



Report of the Chief Planning Officer

CITY PLANS PANEL

21st September 2017

Pre-application presentation of proposed demolition of existing office building and construction of new student accommodation building at Symons House, Belgrave Street, Leeds (PREAPP/17/00343)

Applicant – London and Scottish Student Housing

Electoral Wards Affected:

City and Hunslet

Yes

Ward Members consulted

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 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 of the emerging proposals for the replacement of Symons House, a vacant office building on Belgrave Street to the east of Wade Lane, with a new multi-storey building containing student accommodation.
- 1.2 The proposed development, by London and Scottish Student Housing (LSSH), would be their first student accommodation in the city having recently opened a scheme in Sheffield as part of a growing portfolio across the UK. LSSH are keen to promote the well-being of students within the development such that high quality internal space is central to the aim.

2.0 Site and surroundings

- 2.1 The existing site comprises a four storey, red brick, office block constructed in the late 1980's. The building fronts Belgrave Street with its principal, recessed, entrance

located in the north-west corner of the premises. A lower ground floor parking and servicing area is accessed from the rear via a largely enclosed parking court serving neighbouring office buildings at 44 Merrion Street presently occupied by Santander. The rear elevation of Symons House steps back approximately 2 metres beyond the ground floor level (two storeys). The Santander building is an L-shaped building with its principal elevation fronting Merrion Street, with a rear limb projecting towards Symons House to form the eastern end of the parking courtyard. The red brick building is 3 storey with accommodation in the roofspace. Merrion Place is a narrow road which runs immediately to the south of Symons House from Belgrave Street and provides access to the parking court. A short ginnel runs from Merrion Place alongside the Santander building to Merrion Street. Fairfax House, an eight storey office building fronting Wade Lane, is arranged on a perpendicular axis to Symons House and 44 Merrion Street largely enclosing the western end of the parking court. A pedestrian route runs along the east side of Fairfax House via a flight of steps to Belgrave Street. Trees alongside the footpath help to soften the appearance of the courtyard.

- 2.2 Ground levels fall noticeably from west to east along Belgrave Street, down from Wade Lane to Cross Belgrave Street, and to a smaller degree from north to south. Belgrave Hall is an attractive, more historic, three storey building situated at a lower ground level to the east of the access from Merrion Place to the parking court. The building accommodates a mix of uses including bar / restaurant and office space. Zicon House, on the northern side of Belgrave Street, faces Symons House. The four storey former office building is presently being converted to residential accommodation, including the addition of two floors. Zicon House, is one of four similar buildings forming a courtyard constructed during the 1980's on the north side of Belgrave Street.
- 2.3 Development has recently commenced on the St Alban's Place green space and former surface car parking area to the north east of the site, to form a part 7 (19.6m), part 18 (56m) and part 11 storeys (33.6m) high block of student accommodation containing 376 student studios for Vita Students, together with an enlarged and improved public space. Beyond this space there is major highway infrastructure, including the Inner Ring Road, which runs in a cutting towards the north-west and opens out to form York Road to the east.
- 2.4 The wider area contains a mix of uses comprising offices; leisure uses including bars, restaurants and the Grand Theatre; and more recently, residential accommodation, such as Q One Residence in the converted Yorkshire Bank offices to the north. Taller buildings are situated at higher levels to the north and north-west. These include Q One (8 storeys); and buildings to the west of Wade Lane including Wade House within the Merrion Centre, existing student accommodation in the 25 storey CLV tower and Arena Point (Hume House), a 20 storey office building fronting Merrion Way.
- 2.5 Buildings typically reduce in scale towards more historic buildings located to the south. These include St John's Church (Grade I), the Grand Theatre (Grade II*), the Grand Arcade (Grade II) and 51 New Briggate (Grade II).

