



Leeds
CITY COUNCIL

Originator: P Kendall

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Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 6th April 2017

Subject: Planning Application Reference 16/04778/FU - Proposal for Student Residential Accommodation Building Comprising 117 Studio Flats, including Ancillary Communal Facilities and Associated Landscaping at Woodhouse Sq Leeds

APPLICANT

Crosslane Student
Developments UK Ltd and
Melbourne Developments
Ltd

DATE VALID

12.08.2016

TARGET DATE

19.05.2017 (Extended)

Electoral Wards Affected:

Hyde Park and Woodhouse

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions set out below and any others which he might consider appropriate, and also the completion of a Section 106 agreement to include the following obligations:

- Use of residential accommodation only by students in full-time higher education;
- Restrictions on student car ownership and use through the lease agreements

- **Cooperation with local employment and training initiatives**
- **£10,000 for the delivery of the revised Traffic Regulation Order required for the proposed off-site highways works**
- **Section 106 management fee (£750)**

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.

1.0 Introduction

- 1.1 This application is brought to Plans Panel because it relates to a proposed major student housing development at Woodhouse Square.

2.0 Site and Surroundings

- 2.1 This proposal occupies the former St Anne's School site on the western side of Woodhouse Square which is in the Hanover Square - Woodhouse Square Conservation Area. The original buildings on the site have been demolished, although some of the original boundary treatments remain, and the surface now consists of compacted rubble and is used as a temporary short-stay car park. The site is set on the side of a hill and slopes down to the south.
- 2.2 Adjoining the south east boundary of the site is the Grade II listed Waverley House which is a 3 storey late Georgian style building of red brick with stone banded detailing. A heritage statement has been submitted with the application which assesses the impact of the proposal on the heritage assets in the area and the conservation area in general. To the north are a row of residential properties which have an elevation onto Back Claremont Grove consisting of 3 storeys of fenestration and ground floor entrance doors. It is believed that these are through terrace residential properties.
- 2.3 To the west is Brandon Rd which is an un-metalled length of road which is not believed to be Public Highway. To the west of this are the rears of properties which front Hanover Square east and 1 and 1A Brandon Rd. To the south of this, on the corner of Brandon Rd and Denison Rd is the 2 storey (plus roof dormer) residential property of no. 2 Dennison Rd.
- 2.4 To the east of the Site is Woodhouse Square, a landscaped garden area with several mature trees, shrubs, planting beds and lawns. A circular footpath is located within the central area and the boundary of the Square is defined by metal railings. To the north, on higher ground, are two rows of terraced housing that are orientated 90 degrees to the Square and therefore present gable ends to the north side of Woodhouse Square. On the southern side of Woodhouse

Square is a terrace consisting of 8 no. Grade II listed former residential properties. These are now in mixed commercial and community uses and includes the Swarthmore Education Centre.

3.0 Proposal

- 3.1. This is to construct a student residential scheme with elevations designed to address all 4 sides of the site, with the primary elevation being onto Woodhouse Square. The building is proposed to be 4 storeys, plus dormer roof level (5 in total), on this elevation. This has been split in to 3 equal sections which enables the elevation to step up the hill. The elevations are proposed to be of brick with string course detailing and the proportion of window openings and spacing, referenced from the neighbouring Grade II listed Waverley House. The roof is of a dark grey metal to blend with the slate grey roofs which are again prevalent in the area.
- 3.2 To the west the proposal has an attached wing with flank elevation onto Brandon Rd which is 3 storeys. The windows in this wing would face north and south with those facing north angled to avoid looking directly into the Back Claremont Road houses. The part of the site fronting Clarendon Rd to the south is 3 storey plus roof. This has been set back to the building line of no.2 Dennison Rd which also allows the feature chimney stack on the gable wall of Waverley House, to remain visible as well as planting to be introduced to the street frontage. The windows facing south are of a form and pattern which replicates the Woodhouse Square elevation and the western facing flank has a single window at each level albeit this is to the corridor area to avoid any potential of overlooking.
- 3.3 The scheme has been reduced to a total of 117 studios (from the originally proposed 130) for student occupation. These units are of the following sizes:
 - 35 units are 22-24 sqm
 - 36 units are 25 sqm
 - 33 units are 26-29 sqm
 - 13 units are over 30 sqm

The development also includes 166 sqm of communal facilities including a common room/lounge, group kitchen, gym and study room. No car parking is to be provided on site with the requirements in terms of servicing and drop-offs intended to take place on the public highway. Revised Traffic Regulation Orders are therefore proposed in order to cover this which include on street disabled parking bays and motorcycle parking, as well as making good existing kerb-side dropped crossings. The remainder of the local network is already controlled by either a single yellow line (loading and unloading allowed for a 20 minute period) or resident parking permit areas. The applicant has also agreed to fund

the provision of a dropped crossing on Clarendon Rd. to enable easier and more direct access to the university campuses.

4.0 Relevant Planning History and History of Negotiations

4.1 Application 20/147/05/FU was granted planning permission for 72 flats in 3 blocks at Panel in August 2005. This was approved subject to a condition which required that the units not be let to students. This permission has now expired.

4.2 Subsequently an application was submitted for the removal of this condition. This was considered by Members at Panel in February 2008 and the application was refused (07/07115/FU). Members were concerned that the potential occupation by students would be detrimental to the balance of the local community and the quantity and variety of the housing stock. It would also be likely to have an adverse impact on the living conditions of neighbours and would harmfully affect the supply of housing available for family occupation. The proposal was therefore considered contrary at the time to Policy H15 of the Unitary Development Plan Review 2006 and the Government's Planning Policy Statement 3 on Housing. These policies have been now superseded by the adoption of the Core Strategy and the Government's National Planning Policy Framework.

4.3 14/07273/FU 12 Clarendon Rd, permission granted for change of use of offices to 16 self-contained student flats and extension of existing annex to form nine self-contained student flats – Panel Date 14th May 2015. This scheme has now been implemented.

4.4 14/01360/FU 20 Clarendon Rd, permission granted for conversion, extension and part demolition to provide student accommodation (19No. studio flats and 5No. flats) including associated landscaping, car parking and ancillary works – approved July 2014. This scheme has now been implemented.

