



Report of the Chief Planning Officer

CITY PLANS PANEL

14th December 2017

Proposed demolition of existing office building and construction of new, part 9, part 23 storey, student accommodation building at Symons House, Belgrave Street, Leeds (17/06605/FU)

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: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the resolution of highway improvement and wind issues and the specified conditions set out in Appendix 1 (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:

- **Use of accommodation for use solely by students in full-time higher education;**
- **A travel plan monitoring fee of £3,765**
- **Implementation of travel plan**
- **Local employment and training initiatives;**
- **Section 106 management fee of £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.

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

1.0 Introduction

- 1.1 This application seeks full planning permission for the construction of a new multi-storey student accommodation building to replace Symons House, a vacant office building on Belgrave Street to the east of Wade Lane.
- 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.
- 1.3 The emerging scheme was presented to City Plans Panel at pre-application stage in October 2017. Since that time the proposals have been revised in response to Member's comments (attached at Appendix 2) and a further appraisal of the nature of demand for student accommodation.
- 1.4 Subject to the approval of this application the developers have advised that it is their intention to commence construction early next year with a view to opening of the accommodation in time for the student intake in Autumn 2019.

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).
- 2.2 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.
- 2.3 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 has recently been converted into residential accommodation, including the addition of two floors (now six in total). Zicon House, is one of four similar buildings forming a courtyard constructed during the 1980's on the north side of Belgrave Street.
- 2.4 Development of a part 7, part 18 and part 11 storeys high block of student accommodation containing 376 student studios for Vita Students to the north east of the site commenced in August 2017. Once complete that scheme will deliver an

enlarged and improved public space and minor changes to the highway around Cross Belgrave Street. Beyond this development 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.

2.5 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.

2.6 Buildings typically reduce in scale towards more historic buildings located closer to the city centre 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). These buildings are located within the recently adopted Grand Quarter conservation area.

3.0 Proposals

3.1 It is proposed to demolish the existing building and to construct a new building with a rectangular footprint, similar 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 23 storeys (18 at pre-application), 66.4m in height. The lower eastern shoulder would be 9 storeys (10 at pre-application) 27.6m 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. The ground floor of the building fronting Belgrave Street would be set back approximately 2 metres from the building line above. The first floor soffit height would be a minimum of 3.5 metres above ground level. The lowest two levels of the buildings would be largely glazed and the upper levels faced in light-coloured brickwork.

3.3 The lower ground floor of the building would contain plant, bin and cycle stores, a laundry, transformer room and the lower level of a gym, part of the dedicated facilities provided for the students. The ground floor, accessed from the north-west corner of the building onto Belgrave Street, would comprise the reception area, study areas, open lounge space, a cinema room and the upper level of the gym. The dedicated space would total 748m².

3.4 The upper floors of the building would contain a mix of studios; one-bedroom apartments, and 2, 4 and 5 bedroom student clusters.

Studios	Apartments	2 bedroom cluster	4 bedroom cluster	5 bedroom cluster	Total spaces	bed-
185	10	10 (20 beds)	16 (64 beds)	14 (70 beds)	349	

- 3.5 Other than for one, larger, accessible studio (44.2m²) the standard studio size would be 21.34m². The one bedroom apartments would be 44.2m². The 2 bedroom clusters would have 14.5m² study bedrooms with 21m² kitchen/living spaces; the 4 bedroom clusters would have 14.5m² study bedrooms and 43m² kitchen/living space; and the 5 bedroom clusters would have 14m² study bedrooms and 31m² kitchen/living areas. Each apartment will be fitted with bespoke bathroom and kitchen units, pre-fabricated off-site, prior to installation in the building. The apartments are designed to have distinct zones for washing / dressing, living / dining and sleep / studying.
- 3.6 A student amenity room (44.2m²) is proposed at level 8 with access from this point onto an external amenity terrace (189.5m²) located on the roof of the lower shoulder of the building. The terrace would be sheltered and secured by raised planting and a balustrade.
- 3.7 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.

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 (H20/215/89).
- 4.2 Pre-application discussions regarding the current scheme commenced earlier this year (PREAPP/17/00343). The applicant presented the pre-application proposals to City Plans Panel on 21st September 2017. A copy of the minutes of that meeting is attached at Appendix 2.
- 4.3 An application for prior approval to demolish the existing building was submitted on 18th October 2017 (17/06828/DEM).
- 4.4 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). This development is now underway.
- 4.5 A two-storey roof extension to 26-34 Merrion Street to the south-east of the site was approved on 18th August 2017 (17/03112/FU).

5.0 Public / local response

- 5.1 Site notices were displayed widely around the site and the application was advertised in the Yorkshire Evening Post on 3rd November 2017.
- 5.2 Leeds Civic Trust commented that the location is acceptable for student accommodation but the Trust has concerns that in longer distance views the pale brick finish may have a concrete and slab-like appearance; that an opportunity was being missed to add more interest to the gable ends; and that the design and massing of the building is not sufficiently respectful of surrounding listed buildings, in particular St John's Church.

6.0 Consultation responses

- 6.1 Historic England (7.11.17) – the proposed development will result in minimal harm to the setting of St John’s Church which would be mitigated by the careful choice of materials. The tone of the buff coloured brick suggested in the Design and Access Statement reduces the visual impact of the proposed tower in views of the church and where it is visible over the roof of the nave.
- 6.2 LCC Highways (4.12.17) – The bin and cycle store proposals are acceptable. Whilst the students would not require significant loading/unloading provision, considering the part of the network and road width a scheme for prevention of loading / unloading on double yellow lines at Belgrave Street is required. Belgrave Street, circa 135m in length, is a straight road, which is likely to encourage drivers to drive at speeds towards Wade Lane, which would be detrimental to highway safety. Consideration should be given to the improvement of Belgrave Street with the aim of creating a pedestrian friendly environment from the St Alban’s Scheme at Cross Belgrave Street/Belgrave Street to Wade Lane. A pedestrian crossing facility at Wade Lane/Merrion Way junction is required.
- 6.3 LCC Flood Risk Management (FRM) 16.11.17 – The drainage proposals are acceptable.
- 6.4 LCC Contaminated Land Team (4.12.17) – Conditions are recommended regarding the need for ground investigation and in the event of contamination being found.
- 6.5 LCC Environmental Studies Team (31.10.17) - Air quality monitoring data indicate that the relevant air quality objectives will not be breached either at the development site or elsewhere as a result of the proposed development.
- 6.6 LCC Environment and Housing (22.11.17) – Conditions are recommended relating to the demolition of the existing building and construction of the development so as not to adversely affect neighbouring premises.
- 6.7 LCC Travelwise – version 1.3 of the travel plan is acceptable. The travel plan evaluation fee is £3,765.
- 6.8 West Yorkshire Police – no comments to make on the proposals.
- 6.9 Yorkshire Water – the development should be carried out in accordance with the submitted drainage statement.

