The interface of the lowest levels of the building with the park are important to its public perception. At the southern end the double height commercial unit would present a largely open and active use, interacting with the

commercial uses nearby to the south. A spill out space to the front of the unit would animate the space further. Beyond this unit the student amenity 'hub', 33 metres in length at ground floor level, would face into the park whilst providing a dynamic frontage to the public. The eastern and northern elevation, in particular, would be less active whilst still including the more functional activities of the building such as cycle and bin stores.

- 9.3.7 Nearby buildings are predominantly red brick with slate or flat roofs. Of these Belgrave Hall is the most positive feature towards the northern edge of the New Briggate character area and abuts the southern edge of the site. Buildings to the north and west of Belgrave Street are of a more contemporary appearance whilst listed buildings to the south and east use red brick as the principal building material. In common with a number of notable buildings across the city centre, the Grand Arcade, utilises architectural ceramics to decorate the building.
- 9.3.8 The use of a profiled glazed ceramic tile as the principal cladding material would draw from local precedents. The glazed material, using a limited number of profiles, would consequently respond to the changing lighting conditions during the day. As the design evolved a more earth-based bronze and golden colour palette developed creating a building sensitive to its immediate context. Two different tones are utilised, separating the taller (lighter) and lower (darker) elements, and thereby assisting in breaking the massing down further.
- 9.3.9 The proposed building involves a highly textured and intricate façade which combine together to form an overall pattern to the building façade. The woven pattern draws on a textile metaphor of drawing the warp and the weft together to create a fabric pattern. The primary orientation of the panels would vary between the different elements of the building. The lower southern and northern limbs would have a clearly vertical orientation to emphasise the proportion of these elevations. Conversely, the horizontal and vertical elements are balanced to create the woven patterning effect.
- 9.3.10 The central core of the building would be clad in curtain walling recessed to contrast with the ceramic cladding. The resultant vertical slot would help to articulate and subdivide the tallest part of the building. A similar, though more subtle, vertical slot is proposed on the western elevation facing towards the park. Likewise, a recessed shadow gap would be introduced between the tower and the lower elements to give the impression of four separate pieces. At the top of the building the parapets would be extended to crown the building and to screen rooftop plant from public view.
- 9.3.11 The design of the building has evolved through an iterative process to deliver a high quality appearance that is sensitive to both its immediate and wider context. Whilst the building is undoubtedly large its impact on sensitive heritage assets would not be harmful whilst its form, articulation and materiality is such that it would be a positive addition to the area and would accord with Core Strategy policies P10 and P11.

9.4 Public realm and trees

- 9.4.1 Although the existing public space would benefit from improvement it provides a valuable amenity for local office workers and a wider visual amenity particularly on eastern approaches to the city centre. Development of these areas is not normally supported unless there is appropriate mitigation (Core Strategy policy G6). Whereas the north western corner of the building would be constructed on the existing park (approximately 400sqm) the majority of the building would be situated on the existing main car parking area. Existing hard areas to the south and north west of the

building would be landscaped to extend the public realm and to improve connections with the city centre and northern parts of the city including the Arena Quarter. Upon completion the new extent of public realm would amount to approximately 4500sqm compared with 2800sqm existing.