5.0 Public/Local Response

5.1 Planning application publicity consisted of site notices dated 9th September 2016 and advertisement in the press dated 31st August 2016

5.2 A community consultation event was undertaken by the applicant at Swarthmore Centre on the southern side of Woodhouse Sq on 13th June 2016. 250 no. local addresses were leafleted and approximately 20 representatives of the local community attended the event. Generally the comments made criticized the proposal as: of inappropriate scale and detail for this conservation area location; further student accommodation was not required in this area; students bring issues of noise and other antisocial behavior; is a total lack of car parking realistic.

5.3 9 objections have been received from: Leeds Civic Trust, Little Woodhouse Community Association, Hyde Park Neighbourhood Forum, Residents of 2 properties in Claremont Grove, 1 property each in Woodhouse Sq, Holts Crest Way, Kendal Walk and Buckingham Drive, this final response being on behalf of Leeds HMO Lobby stating the following concerns:

5.3.1 Proposed Use (addressed by paras 9.1 and 9.2)

- the principle of student housing development *is not acceptable* at the site due to an existing over-concentration in the area contrary to Core Strategy policy H6B (iii) & (iv)

5.3.2 Housing Mix (addressed by paras 9.2)

- It was felt that Purpose Built Student Accommodation (PBSA) would relieve pressure on housing in the 'student' areas, freeing it up for 'family' use. However, the proposed development of 130 student bed spaces is in the middle of residential housing suitable for family use. If this development is built, it is likely to further discourage a greater range of household types within the area, by alienating current longer-staying occupiers
- The application is also contrary to The National Planning Policy Framework (2012) which promotes mixed communities. The present application does not deliver choice of quality homes, nor widen opportunities for home ownership
- At one stage the area was attractive to first time buyers, but due to landlord demand it has become increasingly difficult for people to buy housing in the area. There is an oversupply of student rented accommodation and a lack of housing appropriate for larger households or for older people
- We do not need another PBSA in the area, what we need is schools, services, and sustainable housing for families, young professionals and older people in order that they can live close to significant jobs and support systems and don't require personal vehicles to get them there
- The proposal is contrary to policies contained in the Core Strategy and National Planning Policy Framework that were designed to encourage a mix of occupancy types.
- Members refused to relax the condition of the previous residential approval which sought to control student occupation of the site.
- There needs to be an overall strategy, agreed between the Council, the Universities, affected local communities and accommodation providers, which will identify the locations most suitable for housing

students. The strategy should also include space and facilities standards for such accommodation, as well as management structures that will help to integrate students into the communities where they live.

5.3.3 Amenity in the area (*points addressed in para 9.2.3*)

- students returning home in the early hours of the morning with the associated noise and anti-social behaviour in what is still, primarily, a residential area
- The area is also likely to be overrun with taxis and private hire-cars picking up and dropping off students at all times of the day and night
- the proposed development would have a devastating impact on the conservation area through both the built form and the high number of occupants.
- The Courtyard could well become a party space which would not be welcomed by neighbours
- Currently, students frequently have barbeques on Hanover Square, even though this is contrary to the byelaws. If the proposed development proceeds, we can be certain that there will be even more barbeques on Hanover Square. And there's the likelihood that the increased number of students will lead to barbeques on Woodhouse Square as well.

5.3.4 Impact on neighbour amenity (*addressed in paras 9.3.2, 9.3.3 and 9.4*)

- Windows that would face onto Back Claremont Grove would lead to a substantial loss of privacy for the residents of Claremont Grove addresses.
- The windows looking out onto Brandon Road will have a negative effect on privacy for those living along the lower east side of Hanover Square, as well as blocking light and views of the city centre
- The proposed development will impact local residents in the following ways:
 - o Loss of light due to 3 storey block overshadowing small backyard gardens - the shadow survey shows that in winter they will be shaded throughout the day
 - o Loss of privacy - overlooking of bedrooms, living rooms and kitchens and backyard gardens (the angled windows point directly at backyards further along the terrace)
 - o Loss of views through the site of the trees in Woodhouse Square and of the city skyline
- There is no real justification for providing such small rooms (smaller than the average Travelodge 27sq.m room), where beds have to be

placed across the only window, with consequent cleaning difficulties inside and a messy appearance from the outside.

5.3.5 Impact on character of the Conservation Area (*addressed in para 9.3*)

- Due to its height, prominence, proximity to and lack of sympathy for neighbouring properties, the proposed development, together with the design elements, are not in keeping with this important historic context
- It "turns its back" on the Square because it breaks the rhythm of doors and windows and reads as an institutional rather than domestic building
- If Waverley House was not standing on the corner of Woodhouse Square, then the developer could not possibly justify a building five storeys high. The additional 'storey' is squeezed in as dormer windows in a semi-sloping roof, which is a poor imitation of the sloping roof on Waverley House
- The rural aspect of Brandon Road is part of local charm, which would be totally lost if this development goes ahead
- The frontage of the proposed development is very institutional and pushes right up against the boundary of the development facing Woodhouse Square and whilst this mimics the frontage of Waverley House, is not in keeping with any of the other frontages, where the building line is back from the pavement
- The proposed building would incorporate a large flat roofed block. Flat roofs are alien to the Hanover Square and Woodhouse Square Conservation Area,
- There is no/little attempt to 'soften' the appearance of this massive complex with greenery or shrubbery
- The massing of the former school building was about one third of the footprint of that now proposed

5.3.6 Physical form of the building (*points raised are either overcome by subsequent redesign of the building or addressed in para 9.3*)

- The height and scale of the block will create a narrow corridor between the two buildings, with a potential wind tunnel effect along Back Claremont Grove
- the absence of any proper doors or entrances onto Woodhouse Square means this just looks like what it is – a big block of student housing.
- the semi-basement effect behind the railings of the lowest floor level will provide a poor outlook for occupants, as well as a being a litter trap
- The Courtyard would get minimal sun being situated so close to other buildings

- The proposed building uses Mansard roofs as a means of accommodating more residents. Mansard roofs are alien to the Hanover Square and Woodhouse Square Conservation Area and would look out of place there (*Members to note that the scheme has been amended and now has shallower pitched roofs – addressed in appraisal section*)