7.0 Policy

7.1 Development Plan

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

- The Leeds Core Strategy (adopted November 2014).
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy.
- The Natural Resources & Waste Local Plan (NRWLP, adopted January 2013) including revised policies Minerals 13 and 14 (adopted September 2015).
- Aire Valley Area Action Plan (adopted November 2017).
- Any Neighbourhood Plan, once adopted.

7.2 **Leeds Core Strategy (CS)**

7.2.1 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 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.

7.3 **Saved Unitary Development Plan Review policies (UDPR)**

7.3.1 Relevant Saved Policies include:

GP5 All relevant planning considerations to be resolved.

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

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

7.4 **Natural Resources and Waste Local Plan 2013 (NRWLP)**

7.4.1 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.

7.5 **National Planning Policy Framework**

7.5.1 Planning should proactively drive and support sustainable economic development; and seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (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.

7.6 **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.

7.7 Other material considerations

7.7.1 Site Allocations Plan Submission Draft (SAP)

The site is not specifically identified in the SAP.

7.7.2 Leeds Standard

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

8.0 Main issues

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

9.0 Appraisal

9.1 Principle of the development

9.1.1 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.

9.1.2 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. Core Strategy paragraph 5.2.26 states that growth in new purpose

built student accommodation is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of overconcentration.

9.1.3 Notwithstanding the adopted planning policy position, for information, the applicant has provided commentary with regards to existing provision and need. It is stated that there are approximately 51,661 students in full time higher education in the city. 10,579 live at home or in their own home and circa 15,801 live in existing university or purpose built student accommodation. As such, there is a residual demand of 25,281 students who live in other housing, for example houses in multiple occupation. There are approximately 2,337 new student bed-spaces in the pipeline, including those at pre-application stage. Consequently, there is a potential demand of 22,944 bed-spaces, albeit private sector housing, such as, HMOs will remain the choice of some students.

9.1.4 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 349 bed-spaces 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 a vacant 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 Wade Lane, Merrion Way and Woodhouse Lane.

The development would therefore accord with parts i, ii and iv of Core Strategy policy H6B. Criteria (iii) and (v) of the policy are considered in the amenity section, paragraph 9.2.

9.1.5 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.

9.1.6 The office accommodation has been largely vacant for around 6 years despite active marketing. This is partly a result of the form of the building itself and also 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 recent conversion and extension of Zicon House to form residential accommodation. The site is not in an area of the city with a shortfall of employment land whereas there has been a shift in the focus of new office accommodation towards the west side of

the city centre to areas such as Wellington Place. There remains a significant amount of committed or newly completed office floorspace in more attractive locations within the city centre and consequently the development would accord with Core Strategy policy EC3.

9.2 Amenity considerations

9.2.1 Criteria (iii) of Core Strategy policy H6B aims *to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.*

9.2.2 The proposed development involves 349 student bed-spaces. 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 in the recently 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. 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.

9.2.3 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 has submitted daylight and sunlight studies which confirm that several single aspect studios within Zicon House will not meet targets for daylight and sunlight following construction of the development, albeit these studios already do not meet the targets. The studies also confirm that there would be no impact upon the conditions within the St Alban's Place student development. Consequently the new building, although taller and deeper than that existing, will not significantly affect the daylighting or sunlighting of nearby residential accommodation.

9.2.4 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. Similarly, it is considered that the neighbouring office buildings, Fairfax House and 44 Merrion Street (Santander), are less sensitive to overlooking such that the amenities of occupiers of those buildings would not be unacceptably affected by the juxtaposition of the buildings.

9.2.5 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.*

9.2.6 The Leeds Standard sets a minimum target of 37m² for a self-contained studio flat. This standard closely reflects the Government's Technical Housing Standards –

Nationally Described Space Standard which seeks to promote a good standard of internal amenity for all housing types and tenures. No distinction is drawn within these documents between open market and student accommodation. Whilst neither of these documents has been adopted as formal planning policy in Leeds given their evidence base in determining the minimum space requirements they are currently used to help inform decisions on the acceptability of development proposals.

- 9.2.7 As a result student housing developers have continued to make the case that due to the bespoke nature of purpose built student accommodation the application of the Government's minimum housing space standards is not appropriate. A qualitative approach to assessing internal amenity and encouraging a more communal lifestyle has been advocated.
- 9.2.8 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 22m²; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22m²; and Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20m², 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 20m² 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 a suitable noise environment. Panel accepted that the additional "hub" facilities, providing dedicated amenity spaces within the building together with opportunities to use the neighbouring public space, would compensate for the size of individual rooms and provide acceptable levels of amenity for the occupiers of the development.
- 9.2.9 The proposed scheme comprises a mix of studios (53%), clusters (44.1%) and one bedroom apartments (2.9%). The vast majority of studios would comprise rooms of 21.34m², marginally larger than those at St Alban's Place (20m²). As with other users of the building occupiers of the studios would be able to utilise internal dedicated amenity space provided at lower ground floor, ground floor and at level 8 of the building which would provide a range of facilities to enable students to socialise, study and live within the building. Occupiers would also be able to utilise the external terrace at level 8 and are also located in close proximity to the St Alban's Place greenspace. In common with the St Alban's Place development it is considered that the living conditions provided for the residents of the student studios would, on balance, be acceptable.
- 9.2.10 Clusters constitute a significant element of the proposed accommodation. Two, four and five bedroom clusters are identified. Typically, the bedrooms themselves would be approximately 14m², providing sufficient space for sleeping, studying and washing. Each cluster would be supported by a kitchen / lounge space (21m² – 43m²) providing an additional 6.2-10.75m² living space per person. In combination with the facilities elsewhere within the building it is considered that the amenities for students living in cluster rooms would, on balance, be acceptable.
- 9.2.11 Bedroom accommodation within the building would face either north or south. The relationship with Zicon House to the north is referred to at 9.2.4 although it is evident that the top 14 storeys of the building would enjoy open views to the north 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 of the rooms is not significant. Above level 4 occupiers of the accommodation would have open views towards the south and similarly enjoy high levels of natural daylighting. To ensure suitable internal noise and temperature conditions a whole house mechanical ventilation system will be fitted with no trickle vents provided.

9.2.12 In conclusion, the development would accord with parts (iii) and (v) of Core Strategy policy H6B.

9.3 Townscape and heritage considerations

9.3.1 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. The 1990 Act also imposes a duty to pay special attention on preserving the setting of a conservation area. Local and national policies also seek to conserve the historic environment and to provide high quality design both with regard to buildings and spaces.

9.3.2 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, redevelopment of the site 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, Arena Village and the St Alban's Place student development now being constructed. 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. 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 albeit it 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.

