



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 19 AUGUST 2010

Subject: UPDATE STATEMENT FOR APPLICATIONS 09/03230/FU - Change of use including refurbishment and extensions to 2 church buildings with 2 flats, to form offices and 20 flats and erect a part 4 part 5 storey block comprising office and 31 flats, with car parking, 09/03280/CA – Conservation Area application to demolish the Chantrell House office building, and 09/03397/LI – Listed Building Application for partial demolition and making good of boundary wall, at St Peters Church And Church Buildings, and Chantrell House, Leeds Parish Church, Kirkgate, Leeds, LS2 7DJ.

Electoral Wards Affected:

City & Hunslet

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Members are requested to note the contents of this Update Statement and are invited to comment on the design principles referred to in this statement and to be presented to them at Plans Panel.

1.0 INTRODUCTION:

Members will recall that the proposed scheme has been put before them firstly as a Position Statement on 4 March 2010, and subsequently for determination on 24 June 2010. On both occasions Members made a number of comments which are detailed below in Section 5.0 History of Negotiations.

As a result of Members comments the scheme is now brought back to Members to consider what design principles are considered to be appropriate in respect of the historical context of the site, heights, massing, key views, positions of buildings, relationships of proposed buildings to the Parish Church and other existing buildings, elevational treatments and materials, and connectivity.

2.0 PROPOSAL:

The proposal as has been submitted and previously put before Members is for a redevelopment of the site to provide a mixed use of 51 residential flats (30 x 1-bed, 18 x 2-bed and 3 x 3-bed units) and 445m². of gross office space. This would involve the partial demolition and subsequent refurbishment of and extensions to St Peters Hall and St Peters House to create extended 4 and 5 storey buildings. These would both house office space at ground floor level with residential above. A total of 20 flats are proposed within these two buildings. In addition, it is proposed to demolish the existing 3 storey Chantrell House office block. This would be replaced with a 5 storey block comprising office use to part of the ground floor (fronting The Calls) and 31 flats, with undercroft car parking. To create a flood risk emergency escape route it is also proposed to partially demolish and make good a Grade II listed boundary wall to St Peters (Leeds Parish Church).

3.0 SITE AND SURROUNDINGS:

The site is a City Centre location set within the Riverside Area, as defined by Leeds Unitary Development Plan Review 2006. Three buildings exist on the site, St Peters Hall and St Peters House, which are red brick Victorian/Edwardian 4 storey buildings and Chantrell House a red brick 1980s 3-storey office block. St Peters Hall and House provide limited residential accommodation (2 flats) but for the most part are vacant and in a state of disrepair. The site also includes part of the landscaped church grounds and the parking area accessed off Maude Street to the east of Chantrell House.

The site is within the boundary of the City Centre Conservation Area, adjacent to the Grade I listed St Peters (Leeds Parish Church) and its Grade II boundary wall (to the north). To the south the site fronts onto The Calls and to the east is Maude Street. Both streets are characterised by former warehousing buildings fronting the back edge of the footpath of heights varying around 3 to 5 storeys. Adjacent to the site to the east and also fronting The Calls is the 3 storey residential development, Chantrell Court.

A visual inspection has shown that the site currently provides potential for approximately 23 parking spaces in two parking courts on either side of Chantrell House

4.0 RELEVANT PLANNING HISTORY:

None

5.0 HISTORY OF NEGOTIATIONS:

The proposal was the subject of pre-application discussions between the Developers, their Architects and Local Authority Officers from May 2007 until submission of the planning application in January 2010. These discussions focused on the proposed use of the site for a mix of office and residential uses, the level of affordable housing required, the numbers of car parking spaces, the position of the blocks in relation to other existing and proposed buildings, the height, form and scale of the blocks, details of the elevational design and materials, key views, pedestrian routes and connectivity through the site and links to the wider area, the sustainability credentials of the proposal, and the proposed hard and soft landscaping scheme.

The submitted proposal was presented to Members as a position statement at Plans Panel on 4 March 2010. Members made the following comments:

- That the proposals for Chantrell House were contrived; overdeveloped; block-like; were too high; were too close to the Parish Church and over dominant leading to a loss of amenity to existing residents of Chantrell Court and would be out of character in the area
 - The demolition of a 1980s building with mixed views on the appropriateness of this
 - That the proposals for Chantrell House were not good enough for this high quality site, adjacent to a Grade I listed building
 - Concerns about car parking in the area and the impact of the development on this
 - The flat roof design of the new building; that this prevented the use of roof space and was out of keeping amongst the surrounding pitched roofs
 - The proposals in lieu of the full affordable housing contribution; the need for consistency across the city and concerns that whilst affordable housing was for everyone, Leeds Parish Church was a Christian church in a city which contained diverse beliefs and views