- 9.4.2 The smaller existing parking area to the south, opposite Belgrave Hall, would be hard and soft landscaped. The space would include a new footpath providing a route from Cross Belgrave Street to the path along the eastern periphery without the need to use the flight of existing steps. The space would also include a sunken terrace intended to be used as a spill-out area to the commercial unit.
- 9.4.3 The proposals identify the construction of the new building close to the eastern fringe of the site. The position of the building would maximise the separation achieved between the new and existing buildings whilst also augmenting the usability of the retained park and protecting the space from Inner Ring Road traffic noise. The building would be aligned with the Inner Ring Road slip road, set back 6 metres to enable future maintenance of the retaining wall, and the new building, together with maintaining the important pedestrian route which extends up to Wade Lane and the arena beyond. Towards the northern end first floor uses would overlook and provide passive surveillance of the space. Consequently, it is not considered that removal of this route as suggested by Leeds Civic Trust is warranted.
- 9.4.4 The central body of the park is intended to be a high quality, green space retaining many of its existing trees, lawns and rolling topography. Existing pathways would be modified and new ones introduced to respond to desire lines and changes in levels. The paths would converge at a central space close to the new building entrance. Seating walls would be introduced to the edge of the lawns to provide both opportunities for seating and to function as retaining elements where required. Existing and new footways would have a new, high quality, paved finish. To the north it is proposed that St Alban's Place would have a softer appearance, introducing new asymmetric planting beds, to produce a meandering 'green street' whilst retaining access for emergency fire tender use. The improved appearance of the space should promote additional use both as an amenity in its own right and as a link between northern and eastern parts of the city centre.
- 9.4.5 The NRWLP states that trees should be conserved wherever possible and that new planting should be introduced to create high quality environments for development. Where removal of existing trees is agreed in order to facilitate development tree replacement should be provided on a minimum three for one replacement to loss or where this cannot be achieved on site, off-site planting will be sought.
- 9.4.6 The existing site contains 59 trees. Irrespective of the development it would be beneficial to carry out tree management to help reduce overshadowing and overcrowding; to provide clearer sight lines and to generally improve the amenities of the park. The landscape report suggests that this would involve the removal of 28 trees. A total of 33 existing (5 additional) trees would be removed to enable the construction of the building and to reconfigure public realm and paths. An additional 12 trees are identified for potential removal once new trees have established. However, as the park would continue to be managed by the Council, this will be a matter for the Council (Parks and Countryside) to assess at some point in the future.
- 9.4.7 21 new trees are proposed within the site. The trees would entail parkland trees, ornamental trees and formal entrance trees. The new trees would provide a more diverse species across the park including broadleaf and ornamental trees, together with strong seasonal interest. Additional tree planting within the area over and

above the proposed 21 new trees would not be desirable given the intent to provide improved opportunities for retained and new trees to thrive whilst not overshadowing the newly-improved space. However, there is the opportunity for the planting of 12 new trees nearby in Lovell Park and a contribution of £3,600 will be provided to enable this.

- 9.4.8 In addition to the tree planting within the site there would be large borders of ornamental shrub planting along with swathes of bulbs within the lawns. The planting strategy has been designed to provide a visually striking palette throughout the year. Hedges are also proposed to help guide the main pedestrian route across the main body of the park and to provide additional seasonal texture and interest. A detailed lighting strategy will be developed to ensure that all footpaths are well lit and to provide a welcoming environment. It is also intended that additional visual interest will be created through the use of lighting to illuminate key architectural features and focal trees. A commuted sum of £19,443.92 will be provided for the additional costs of future maintenance of the space.
- 9.4.9 The landscape strategy has been carefully designed to improve the quality and accessibility of the extended public realm. Whilst tree management is needed irrespective of the development some additional tree loss is required to enable the development. However, this is mitigated by the greater extent (1,700sqm) and quality of the public realm, including the planting of 21 new trees within the site, and also the contribution towards off-site tree planting within Lovell Park.

9.5 Transport and servicing issues

- 9.5.1 The site is located in a highly sustainable, city centre, location with close proximity to a full range of goods, services and different modes of transport. The universities are 5-15 minutes' walk from the site. Existing footpaths across the centre and eastern edge of the site act as a route between eastern and northern areas of the city centre and measures to improve these are described in the public realm section above (paragraphs 9.4.2-9.4.4). These include a claimed Public Right of Way which would be subject to a short, step free, diversion.
- 9.5.2 All on-site parking will be removed and there would be no dedicated parking provision for the development. Consequently, there are likely to be fewer traffic movements to and from the site on a daily basis. However, there remain a number of local car parks, for instance Merrion Centre (950 spaces), Templar Street (200 spaces) and Trafalgar Street (350 spaces) providing parking facilities nearby. A lay-by presently used for disabled parking opposite Belgrave Hall would accommodate servicing vehicles for both the student accommodation and the proposed commercial unit. The existing disabled parking spaces would be relocated close-by onto Belgrave Street resulting in the loss of three pay and display spaces. The applicant would be required to pay for the loss of revenue which is likely to be £18,000 in total and a clause is proposed in the section 106 agreement to this effect.
- 9.5.2 The adjacent roads would be altered to make them more pedestrian friendly. This would involve narrowing of the Cross Belgrave Street carriageway and widening of the associated footway. The junction of Cross Belgrave Street and Belgrave Street would be altered to take on the characteristics of a shared surface. Although the carriageway would be demarcated, kerb heights would be minimal.
- 9.5.3 Secure bicycle storage for 95 bicycles would be provided for students within the northern limb of the building, accessed from the heart of the public space. A full travel plan has also been submitted. The travel plan identifies the range of