9.3.3 The scheme presented to City Plans Panel at pre-application stage identified a part 10, part 18 storey building. Members commented that the location was the right place for a tall building but that the proposed building appeared to be "too chunky". A number of Members expressed a preference for a taller/slimmer tower element and a reduced mass for the lower element of the building. In response the lower shoulder has been reduced by a storey and the tower element reduced in width by a bay and increased in height by 5 storeys.

9.3.4 The proportions of the building now proposed present a more elegant tower that would be seen in longer distance views of the city in the context of the cluster of taller buildings to the north-west. The lower shoulder, a little lower than Fairfax House and a similar height to that of the extended Zicon House, would help to mediate the change in scale to smaller buildings to the south and east.

9.3.5 The site is located approximately 110m to the north of St John's Church. 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 surrounding churchyard and 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. As noted by Historic England, the tone of the materials proposed would reduce the visual impact and mitigate the minor harm to the setting of St John's Church.

- 9.3.6 The tower of the proposed building would have a more discrete relationship with the setting of other listed buildings located further away from the site including those along Great George Street and Briggate. The building would be visible in views from the west along Great George Street such that it would be seen in the context of listed buildings such as the cathedral, 2 Great George Street and Cathedral Chambers. However, from this approach the slimmer, gable end, of 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. There would be locations within Briggate where views of the top of the building would be apparent above buildings flanking the western edge of the street. However, the scale and tone of the proposed building are such that it would not have a significant visual impact in these views.
- 9.3.7 As noted, 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. 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 to the east, including 68-72 New Briggate, Centenary House and Crispin House, would not be harmfully affected by the proposed building. In summary, the development would have a minor, harmful, impact upon the setting of listed buildings that would be mitigated by its form and materiality.
- 9.3.8 The Grand Quarter conservation area has recently been adopted and is focused on the area between the Grand Theatre and St John's Church. The building would be visible in locations around the conservation area but would not have a harmful impact upon its character or appearance given its form, separation from the conservation area and materiality of the building. Similarly, the closest part of the City Centre conservation area is located beyond taller buildings to the south which would largely conceal the development such that it would not have an impact upon the character or appearance of the conservation area from this direction. Consequently, the development would preserve the character and appearance of nearby conservation areas.
- 9.3.9 The proposed building presents a simple and controlled architectural approach with the building divided into two main elements. The lowest levels of the building would be predominantly glazed to present a transparent box, pulled back on the Belgrave Street elevation to highlight the base and to create the perception of greater space and animation within the street. At the westernmost end of the building the glazing would be 3.5m high, rising to 5.9m at the east, lower, end of the building facing towards St Alban's greenspace. The body of the building comprises a largely repetitive brickwork control grid, typically containing groups of six windows in a 3 x 2 arrangement. The rhythm at the two highest levels of the tower would be

augmented to reflect its uppermost crowning location. The expressed brickwork would be chamfered on the vertical lines of the control grid back to a secondary layer of walling, windows and grilles, to create depth, texture and interest in the main elevations of the building.

- 9.3.10 In response to Panel's pre-application comments the end elevations of the building have been reviewed, revised and refined. The approach on the gables is now guided by the control grid on the main elevations to create a more holistic development. Windows have been introduced where possible, at the end of corridors and to cluster room amenity areas, to further break up the extent of masonry and to add interest to the elevations.
- 9.3.11 In conclusion, the scale and form of the building is considered appropriate and will re-inforce the emerging cluster of taller buildings in this part of the city centre. Given its scale and position the development will cause minor harm to the setting of a nearby listed building, St John's Church, but this harm is mitigated by the proposed subtle materiality which would reduce its visual impact. The development will not have an impact upon the character or appearance of nearby conservation areas. The proposed architectural approach is well structured and, subject to the quality and detailing of materials used for both the glazed and masonry areas, will represent a positive addition to the streetscene. Consequently, the development will accord with Core Strategy policies P10 and P11, saved UDPR policy BD2 and the NPPF.

9.4 Public realm

- 9.4.1 The site is located in the city centre in an area where it is hoped and intended that pedestrian flows will increase. The proposed use of the building will inevitably lead to an increase in pedestrian movements towards the universities, the greenspace and the city centre given the nature and scale of the development.
- 9.4.2 Setting back of the lower levels of the building where it faces Belgrave Street provide the potential to increase the width of the pavement albeit much of this space will be enclosed as part of a terrace to the building allowing activity within to spill out onto it. At the eastern end, fronting Merrion Place, the building has been cut back so as not to oversail the highway. Consequently, a small, additional margin of public realm is formed at the junction of Belgrave Street and Merrion Place.
- 9.4.3 At pre-application stage it was suggested that an attractive pedestrian environment would be delivered around Symons House and along part of Belgrave Street, sharing Panel's aspiration to make Belgrave Street as a whole more pedestrian friendly and to improve connectivity. Confirmation of proposals for a shared surface in a discrete area outside Symons House accompanied the planning application, albeit revised proposals suggest that only the footways along the street would be resurfaced and that the carriageway would be retained in its current form. Further, no proposals have come forward for the screening of existing areas of open bin storage to the south of the site which adversely affect the appearance of the immediate area and discourage pedestrian movements to Merrion Street.
- 9.4.4 In order to slow traffic speeds, to improve pedestrian connectivity, to enhance the appearance of the area and to provide a suitable setting for the development Officers are seeking the improvement of the whole length of Belgrave Street between Wade Lane to integrate with improvements being delivered by the St Alban's Place development to the east. A verbal update on the outcome of these discussions will be provided at the Panel meeting.