The Head of Planning Services referred to the specific points in the report on which Members' views were sought and noted the following responses from Members:

- That the Panel was supportive of the extent of the demolition and alteration proposed to St Peters Hall and House, with the majority of Members accepting of the demolition of Chantrell House provided that its replacement was superior
 - Relating to the new build elements of the scheme:
 - concerns that the design of the extension to St Peters Hall was not good enough given its setting
 - that the extension to St Peters House did not relate well to the host property and that again the quality of design was not good enough
 - the concerns set out above relating to Chantrell House
 - Regarding the car parking, that concerns had been expressed on this matter
 - Having noted the comments on the affordable housing contribution, The Head of Planning Services stated that rather than viewing this as funding for a church, it was more appropriate to consider this as funding for the upkeep of a Grade I listed building, which was a valid consideration as set out in PPG15.

The proposal was brought back to Plans Panel for determination on 24 June 2010. Members made the following comments:

- the design details of the recesses and the absence of chimneys on Chantrell House
- the lack of windows on the gable wall of the extension of St Peters Hall
- that some of the best features would be covered up on St Peters Hall, which albeit some of the window frames were in poor condition, created an important view down The Calls
 - that the extension to St Peters Hall had tried, unsuccessfully, to imitate the adjacent Victorian building and that it was not of a high enough

quality given its surroundings and proximity to a Grade I Listed church

- that as an entrance into a precinct it was unattractive
- that although improvements had been made to the scheme it was still not good enough, particularly the blocking off of the view of the Parish Church from Maud Street
- concerns about the design of Chantrell House; that the parapet should be in stone as opposed to stone and brick; that more glazing could be introduced on the elevations and concerns at the design of this building adjacent to the Parish Church
- that what was being shown was a comparison with an earlier scheme;
- that the current scheme should be considered in isolation and the view
- that this scheme was not good enough
- that if the intention was to create a cathedral close, the buildings faced the cathedral, whereas Chantrell House did not face the Parish Church
- that the applicant had taken on board Members' comments and responded but the scheme was not of sufficient quality to approve in this location

The Head of Planning Services stated that Members' views had been noted and that the applicant had a choice to make, but that Officers would need to discuss these matters with the applicant and to submit a further report setting out the results of these negotiations. The Panel was advised that the quantum of development on the site was likely to be reduced and that the report would seek the Panel's views on where there was room for manoeuvre in the scheme. As such the determination of the application was deferred to enable further discussions to be undertaken on the issues raised by Members.

6.0 RELEVANT PLANNING POLICIES:

Development Plan -

Leeds Unitary Development Plan Review 2006

Policy A4 (access for all)

Policy BD2 (design and siting of new buildings)

Policy BD3 (accessibility in new buildings)

Policy BD4 (All mechanical plant)

Policy BD5 (All new buildings)

Policy CC1 (Planning obligations)

Policy CC3 (Maintaining the identity and distinctive character of the city centre)

Policy CC5 (Development in the City Centre Conservation Area)

Policy CC8 (New buildings to respect the spatial character of existing buildings and streets outside the Prestige Development Areas)

Policy CC9 (Maintaining and improving access to existing public spaces)

Policy CC10 (provision of public space)

Policy CC11 (enhanced pedestrian corridors and upgraded streets)

Policy CC12 (New development and new public spaces relating and connecting to the existing street pattern)

Policy CC28 (Development within the Riverside Area)

Policy GP5 (all planning considerations)

Policy GP7 (planning obligations)

Policy H7 (new housing encouraged in City Centre)

Policy N12 (Urban building design)

Policy N13 (Design of all new buildings)

Policy N18A (Level of contribution of building to be demolished in a conservation area)

Policy N18B (Requirement for detailed plans for redevelopment of buildings to be demolished in conservation area)
Policy N19 (New buildings and extensions within or adjacent to a conservation area)
Policy N23 (Space around new buildings)
Policy N29 (sites of archaeological importance and requirements for investigation)
Policy N51 (design of new development should where possible enhance existing wildlife habitats and provide new areas for wildlife)
Policy T5 (Provision to cyclists)
Policy T24 (Parking provision)

Government Planning Policy Guidance/Statements

Planning Policy Statement 1 (PPS1) – Delivering sustainable development
Planning Policy Statement 3 (PPS3) – Housing
Planning Policy Statement 4 (PPS4) - Planning for Sustainable Economic Growth.
Planning Policy Statement 5 (PPS5) – Planning for the Historic Environment
Planning Policy Guidance 24 (PPG24) – Planning and Noise
Planning Policy Statement 25 (PPG25) – Development and Flood Risk

Relevant Supplementary Guidance

Leeds – City Centre Urban Design Strategy (CCUDS): Improving Our Streets, Spaces and Buildings (urban design principles based on the distinctive qualities of Leeds City Centre).