measures primarily intended to reduce the use of private vehicles on the roads surrounding the site. These include joining the West Yorkshire Travel Plan Network; provision of an induction pack for all new residents; measures to encourage cycling such as cycle parking and cycle hire; encouraging public transport use for example by arranging season ticket loans; and encouraging walking for instance through the provision of walking maps. In order to ensure the effectiveness of the travel plan a monitoring fee of £3,880 would be secured within the section 106 agreement.

- 9.5.4 An arrival procedure document, based upon a pre-booking system, has been prepared setting out arrangements for the arrival of students at the beginning of tenancy agreements to ensure that the residents' arrival is carried out with the minimum disruption to the surrounding highway network. This would involve temporary suspension of the parking within the bays with each student assigned a time slot to arrive at the residence. Around 30 staff will be on-hand to unload student belongings onto trolleys which would then be taken straight up to the studio. As student departure is typically spread over several weeks congestion on the highway is unlikely to occur.
- 9.5.5 The development would result in the removal of the existing pay and display car park and although opportunities for parking remain these may be less convenient for some users. However, the removal of the spaces is commensurate with the desire to encourage more sustainable forms of transport. Executive Board agreed to the principle of inviting proposals for development of the car park in October 2015. The development itself would be largely car-free with facilities providing for daily servicing and arrangements made to ensure that student arrivals limit impact on the local highway network. The existing public realm and accessibility to it would be improved. Consequently, the development would not harm pedestrian or vehicular safety or convenience and would accord with Core Strategy policy T2.

9.6 Wind issues

- 9.6.1 Whereas the northern and southern limbs of the proposed building would be of a similar height to nearby buildings the central tower, approximately half the length of the building, would be 18 storeys (56 metres) tall and, as such, markedly higher than its immediate neighbours. The surrounding spaces are in public use, for highways, footways and amenity space, and are likely to see an increase in footfall following completion of the development. In accordance with the Tall Buildings Design Guide SPD the application was supported by a Wind Microclimate Study, produced by BMT Fluid Mechanics Ltd. (BMT).
- 9.6.2 The BMT study was reviewed on behalf of the Council by BRE. BRE confirmed that the assessment methodology used by BMT is appropriate and that they agreed with the wind-safety assessments contained within the BMT technical report.
- 9.6.3 A wind tunnel study was undertaken to enable the pedestrian level wind environment before and following the development to be quantified. The BMT wind tunnel testing shows that the general ground level wind conditions in and around the St Alban's Place scheme site are not especially windy. This can be explained by the surrounding buildings which shelter the scheme, tending to prevent unsafe wind conditions.
- 9.6.4 The construction of the building with its main façade facing prevailing westerly winds does introduce the potential for downdraughts to occur. Without mitigation, three localised areas close to the building would be rated unsuitable in terms of comfort for their intended usage. Wind mitigation measures, developed in conjunction with the

architects, comprise the introduction of some additional hard and soft landscaping including trees, hedging and a screen. Once the mitigation measures are in place the BMT tests show that there are no locations around the building where unpleasant ground level wind conditions would arise. Full details of the measures will be agreed as part of the section 106 agreement and a commuted sum is required to ensure maintenance of these features in perpetuity.