9.5 Transport and servicing issues

- 9.5.1 The site is located in a sustainable, city centre, location and no parking is proposed as part of the development. The principal traffic generation is likely to be at the beginning and end of student academic years / at the start and end of tenancy agreements. To ensure that the arrival and departure process is accommodated with minimum disruption on the highway network the application is supported by a Premises Management Plan which it is intended to control implementation by a condition of the planning permission. Whilst students will be encouraged to arrive by coach or train they will be allocated a time slot for loading and unloading and will utilise either the loading bay or temporarily suspended parking bays (in agreement with LCC Parking Services) on Belgrave Street or off-street parking locations, such as the nearby Merrion Centre multi-storey car park. The process will be coordinated with the student accommodation at St Alban's Place which is likely to open at the same time.
- 9.5.2 Although limited vehicular traffic is expected the building will be serviced on a day to day basis from Merrion Place. There is an existing right of way to allow access from Merrion Place to the surface car park abutting the lower ground level of the proposed building. This right of way will be retained to allow access to the refuse store, which is approximately in the same location as the existing basement car park. There is also an existing loading bay on Belgrave Street that could be used for occasional deliveries.
- 9.5.3 The application is also supported by a travel plan which has a target of all journeys to the main university campuses being made by non-car modes (not including travel for students with disabilities or during hours of darkness). The main travel plan measures to encourage sustainable travel modes are the appointment of a travel plan coordinator with funding to enable management and promotion of the travel plan; provision of on-site facilities to reduce the need to travel; provision of appropriate levels of cycle parking; and payment of a travel plan fee (£3,765) to enable its success to be monitored by LCC. A travel survey will be conducted each year for the life of the travel plan to identify whether the target is being achieved. If not, an action plan will be produced for consideration by the LCC Travelwise team.
- 9.5.4 In addition to improvements to Belgrave Street referred to at 9.4.3 officers also consider that improved pedestrian crossing facilities should be provided on Wade Lane to improve safe crossing on routes to and from the universities. Again, a verbal update on the outcome of these negotiations will be provided at the Panel meeting.
- 9.5.5 In conclusion, the development will result in fewer traffic movements than the established office use and a management plan has been produced to manage those periods at the start and end of the academic year when there is likely to be more intensive vehicular activity. A travel plan has been provided and measures set out to encourage travel by non-car modes. Consequently, subject to the outcome of discussions regarding the nature and extent of enhancements to Belgrave Street and the provision of a crossing on Wade Lane, the development would accord with Core Strategy policies T2 and CC3.

9.6 Wind

- 9.6.1 Given the height of the building the application is supported by a wind microclimate study. The study utilised a wind tunnel to enable the pedestrian level and terrace level wind environment at the site to be quantified and classified in terms of suitability for the current and planned usage, based on the industry standard Lawson criteria

for pedestrian comfort and safety. The study also assessed wind conditions on the roadways around the proposed development.

9.6.2 The study concluded that with the introduction of the proposed development, wind conditions remain suitable, in terms of pedestrian safety, for use by the general public throughout the year. Similarly, wind conditions around the proposed development would be suitable, in terms of pedestrian comfort, for their intended usages. The only exception to this is in the vicinity of the transformer room entrance to the rear of the building which, being suitable for a leisurely thoroughfare, would be tolerable for its intended usage. Slightly further away from the building wind conditions along Cross Belgrave Street are suitable for leisurely strolling throughout the year. As the entrances to the premises on Cross Belgrave Street are recessed, wind conditions at those entrances, in terms of comfort, will be suitable for pedestrian ingress / egress throughout the year. Wind conditions on the roadways around the proposed development remain generally calm, where the exceedance of the threshold wind speeds of 20m/s in all assessed locations is less than once per year. The completion of the St Alban's Place development would not materially change those findings.

9.6.3 The wind study was independently reviewed by RWDI on behalf of the Council. Whereas RWDI agree with the overall assessment and results, clarification of relatively minor issues and of the meteorological data used was being sought when this report was drafted. It is intended to provide a verbal update to Panel in the event that a response has been received by that time.

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 accommodation only by full-time students in higher education;
- Implementation of the travel plan and a travel plan monitoring fee of £3,765;
- Local employment and training initiatives;
- Section 106 management fee (£750).

9.7.2 This proposal is likely to generate a CIL requirement of £55,485.41. This is presented for information only and should not influence consideration of the application. The infrastructure requirements for this development are likely to relate to public transport and public space provision. Consideration of where any Strategic Fund CIL money is spent rests with Executive Board and will be decided with reference to the 123 list.

9.8 Conclusion

9.8.1 The development of this sustainably-located site for use as student accommodation is acceptable in principle. By virtue of the combination of the facilities within the student bedrooms and the additional facilities provided within and around the building the living conditions provided for the occupiers would, on balance, be acceptable. The scale of the building, albeit large, is considered acceptable in this location and the development will provide high quality, contemporary, architecture that responds positively to the area. Measures will be delivered which improve the quality of the external environment and connectivity for pedestrians. Consequently, it is considered that the proposal accords with local and national planning policies and is acceptable subject to a section 106 agreement, resolution of outstanding wind impact and highway improvement matters and the specified conditions.

Appendix 1 - Draft conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) (a) All existing trees adjacent to the site shall be fully safeguarded during the course of the building works and landscaping in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.

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

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

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

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

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

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

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

- 5) No development other than demolition shall 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 Reports, 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.

- 6) 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.

- 7) 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.

- 8) Documentation demonstrating the absence or total removal of asbestos from the building to be demolished shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Should documentation be unavailable or insufficient, post-demolition surface soil sampling shall be carried out and the results shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any post-demolition development.

Where surface soil sampling indicates remediation to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information.

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 necessary verification information has been approved in writing by the Local Planning Authority.

To ensure that the site is safe and suitable for use.

- 9) The development shall not be commenced until a Statement of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway;
- b) the measures to control the emissions of dust and dirt during construction;
- c) the means of access;
- d) a traffic management plan to minimise any delay for road users on the local road network;
- e) the location of site compound and construction workers parking, loading and unloading of all contractors' plant, equipment and materials;
- f) control of construction workers parking in the surrounding area;
- g) details of any cranes; and
- h) how this Statement of Construction Practice will be made publicly available by the developer.

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

In the interests of amenity of occupants of nearby property.

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

In the interests of amenity of occupants of nearby property.

- 11) Development of the building superstructure shall not commence until typical detailed 1:20 scale (or other appropriate scale) working drawings of the following features have been submitted to and approved in writing by the Local Planning Authority:
 - (a) windows, glazing and curtain walling;
 - (b) entrances;
 - (c) soffits;
 - (d) masonry details; and
 - (e) roof parapets.

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

In the interest of visual amenity and in providing a high quality design.

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

In the interests of visual amenity.

- 13) Details of off-site highway works comprising:
 - a) Improvements to Belgrave Street from Wade Lane to the Belgrave Street / Cross Belgrave Street junction to provide a more pedestrian friendly environment;
 - b) A formalised pedestrian crossing at Wade Lane/Merrion Way junction;

- c) A scheme to control loading, waiting and disabled parking in the vicinity of the site; and
- d) An implementation programme.

shall be submitted and approved in writing by the Local Planning Authority prior to commencement of the superstructure of the building and the approved details shall be implemented and completed in accordance with the agreed implementation programme.

In the interests of visual amenity, connectivity and to ensure the free and safe use of the highway.

- 14) The development shall not be occupied until the proposed short and long stay cycle parking facilities have been provided in accordance with details shown on Cunniff Design drawings 1665 PL-001 P7 and 1665 A-20 025 P2. The approved facilities shall thereafter be retained for the lifetime of the development.

In the interests of sustainable travel.

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

In the interests of highway safety.

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

In the interests of highway safety.

- 17) The development shall not be occupied until the bin stores have been provided in accordance with details shown on Cunniff Design drawing 1665 PL-001 P7. For the avoidance of doubt refuse bins shall not be stored outside the building at any time except for collection.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place.