3.0 Proposals

- 3.1 It is proposed to demolish the existing building and to construct a new building with a similar, rectangular, footprint to that existing. The new building would have an "L-shaped" form when viewed from the south. The taller element, approximately two-thirds of the length of the building, would be 17 storeys in height, approximately 8

storeys taller than Fairfax House to the west. The lower eastern shoulder, approximately one-third of the building's length, would be 10 storeys in height, a similar height to Fairfax House.

- 3.2 Due to the changing ground levels the full extent of the lower ground floor of the building would be exposed on the southern elevation whereas fronting Belgrave Street the lower ground floor level would only be evident at the lower, eastern end of the building. Elements of the lower ground and ground floor of the building fronting Belgrave Street would be set back approximately 2 metres from the building line above. In a similar way, the eastern corners of the building at these levels would be chamfered.
- 3.3 The lower ground floor of the building would contain plant, bin and cycle stores, a laundry, transformer room and a small lounge area which would be accessed from a similar space at ground floor level. The ground floor would comprise the reception area, accessed from Belgrave Street, study areas, open lounge areas, a cinema room and a gym.
- 3.4 The upper floors of the building would predominantly contain student studios. In total 325 studios are proposed. Three sizes of studio are identified: Bronze (21.3sqm); Silver (26.2sqm) and Gold (44.2sqm). There would be 286 Bronze studios; 32 Silver studios and 7 Gold studios. A student amenity room is proposed at level 9 with access from this point onto an external amenity terrace located on the roof of the lower shoulder of the building.
- 3.5 The external appearance of the building was evolving when this report was drafted. Presently, a lightly coloured brick is proposed as the primary building material. The main facades would have a grid of vertical windows with tapering reveals. The gable ends would be largely solid. A darker grey brick and glazing is proposed for the ground and lower ground level plinth.
- 3.6 The building would be serviced from Belgrave Street making use of the existing layby across the street and from the parking court to the rear. The applicant and officers have discussed the desirability of making Belgrave Street more pedestrian friendly and to improving accessibility to the St Alban's Place green space. Similarly, there is an aspiration to improve the route through to Merrion Street.

4.0 Relevant planning history

- 4.1 Planning permission was granted in 1989 for the existing building, a four storey office block with 15 parking spaces (Ref: H20/215/89).
- 4.2 Pre-application discussions regarding the current scheme commenced earlier this year. Members most-recently approved a new student accommodation building ranging in height from 7 to 18 storeys for Select Property (Vita Student) on land to the east of the site at City Plans Panel on 23rd February 2017 (16/07741/FU). That development, also involving improvements to and extension of the park, commenced recently.

5.0 Consultation responses

- 5.1 LCC Highways - No objection to the principle of development, provided access requirements for deliveries, servicing, and student start/end of term are satisfactorily met.

- 5.2 LCC Flood Risk Management (FRM) – There are no records of any watercourses to which surface water may be discharged although the site may be highly compatible for infiltration. An appraisal of the various infiltration systems that could reasonably be employed on the site should be undertaken. Surface water discharge rates should revert back to the greenfield rates of run-off.
- 5.3 LCC Contaminated Land Team – the end use is a vulnerable one and therefore a Phase I Desk Study Report is needed to support any application. Depending on the outcome of the Phase I Desk Study, a Phase II (Site Investigation) Report and Remediation Statement may also be required.

6.0 Policy

6.1 Development Plan

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

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

6.2 Core Strategy (CS)

6.2.1 Relevant Core Strategy policies include:

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

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

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

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

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

Policy EC3 safeguards existing employment land.

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

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

Policy P12 states that landscapes should be conserved and enhanced.

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

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

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

6.3 Saved Unitary Development Plan Review policies (UDPR)

6.3.1 Relevant Saved Policies include:

GP5 All relevant planning considerations to be resolved.

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

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

6.4 Natural Resources and Waste Local Plan 2013 (NRWLP)

6.4.1 WATER 4: All developments are required to consider the effect of the proposed development on flood risk, both on-site and off-site.

