



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 6 April 2017

Subject: Pre-application reference PREAPP/16/00303 for the erection of 152 apartments in a single building between 5 and 9 storeys with ground floor car parking located between Melbourne St and Lower Brunswick St, Leeds

Applicant – Mr Philip Symonds

Electoral Wards Affected:

City & Hunslet

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Plans Panel for information. The Developer will present the details of the emerging scheme to allow Members to consider and comment on the proposals at this stage.

1.0 INTRODUCTION:

1.1 This presentation is intended to inform Members at an early stage of the emerging proposals for a new residential scheme located between Melbourne St and Lower Brunswick St which are parallel streets that run eastwards, off North St. The proposal is brought to City Plans Panel as the proposal is a major development within Leeds City Centre.

2.0 SITE AND SURROUNDINGS:

2.1 The site is presently occupied by Manston Business Centre, a predominantly vacant terrace of two storey, red brick workshop and office units and associated car parking which it is believe were constructed in the early 1980's.

2.2 The application site extends to some 0.23ha with Melbourne St to the north and Lower Brunswick Street to the south. Brunswick Row runs along the western end of the site with Bridge Street to the east. To the west is a 6 storey, primarily residential, building (80 North Street) and to the east is a 2 storey office complex (Brunswick Court). To the south are further 2/3 storey commercial units and a building occupied

by the Salvation Army. To the north is the large gable end elevation of a B1/B2/B8 (industrial and warehouse use) building which is set back from the road. This is of brick and metal cladding with external air-conditioning units. To the west of this is a motor repair workshop.

3.0 PROPOSAL:

3.1 The proposal involves the demolition of the existing buildings on the site and the erection of a single building split into three adjoining blocks of apartments, stepping down the site from 9 storeys fronting Brunswick Row to the west, to 5 storeys at the Bridge Street end to the east. The main body of the building is proposed to be of brick with a ground floor plinth of a darker masonry material. The top of the building and the elevations between the 3 brick elements will be of glazing and a panel system.

3.2 The scheme contains 152 no. apartments comprising:

- 30 no. studios
- 58 no. 1 bed apartments
- 58 no. 2 bed apartments
- 6 no. 3 bed apartments

The apartments range in size studios 32-37 sqm; 1 bed 38-49 sqm; 2 bed 61-71sqm; 3 bed 80-97 sqm. At the time of writing this report officers have been informed that the scheme would be made available for occupation under the Private Rented Sector (PRS) model.

3.3 Vehicular access is proposed from Lower Brunswick Street with car parking provided in an undercroft parking area providing 18no. parking spaces. These are located at ground floor level under the central accommodation block and include 3no. disabled spaces and motorcycle parking. 152 bicycle parking spaces are provided in two stores, one in each of the end blocks. The requirement for natural ventilation has required the project architects to design bespoke art panels to create visual screening whilst allowing free air flow.

3.4 Resident and visitor access is provided from four entrances with two on the Melbourne Street frontage and one each on Bridge Street and Brunswick Row. The end entrances are set within small landscaped garden areas with boundary treatments designed to relate to the art screens.

4.0 RELEVANT PLANNING HISTORY:

4.1 There has been no relevant planning history for this site

5.0 HISTORY OF NEGOTIATIONS:

5.1 The proposals have been the subject of pre-application discussions between the Developers, their Architects, and Officers since June 2016. These discussions have focused on scale, massing and design, context and relationships to other buildings in the vicinity and car parking provision. The pre-application presentation is a response to these discussions.

6.0 CONSULTATION RESPONSES

Highways Services: No objection to the principle of residential development here subject to addressing detailed requirements for cycle parking, bin storage and servicing.

Sustainability - Contaminated Land: Phase I Desk Study required to be submitted. Depending on the outcome of the Phase I Desk Study, a Phase II (Site Investigation) Report and Remediation Statement may also be required.

Flood Risk Management: The topography of the area together with the BGS soils data suggest that the site may not be suitable and or feasible for the use of soakaway drainage so that on-site balancing of flows would be necessary. The location of the necessary volume of attenuation should therefore be given appropriate consideration together with the proposed layout of the site. It would therefore be prudent for the developer to make a pre planning enquiry to YW to find out about the capacity of the nearby public surface water sewer as surface water discharge should be directed to this sewer rather than to any of the combined sewers in the area.

7.0 RELEVANT PLANNING POLICIES:

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Leeds currently comprises the Core Strategy (2014), saved policies within the Leeds Unitary Development Plan (Review 2006) and the Natural Resources and Waste Development Plan Document (2013).

7.2 Leeds Core Strategy
In considering the proposals, the following Core Strategy policies are considered relevant:

Spatial Policy 1	Location of development
Policy H2	New housing on non-allocated sites
Policy H3	Density of residential development
Policy H4	Housing Mix
Policy H5	Affordable housing
Policy EC3	Safeguarding existing employment land and industrial areas
Policy P10	Design
Policy T1	Transport management
Policy T2	Accessibility requirements and new development
Policy EN1	Sustainability targets
Policy EN2	Sustainable design and construction
Policy ID2	Planning obligations and developer contributions

7.3 Unitary Development Plan 2006 Saved Policies:
The site is not allocated within UDP Review (2006). Nevertheless, the following policies are considered to be of relevance:

Policy GP5	Requirement of development proposals
Policy N23/ N25	Landscape design and site boundaries

7.4 Natural Resources and Waste Local Plan (adopted):

The following policies are considered to be relevant:

WATER7: Seeks to ensure no increase in the rate of surface water run-off and the incorporation of sustainable drainage techniques.

LAND1: Requires submission of information regarding the ground conditions

AIR1: Management of air quality through development.

7.5 Supplementary Planning Guidance/Documents

The following are also considered to be of relevance:

SPG22 Sustainable Urban Drainage

Street Design Guide SPD

Sustainable Design and Construction SPD

Leeds Parking Policy

Neighbourhoods for Living

7.6 Site Allocations Plan:

The site is not allocated within the emerging Site Allocations Plan (SAP)

7.7 **National Planning Policy Framework (NPPF)**

7.8 The National Planning Policy Framework 2012 (NPPF) was adopted in March 2012 and sets out the Government's planning policies and how they expect them to be applied.

7.9 Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and paragraph 14 goes on to state that there should be a presumption in favour of sustainable development.

7.10 Paragraph 17 of the NPPF sets out the Core Planning Principles for plan making and decision taking. The 4th principle listed states that planning should always seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

7.11 National planning guidance attaches great importance to the design of the built environment and view this as being indivisible from good planning (para.56, NPPF). The advice also seeks for development proposals to add to the overall quality of the area, create attractive and comfortable places to live and respond to local character (para.58, NPPF).

7.12 **Residential Amenity 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.

8.0 KEY ISSUES

8.1 Principle of the Proposed Development

This is previously developed brownfield land. While the site is not allocated for any specific use within the development plan or the emerging Site Allocations Plan, it is located within the defined city centre in the Core Strategy and within the identified Core Parking Zone in the Council's Supplementary Planning Guidance on Parking.