5.3.7 Highways

- Responsibility to re-surface Brandon Road with stone setts was at one point a condition of developers to the St. Anne's site, we see nothing mentioned in this planning application for such responsibility (*point addressed in para 9.3.2*)
- The proposed block would incorporate no new parking for the 130 student residents. A comparison of the roads in Little Woodhouse during term time and holidays shows that students own large numbers of cars. The proposed development would therefore almost certainly exacerbate the already serious parking problem in the area (*point addressed in para 9.6*)

5.3.8 Other

- Purpose built student studios are especially difficult to adapt to use by other types of household. (*The application before the Local Planning Authority is being assessed, not what it may potentially become – see appraisal section*)
- The recommendations in Neighbourhoods for Living are for densities of 40 - 50 dwellings per hectare. The proposed density of 130 studios in less than a quarter of a hectare is excessive and will create an imbalance in the local residential neighbourhood. Little Woodhouse has already a high density of population because of the high proportion of houses in multiple occupation and terraced housing with no or very small gardens (*addressed in para 9.5*)

6.0 Consultation Responses

6.1 Statutory

Coal Authority: The site is located within the defined Development Low Risk area. No objection and standing advice should be included in any grant of planning permission.

Yorkshire Water: No objections subject to condition controlling disposal of surface water.

6.2 Non-Statutory

Highways Services: It is noted that no car parking is to be provided as part of this proposal. A City Car Club vehicle is located nearby on Denison Road. Future occupants and staff should be notified that they would not be eligible for parking permits. This is an accessible location close to the city centre and educational establishments. However, disabled parking spaces are required and the 2 disabled parking bays proposed on the highway do not meet the guidelines as they can be used by members of the public. Cycle storage is welcomed and needs to be of an appropriate standard. The footway in front of the development is in a poor state of repair and needs to be reinstated. Management of student drop off and pick up is required at this stage.

L.C.C. Flood Risk Management: No objection subject to condition requiring details of surface water drainage

Sustainability - Contaminated Land: No objection subject to conditions

7.0 Planning Policies

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 (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.

7.1.2 Leeds Core Strategy 2014

The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. The site is located within the designated Leeds City Centre boundary of the Core Strategy. The most relevant policies in this case are considered to be the following:

Spatial Policy 1 sets out the broad spatial framework for the location and scale of development. This policy 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 Role of Leeds City Centre seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region, by

- comprehensively planning the redevelopment and re-use of vacant and under-used sites for mixed use development and areas of public space,
- enhancing streets and creating a network of open and green spaces to make the City Centre more attractive
- improving connections between the City Centre and adjoining neighbourhoods
- expanding city living with a broader housing mix

Spatial Policy 8 states that training/skills and job creation initiatives would be supported by planning agreements linked to the implementation of appropriate developments given planning permission.

Para 5.2.19 of the Core Strategy states that: 'significant growth in student numbers in the past has led to high concentrations of student housing in areas of Headingley, Hyde Park and Woodhouse. This generated concerns about loss of amenity to long term residents'

Para 5.2.26 of the Core Strategy states that 'The period 2001 – 2012 witnessed considerable development of new purpose built student accommodation particularly in and around the north west sector of the City Centre. Growth in this accommodation is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of over-concentration. Nevertheless, care is needed to ensure that purpose built accommodation does not itself become over-concentrated and is located with good access to the universities.'

Core Strategy Policy CC1 outlines the planned growth within the City Centre for 10, 200 new dwellings. Part (b) of Policy CC1 encourages residential development, providing that it provides a reasonable level of amenity for occupiers.

Policy H2 refers to new housing development. The development will be acceptable in principle providing the development does not exceed the capacity of transport, educational and health infrastructure and the development should accord with accessibility standards.

Policy H3 states that housing development should meet or exceed 65 dwellings per hectare in the City Centre.

Policy H4 states that developments should include an appropriate mix of dwelling types and sizes to address needs measured over the long term taking into account the nature of the development and character of the location.

Policy H5 states that the Council will seek affordable housing from all new developments either on-site, off-site or by way of a financial contribution if it is not possible on site. *(The use of the building solely for student housing means that no Affordable Housing will be required to be provided. If assurances about student only tenure cannot be secured then the scheme would become liable for the relevant level of Affordable Housing provision on site which is currently 5% of the total number of units)*

Policy H6B specifically refers to proposals for purpose built student accommodation. The relevant criteria of Policy H6(B) are:

- (i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used.
- (ii) To avoid the loss of existing housing suitable for family accommodation.
- (iii) To avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.
- (iv) To avoid locations which are not easily accessible to the universities.
- (v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and enhancing existing landscapes and spaces.

Policy P11 requires that applicant's demonstrate a full understanding of the historic assets affected by their proposal. Innovative and sustainable construction which integrates with and enhances the historic environment will be encouraged.

Policy P12 states that landscapes will be conserved and enhanced.

Policies T1 and T2 identify transport management and accessibility requirements for new development.

Policies EN1 and EN2 set out the sustainable construction and on-going sustainability measures for new development.

7.1.3 Leeds Unitary Development Plan Review 2006 (UDPR) Saved Policies

Relevant policies include:

- GP5 all relevant planning considerations
- BD2 design and siting of new buildings
- BD4 all mechanical plant
- BD5 Residential amenity
- LD1 landscaping

7.1.4 Leeds Natural Resources and Waste DPD 2013

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 drainage, air quality, trees, coal recovery and land contamination are relevant to this proposal.

7.2 Other material considerations

7.2.1 Relevant Supplementary Planning Guidance includes:

SPD Street Design Guide
SPD Building for Tomorrow Today: Sustainable Design and Construction
SPG City Centre Urban Design Strategy
SPG3 Affordable Housing
SPD Parking

7.2.2 SPG Neighbourhoods for Living

Saved Supplementary Planning Guidance *Neighbourhoods for Living: A Guide for Residential Design in Leeds* (December 2003) aims to provide further guidance on good design in residential schemes in Leeds. Neighbourhoods for Living is relevant to all residential development in Leeds, including purpose-built student housing. Neighbourhoods for Living provides advice and principles for good residential design across the themes of use, movement, space and form. It promotes local character, analysis of landmarks, views and focal points, and quality buildings. It also states that the scale, massing and height of the proposed development should be considered in relation to its surroundings. It needs to respond well to that of adjoining buildings, the topography, the general pattern of heights in the area and views, vistas and landmarks.