LAND 2: Development should conserve trees wherever possible and also introduce new tree planting as part of creating high quality living and working environments and enhancing the public realm. Where removal of existing trees is agreed in order to facilitate approved development, suitable tree replacement should be provided on a minimum three for one replacement to loss.

6.5 National Planning Policy Framework

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

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places

better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimising the potential of the site to accommodate development;
- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

6.6 **Supplementary guidance**

Tall Buildings SPD

The Tall Buildings Design Guide identifies that there could be the opportunity for a cluster of tall buildings in the area around the Merrion Centre which extends as far south as the site. Conversely, the Guide also shows the site within an area where a tall building is likely to have a negative impact upon the setting of St John's Church and gardens.

Travel Plans SPD

Street Design Guide SPD

Building for Tomorrow Today: Sustainable Design and Construction SPD

City Centre Urban Design Strategy SPG

Parking SPD

Neighbourhoods for Living SPG provides advice and principles for good residential design. It promotes local character, analysis of landmarks, views and focal points, and quality buildings.

6.7 **Other material considerations**

6.7.1 Site Allocations Plan (Publication Draft)

The site is not specifically identified in the SAP.

6.7.2 Leeds Standard

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 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.

7.0 **Issues**

Members are asked to comment on the proposals and to consider the following matters:

7.1 Principle of the development

7.1.1 Core Strategy Policy CC1(b) encourages residential development in city centre locations providing that the development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers.

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

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

The development of 325 studios would help to take pressure off the need to use private housing for student accommodation.

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

The site is currently occupied by an office building. The development would therefore avoid the loss of residential family accommodation.

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

The site is located towards the north-eastern edge of the city centre and is well-placed with regard to access to both the University of Leeds and Leeds Beckett University via Merrion Way and Woodhouse Lane.

Criteria (iii) and (v) of the policy are considered in the amenity section, paragraph 7.2.

7.1.3 The existing building, Symons House, provides 4 storeys of B1 office space. Core Strategy Policy EC3 seeks to retain such a use unless the development (i) would not result in the loss of a deliverable employment site; or (ii) existing buildings are considered to be non-viable in terms of market attractiveness, business operations, age, condition and or compatibility with adjacent uses; or (iii) the proposal will deliver a mixed use development which continues to provide for a range of local employment opportunities and would not undermine the viability of the remaining employment site.

7.1.4 The office accommodation has been largely vacant for around 6 years despite active marketing. This is partly a result of the surrounding area becoming less attractive for employment uses and more attractive to residential and leisure uses. This is apparent from the conversion of former Yorkshire Bank offices at Brunswick Point to Q One Residences and the ongoing conversion of Zicon House to residential accommodation. The applicant intends to submit further information regarding the attractiveness of the property to office users with the planning application.

7.1.2 **Do Members consider that the proposed student accommodation development is acceptable in principle?**