Core Strategy Policy, Spatial Policy 1 (SP1) seeks to ensure that the majority of new development is concentrated within and adjacent to the defined Main Urban Area, and the district's Major Settlements, taking advantage of existing services and high levels of accessibility while affording a priority to development of brownfield over greenfield sites.

Therefore the development in principle accords with Policy SP1, part (i) in locational terms. In applying the above locational requirement and in redeveloping a brownfield site, the proposal meets SP1 part (ii). Matters covered by SP1 part (iii) relating to the impact of development on the character of the site and the wider area are considered below.

Core Policy H2 provides criteria for the assessment of 'windfall' residential proposals on unallocated sites. In view of the site's city centre location within the Regional Centre that is accessible by a range of public transport in accordance with Policy T2 and the lack of any infrastructure constraints on the site's development, it is considered that the requirements of Policy H2 are met.

Core Strategy Policy EC3 seeks to safeguard existing employment land and industrial areas, in appropriate circumstances. There is a significant amount of vacant and undeveloped floorspace in the vicinity of the site around Regent St and Skinner Lane to the north.

In this case the loss of this site to residential use will have no material impact on the supply of land and premises in this part of the city centre that remain available to meet identified employment needs and there are a number of adjoining workshop/office premises that remain to accommodate any potential demand.

Therefore, officers consider that the principle of the site's residential development can be supported on this basis.

1. Do Members agree that this site is suitable in principle for residential use?

8.2 Site layout and design

The proposal is for a linear building following the current street pattern, stepping down and acknowledging the slope from Brunswick Row along Melbourne Street/Lower Brunswick Street and terminating on Bridge Street.

The height and massing reflects the scale of the existing buildings to the west which sets the datum for the top floor at the western end. The building then proceeds to

cascade down the hill to a point where it is 5 stories at the eastern end opposite the 2 storey commercial units. Images will be presented which show the way that this appears in the street scene and in relation to surrounding buildings. The plan reflects the tight urban grain in this location but with an improved public footpath width to all sides.

The ground floor to all elevations reads as a plinth and being in a different colour and texture to the upper floors helps to provide a visual base. Decorative, partially perforated, stainless steel panels are inserted into the base to provide cross ventilation to the car parking areas with the same panel used to form a perimeter wall between brick piers, and thereby creating an enclosed landscaped external space to the Brunswick Row entrance. This ties the plinth of the building and its end entrance spaces together which will contribute to the street scene and provide visual interest.

The dominant material is brick on all elevations with partially recessed cladding panels and glass fronted private balconies, running vertically between the larger brick elements, providing relief and definition to the elevation. The top floors are also recessed to sides and end to create a definite top to the composition.

2. Do Members support the emerging scale and design of the development?

8.3 Residential amenity considerations

The 1-bedroom, 2-bedroom and 3-bedroom apartments would meet the minimum space standards set out in the Nationally Described Space Standards. Although the proposed studio apartments would provide a more limited internal space of 33sq.m. than the Council's Leeds Standard which advocates a minimum of 38sq.m. it is considered that the typical internal layouts that have been provided demonstrate the potential for accommodating clearly defined bedspace, living, dining and kitchen areas and adequate internal circulation space. In addition the outlook from each of the apartments is considered acceptable and many of the apartments have a partially recessed balcony space. The scheme has been designed to maximize the number of units which have a western, southern and eastern aspect. Noise pollution would be considered low in this location as it is some distance from the main roads at North St and Regent St. The standard of amenity for proposed residents is considered appropriate and in view of the fenestration arrangement and proposed set back from Brunswick Row behind a small garden area, the relationship and impact on amenity of the occupiers of 80 North St is also considered to be acceptable

3. Do Members consider that the levels of amenity within the flats are acceptable?

4. Do Members consider that the proposal respects the amenity of the occupiers of surrounding properties?

8.4 Affordable Housing

The Council's policy H5 requires 5% of the total units on a development of this size to be provided as affordable housing normally on site. The applicant is aware of the policy requirement and the recent Executive Board decision (22 March 2017) to take a more flexible approach to implementing this policy in the case of PRS schemes. The details will be discussed with officers as the application progresses.

8.5 Housing mix

Core Strategy Policy H4 relates to housing mix, based on the nature of the development and the character of the area, within which the site is located. The

scheme proposes provision a total of 152 apartments split as follows;

30no. studios
58no. 1 bed
58no. 2 bed
6no. 3 bed

Although the number of 3 bed units is less than the minimum target of 20% advocated by Policy H4 it is considered that the overall mix of accommodation type in a city centre context represents a good range of provision across all unit sizes from studios up to and including some 3 bed provision. 5% of 3 bed provision has been accepted within other city centre schemes as it represents a much greater provision than that which currently exists across the city centre as a whole (1% of the total housing stock).

5. Do Members consider that this mix of units is acceptable?

8.6 Highways/Access matters

The site is sustainably located within the city centre and the many amenities offered by the city centre are within an easy walking distance. Also there are numerous amenities for proposed residents located along North Street. Cycle storage (1 space per unit), refuse store provision and servicing the building are being provided on site. 18 no. car spaces is proposed within the building, the maximum possible whilst still allowing access and egress in a forward gear. Whilst this represents a 15% provision across the whole scheme, this site is located adjacent to bus routes and within walking distance of the city bus and railway stations, as well as all of the facilities offered by the city centre itself. In addition there are wide spread on-street parking controls designed to prevent adverse impact and obstruction on the highway. In this location officers therefore consider that this level of provision is acceptable and accords with wider sustainability objectives by reducing the reliance on the private motor vehicle.

6. Do Members consider that the 15% car parking provision is acceptable in this highly sustainable city centre location?

8.7 Energy and sustainability

The scheme is proposed to achieve the required reduction in CO2 emissions and low carbon energy source in accordance with Core Strategy Policy EN1 and Policy EN2.

9.0 CONCLUSION

9.1 The key questions asked in the report above are as following:

- 1. Do Members agree that this site is suitable in principle for residential use?**
- 2. Do Members support the emerging scale and design of the development?**
- 3. Do Members consider that the levels of amenity within the flats are acceptable?**
- 4. Do Members consider that the proposal respects the amenity of the occupiers of surrounding properties?**

5. Do Members consider that this mix of units is acceptable?

6. Do Members consider that the 15% car parking provision is acceptable in this highly sustainable city centre location?

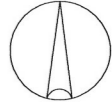
Background Papers:

PREAPP/16/00303

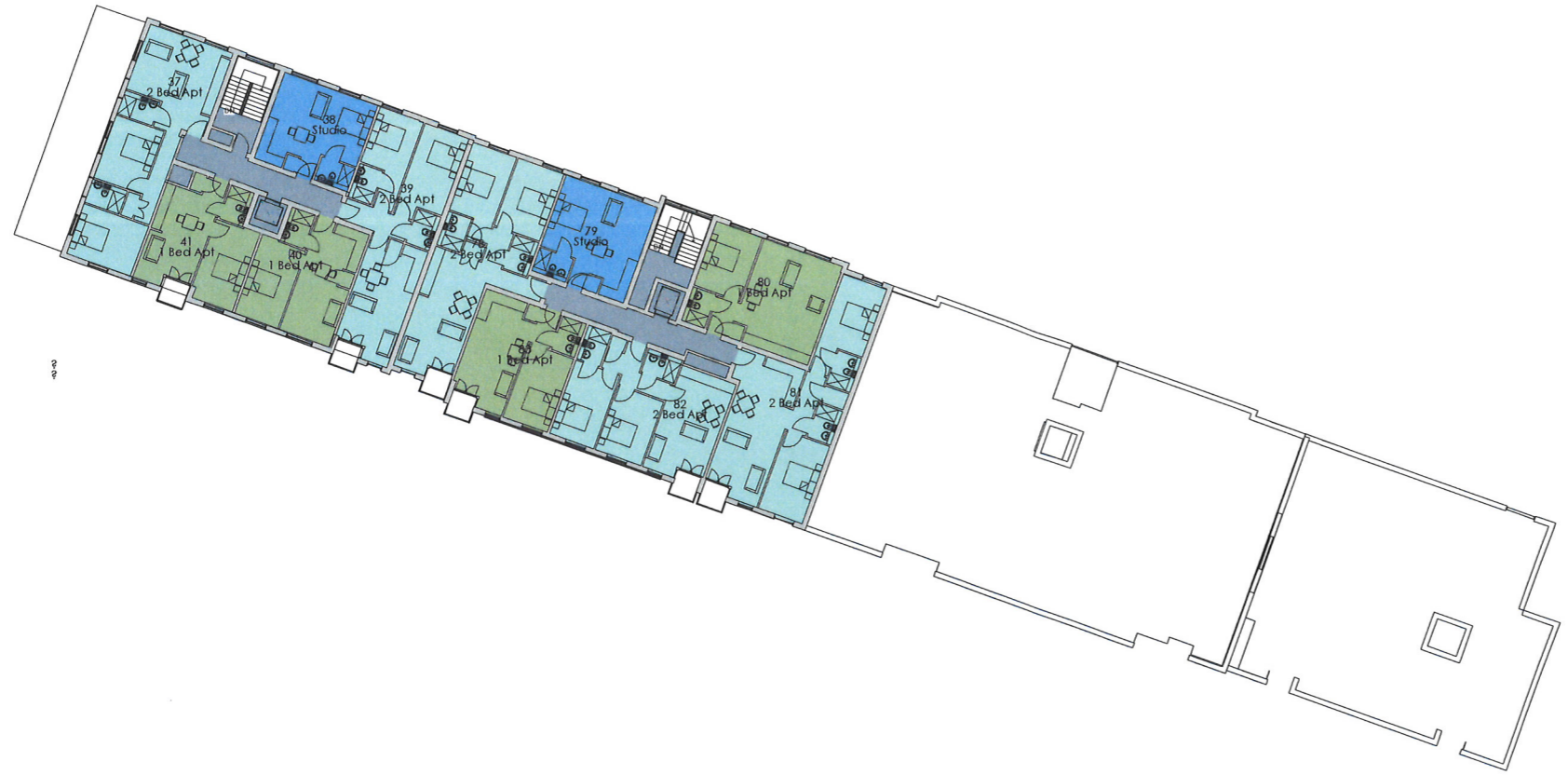
3/16C Project 2914 Manston and Abbey Business Centres Leeds/02 Drawings/01
Project Drawings/Model 24.rvt

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Northpoint:



Rev	Date	Amendments	By	Chkd
A	01/11/16	3 Bed Apts added to 1st & 2nd floors	ST	SA
B	04/02/17	Layout amended following Clients email Brunson Comments	ST	SA
C	21/02/17	Layout and Elevations amended following Brunson Comments	ST	DA



Residential Accomodation Schedule Block A

No.	Name	m²	ft²
1	1 Bed Apt	44 m²	478 ft²
2	1 Bed Apt	44 m²	475 ft²
3	Studio	32 m²	340 ft²
4	2 Bed Apt	64 m²	686 ft²
5	1 Bed Apt	40 m²	427 ft²
6	1 Bed Apt	38 m²	411 ft²
7	2 Bed Apt	64 m²	690 ft²
8	1 Bed Apt	44 m²	475 ft²
9	Studio	32 m²	340 ft²
10	2 Bed Apt	64 m²	686 ft²
11	1 Bed Apt	40 m²	427 ft²
12	1 Bed Apt	38 m²	411 ft²
13	2 Bed Apt	64 m²	690 ft²
14	1 Bed Apt	44 m²	475 ft²
15	Studio	32 m²	340 ft²
16	2 Bed Apt	64 m²	688 ft²
17	1 Bed Apt	40 m²	427 ft²
18	1 Bed Apt	38 m²	411 ft²
19	2 Bed Apt	64 m²	690 ft²
20	1 Bed Apt	44 m²	475 ft²
21	Studio	32 m²	340 ft²
22	2 Bed Apt	64 m²	686 ft²
23	1 Bed Apt	40 m²	427 ft²
24	1 Bed Apt	38 m²	411 ft²
25	2 Bed Apt	64 m²	690 ft²
26	1 Bed Apt	44 m²	475 ft²
27	Studio	32 m²	340 ft²
28	2 Bed Apt	64 m²	686 ft²
29	1 Bed Apt	40 m²	427 ft²
30	1 Bed Apt	38 m²	411 ft²
31	2 Bed Apt	64 m²	690 ft²
32	2 Bed Apt	63 m²	676 ft²
33	Studio	32 m²	340 ft²
34	2 Bed Apt	64 m²	686 ft²
35	1 Bed Apt	40 m²	427 ft²
36	1 Bed Apt	38 m²	411 ft²
37	2 Bed Apt	63 m²	676 ft²
38	Studio	32 m²	340 ft²
39	2 Bed Apt	64 m²	686 ft²
40	1 Bed Apt	40 m²	427 ft²

Residential Accomodation Schedule Block A

No.	Name	m²	ft²
41	1 Bed Apt	38 m²	411 ft²
42	2 Bed Apt	65 m²	702 ft²
43	Studio	34 m²	370 ft²
44	1 Bed Apt	49 m²	529 ft²
45	2 Bed Apt	70 m²	756 ft²
46	2 Bed Apt	61 m²	659 ft²
47	1 Bed Apt	41 m²	441 ft²
48	2 Bed Apt	65 m²	702 ft²
49	Studio	34 m²	370 ft²
50	1 Bed Apt	49 m²	529 ft²
51	2 Bed Apt	70 m²	756 ft²
52	2 Bed Apt	61 m²	659 ft²
53	1 Bed Apt	41 m²	441 ft²
54	2 Bed Apt	65 m²	702 ft²
55	Studio	34 m²	370 ft²
56	1 Bed Apt	49 m²	529 ft²
57	2 Bed Apt	70 m²	756 ft²
58	2 Bed Apt	61 m²	659 ft²
59	1 Bed Apt	41 m²	441 ft²
60	2 Bed Apt	65 m²	702 ft²
61	Studio	34 m²	370 ft²
62	1 Bed Apt	49 m²	529 ft²
63	1 Bed Apt	70 m²	756 ft²
64	2 Bed Apt	61 m²	659 ft²
65	1 Bed Apt	41 m²	441 ft²
66	2 Bed Apt	65 m²	702 ft²
67	Studio	34 m²	370 ft²
68	1 Bed Apt	49 m²	529 ft²
69	2 Bed Apt	70 m²	756 ft²
70	2 Bed Apt	61 m²	659 ft²
71	1 Bed Apt	41 m²	441 ft²
72	2 Bed Apt	65 m²	702 ft²
73	Studio	34 m²	370 ft²
74	1 Bed Apt	49 m²	529 ft²
75	2 Bed Apt	71 m²	761 ft²
76	2 Bed Apt	62 m²	669 ft²
77	1 Bed Apt	41 m²	446 ft²
78	2 Bed Apt	65 m²	702 ft²
79	Studio	34 m²	370 ft²
80	1 Bed Apt	49 m²	529 ft²