9.7 Other material considerations

- 9.7.1 The building would have a linear form, located towards the eastern fringe of the site. At its closest point, corner-to-corner, it would be 17.5m south-east of Q One apartments. Whereas both buildings contain windows in all elevations the arrangement of the buildings is such that the windows are at an increasing distance apart. At such distances and the oblique angle of view, intervisibility between the buildings would not be harmful. Further, whilst the proposed building would lead to a degree of shading within Q One rooms this is not considered to unacceptably harm residential amenities of occupiers.
- 9.7.2 An objector raised concerns relating to the potential impact upon wildlife. The application was supported by an Ecological Assessment which has been reviewed by the Council's Nature Conservation Officer. There should be no significant nature conservation issues provided that trees are not removed between March and August to protect nesting birds and a condition is proposed in this respect.
- 9.7.3 Leeds Civic Trust suggested that it would be desirable for the development to provide family suites for students. However, this is considered to be a commercial decision for the developer as there is no policy basis for such a requirement.
- 9.7.4 The development would release a capital receipt to be used to help deliver the wider regeneration proposals for the Grand Quarter of which this site forms the northern edge.

9.8 Section 106 obligations and Community Infrastructure Levy (CIL)

- 9.8.1 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that 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.

The proposed scheme produces the need for the following obligations which it is considered meet the legal tests:

- Occupation of the studios only by full-time students;
- Contribution of £18,000 for loss of revenue from on-street pay and display parking spaces;
- A travel plan monitoring fee of £3,880;
- Local employment and training initiatives;
- Public realm maintenance contribution (£19,443.92)
- Contribution of £3,600 for off-site tree planting

- Details of wind mitigation features and commuted sum for maintenance in perpetuity (to be agreed)
- Section 106 management fee (£2,250).

9.8.2 As the land is currently owned by the Council the draft section 106 agreement would be appended to a section 111 agreement of the Local Government Act 1972. The section 106 agreement will be completed once the land is transferred to the developer.

9.8.3 This proposal is likely to generate a CIL requirement of £66,382.24. This is presented for information only and should not influence consideration of the application. The infrastructure requirements are likely to relate to public transport and public space provision. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

9.9 Conclusion

9.9.1 The development of this sustainably-located site for use as student accommodation is acceptable in principle. By virtue of the combination of the facilities within the studios and the additional facilities provided both within the building and externally the living conditions provided for the residents would be acceptable. The development would bring forward high quality, contemporary, architecture that responds positively to the area. The development would also result in the loss of trees but their loss would be mitigated for by the extension and reconfiguration of the public realm together with new tree planting. Measures have been identified to manage the traffic impacts of the development and to improve the accessibility of the site for pedestrians. Consequently, it is considered that the proposal accords with local and national planning policies and is acceptable subject to a section 106 agreement and the specified conditions.

APPENDIX 1 – 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) a) All existing trees and shrubs shown on the approved plans to be retained shall be fully safeguarded during the course of the building works and landscaping in accordance with particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority. The details shall include means of, and extent of tree protection, during (i) the construction of the building and (ii) provision of landscaping works.

b) No development, including establishment of a site compound, shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.

c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words PROTECTED TREE ZONE NO STORAGE OR OPERATIONS WITHIN FENCED AREA

d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any protected tree.

e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site.

To ensure the protection and preservation of retained trees during construction work.

- 4) No works to or removal of trees or shrubs approved for removal shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds nests immediately before (within 24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority within 3 days of such works commencing.

To protect nesting birds in vegetation in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

- 5) No excavation or construction works shall begin until a Statement of Construction Practice 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;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage;
- d) deliveries and off-loading of materials;
- e) workforce parking;
- f) details of any cranes; and
- g) 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 amenity and highway safety in accordance with Core Strategy policy T2, saved Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 6) Development shall not commence until a survey of the condition of the highway on Cross Belgrave Street and Belgrave Street has been undertaken jointly with the local highway authority and has been submitted to and approved in writing by the Local Planning Authority. Upon completion of the development, a further joint condition survey shall be undertaken and any damage to the highway as a result of the construction works identified and mitigation works proposed to rectify the damage. The approved mitigation works shall be fully implemented prior to occupation of the development.

To ensure the free and safe use of the highway in accordance with adopted Core Strategy policy T2.

- 7) Prior to commencement of the development, details of measures to protect the Inner Ring Road retaining wall from the impact of the development during and after construction shall be submitted and approved by the Local Planning Authority and the approved measures shall be implemented in accordance with the agreed programme.

To ensure the free and safe use of the highway in accordance with adopted Core Strategy policy T2.