7.2 Amenity considerations

- 7.2.1 Criteria (iii) of Core Strategy policy H6B aims *to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.*
- 7.2.2 The proposed development involves 325 student studios. The area supports a mix of uses, including offices, restaurants and bars, together with an increasing amount of residential accommodation, including existing student accommodation on the west side of Wade Lane approximately 100m to the north, and also emerging student accommodation at St Alban's Place to the east (376 studios). There are apartments in the Q One Residences and the soon to be opened Zicon House on the north side of Belgrave Street. There are also a wide range of shops in the Merrion Centre to the west, alongside bars, restaurants and a hotel. Cross Belgrave Street, Merrion Street and New Briggate contain a wide variety of leisure uses. However, it is not considered that nearby and other existing residents in the city centre would be adversely affected by student accommodation in the proposed location given the way in which the area is currently used. Further, it is not considered that the number of students proposed would result in an excessive concentration of students that would undermine the wellbeing of the area within the context of a busy city centre environment.
- 7.2.3 The development, in common with the existing Symons House, would be 12.7m from Zicon House at its closest point. Given its location due south of approximately two-thirds of that building, together with its greater scale, it would be likely to result in some additional overshadowing of the new residential accommodation located in the southern side of Zicon House albeit the existing building, together with Fairfax House already give rise to some overshadowing. The applicant is to submit studies demonstrating the extent of shadowing and loss of natural daylight with the planning application. The new building, although taller and deeper than that existing, is not likely to unacceptably affect the amenities of occupiers of remaining offices to the south, east and west of the site.
- 7.2.4 The proximity of the new building to Zicon House combined with the new use proposed is such that some overlooking between the properties is likely. However, in the context of tight urban grain within the city centre the relationship is not considered to be unacceptable.
- 7.2.5 Criteria (v) of policy H6B requires that *the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.*
- 7.2.6 The Leeds Standard sets a minimum target of 37sqm for a self-contained studio flat. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seeks to promote a good standard of internal amenity for all housing types and tenures. No distinction is drawn within these documents between open market and student accommodation. Whilst neither of these documents has been adopted as formal planning policy in Leeds given their evidence base in determining the minimum space requirements they are currently used to help inform decisions on the acceptability of development proposals.
- 7.2.7 Members have visited several student housing schemes to review the level of amenity provided for occupiers. These include the Fresh Student Living at Darley Bank in Derby (April 2014) where the studio was 22sqm; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22sqm;

and Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20sqm, supported by a large area of dedicated, internal, amenity space. Planning permission for Vita's Leeds scheme at St Alban's Place in which the smallest 78% of studios would be just over 20sqm was granted April 2017 (16/07741/FU). In approving the scheme it was recognised that the size of the majority of the studios would be restricted, providing little or no opportunity for socialising, but that each studio would benefit from a good outlook, natural daylighting and suitable noise environment. Critically, the additional "hub" facilities providing dedicated amenity spaces within the building, together with opportunities to use the neighbouring public space would provide acceptable levels of amenity for the occupiers of the development.

7.2.8 The format of the proposed scheme is very similar to the St Alban's Place development. The smallest studios are marginally larger than those at St Alban's Place and dedicated amenity space would be provided at ground floor together with smaller areas at lower ground floor and level 9 of the building. Occupiers would also be able to utilise the external terrace at level 9 and are also located in close proximity to the St Alban's Place greenspace.

7.2.9 Studios within the building would face either north or south. The relationship with Zicon House to the north is referred to at 7.2.3 - 7.2.4 although it is evident that the top 9 storeys of the building would enjoy open views above the top of Zicon House. The lowest four storeys of accommodation facing south would face towards the Santander building, 8.8m away at its closest point, albeit much of that building would be over 29m from the development. At such a distance the impact upon daylighting is not likely to be significant. Above level 4 occupiers of the studios would have open views towards the south and similarly enjoy high levels of natural daylighting.

7.2.10 **Do Members consider that the living conditions within the student accommodation would be acceptable for future occupiers?**

7.3 Townscape considerations

7.3.1 Local and national policies seek high quality design both with regard to buildings and spaces. S66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 provides that in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.3.2 Surrounding buildings are of a mixed visual quality and sensitivity to development. Although separated from St John's Church and gardens by the parking courtyard, Santander building and Merrion Street to the south, significant development of the site also has the potential to affect the setting of this Grade I listed church. The site is also in a transitional location in terms of the scale of buildings. Buildings to the south are typically of a lower height whereas those to the north, beyond the Zicon House / Belgrave House / Commerce House complex, are more massive including the Merrion Centre, the Leeds Arena, Arena Point, CLV tower and the forthcoming St Alban's Place student development. The site is also prominent in views along the A64 from the east. Consequently, any redevelopment of the site needs to successfully mediate these varying contexts. Perhaps reflecting the transitional location of the site the Tall Buildings Design Guide SPD identifies that there could be the opportunity for a cluster of tall buildings in the area around the Merrion Centre which extends as far south as the site and also identifies the site within an area

where a tall building would be likely to have an unacceptable impact upon the setting of St John's Church and gardens.