Residential Accomodation Schedule Block A

No.	Name	m²	ft²
81	2 Bed Apt	71 m²	761 ft²
82	2 Bed Apt	62 m²	669 ft²
83	1 Bed Apt	41 m²	446 ft²
84	2 Bed Apt	70 m²	756 ft²
85	1 Bed Apt	49 m²	525 ft²
86	Studio	37 m²	393 ft²
87	2 Bed Apt	67 m²	725 ft²
88	1 Bed Apt	41 m²	441 ft²
89	2 Bed Apt	61 m²	657 ft²
90	2 Bed Apt	70 m²	756 ft²
91	1 Bed Apt	49 m²	525 ft²
92	Studio	37 m²	393 ft²
93	2 Bed Apt	67 m²	725 ft²
94	1 Bed Apt	41 m²	441 ft²
95	2 Bed Apt	61 m²	657 ft²
96	2 Bed Apt	70 m²	756 ft²
97	1 Bed Apt	49 m²	525 ft²
98	Studio	37 m²	393 ft²
99	2 Bed Apt	67 m²	725 ft²
100	1 Bed Apt	41 m²	441 ft²
101	2 Bed Apt	61 m²	657 ft²
102	2 Bed Apt	70 m²	756 ft²
103	1 Bed Apt	49 m²	525 ft²
104	Studio	37 m²	393 ft²
105	2 Bed Apt	67 m²	725 ft²
106	1 Bed Apt	41 m²	441 ft²
107	2 Bed Apt	61 m²	657 ft²
108	2 Bed Apt	70 m²	756 ft²
109	1 Bed Apt	49 m²	525 ft²
110	Studio	37 m²	393 ft²
111	2 Bed Apt	67 m²	725 ft²
112	1 Bed Apt	41 m²	441 ft²
113	2 Bed Apt	61 m²	657 ft²
114	2 Bed Apt	71 m²	761 ft²
115	1 Bed Apt	49 m²	525 ft²
116	Studio	37 m²	393 ft²
117	2 Bed Apt	67 m²	718 ft²
118	1 Bed Apt	41 m²	446 ft²
119	2 Bed Apt	62 m²	667 ft²
120	2 Bed Apt	61 m²	654 ft²

Residential Accomodation Schedule Block A

No.	Name	m²	ft²
121	Studio	35 m²	376 ft²
122	Studio	34 m²	369 ft²
123	3 Bed Apt	80 m²	859 ft²
124	1 Bed Apt	38 m²	414 ft²
125	1 Bed Apt	40 m²	433 ft²
126	2 Bed Apt	61 m²	654 ft²
127	Studio	35 m²	376 ft²
128	Studio	34 m²	369 ft²
129	3 Bed Apt	80 m²	859 ft²
130	1 Bed Apt	38 m²	414 ft²
131	1 Bed Apt	40 m²	433 ft²
132	2 Bed Apt	61 m²	654 ft²
133	Studio	35 m²	376 ft²
134	Studio	34 m²	369 ft²
135	3 Bed Apt	80 m²	859 ft²
136	1 Bed Apt	38 m²	414 ft²
137	1 Bed Apt	40 m²	433 ft²
138	2 Bed Apt	61 m²	654 ft²
139	Studio	35 m²	376 ft²
140	Studio	34 m²	369 ft²
141	3 Bed Apt	80 m²	859 ft²
142	1 Bed Apt	38 m²	414 ft²
143	1 Bed Apt	40 m²	433 ft²
144	2 Bed Apt	61 m²	654 ft²
145	Studio	35 m²	376 ft²
146	Studio	34 m²	369 ft²
147	3 Bed Apt	80 m²	859 ft²
148	1 Bed Apt	38 m²	412 ft²
149	1 Bed Apt	39 m²	425 ft²
150	3 Bed Apt	97 m²	1039 ft²
151	1 Bed Apt	41 m²	446 ft²
152	1 Bed Apt	39 m²	425 ft²
Grand Total: 152		7745 m²	83362 ft²



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Project:
Manston Business Centres, Lower
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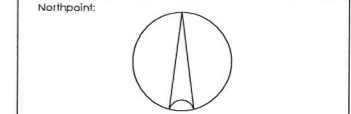
Client:
PRA 1 Ltd