- 18) No external lighting shall be installed unless a scheme has previously been approved in writing by the Local Planning Authority. The scheme shall be installed and retained thereafter in accordance with the approved details.

In the interests of amenity and highway safety.

- 19) Deliveries and collections, including waste shall be restricted to 08:00-18:00 hours Monday to Saturday with no deliveries or collections on Sundays and Bank Holidays.

In the interests of residential amenity.

- 20) The development shall not be occupied until a whole house mechanical ventilation system has been installed. The system and any external extract ventilation system / air conditioning plant shall limit noise to a level at least 5dBA below the existing

background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:2014. The facilities shall thereafter be maintained and retained as such for the lifetime of the development.

In the interests of visual and residential amenity.

- 21) No installation of externally mounted plant or equipment shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, window cleaning equipment or other excrescences proposed to be located on the external surfaces of the building, including details of their siting, design, noise attenuation, and external appearance have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

In the interests of amenity and visual amenity.

- 22) The development shall not be occupied until the dedicated communal space identified on the Cunniff Design drawings 1665 PL-001 P7, 1665 PL-002 P6 and 1665 PL-003 P9 has been provided for the use of students residing in the building. The space shall thereafter be retained and maintained solely for use by students residing in the building for the lifetime of the development.

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

- 23) The development shall not be occupied until the drainage proposals identified within the Roscoe Drainage Statement V3 August 2017 and on the Roscoe drainage plan ROS_(20)_XX_PL_001 Rev P1 have been implemented. The drainage facilities shall thereafter be maintained and retained as such for the lifetime of the development.

In order to provide satisfactory drainage for the development

- 24) The development shall be implemented in accordance with the details set out within the Clancy Energy and Sustainability Statement 7/6421 Rev3 October 2017.

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

The development shall thereafter be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the inclusion of appropriate sustainable design measures.

APPENDIX 2 – Minutes of the City Plans Panel meeting of 21st September 2017

The Chief Planning Officer submitted a report which sets out details of a Pre-application proposal for the proposed demolition of existing office building and construction of a new student accommodation building at Symons House, Belgrave Street, Leeds 2.

Site photographs and plans were displayed and referred to throughout the discussion of the application. The City Centre Team Leader together with the applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- 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.
- 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.
- 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.
- 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.
- The external appearance of the building is a lightly coloured brick 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.
- 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 has a desire to make 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.

In response to Members questions, the following were raised:

- Had the effects of wind been taken into consideration
- Would the proposed light coloured brick material discolour over time
- The desire to make Belgrave Street more pedestrian friendly, could this be extended to the rest of the street
- Was there any sustainable energy saving measures planned for the building
- The room size of the of the Bronze Standard studios (21.3sqm) was suggested to be too small
- There was concern that the building would oversail the highway

In responding to the issues raised, the applicant's representatives said:

- Wind testing had been undertaken with no negative impacts

- The proposed external material would be a multi textured brick which should not discolour over time
- The applicants representative suggested there was a desire to improve the pedestrian connectivity to the building, discussions were ongoing with planning officers to look at this issue and if neighbouring properties could be encourage to participate this could be beneficial to the area.
- The proposal would aim to achieve a 10% carbon saving through the use of upgraded insulation materials and possible photovoltaic cells
- Commenting on the room size of the Bronze Studios, the Chair reported that this Panel had already granted planning permission for other purpose built student developments with similar room sizes
- The architect confirmed that the building oversail over the highway maintained an 8m clearance to the highway

In making a general comment, Councillor Gruen suggested that many of the applications coming before Panel were for Student Accommodation within the City Centre. Had any studies been carried out into the demand for student housing.

In responding the Chief Planning officer said that a review of student housing in Leeds would be undertaken. It was understood that the universities supported the need for more purpose built student accommodation within the City Centre. Bill McDowell (Spring Creek Developments) reported that they had undertaken some research into the demand for student housing in Leeds which was strong and they would be agreeable to share their analysis with Planning Officers.

Councillor Gruen welcomed both responses, commenting that it would be useful to receive the data, this was a further 325 studios in addition to the ones that had already received planning permission. He suggested there was a perception that the City Centre was only for young people and there should be a wider choice of quality accommodation coming from the private sector.

The Chief Planning Officer said there was a need to talk to developers and press for wider house types, this was an emerging development market.

In offering comments Members raised the following issues:

- The proposed design of the building appeared to be inspired by the 1960's, grey in colour, square in design
- The proposed textured brick finish looked bland from a distance, sample materials would need to be provided
- The gable end of the proposal gave the appearance of a "cheese grater" could this be revisited
- The building appeared to be "too chunky"- a number of Members expressed a preference for a taller/slimmer tower element and a reduced mass for the lower element of the building
- The location was the right place for a tall building but a quality design would be required
- Members welcome the demolition of the existing building
- Neighbouring properties may be effected by the loss of light
- The size of the Bronze Studios remained a concern

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

- Members were of the view that the proposed student accommodation development was acceptable in principle
- Members considered that the proposed living conditions within the student accommodation would be acceptable for future occupiers