- 7.3.3 The proposed building has a stepped form designed to respond to the immediate context of the changing scale of buildings together with the changing topography. In this respect the lower shoulder is intended to mediate the change in scale between Belgrave Hall to the east and the taller tower element of the development. This change in scale would be evident in longer distance views from York Road to the east where the taller tower is designed to respect the scale of taller buildings in the Merrion Centre cluster. The stepped arrangement also reflects the approach taken to the St Alban's Place scheme where the lowest shoulder would be 7 storeys (8m taller than the eaves to Belgrave Hall). Whilst the shoulder of the new building would, in real terms, be higher than the lowest shoulder to the St Alban's Place scheme it is likely that the shoulders of these two buildings will appear to be a similar height when viewed from York Road due to perspective. Further, whilst the tallest elements of these two buildings will be a similar height in real terms, again due to perspective, the tower of the proposed development would appear to step down meaningfully in height from the St Alban's Place tower and, in doing so, correspond with the existing reducing scale of tall buildings towards the city centre. In open views from the east foreground listed buildings include 68-72 New Briggate, Centenary House and Crispin House. However, a combination of the separation provided by the extent of highway including the Inner Ring Road, the existing tall buildings in the background, such as Arena Village, Arena Point and Wade House, and the stepped, east-west orientation of the proposed building, are such that the setting of the listed buildings would not be harmfully affected by the proposed building.
- 7.3.4 The site is located approximately 110m to the north of St John's Church, a grade I listed building. The existing building is not readily visible from this location or surrounding gardens. The tower of the proposed building would be visible alongside the church when viewed from both the east and western ends of the church and also from the gardens such that its setting would be affected. However, the intervening distance and the presence of the Santander building and Fairfax House are such that the building would represent a background building. Consequently, subject to detailed architectural design, the development's impact upon the setting of the church would not be harmful. The closest part of the City Centre conservation area to the south is located beyond taller buildings which would almost entirely conceal the development such that it would not have an impact upon the character or appearance of the conservation area from this direction.
- 7.3.5 Views of the tower of the development would be visible along Great George Street to the west such that it would be seen from the conservation area and also in the context of listed buildings such as the cathedral, 2 Great George Street and Cathedral Chambers. However, from these locations the building would appear to rise above the southern end of the Merrion Centre and would not harm the setting of heritage assets. Moving closer to the building from this direction Fairfax House would increasingly diminish views of the development.
- 7.3.6 The scale of the new building relative to its neighbours would be most evident when looking up and down Belgrave Street. However, whilst the building would be recognisably taller than all of its neighbours the changing perspective when moving around the immediate area is such that this could be considered not to be an unacceptable relationship.

7.3.7 Do Members support the scale and massing of the proposed new building and its relationship with the surrounding context?

7.3.8 The interface of the lowest levels of the building with the street are important to both its appearance and to its public perception. The ground floor of the Belgrave Street elevation and part of the eastern return facing Merrion Place would be glazed. The tapering ground and lower ground floor elevation facing onto Belgrave Street is set back in order to reduce the dominance of the building within the street and to increase the street's apparent width. However, a terrace is proposed to the front of much of this area thereby presenting a partially blank frontage, lessening the apparent street width and compressing the scale of the plinth beneath the body of the building. The remainder of the ground and lower ground and lower ground floor is proposed to be solid thereby presenting a blank and dead frontage albeit into more private areas around the development.

7.3.9 Surrounding buildings are predominantly red brick with slate or flat roofs albeit the new St Alban's Place scheme will utilise glazed ceramic tiles with different profiles and a bronze and golden colour palette. The architectural design of the proposed building was emerging when this report was drafted albeit a light-coloured brick was identified as the principal building component. The developer's team will present the most recent iteration to City Plans Panel for comment.

7.3.10 Do Members have any comments on the design of the interface of the building with the street and the emerging appearance of the proposed building?