- 8) Development shall not commence until a Phase II Site Investigation Report, including intrusive site investigation works to establish the exact situation regarding coal mining legacy issues on the site, 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 with regard to land contamination or coal mining 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 policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the saved Unitary Development Plan Review 2006.

- 9) If any necessary 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 policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the saved Unitary Development Plan Review 2006.

- 10) 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 development shall not be occupied 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 policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 11) Construction activities shall be restricted to 0800 hours to 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturdays with no construction activities on Sundays and Bank Holidays.

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

- 12) Development of the building superstructure shall not commence until a drainage scheme (drainage drawings, summary calculations and investigations) detailing the surface water drainage works, including details of any balancing works, based upon Curtin's drawing 037857-CUR-00-ZZ-DR-C-920102 (Revision P01) has been submitted to and approved in writing by the Local Planning Authority. 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 the Natural Resources and Waste DPD and the NPPF.

- 13) Development of the building superstructure shall not commence until typical detailed 1:20 scale (or other appropriate scale) working drawings of the following features have been submitted to and approved in writing by the Local Planning Authority:

(a) Sections through windows, curtain walling and cladding;

- (b) Commercial unit glazing, entrance and soffits;
- (c) Details of roof parapets; and
- (d) Entrances.

The development shall be constructed in accordance with the approved details.

In the interest of visual amenity and providing a high quality design and to accord with Core Strategy policy P10 and P11.

- 14) Details and samples of all external facing building materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The samples shall include the erection on site of a full-size mock-up panel. The external surfaces of the building shall be constructed in accordance with the details thereby agreed.

In the interests of visual amenity.

- 15) The development shall not be occupied until details of the proposed short and long stay cycle parking facilities and motorcycle parking facilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall thereafter be retained for the lifetime of the development.

In order to meet the aims of Core Strategy policy T2 and the Parking SPD.

- 16) The development shall not be occupied until details of arrangements for servicing and deliveries to the building have been submitted to and approved in writing by the Local Planning Authority. The approved servicing arrangements shall be implemented for the lifetime of the development.

In the interests of highway safety and in order to meet the aims of Core Strategy policy T2.

- 17) The student accommodation shall not be occupied until a management plan identifying arrangements and procedures for the start and end of academic year drop off and pick up have been submitted to and approved in writing by the Local Planning Authority. The approved arrangements shall be implemented for the lifetime of the development.

In the interests of highway safety and in order to meet the aims of Core Strategy policy T2

- 18) The approved details for the provision of bin stores shall be implemented in full before the use commences and shall be retained thereafter as such for the lifetime of the development. For the avoidance of doubt refuse bins shall not be stored outside the except for collection.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place in accordance with saved Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 19) The student accommodation hereby approved shall be constructed in accordance with the measures and specifications set out within the Fisher Acoustics Environmental Noise Study PR0560-REP01A-MPF and which shall thereafter be retained and maintained for the lifetime of the development.

In the interests of the amenities of occupiers of the student accommodation.

- 20) The student accommodation shall be constructed with a mechanical ventilation system which shall thereafter be retained and maintained for the lifetime of the development.

In the interests of the amenities of occupiers of the student accommodation.

- 21) Deliveries and collections, including waste, shall be restricted to 07:00hrs to 18:00hrs Monday to Saturday, with no deliveries or collections hours on Sundays and Bank Holidays.

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

- 22) Details of proposals for the acoustic treatment of the proposed commercial unit shall be submitted to and approved in writing by the Local Planning Authority. The measures thereby agreed shall be implemented prior to first use of the commercial unit and shall thereafter be retained and maintained for the lifetime of the development.

In the interests of amenity of occupiers of nearby properties and users of the public open space.

- 23) Details of measures to treat any odours or fumes from processes carried on within the commercial unit shall be submitted to and approved in writing by the Local Planning Authority. The measures thereby agreed shall be implemented prior to first use of the commercial unit and shall thereafter be retained and maintained for the lifetime of the development.

In the interests of amenity of occupiers of nearby properties and users of the public open space.

- 24) Plant and machinery operated within the development, excluding any emergency plant, shall limit noise to a level at least 5dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:2014.

In the interests of residential amenity and in accordance with saved Unitary Development Plan Review policy GP5 and the National Planning Policy Framework.