Dwg Title:
Proposed Seventh Floor Plan

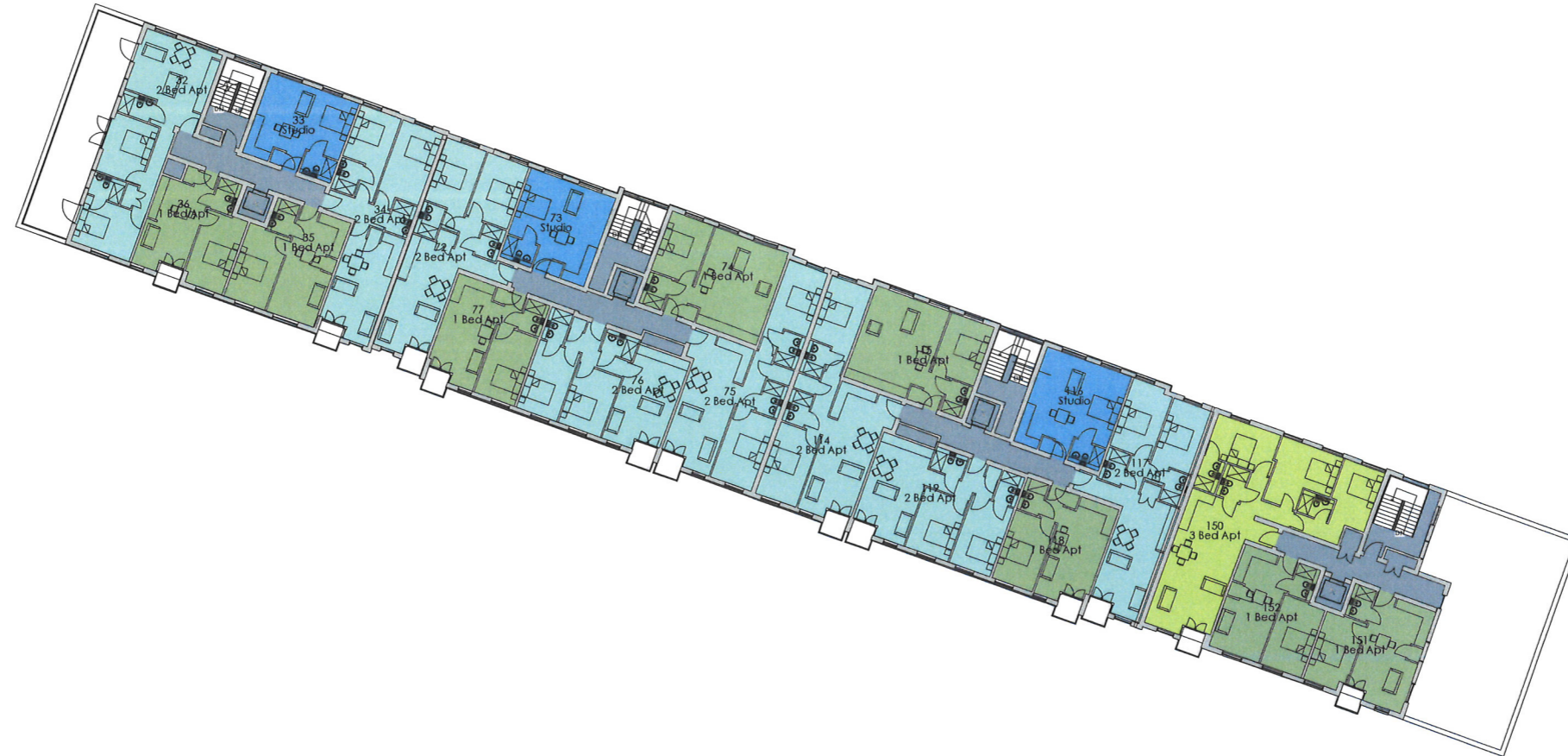
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Checked: [Blank]

Project No: 2914
Dwg No: 237
Rev: C
Status: Planning

DRAFT



Rev	Date	Amendments	By	Chkd
A	01/11/14	3 Bed Apts added to 1st & 2nd floors	SI	JA
B	24/01/17	Layout amended following Clients and Planners Comments	SI	DR
C	21/02/17	Layout and floorplans amended following Planners Comments	SI	DR



Residential Accommodation Schedule Block A

No.	Name	m²	ff²
1	1 Bed Apl	44 m²	478 ff²
2	1 Bed Apl	44 m²	475 ff²
3	Studio	32 m²	340 ff²
4	2 Bed Apl	64 m²	686 ff²
5	1 Bed Apl	40 m²	427 ff²
6	1 Bed Apl	38 m²	411 ff²
7	2 Bed Apl	64 m²	690 ff²
8	1 Bed Apl	44 m²	475 ff²
9	Studio	32 m²	340 ff²
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34	2 Bed Apl	64 m²	686 ff²
35	1 Bed Apl	40 m²	427 ff²
36	1 Bed Apl	38 m²	411 ff²
37	2 Bed Apl	63 m²	676 ff²
38	Studio	32 m²	340 ff²
39	2 Bed Apl	64 m²	686 ff²
40	1 Bed Apl	40 m²	427 ff²

Residential Accommodation Schedule Block A

No.	Name	m²	ff²
41	1 Bed Apl	38 m²	411 ff²
42	2 Bed Apl	65 m²	702 ff²
43	Studio	34 m²	370 ff²
44	1 Bed Apl	49 m²	529 ff²
45	2 Bed Apl	70 m²	756 ff²
46	2 Bed Apl	61 m²	659 ff²
47	1 Bed Apl	41 m²	441 ff²
48	2 Bed Apl	65 m²	702 ff²
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58	2 Bed Apl	61 m²	659 ff²
59	1 Bed Apl	41 m²	441 ff²
60	2 Bed Apl	65 m²	702 ff²
61	Studio	34 m²	370 ff²
62	1 Bed Apl	49 m²	529 ff²
63	2 Bed Apl	70 m²	756 ff²
64	2 Bed Apl	61 m²	659 ff²
65	1 Bed Apl	41 m²	441 ff²
66	2 Bed Apl	65 m²	702 ff²
67	Studio	34 m²	370 ff²
68	1 Bed Apl	49 m²	529 ff²
69	2 Bed Apl	70 m²	756 ff²
70	2 Bed Apl	61 m²	659 ff²
71	1 Bed Apl	41 m²	441 ff²
72	2 Bed Apl	65 m²	702 ff²
73	Studio	34 m²	370 ff²
74	1 Bed Apl	49 m²	529 ff²
75	2 Bed Apl	71 m²	761 ff²
76	2 Bed Apl	62 m²	669 ff²
77	1 Bed Apl	41 m²	446 ff²
78	2 Bed Apl	65 m²	702 ff²
79	Studio	34 m²	370 ff²
80	1 Bed Apl	49 m²	529 ff²

Residential Accommodation Schedule Block A

No.	Name	m²	ff²
81	2 Bed Apl	71 m²	761 ff²
82	2 Bed Apl	62 m²	669 ff²
83	1 Bed Apl	41 m²	446 ff²
84	2 Bed Apl	70 m²	756 ff²
85	1 Bed Apl	49 m²	525 ff²
86	Studio	37 m²	393 ff²
87	2 Bed Apl	67 m²	725 ff²
88	1 Bed Apl	41 m²	441 ff²
89	2 Bed Apl	61 m²	657 ff²
90	2 Bed Apl	70 m²	756 ff²
91	1 Bed Apl	49 m²	525 ff²
92	Studio	37 m²	393 ff²
93	2 Bed Apl	67 m²	725 ff²
94	1 Bed Apl	41 m²	441 ff²
95	2 Bed Apl	61 m²	657 ff²
96	2 Bed Apl	70 m²	756 ff²
97	1 Bed Apl	49 m²	525 ff²
98	Studio	37 m²	393 ff²
99	2 Bed Apl	67 m²	725 ff²
100	1 Bed Apl	41 m²	441 ff²
101	2 Bed Apl	61 m²	657 ff²
102	2 Bed Apl	70 m²	756 ff²
103	1 Bed Apl	49 m²	525 ff²
104	Studio	37 m²	393 ff²
105	2 Bed Apl	67 m²	725 ff²
106	1 Bed Apl	41 m²	441 ff²
107	2 Bed Apl	61 m²	657 ff²
108	2 Bed Apl	70 m²	756 ff²
109	1 Bed Apl	49 m²	525 ff²
110	Studio	37 m²	393 ff²
111	2 Bed Apl	67 m²	725 ff²
112	1 Bed Apl	41 m²	441 ff²
113	2 Bed Apl	61 m²	657 ff²
114	2 Bed Apl	71 m²	761 ff²
115	1 Bed Apl	49 m²	525 ff²
116	Studio	37 m²	393 ff²
117	2 Bed Apl	67 m²	718 ff²
118	1 Bed Apl	41 m²	446 ff²
119	2 Bed Apl	62 m²	667 ff²
120	2 Bed Apl	61 m²	654 ff²