7.4 Public realm and connectivity

7.4.1 The site is located in the city centre in an area where it is hoped and intended that pedestrian flows will increase. Core Strategy policy CC3 notes the need to improve pedestrian linkages, connectivity and to ensure accessibility for all. Consequently, it is particularly important to avoid creating dead frontages at ground level that would be detrimental to pedestrian use, public safety and to visual amenity. The applicant also has aspirations to improve Belgrave Street outside the development to make it more pedestrian friendly and to improve accessibility to the St Alban's Place greenspace. Such a move would reinforce proposals to improve the eastern end of Belgrave Street being brought forward by the St Alban's Place developer. Additionally, the applicant has an aspiration to improve the pedestrian route through to Merrion Street although delivery of improvements in this area may be limited as the land is outside their control.

7.4.2 Do Members have any comments on the aspirations to improve routes surrounding the site to improve accessibility and the pedestrian environment?

7.5 Wind

7.5.1 The scale of the proposed building is such that the impacts of wind should be addressed through the forthcoming application. A detailed wind study is required to demonstrate the likely wind environment such that, if necessary, any wind mitigation measures can be incorporated into the proposals.

7.6 Conclusion

7.6.1 Members are asked to note the contents of the report and the presentation, and are invited to provide feedback, in particular, on the issues outlined below:

- **Do Members consider that the proposed student accommodation development is acceptable in principle? (7.1.2)**
- **Do Members consider that the living conditions within the student accommodation would be acceptable for future occupiers? (7.2.10)**
- **Do Members support the scale and massing of the proposed new building and its relationship with the surrounding context? (7.3.7)**
- **Do Members have any comments on the design of the interface of the building with the street and the emerging appearance of the proposed building? (7.3.10)**
- **Do Members have any comments on the aspirations to improve routes surrounding the site to improve accessibility and the pedestrian environment? (7.4.2)**

Symons House, Leeds Massing



L014-16
PER FLOOR =
- Bronze
- Silver
- Gold



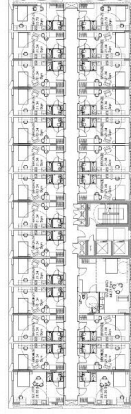
L010-13
PER FLOOR = units
- Bronze
- Silver
- Gold



L09
PER FLOOR = units
- Bronze
- Silver
- Gold



L02-08
PER FLOOR = 11 units
- Bronze
- Silver



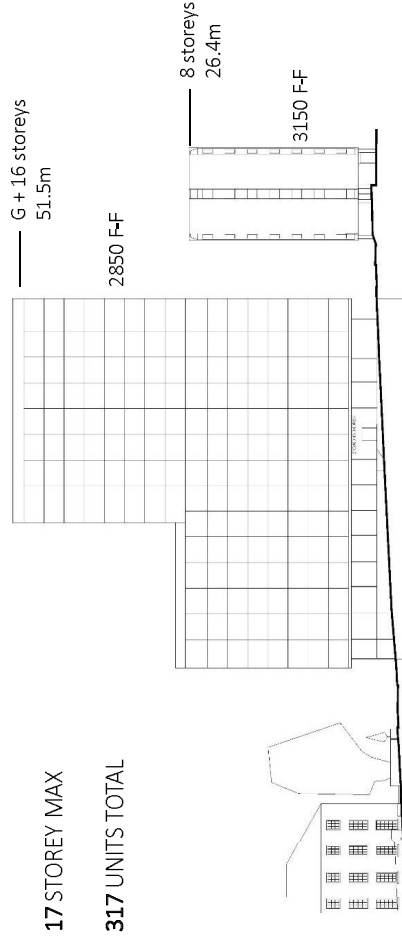
L01
PER FLOOR = 26 units
- Bronze
- Silver