- 25) No installation of externally mounted plant or equipment shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, window cleaning equipment or other excrescences proposed to be located on the external surfaces 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. Works shall be carried out in accordance with the approved details and retained as such thereafter.

In the interests of amenity and visual amenity, in accordance with Saved Unitary Development Plan Policies GP5, BD2 and BD4, Leeds Core Strategy policy P10 and the NPPF.

- 26) (i) Prior to the commencement of development an updated Sustainability Statement shall be submitted which will include a detailed scheme to demonstrate compliance with Core Strategy policies EN1, EN2 and EN4.

(ii) Within 6 months of the first occupation of the building a post-construction review statement shall be submitted and approved in writing by the Local Planning Authority demonstrating compliance with Core Strategy policies EN1, EN2 and EN4.

The development shall thereafter 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 inclusion of appropriate sustainable design features.

- 27) Details of off-site highway works shown indicatively on drawing RF 15-283-L08 Rev I General Arrangement, including materials, shall be submitted and approved in writing by the Local Planning Authority and the approved details shall be implemented before first occupation of the development.

In the interests of highway safety and in order to meet the aims of Core Strategy policy T2.

- 28) The Travel Plan (Curtin's Ref TPLELEEDS10/ITP Revision 4 20th February 2017) shall be implemented upon first occupation of the development and thereafter applied for the lifetime of the development.

In the interests of sustainable travel.

- 29) The following hard and soft landscape works shall not take place until full details have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours; (b) walls and retaining walls or other means of enclosure; (c) other pedestrian access and circulation areas; (d) hard surfacing areas; (e) minor artefacts and structures (e.g., street furniture including seating and bicycle anchor points, balustrades, bollards, directional signs, external lighting etc.); (f) samples of surfacing, walling, seating and materials for steps; (g) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes etc.). Soft landscape works shall include (h) planting plans; (i) written specifications (including cultivation and other operations associated with plant and grass establishment); (j) schedules of plants noting species, planting sizes and proposed numbers/densities; (k) implementation programme; and (l) details of the proposed brown roofs.

To ensure the provision of amenity afforded by appropriate landscape design.

- 30) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed in accordance with the agreed implementation programme. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 31) The development shall not be occupied until a plan, schedule and specification for landscape management during the establishment period has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, seating and other features. The

schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas.

To ensure successful establishment and aftercare of the completed landscape scheme.

- 32) Any soil or soil forming materials brought to site for use in soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 33) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 34) The student accommodation hereby approved shall not be occupied until a dedicated communal space comprising no less than 653sqm within the building has been provided for the use of students residing in the building. The space shall thereafter be retained and maintained for use by students for the lifetime of the development.

To ensure that students are provided with satisfactory amenity space within the building.

APPENDIX 2 – Minutes of the City Plans Panel meeting of 6th October 2016

67 PREAPP/16/00093 - Proposed New Student Accommodation Building on Land Between St Alban's Place and Belgrave Street, Leeds

The Chief Planning Officer submitted a report which set out details of a Pre-Application presentation for a proposed new student accommodation building on land between St Alban's Place and Belgrave Street, Leeds 1.

Site photographs and plans were displayed and referred to throughout the discussion of the application. The Chief Planning Officer clarified that reference in the report to an objection from Councillor Nash related to an earlier design iteration. Since that time the applicant had appointed a new architectural practice and altered the proposed design.

The applicant's representative addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The student accommodation would comprise of 376 studios
- The building would have a stepped profile, southern element 7 storeys, central element 18 storey and the northern element being 11 storeys
- A communal area for students would be located in the "hub" comprising half of the ground floor and half of the first floor totalling approximately 820sqm
- Two storeys would consist of retail or A3/A4 units.
- The appearance of the building would involve a highly textured intricate facade comprising glazed ceramic tiles

In response to Members comments and questions, the following was discussed:

- The design and scale of the building and relationship to the public open space
- Some Members considered more work was necessary on the architectural articulation and the external finish
- Impressed with communal space and the hub was a good concept
- The size of the proposed flats and quality of internal amenities
- No concerns raised about parking provision