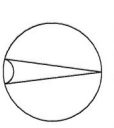
Residential Accommodation Schedule Block A

No.	Name	m²	ff²
121	Studio	35 m²	376 ff²
122	Studio	34 m²	369 ff²
123	3 Bed Apl	80 m²	859 ff²
124	1 Bed Apl	38 m²	414 ff²
125	1 Bed Apl	40 m²	433 ff²
126	2 Bed Apl	61 m²	654 ff²
127	Studio	35 m²	376 ff²
128	Studio	34 m²	369 ff²
129	3 Bed Apl	80 m²	859 ff²
130	1 Bed Apl	38 m²	414 ff²
131	1 Bed Apl	40 m²	433 ff²
132	2 Bed Apl	61 m²	654 ff²
133	Studio	35 m²	376 ff²
134	Studio	34 m²	369 ff²
135	3 Bed Apl	80 m²	859 ff²
136	1 Bed Apl	38 m²	414 ff²
137	1 Bed Apl	40 m²	433 ff²
138	2 Bed Apl	61 m²	654 ff²
139	Studio	35 m²	376 ff²
140	Studio	34 m²	369 ff²
141	3 Bed Apl	80 m²	859 ff²
142	1 Bed Apl	38 m²	414 ff²
143	1 Bed Apl	40 m²	433 ff²
144	2 Bed Apl	61 m²	654 ff²
145	Studio	35 m²	376 ff²
146	Studio	34 m²	369 ff²
147	3 Bed Apl	80 m²	859 ff²
148	1 Bed Apl	38 m²	412 ff²
149	1 Bed Apl	39 m²	425 ff²
150	3 Bed Apl	97 m²	1039 ff²
151	1 Bed Apl	41 m²	446 ff²
152	1 Bed Apl	39 m²	425 ff²
Grand total:	152	7745 m²	83362 ff²



Project: Manston Business Centres, Lower Brunswick Street Leeds				
Client: PRA 1 Ltd				
Dwg Title: Proposed Sixth Floor Plan				
Date: Jan 16	Scale: 1 : 200	Size: A1	Drawn: Author	Checked: Checker
Project No: 2914	Dwg No: 236	Rev: C	Status: Planning	

DRAFT



Rev	Date	Amendment	By	CHKD
A	05/11/11	Initial plan issued to the partners	ST	SA
B	05/11/11	Revised plan issued to the partners	ST	SA
C	21/01/12	Revised plan issued to the partners	ST	SA

No.	Name	m ²	ff
121	Studio	35 m ²	376 ff
122	Studio	34 m ²	369 ff
123	3 Bed Apt	80 m ²	859 ff
124	1 Bed Apt	41.4 m ²	414 ff
125	1 Bed Apt	40 m ²	433 ff
126	2 Bed Apt	61 m ²	654 ff
127	Studio	35 m ²	376 ff
128	Studio	34 m ²	369 ff
129	3 Bed Apt	80 m ²	859 ff
130	1 Bed Apt	41.4 m ²	414 ff
131	1 Bed Apt	40 m ²	433 ff
132	2 Bed Apt	61 m ²	654 ff
133	Studio	35 m ²	376 ff
134	Studio	34 m ²	369 ff
135	3 Bed Apt	80 m ²	859 ff
136	1 Bed Apt	41.4 m ²	414 ff
137	1 Bed Apt	40 m ²	433 ff
138	2 Bed Apt	61 m ²	654 ff
139	Studio	35 m ²	376 ff
140	Studio	34 m ²	369 ff
141	3 Bed Apt	80 m ²	859 ff
142	1 Bed Apt	41.4 m ²	414 ff
143	1 Bed Apt	40 m ²	433 ff
144	2 Bed Apt	61 m ²	654 ff
145	Studio	35 m ²	376 ff
146	Studio	34 m ²	369 ff
147	3 Bed Apt	80 m ²	859 ff
148	1 Bed Apt	41.2 m ²	425 ff
149	1 Bed Apt	39 m ²	412 ff
150	3 Bed Apt	97 m ²	1039 ff
151	1 Bed Apt	41 m ²	446 ff
152	1 Bed Apt	39 m ²	425 ff
Grand total: 152		7745 m ²	83362 ff

Residential Accommodation Schedule Block A

No.	Name	m ²	ff
81	2 Bed Apt	71 m ²	761 ff
82	2 Bed Apt	62 m ²	669 ff
83	1 Bed Apt	41 m ²	446 ff
84	2 Bed Apt	70 m ²	756 ff
85	1 Bed Apt	49 m ²	525 ff
86	Studio	37 m ²	393 ff
87	2 Bed Apt	67 m ²	725 ff
88	1 Bed Apt	41 m ²	441 ff
89	2 Bed Apt	70 m ²	756 ff
90	2 Bed Apt	69 m ²	756 ff
91	1 Bed Apt	49 m ²	525 ff
92	Studio	37 m ²	393 ff
93	1 Bed Apt	47 m ²	501 ff
94	1 Bed Apt	41 m ²	441 ff
95	2 Bed Apt	61 m ²	657 ff
96	2 Bed Apt	70 m ²	756 ff
97	1 Bed Apt	49 m ²	525 ff
98	Studio	37 m ²	393 ff
99	2 Bed Apt	67 m ²	725 ff
100	1 Bed Apt	41 m ²	441 ff
101	2 Bed Apt	70 m ²	756 ff
102	2 Bed Apt	69 m ²	756 ff
103	1 Bed Apt	49 m ²	525 ff
104	Studio	37 m ²	393 ff
105	2 Bed Apt	67 m ²	725 ff
106	1 Bed Apt	41 m ²	441 ff
107	2 Bed Apt	70 m ²	756 ff
108	2 Bed Apt	69 m ²	756 ff
109	1 Bed Apt	49 m ²	525 ff
110	Studio	37 m ²	393 ff
111	2 Bed Apt	67 m ²	725 ff
112	1 Bed Apt	41 m ²	441 ff
113	2 Bed Apt	70 m ²	756 ff
114	2 Bed Apt	69 m ²	756 ff
115	1 Bed Apt	49 m ²	525 ff
116	Studio	37 m ²	393 ff
117	2 Bed Apt	67 m ²	725 ff
118	1 Bed Apt	41 m ²	446 ff
119	2 Bed Apt	62 m ²	667 ff
120	2 Bed Apt	61 m ²	654 ff