Buildings also need to be carefully positioned to relate to the spaces around them. The enclosure of the street and the ratio of building height to space needs to be carefully considered, in order to create the correct feel for that space and the people who will use it.' The level and form of private open space provision should be determined by the overall design concept of the scheme and can be used to create focal points or provide effective space to contrast with high density buildings.

SPD Sustainable Design and Construction: Advocates the use of a range of measures to ensure that the best possible practices are used to ensure a sustainable environment is created

7.2.3 Little Woodhouse Neighbourhood Design Statement 2011 (LWNDS - adopted SPD)

This identifies Woodhouse Sq as being within an area where fine architecture, green squares, and incidental elements exist to provide a positive character and reminders of the past. General design advice includes:

- New development should be responsive and sensitive to its context. Modern interpretations may be acceptable in appropriate locations if well-designed.
- building materials include red-brick as the basic walling material
- New development should generally be of a similar size and scale to its immediate neighbours
- general desire for low red brick walls with railings at the front of properties
- infill development should maintain existing building line
- views and vistas should be maintained
- buildings in key locations – in corner positions or at the end of vistas and other key locations, buildings should be designed and detailed in a manner which reflects the importance of their location
- Where areas of open space are created as part of a development these should follow the principles set out in any local green infrastructure framework, have a defined positive function and be appropriately planted and maintained.
- Dormer windows should not be a dominant feature and should be subservient to the main roof
- New development should include secure cycle parking and concealed but easily accessible bin storage areas.

7.2.4 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) came into force in March 2012 and represents the government's commitment to sustainable development, through its intention to make the planning system more streamlined, localised and less restrictive. It aims to do this by reducing regulatory burdens and by placing sustainability at the heart of development process. The National Planning Policy Framework (NPPF) sets out the Government's 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.

The NPPF identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development to deliver homes
- Seek high quality design and a good standard of amenity for existing and future occupants.
- Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.

The NPPF states that Local Planning Authority's should recognise that residential development can play an important role in ensuring the vitality of centres (para 23). Housing applications should be considered in the context of the presumption in favour of sustainable development (para 49).

The NPPF states that local authorities should deliver a wide choice of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities (para 50).

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.

The NPPF goes on to state that:

Para 128 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Para 129 - Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Para 131- In determining planning applications, local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness.

Para 137 - Local planning authorities should look for opportunities for new development within Conservation Areas....and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

7.2.5 The Leeds Standard 2014 and the Nationally Described Housing Standards

The Leeds Standard was adopted by the Council's Executive Board on 17th 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 Leeds Standard sets a minimum target of 38 sq.m. for a self-contained studio flat. This 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 and refers to a minimum standard of 37 sq.m. for a 1 bed unit. 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. It should also be noted that the Council has committed to prepare a Development Plan Document (DPD) which will allow the national standards to be applied to new housing development in Leeds. This is programmed to be incorporated within the Core Strategy selective review, with public consultation taking place later this year.

7.2.6 Emerging Site Allocations Plan – Site Allocation Proposals (Housing & Safeguarded Land) 2015

In the Pre-submission Draft of the Site Allocations Plan the site is identified as Site HG2-187 and is proposed for an estimated 72 no. housing units which reflects the planning permission which is no longer extant. No changes have been made to this allocation and its details as a result of the public consultation exercise.

8.0 MAIN ISSUES

- 8.1 Principle of use
- 8.2 The effect of the proposed development on the character and appearance of the area and setting of nearby listed buildings
- 8.3 The impact on the amenity of surrounding occupiers
- 8.4 Open Space and landscaping
- 8.5 Highways and Servicing
- 8.6 Section 106 obligations and CIL

9.0 APPRAISAL

- 9.1 Principle of use
The National Planning Policy Framework, the Leeds Core Strategy and the Saved policies of the Leeds Unitary Development Plan Review, would all support the principle of residential development within this City Centre brownfield site location. It is noted the Leeds Strategic Housing Market Assessment Update (2012) suggests that there is a requirement for all forms of residential property types across the Leeds district, particularly single person

households. The location is highly sustainable for student accommodation, being very close to both universities, the teaching hospital, dental institute and city centre facilities.

9.2 The acceptability of the use of this residential accommodation by students is directly related to adopted Leeds Core Strategy policy H6(B) referred to above. In respect of each of the criteria the following is considered:

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

Purpose built student accommodation (PBSA) relieves the pressure on local private housing that is currently being used for student accommodation (Houses in Multiple Occupation - HMOs) in the Hyde Park and Woodhouse area. With the recent trend of students looking towards central accommodation close to the universities, PBSA presents the opportunity to free up HMOs within the heavily concentrated student areas of Woodhouse, Hyde Park and Headingley. Therefore, the development would assist with this objective.

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

The site currently contains no buildings let alone existing family housing and there is no extant planning permission for housing. Therefore, the development would not result in the loss of existing housing suitable for family accommodation. A logical extension of this is that if the current proposal was not constructed, the students it would eventually accommodate would have to live somewhere, and this may, in a proportion of the cases, mean residing within the local housing stock. Therefore, the construction of PBSA assists in protecting the existing family housing stock in the area.

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

The development currently proposes 117 studio flats. Determining whether the concentration is excessive in the area depends on the consideration of the local context. This site sits on the border between the residential area of Woodhouse and the mixed use in the City Centre. There are residential streets to the north and west of this site which Council Tax evidence shows contain a concentration of HMOs and student lets. Conversely, there is little residential accommodation to the south and east of the site where the square itself gives way to office and service related uses, although there is recently converted and extended student accommodation on the eastern side of Woodhouse Square at 12 & 20 Clarendon Road (approvals referred to above paragraph 4.3). In the wider area the nearest PBSA's are at Sentinel Towers & Burley Street to the west and on Springfield Mount to the north.

This area is eclectic in character and includes a range of residential, commercial and institutional uses such that there is no single discreet or homogenous residential community, which might be directly impacted upon or imbalanced. If the community is defined across a wider area it is considered that the mix and type of residential accommodation is extremely varied and interspersed with other uses which create this diversity of character.