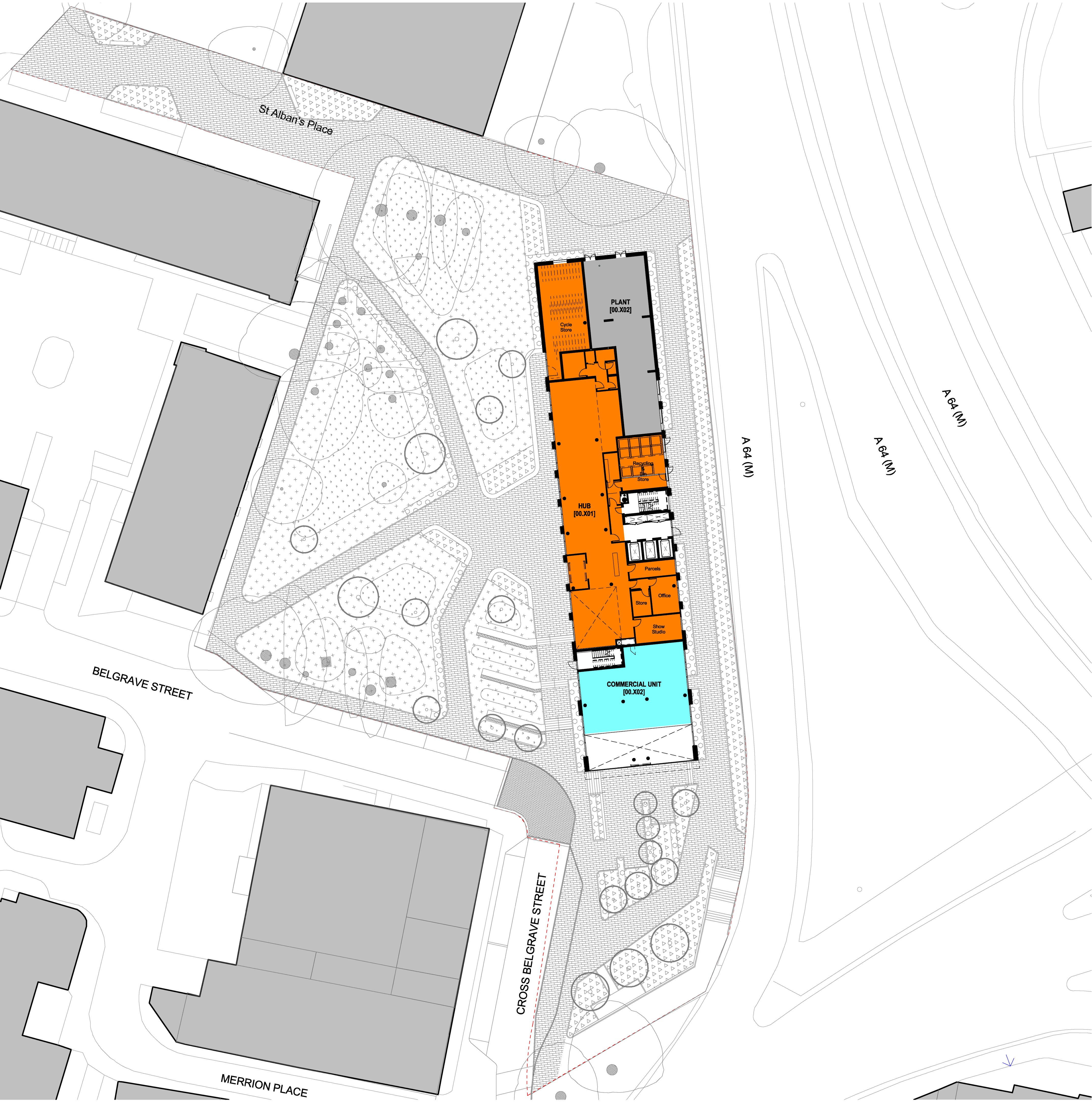
In drawing the discussion to a conclusion Members provided the following feedback;

- Members considered that the proposed development was acceptable in principle.
- In general, Members considered the living conditions within the student accommodation would be acceptable for future occupiers
- Members were of the view that the scale and massing was acceptable
- There were mixed views on the emerging appearance of the proposed building, with some Members seeking more work on the external finish
- The proposal that there would be no car parking provision for the proposed development was considered to be acceptable