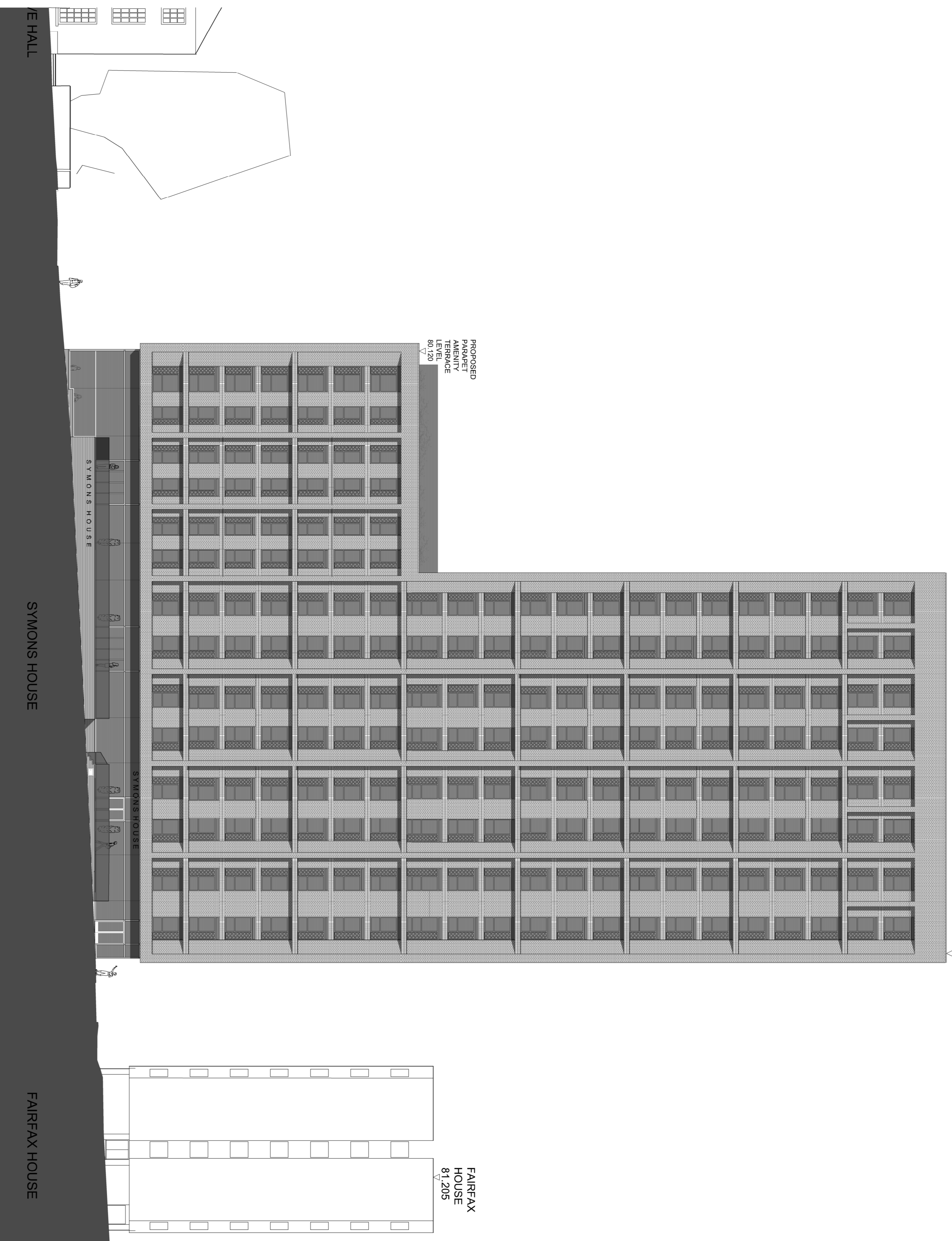
- Members expressed the view that the building should be taller/ slimmer in appearance
- Members supported the approach to the treatment at ground floor level including connectivity to the emerging street scene
- Members were supportive of the aspirations to improve and maximise the public realm and pedestrian connectivity surrounding the site.
- Further consideration of the impact of the existing bin stores on the pedestrian environment was required

In summing up the Chair said there was general support for the scheme. If as suggested the building was to be increased in height, then a quality design would be expected.