Residential Accommodation Schedule Block A

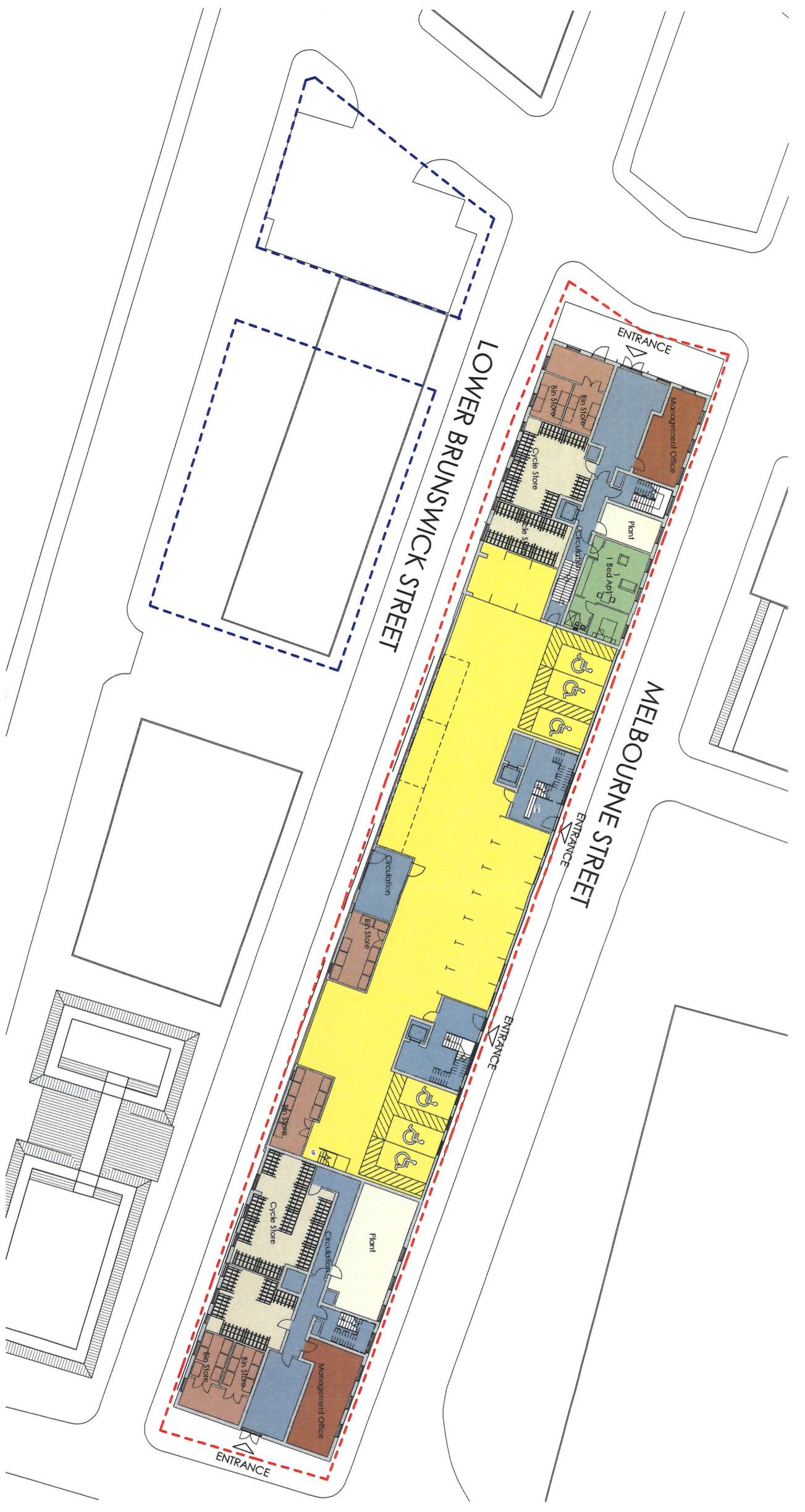
No.	Name	m ²	ff
41	1 Bed Apt	38 m ²	411 ff
42	2 Bed Apt	65 m ²	702 ff
43	Studio	34 m ²	370 ff
44	2 Bed Apt	60 m ²	659 ff
45	2 Bed Apt	70 m ²	756 ff
46	2 Bed Apt	61 m ²	657 ff
47	1 Bed Apt	41 m ²	441 ff
48	2 Bed Apt	65 m ²	702 ff
49	Studio	34 m ²	370 ff
50	1 Bed Apt	49 m ²	529 ff
51	2 Bed Apt	70 m ²	756 ff
52	2 Bed Apt	61 m ²	657 ff
53	1 Bed Apt	41 m ²	441 ff
54	2 Bed Apt	65 m ²	702 ff
55	Studio	34 m ²	370 ff
56	1 Bed Apt	49 m ²	529 ff
57	2 Bed Apt	70 m ²	756 ff
58	2 Bed Apt	61 m ²	657 ff
59	2 Bed Apt	70 m ²	756 ff
60	2 Bed Apt	61 m ²	657 ff
61	Studio	34 m ²	370 ff
62	2 Bed Apt	65 m ²	702 ff
63	2 Bed Apt	70 m ²	756 ff
64	2 Bed Apt	61 m ²	657 ff
65	2 Bed Apt	61 m ²	657 ff
66	2 Bed Apt	65 m ²	702 ff
67	Studio	34 m ²	370 ff
68	2 Bed Apt	49 m ²	529 ff
69	2 Bed Apt	70 m ²	756 ff
70	2 Bed Apt	61 m ²	657 ff
71	2 Bed Apt	61 m ²	657 ff
72	2 Bed Apt	65 m ²	702 ff
73	Studio	34 m ²	370 ff
74	2 Bed Apt	49 m ²	529 ff
75	2 Bed Apt	71 m ²	761 ff
76	2 Bed Apt	62 m ²	667 ff
77	2 Bed Apt	64 m ²	684 ff
78	2 Bed Apt	702 ff	702 ff
79	2 Bed Apt	34 m ²	370 ff
80	1 Bed Apt	49 m ²	529 ff

Residential Accommodation Schedule Block A

No.	Name	m ²	ff
1	1 Bed Apt	44 m ²	478 ff
2	1 Bed Apt	42 m ²	478 ff
3	Studio	34 m ²	340 ff
4	2 Bed Apt	64 m ²	686 ff
5	1 Bed Apt	40 m ²	427 ff
6	1 Bed Apt	38 m ²	411 ff
7	2 Bed Apt	64 m ²	690 ff
8	1 Bed Apt	44 m ²	478 ff
9	Studio	32 m ²	340 ff
10	2 Bed Apt	64 m ²	686 ff
11	1 Bed Apt	40 m ²	427 ff
12	2 Bed Apt	38 m ²	411 ff
13	2 Bed Apt	44 m ²	478 ff
14	1 Bed Apt	44 m ²	478 ff
15	Studio	32 m ²	340 ff
16	2 Bed Apt	64 m ²	686 ff
17	1 Bed Apt	40 m ²	427 ff
18	1 Bed Apt	38 m ²	411 ff
19	2 Bed Apt	64 m ²	690 ff
20	2 Bed Apt	44 m ²	478 ff
21	Studio	34 m ²	360 ff
22	2 Bed Apt	64 m ²	686 ff
23	1 Bed Apt	42 m ²	478 ff
24	1 Bed Apt	38 m ²	411 ff
25	2 Bed Apt	64 m ²	690 ff
26	1 Bed Apt	44 m ²	478 ff
27	Studio	32 m ²	340 ff
28	1 Bed Apt	44 m ²	478 ff
29	1 Bed Apt	38 m ²	411 ff
30	1 Bed Apt	44 m ²	478 ff
31	2 Bed Apt	64 m ²	690 ff
32	2 Bed Apt	67.6 m ²	725 ff
33	Studio	32 m ²	340 ff
34	2 Bed Apt	64 m ²	686 ff
35	1 Bed Apt	40 m ²	427 ff
36	1 Bed Apt	38 m ²	411 ff
37	2 Bed Apt	63 m ²	676 ff
38	Studio	32 m ²	340 ff
39	2 Bed Apt	64 m ²	686 ff
40	1 Bed Apt	40 m ²	427 ff