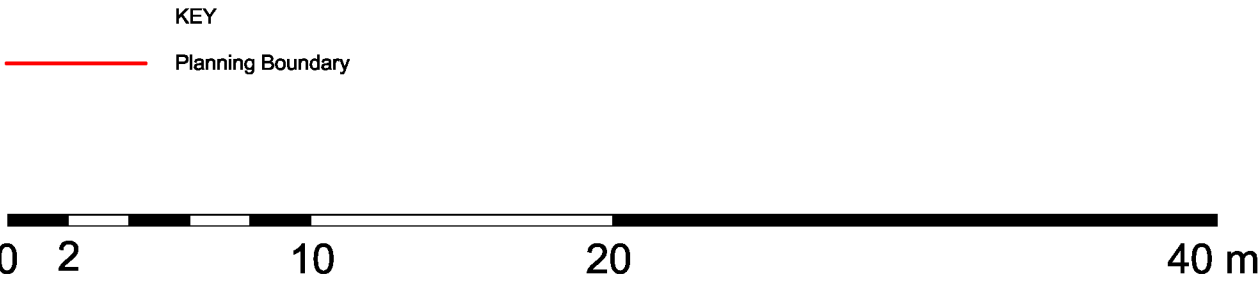
RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation.

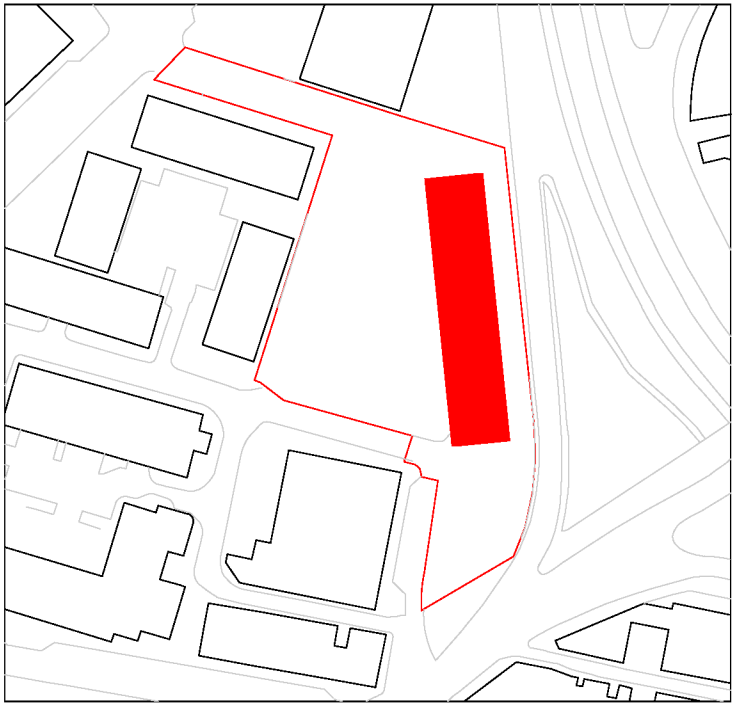




GENERAL NOTE:
Dimensions are not to be scaled from this drawing. All discrepancies in this drawing are to be reported to Fellden Clegg Bradley Studios. Drawing only to be used for the purposes issued for. Do not modify any element of this CAD drawing. This drawing is copyright.



KEY PLAN



P3	Kerb line amended to reflect comments from highways	06.02.2017
P2	Updated to reflect revised vehicular tracking along Cross Belgrave Street & planting to North West corner of building for wind mitigation	11.01.2017
P1	Issued For Planning	09.12.2016
Amendment		Date
Job/Drawing No 1854-FCBS-A-0115		Amendment P3
St Albans Place Site Plan - Proposed		
Scale	1 : 250 @ A1	Do Not Scale
Date	December 2016	
Drawn	AW Group	All Dimensions to be checked on site

FelldenCleggBradleyStudios
LLP
20 Tottenham Street
London W1T 4RG
t 020 7323 5737
f 01225 852528
e london@fcbstudios.com