RESOLVED –

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

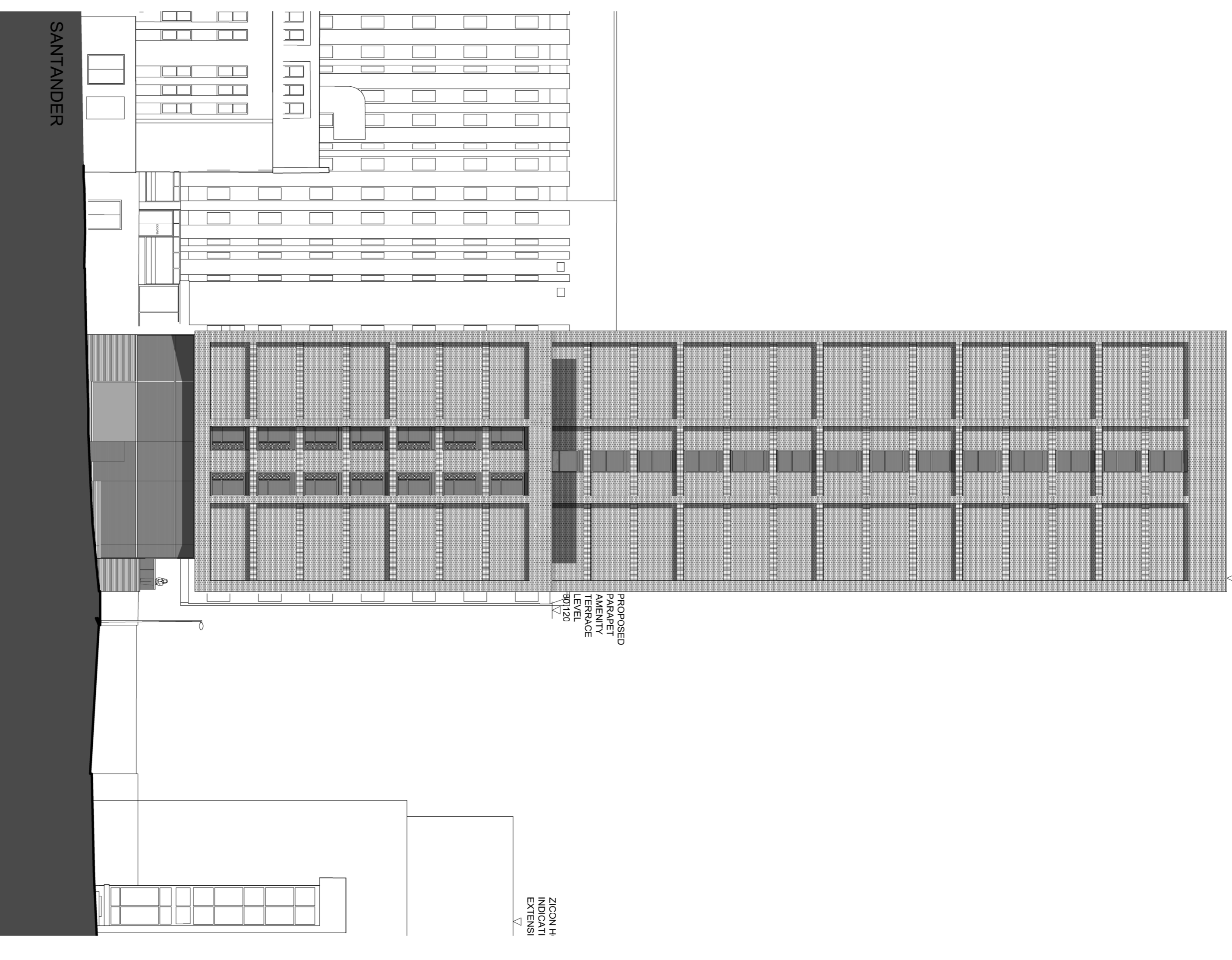
PROPOSED PARAPET
ROOF LEVEL
121.470



PROPOSED
PARAPET
AMENITY
TERRACE
LEVEL
80.7

FAIRFAX
HOUSE
81.205

PROPOSED PARAPET
ROOF LEVEL
121.470



PROPOSED
PARAPET
AMENITY
TERRACE
LEVEL
80.750

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INDICATI
EXTENS

01 BELGRAVE STREET ELEVATION

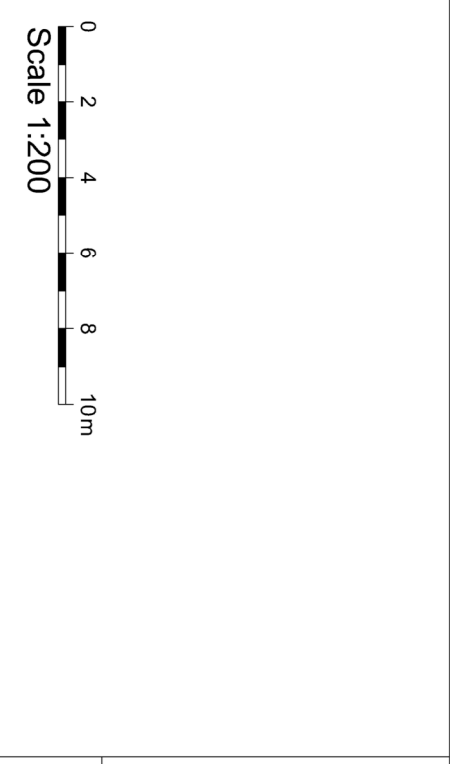
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02 MERRION PLACE ELEVATION

Scale 1:200 @ A1

PLANNING

REV.	DESCRIPTION	DATE
P1	FIRST ISSUE	01/09/2017
P2	Layout Revisions Curtain walling added at ground floor - level 00	12/09/2017
P3	Plans Panel response - Scheme revised to tower	02/10/2017
P4	Planning Application	06/10/2017
P5	Revised to cluster scheme / LCC comments	16/11/2017
P6	Ground floor raised -detail added	22/11/2017
P7	General revisions	22/11/2017



MATERIALS

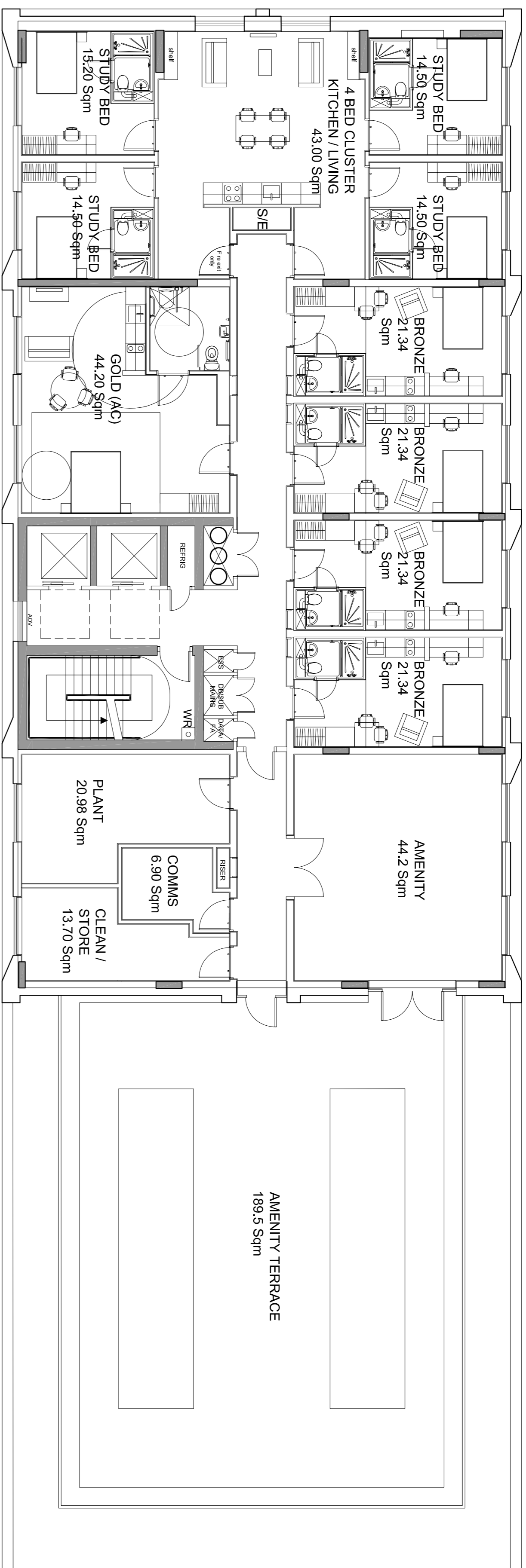
Brick work - Facing clay brick
Windows - Double glazed aluminium frame
Curtain walling - Aluminium frame
Glazed screens - Frameless glass balustrades

Refer to Design and Access Statement for further details

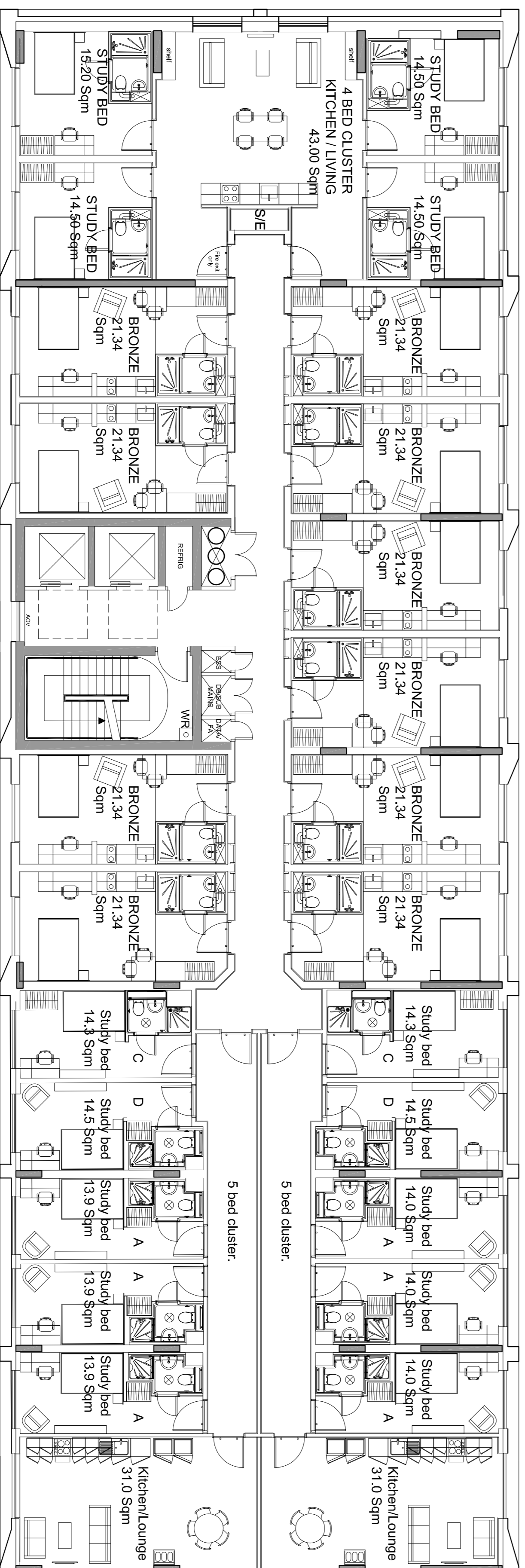
Contractor must verify all dimensions on site before commencing any work or other drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Cunniff Design Limited Copyright.