GROUND FLOOR
Amenity = 525sqm
Back of House = 75sqm



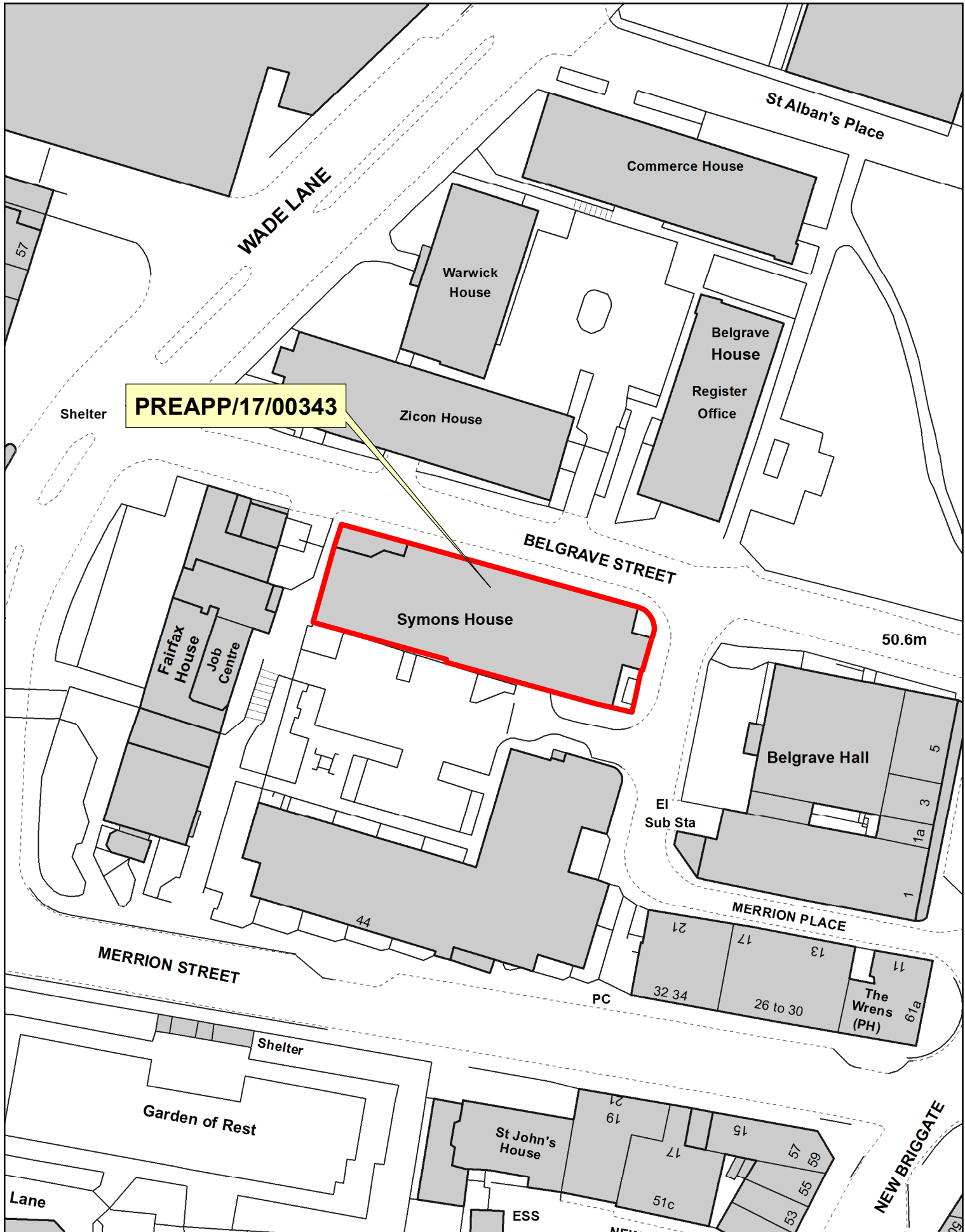
LOWER GROUND FLOOR
Back of House = 686sqm
Amenity = 86sqm



Belgrave Hall

Fairfax House





CITY PLANS PANEL