Whilst excessive concentrations of student populations can cause harm to discrete residential areas, it is considered that, as a result of the site location on the edge of traditional housing area at the point where commercial uses start on the edge of the City Centre, the local mixed land use functions and the proximity to the educational campus areas, that the proposed student accommodation would be subsumed into this character as a small part of a much larger whole, rather than detrimentally impact upon it.

The representations have expressed concern regarding general noise and disturbance as a result of students generally. However, this area is characterised by a mixture of uses and pedestrian and traffic movement, which contribute to a busy edge of City Centre environment. It is considered that this proposal in itself would not unduly affect this existing character.

As such the principle of the development is considered acceptable subject to the planning considerations outlined in the remainder of this appraisal

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

Core Strategy Policy H6B states that proposals for student housing should avoid locations which are not easily accessible to the Universities by foot or public transport or which would generate excessive footfall through quiet residential areas which may lead to detrimental impacts on residential amenity. The site is close to the University of Leeds, Leeds General Infirmary and the main Leeds Beckett University campus. It is considered that the location of the site in relation to these educational establishments means that student residents are highly likely to travel eastwards and then along Clarendon Road or over the footbridge, to Great George Street or past the Clarendon Wing of the LGI thereby avoiding the established residential areas. The location of this proposal is clearly in close proximity to the higher education establishments and therefore meets this policy objective.

9.2.5 (v) *the proposed accommodation should provide satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.*

In addition, Core Strategy Policies CC1(b) and P10, and Saved UDPR Policies BD5 and GP5 also provide more general requirements that development

should contribute positively towards quality of life and provide a reasonable level of amenity and useable space.

Paragraph 17 of the NPPF states that planning should also seek a high quality of design and a good standard of amenity for existing and future occupants of land. In the case of studio flats, the Council's Leeds Standard specifies a minimum size of 37sqm. although this has not been adopted as planning policy guidance. However, the assessment of amenity is also a wider consideration of qualitative factors including arrangement and separation of living functions (general living, sleeping, studying, eating, cooking, food preparation, storage and circulation), usable shape, outlook, privacy and external amenity space. These are all reasonable material planning considerations for Local Planning Authorities to assess, with reference to the NPPF, the Leeds Core Strategy and the Saved Policies of the UDPR.

In terms of the living conditions of the future occupiers of the proposed studio flats, with particular regard to internal living space, outlook, and external amenity space, the applicant has amended the scheme from initial submission to remove flats which were compromised and this has resulted in the reduction in the number of units to 117. In terms of ensuring that each unit has sufficient space for the purpose and function of fully self-contained independent occupation where a student could sleep, cook, eat, study and relax, the applicant has provided the sizes of units set out above.

Although many units within this current application are not 37sqm or more, the smallest are, on balance, considered to benefit from an appropriate regular-shaped arrangement of living functions, furniture and circulation for satisfactory day-to-day living, as demonstrated by the submitted typical layouts. In addition the proposal would provide 166 sq.m. of communal facilities including a group kitchen, study room, gym and common room.

Furthermore, the site is set within landscaped grounds and many of the units look out over this landscaping or over Woodhouse Square. It is considered that the proposed flats would therefore benefit from an appropriate level of internal amenity, privacy, daylight, sunlight and outlook.

In respect of the difficulty in converting these units, which have been designed specifically as student studios, for use by non-student households (i.e. regular C3 accommodation) as referred to in the objections above, the Local Planning authority can only assess the application which is before it. However it is considered that the building could lend itself to ready conversion to general market flats with limited alteration to internal walls and furniture in order to change the mix and size of the units. The Local Planning Authority would be able to control any change away from student accommodation due to the proposed S106 restrictions.

9.3 The effect of the proposed development on the character and appearance of the area and setting of nearby listed buildings

With regard to the assessment of the impact of the development on the character and appearance of the locality, Leeds Core Strategy Policies SP1(iii) P10 and P11, saved UDPR Policies GP5 and BD2, and the LWNDS are relevant. In particular the LWNDS sets out a raft of design objectives referred to above, including the objectives that new development should be of a similar size and scale to its immediate neighbours, respond to its surroundings and that modern interpretations are acceptable if designed well. In this case, the varied topography of Woodhouse Square and Dennison Road, being on a hillside, and the varied townscape of the immediate surroundings have all to be accounted for. As a consequence, the design has been amended since the application was first submitted and therefore officers consider that a number of the points made by the objectors have now been addressed. In respect of each element of the scheme:

9.3.1 Woodhouse Square Elevation

The Woodhouse Square elevation has been specifically designed to sub-divide the frontage into 3 sections. The widths of these 3 sections responds to the character of the area where buildings are of modest scale and do not present overly long horizontally oriented elevations to the street. It also provides a good mechanism for stepping up the hill, as the break points between the elements are used to achieve this, as well as articulate the elevation with recessed bays.

The roof has been amended from the Mansard style originally submitted, to a pitched roof which now sits across all elevations of the building and this is considered to integrate with the overriding character of the area. The roof contains dormers which again are in evidence across many of the roof-scapes in the area. The dormers also assist in breaking up the roof pitches as well as defining the 3 brick sections of the elevations on Woodhouse Sq. Aligning the dormer windows with the punched windows below also assists in reinforcing the elevation by tying the roof form to the base of the building.

9.3.2 Brandon Rd Wing

Brandon Rd has been designed to present a lower appearance to the street. The wing has been positioned so that it is to the north of the 2 properties which sit on the western side of Brandon Rd. Therefore these 2 residential properties face out over the open space to be provided on site and the landscaping therein. This is considered sufficient to provide these properties with acceptable levels of light and outlook without being over-dominated by the proposal. The gable, which is set back from the street by 4.5m is 9m wide at this point, which is in line with the slim through terraces in the area. The revised pitched roof design has resulted in a more domestic scale of proposal and is considered to respond appropriately to the character of the area. The road is in private ownership and entirely outside the control of both the applicant and the City

Council. Therefore, it is considered unreasonable to require the applicant to provide any kind of improvements to land which is in 3rd party ownership. The improvement to Brandon Rd will come from the proposed development which will provide appropriately scaled built frontage, planting and boundary treatment, as opposed to the untended rear end of a surface carpark which it currently is.