Project:	1a Brewery Place Brewery Wharf LEEDS LS10 1NE Tel: 0113 219 333 www.cunniffdesign.com
Client:	SYMONS HOUSE
Title:	PROPOSED ELEVATIONS
Drawn By:	CG
Checked By:	PWE
Date:	1st September 2017
Scale:	1:200 @ A1
Job No.:	1065
Drawing No.:	PL-020
Revision:	P7

Cunniff Design
INSPIRING BUILT ENVIRONMENTS

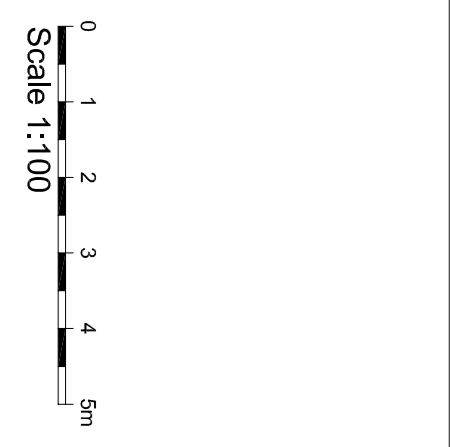


02 LEVEL 08 FLOOR PLAN
Scale 1:100 @ A1



01 LEVEL 01-07 FLOOR PLANS
Scale 1:100 @ A1

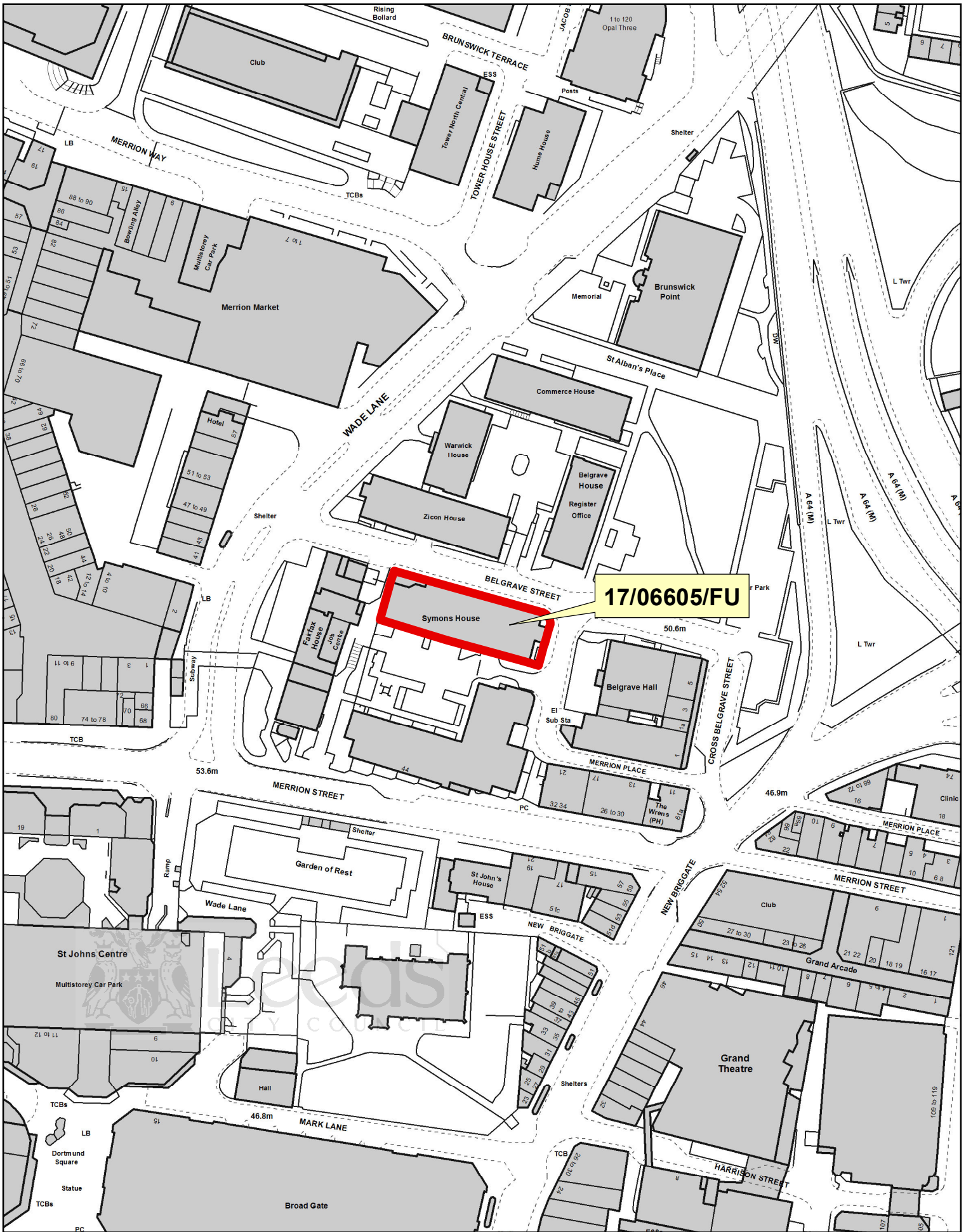
REV.	DESCRIPTION:	DATE:
P1	FIRST ISSUE	01/09/2017
P2	Layout Revisions	12/09/2017
P3	Smoke riser revisions	13/09/2017
P4	Reduced floor / layout revised	26/09/2017
P5	Accessible added at level 01	28/09/2017
P6	Forming Application	06/10/2017
P7	Updated to cluster layout	16/11/2017
P8	Cluster currently increased	22/11/2017
P9	Layout amendments	23/11/2017



Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way, the Architect's aim to be informed before the work is initiated. Only signed dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Maps with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Cunliff Design Limited Copyright.

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<p>Project: SYMONS HOUSE LEEDS</p>	<p>Checked By: PWE</p>	<p>Job No. 1065</p>	<p>Drawing No. PL-003</p>
<p>Proposed Plans</p>	<p>Scale: 1:100 @ A1</p>	<p>Revision: P9</p>	<p>INSPIRING BUILT ENVIRONMENTS</p>





CITY PLANS PANEL

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SCALE : 1/1500