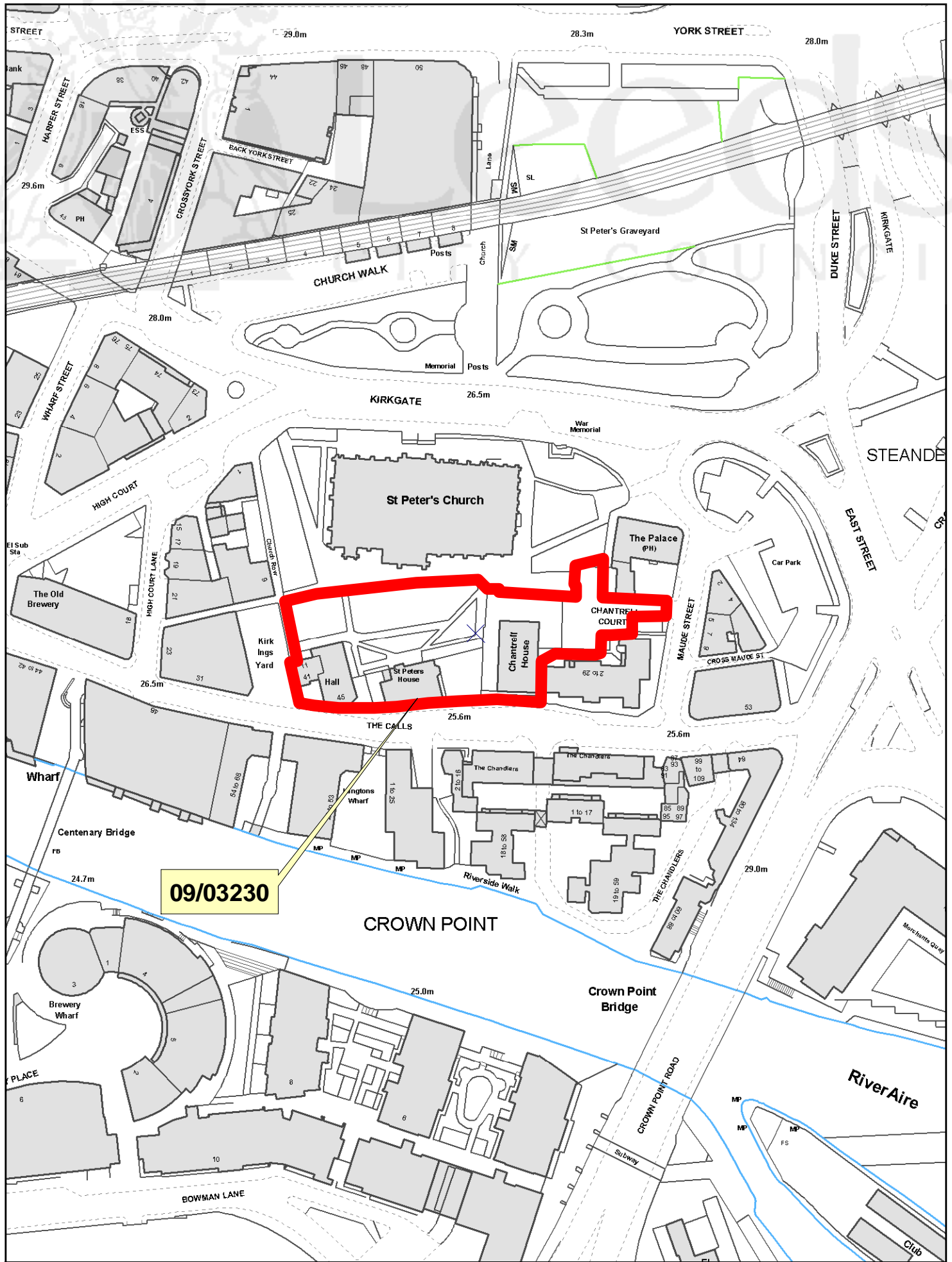
7.0 ISSUES

The proposal is now brought back to Plans Panel for Members to reconsider the key design principles for the development. As such matters for Member's consideration include the following:

1. How the proposal sits within and relates to the historical context of the site, with particular consideration of the relationship to the Grade I Listed Leeds Parish Church (St Peters).
2. What would be considered to be acceptable heights for the proposed buildings?
3. What would be considered to be acceptable in terms of the scale, massing and positioning of the proposed buildings?
4. Where the key views are located around and through the site and the level of views to be retained.
5. What elevational treatments and materials would be appropriate for the proposed buildings?
6. How connectivity is achieved across and through the site

Background Papers:

Planning application 09/03280/CA
Planning application 09/03397/LI
Planning application 09/03230/FU.



CITY CENTRE PANEL

Scale 1/1500

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