9.3.3 Denison Rd

The building has been reduced to a more acceptable scale through the introduction of the same pitched roof design referred to previously. This reduces the mass, which makes its impact on properties to the west acceptable in terms of light and dominance and helps make the transition between the larger listed Waverley House to the east and the smaller more domestic scale residential building at Denison Road to the west. The side elevation would contain a string course and blank windows as well as a corridor window at each level. This level of detail is considered sufficient to make this elevation acceptable in appearance, appropriate in scale with its neighbour at Dennison Road whilst at the same time protecting the amenity of the occupiers of the existing dwelling to the west. The setting back of this wing to align with no. 2 Dennison Rd also allows the feature gable chimney wall of Waverley House to remain visible and a landscaped area to be created fronting the highway.

9.3.4 Impact on Character of Conservation area and Listed Buildings

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.

The site has been cleared in the past and is currently occupied by a temporary surface car park use which is considered to detract from the visual amenities and historic character of the area. This application is seeking to in-fill this notable gap in the street frontage in a manner which is sympathetic to the character of the conservation area and would improve the setting of the nearby listed building. On Woodhouse Sq the proposal references the neighbouring Grade II listed Waverley house in its detailed design in terms of its, height, materials, roof pitch, use of brick, size of window openings. It also creates a new terrace, a pattern of development which is already evident on the southern and northern side of the square as well as on Back Claremont Grove. The proposal is considered to complete the western side of the square to the benefit of the wider area. The use of brick is the correct choice as it is clearly the dominant material in the area and the string course detailing and window sizes are all references to the existing detailing on the listed Waverley House. The grey metal pitched roof with dormers is a modern interpretation of the traditional slate roofs and dormers which are predominant in the area.

To Dennison Rd, the building is set back behind the building line of Waverley House in order to maintain views of the chimney gable and landscaping referred to above. To Brandon Rd and back Claremont Terrace, the height and locations of the building have been carefully considered to reflect the pattern and scale of the existing buildings and at the same time allow strips of landscaping which will be used to introduce trees and other planting to the benefit of the street scene and neighbouring occupiers. Accordingly, the proposal is considered to enhance the character of the Conservation Area and the setting of the neighbouring listed building and is acceptable in accordance with the objectives of Leeds Core Strategy Policies SP1(iii) P10 and P11, saved UDPR Policies GP5 and BD2 and the National Planning Policy Framework.

9.4 The impact on the amenity of surrounding occupiers

The proposed development has been designed to reflect the more domestic scale and provide sufficient gaps to neighbouring development on Denison Road and Brandon Road as detailed in paragraphs 9.3.2 and 9.3.3 above.

In order to protect the amenity of properties on Back Claremont Grove, this element of the building will be located 13.3 m away from these properties, it is of a lower height and its gable end would face the existing properties. The gable end would measure 9m wide before it steps into the site to provide an increased gap of 16m to the terrace (running for a further 17m), as well as stepping down to being a single storey with pitched roof for half of this length. The gable end would only contain a single window to a corridor at each level and it is considered that this relationship is reflective of the traditional gable end to front and rear elevation layouts apparent in the area and the existing gaps between properties in the area.

In addition, the glazed elements facing Back Claremont Grove would have either angled windows or roof lights. The northern boundary of the site would also be landscaped which would provide additional softening and screening along this edge. Therefore, it is considered that the level of light and privacy to existing residents to the north would not be unduly affected

The objections include reference to the potential to create a wind tunnel effect along Back Claremont Grove. However it is considered that the combination of the scale of development at no more than 5 storeys and the sheltering effect of the dense built context of the surrounding streets would mean that there is unlikely to be a significant impact in terms of wind generation arising from the form and location of the development.

In respect of the amenity of surrounding occupiers, it is considered the proposal would not have an unacceptable impact in the context of the existing dense built character of the area. It is considered that, due to the careful design of the various different elements of the building, the proposal would not result in any significant loss of daylight, over-looking of or loss of privacy or amenity to

adjacent residential properties located on Back Claremont Grove, Brandon Road or Dennison Road

9.5 Open Space and Landscaping

The site measures 0.2 hectares in area and there is no policy requirement in the Core Strategy for provision of public open space on sites less than 0.5 hectares in area within the designated city centre. However the development would provide a 22m wide x 13m deep private outdoor communal garden area and a landscaped setting for the various wings of the building when viewed from the surrounding streets. The building footprint occupies approximately 50% of the site, with the remainder being either open space or boundary landscaping. In this location, given that the predominant character of this area is buildings occupying the entirety of their plots with very little open space, the inclusion of on-site outdoor amenity space is welcomed. The submitted shadow study shows that the courtyard would receive direct sunshine at midday in both summer and winter months.

As is typical for city centre flatted development the proposal is generating a density significantly in excess of densities achieved more generally across the authority area. However far from being over intensive, this proposal would allow landscaping and greenery to be provided along the northern, western and southern frontages as it is set back several metres from all of these boundaries. Where it is not to be provided, on Woodhouse Square, this is because it is considered more appropriate to have the building fronting the Road which continues the pattern of development set up by Waverley House and where this more prominent elevation better reflects the historic character of the Conservation Area.

13no. trees are shown on the plan and this is in addition to the 4no. existing trees on Brandon Road which are to be retained. Officers consider that the opportunity to introduce landscaping, to the benefit of both the site and the area, has been taken by the applicant and this is welcomed.

9.6 Highways and Servicing Matters

The site is well located in terms of access on foot or by cycle to the universities, and public transport and city centre services are within easy walking distance. The proposal provides cycle storage and refuse storage within the scheme. On-street parking is controlled by a parking scheme in the local area. Many properties have limited or no car parking on site without causing highways problems in the area, because parking regulation and enforcement takes place.

The provision of no car parking for the students is considered acceptable in this context. The matter would be further reinforced by a S106 agreement to prevent students car ownership. In this case, the only opportunity to provide vehicular access is on Woodhouse Square, and it is considered that this would have a significant detrimental impact on the physical form of the scheme. The applicant

has proposed on street disabled bays in lieu of on site provision. Although it is acknowledged that this cannot be reserved for occupiers of the proposal it would provide a resource for others in the city should they choose to use it. On balance it is considered that, in this situation, the lack of on-site disabled parking provision does not outweigh other positive aspects of the scheme and that the proposed on street arrangements, secured through the S106 agreement, are the best that can be achieved.