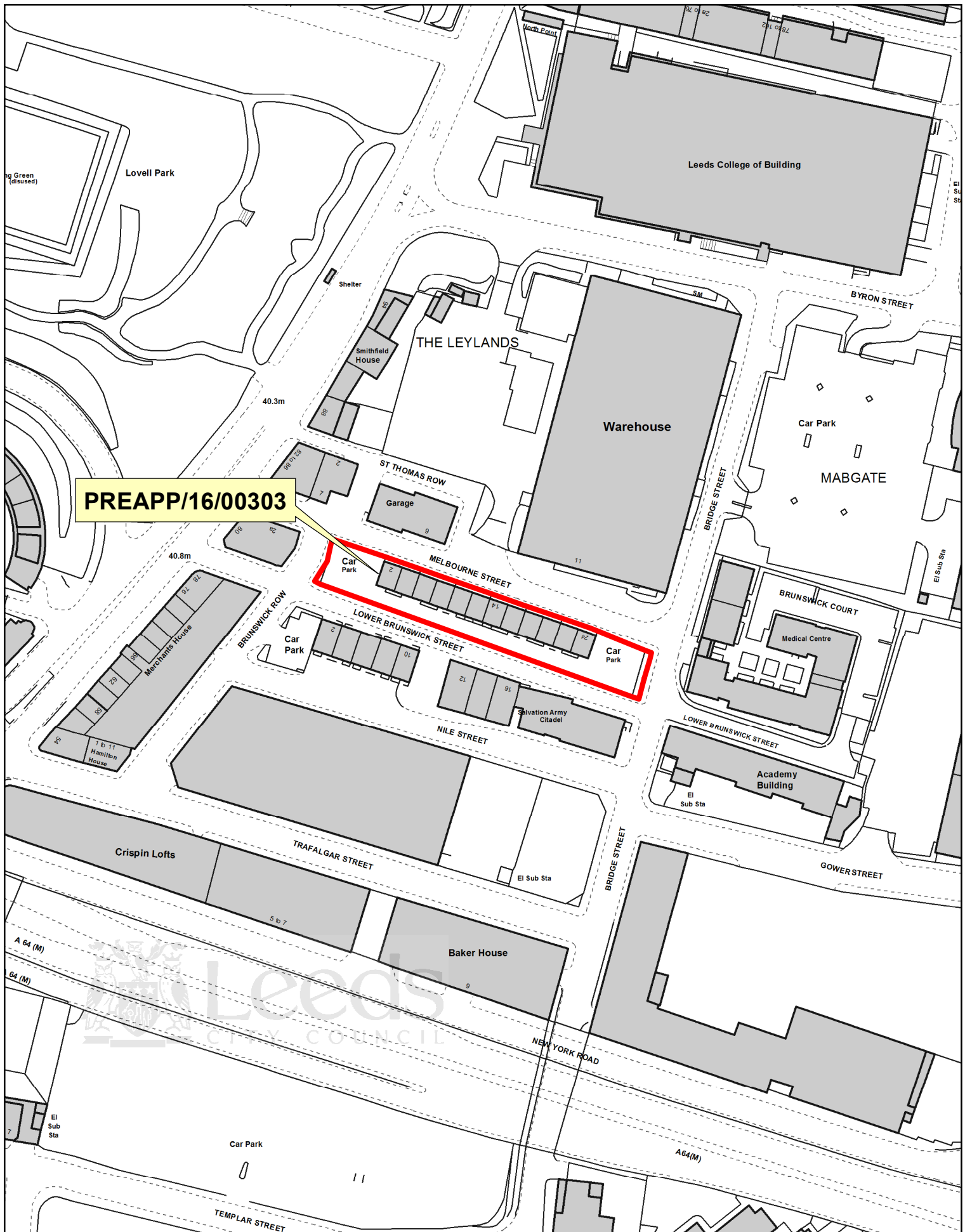
Residential Accommodation Schedule Block A

No.	Name	m ²	ff
1	1 Bed Apt	44 m ²	478 ff
2	1 Bed Apt	42 m ²	478 ff
3	Studio	34 m ²	340 ff
4	2 Bed Apt	64 m ²	686 ff
5	1 Bed Apt	40 m ²	427 ff
6	1 Bed Apt	38 m ²	411 ff
7	2 Bed Apt	64 m ²	690 ff
8	1 Bed Apt	44 m ²	478 ff
9	Studio	32 m ²	340 ff
10	2 Bed Apt	64 m ²	686 ff
11	1 Bed Apt	40 m ²	427 ff
12	2 Bed Apt	38 m ²	411 ff
13	2 Bed Apt	44 m ²	478 ff
14	1 Bed Apt	44 m ²	478 ff
15	Studio	32 m ²	340 ff
16	2 Bed Apt	64 m ²	686 ff
17	1 Bed Apt	40 m ²	427 ff
18	1 Bed Apt	38 m ²	411 ff
19	2 Bed Apt	64 m ²	690 ff
20	2 Bed Apt	44 m ²	478 ff
21	Studio	34 m ²	360 ff
22	2 Bed Apt	64 m ²	686 ff
23	1 Bed Apt	42 m ²	478 ff
24	1 Bed Apt	38 m ²	411 ff
25	2 Bed Apt	64 m ²	690 ff
26	1 Bed Apt	44 m ²	478 ff
27	Studio	32 m ²	340 ff
28	1 Bed Apt	44 m ²	478 ff
29	1 Bed Apt	38 m ²	411 ff
30	1 Bed Apt	44 m ²	478 ff
31	2 Bed Apt	64 m ²	690 ff
32	2 Bed Apt	67.6 m ²	725 ff
33	Studio	32 m ²	340 ff
34	2 Bed Apt	64 m ²	686 ff
35	1 Bed Apt	40 m ²	427 ff
36	1 Bed Apt	38 m ²	411 ff
37	2 Bed Apt	63 m ²	676 ff
38	Studio	32 m ²	340 ff
39	2 Bed Apt	64 m ²	686 ff
40	1 Bed Apt	40 m ²	427 ff



Project: Marston Business Centres, Lower Brunswick Street Leeds
 Client: PRA 1 Ltd
 Drawn: JET
 Date: 16/01/2011
 Project No: 2914

Date	Scale	Type	Drawn	Checked
16/01/2011	1:200	A1	ST	DIR
29/01/2011	230	C	Planning	



CITY PLANS PANEL

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SCALE : 1/1500