The applicant has also made it clear that they intend to manage student drop-off and pick up at the start and end of each term. This includes contacting the student family to ascertain the move-in date so that this can be managed over a 1-2 week period, depending on term start times and personal circumstances. Once a preferred date is established then a slot can be booked to reduce congestion on Woodhouse Square during peak periods. It is usual for L.C.C. Parking Services to be made aware of such circumstances and the applicant has agreed to undertake the required notification and liaison. The applicant has also indicated their willingness to submit a more detailed strategy to be controlled by an appropriately worded condition. In these circumstances, and given the relatively small number of student places and the large amount of space available on the wide stretch of highway on the western side of Woodhouse Square, this aspect of the scheme is considered to be acceptable and will be controlled by condition.

9.7 Section 106 obligations and Community Infrastructure Levy (CIL)

9.7.1 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 by full-time higher education students only (*to ensure that any occupation as general use class C3 residential is subject to an on-site affordable housing consideration which would be required by policy for general C3 accommodation*)
- Restrictions on student car parking
- £10,000 for the delivery of the revised Traffic Regulation Order required for the proposed off-site highways works
- Cooperation with local employment and training initiatives;
- Section 106 agreement management fee (£750).

9.7.2 This proposal is likely to generate a CIL requirement in the region of £24,155.41. Infrastructure requirements associated with this application are likely to relate to public transport provision. This is presented for information only and should not influence consideration of the application. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

10.0 Conclusion

10.1 The proposed redevelopment of the site has the potential to enhance the character of the surrounding area, by regenerating a derelict brownfield site that has been vacant for many years. The principle of the development of the site for use as student accommodation is acceptable in accordance with the Development Plan, and it would deliver construction jobs and specialist housing. The size of the studio flats, although not spacious in all cases, are on balance considered acceptable given the standard of amenity for the occupiers, when considered in conjunction with a reasonable level of communal space. The proposal would provide new housing in a manner which would enhance the character and appearance of the conservation area and the setting of nearby listed buildings.

10.2 Therefore, given the wider benefits of the proposal, in bringing forward the re-use of an existing vacant site and its highly sustainable location, it is considered that, on balance the proposal is acceptable, subject to a section 106 agreement and the specified conditions.

Background Papers:

20/147/05/FU: Previous approval on this site for 72 flats in 3 blocks

07/07115/FU: Application for removal of condition restricting to non-student use attached to 20/147/05/FU

14/07273/FU: permission granted for change of use of offices to 16 self-contained student flats and extension of existing annex to form nine self-contained student flats at 12 Clarendon Rd – Panel Date 14th May 2015

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) Development shall not commence until a drainage scheme (ie drainage drawings, summary calculations and investigations) detailing the surface water drainage works 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, or as set out in the approved phasing details.

To ensure sustainable drainage and flood prevention in accordance with NRWLP policy Water 7 and GP5 of the UDP

- 4) The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

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

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use'.

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

To ensure that any necessary remediation works are identified to make the site suitable for use.

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

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use.

- 7) Any soil or soil forming materials brought to site for use in garden areas, 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.

- 8) Development shall not commence until details of access, storage, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking) have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided for the duration of construction works.

To ensure the free and safe use of the highway.

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

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

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

In the interests of residential amenity.

- 10) Notwithstanding the details shown on the plans hereby approved and prior to the commencement of development, full details of the facilities for the parking of cycles for residents and staff shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the cycle parking facilities thereby approved have been provided. The facilities shall thereafter be retained and maintained as such.

In order to meet the aims of the Leeds Core Strategy Policies T1 and T2, and the NPPF

- 11) No building works shall take place until details for the provision of off-site highways works shown on the submitted plan reference 7526/Fig9 have been submitted to and approved in writing by the Local Planning Authority . The works shall be implemented as approved prior to first occupation of the development.

In the interests of pedestrian and vehicular safety, in order to accord with the NPPF, Leeds Core Strategy Policy T2 and Saved UDPR Policy GP5.

- 12) No building works shall be commenced until typical full 1 to 20 scale working drawing details of the following have been submitted to and approved in writing by the Local Planning Authority:
 - a. soffit, roof line and eaves treatments
 - b. junctions between materials
 - c. each type of window bay proposed
 - d. ground floor frontages

The works shall be carried out in accordance with the details thereby approved.

In the interests of visual amenity and the character of the surrounding area, in order to accord with Leeds Core Strategy Policy P10, Saved UDPR Policies GP5 and BD2, and the NPPF.

- 13) Prior to the commencement of building works, a sample panel of all external facing materials, roofing and glazing types to be used shall be constructed on-site and approved in writing by the Local Planning Authority. The external cladding and glazing materials shall be constructed in strict accordance with the sample panel(s) which shall not be demolished prior to the completion of the development.

In the interests of visual amenity in order to accord with Leeds Core Strategy Policy P10, Saved UDP Review Policies GP5 and BD2, and the NPPF.

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

In the interests of visual amenity in accordance with Leeds Core Strategy Policy P12, Saved UDP Review Policies GP5 and LD1, and the NPPF.

- 15) Landscaping works shall not commence until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include
- (a) proposed finished levels and/or contours,
 - (b) boundary details and means of enclosure,
 - (c) pedestrian access and circulation areas,
 - (d) hard surfacing areas,
 - (e) minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.),
 - (f) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include

- (g) planting plans
- (h) written specifications (including soil depths, tree pits, cultivation and other operations associated with plant and grass establishment) and
- (i) schedules of plants noting species, planting sizes and proposed numbers/densities.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscape in accordance with Leeds Core Strategy Policy P12, Saved Leeds UDP Review (2006) policies GP5, N23, N25 and LD1.

- 16) A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

To ensure successful aftercare of landscaping, in accordance with adopted Leeds Core Strategy Policy P12, Saved UDP Review (2006) policies GP5 and LD1 and the NPPF.

- 17) If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme, in accordance with Leeds Core Strategy Policy P12, Saved UDP Review (2006) policies GP5 and LD1 and the NPPF

- 18) Prior to the occupation of the development hereby approved, details of the pick – up and drop off arrangements at the start and end of term time and servicing arrangements for the student use hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be operated in accordance with the approved management plan thereafter.

In the interests of sustainable development, amenity, and vehicular and pedestrian safety, in accordance with Leeds Core Strategy Policy T2, Leeds UDPR Policy GP5, and the NPPF.

- 19) Prior to the commencement of development a Sustainability Statement shall be submitted which demonstrates the feasibility of achieving the sustainable design and construction standards set out in policies EN1 and EN2 of the City Council's adopted Leeds Core Strategy 2014. The development shall be implemented in accordance with the agreed statement.

To ensure the adoption of appropriate sustainable design principles in accordance with Leeds Core Strategy Policies EN1 and EN2, Leeds SPD Sustainable Design and Construction and the NPP



GENERAL NOTES:

DAY Architectural Ltd accepts no responsibility for any costs, losses or claims whatsoever arising from these drawings, specifications and related documents unless there is full compliance with the Client or any unauthorised user of the following:

- All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies reported to the Architect / Designer.
- Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction and / or approval is to be sought before the implementation of the detail.
- Block and site plans are reproduced under license from the Ordnance Survey.
- Do not scale this drawing.
- For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

DRAWING NOTES:

Please Note:
Internal Room layouts are subject to further development and therefore shown indicative at this stage.

Floor	+22sqm	+25sqm	+28sqm	+30sqm	Subtotal
Courtyard	04	03	05	01	13
Ground	08	11	11	01	31
First	08	11	11	01	31
Second	11	02	06	28	47
Third	05	00	04	04	14
Subtotal	35	36	33	13	117

P05 Room C03 amended, previous notes removed
 P04 Updated to reflect LCC comments
 P03 Updated to reflect LCC comments
 P02 Updated to reflect LCC comments
 P01 Issued for Planning

16.03.17
 07.03.17
 28.02.17
 16.02.17
 29.07.16

CLIENT
 Crosslane Student Developments UK Ltd.

PROJECT
 Woodhouse Square
 Leeds

DRAWING
 Proposed Site/Courtyard Floor Plan

SCALE: 1:100 PAPER SIZE: A1
 DATE: 23.04.15 DRAWN BY: JN

DRAWING No. DAY 308_15 PL001 REVISION: P05 PROJECT No. 308_15

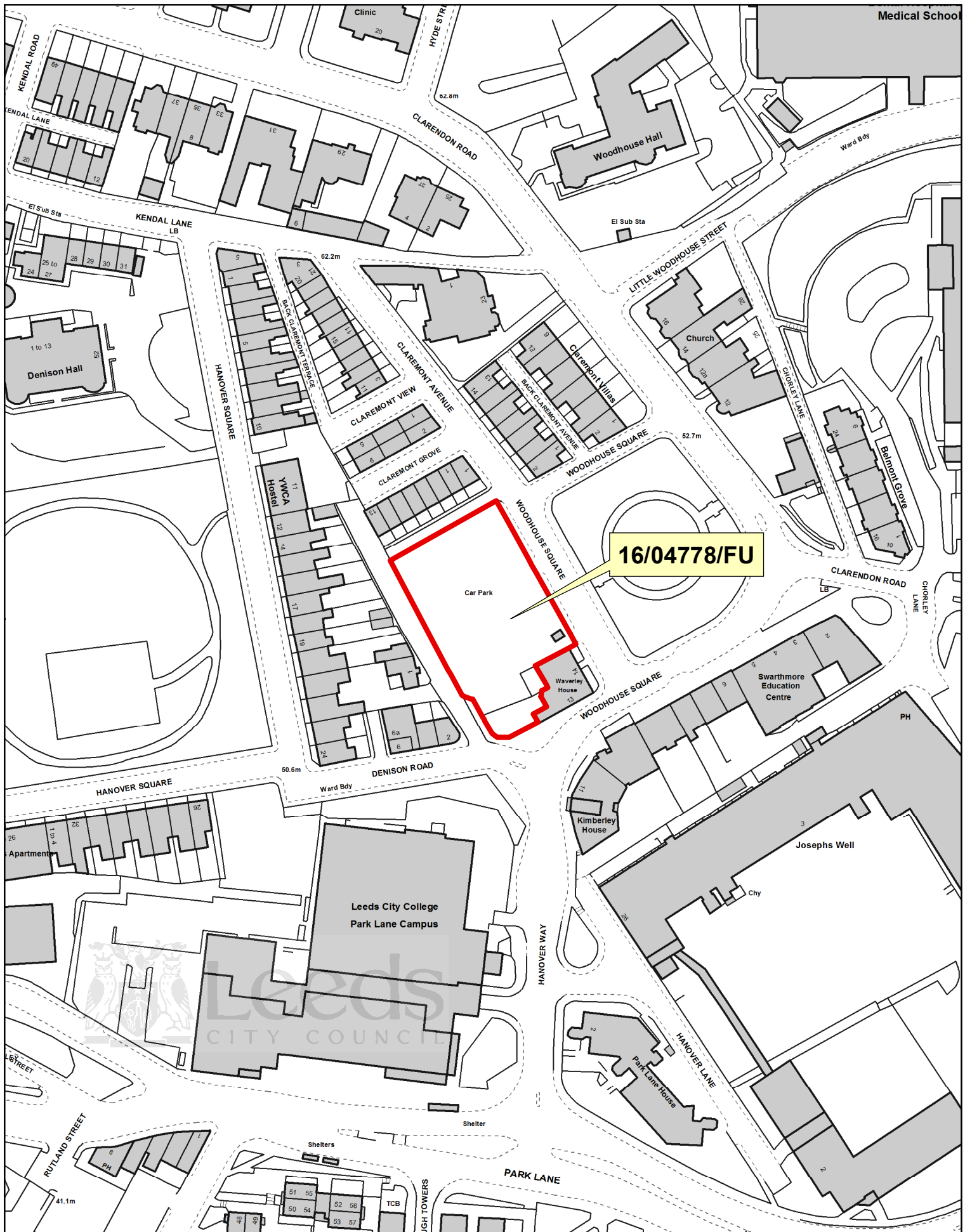
DRAWING STATUS
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CITY PLANS PANEL

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SCALE : 1/1500

