



**Report of the Chief Planning Officer**

***PLANS PANEL EAST***

**Date: 17 February 2011**

**Subject: RESERVED MATTERS APPLICATIONS FOR RESIDENTIAL DEVELOPMENT OF 8 SITES (AS LISTED BELOW) AND FULL APPLICATIONS FOR REFURBISHMENT WORKS IN BEESTON HILL AND HOLBECK**

**APPLICANT**

Keepmoat Ltd

**DATE VALID**

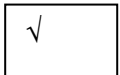
18.11.2010

**TARGET DATE**

Applications are subject to a PPA with target date of February 2011 Plans Panel

**Electoral Wards Affected:**

Beeston Hill & Holbeck  
City & Hunslet



Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**Reserved Matters sites;**

**1. 10/05227/RM Folly Lane** – Erection of 12 dwelling houses 6 flats, car parking and landscaping

**2. 10/05214/RM Holbeck Towers** - Residential development (up to 7- storeys) comprising 74 flats and 34 dwelling houses, public open space, associated highways work, car parking and landscaping

**3. 10/05215/RM 1 – 21 Coupland Rd** – Demolition of existing dwelling houses and erection of 10 dwelling houses , car parking and landscaping

**4. 10/05219/RM 1 – 4, 2 – 20 St Luke's Green** - Demolition of existing dwelling houses and erection of 19 dwelling houses, public open space, highways works, car parking and landscaping

**5. 10/05216/RM 15 – 44 Coupland Place** – Demolition of existing dwelling houses and erection of 8 dwellings, car parking and landscaping.

**6. 10/05217/RM 165 – 183 & 131 – 159 Malvern Road** – Demolition of existing dwelling houses and erection of 15 dwelling houses and 6 flats, car parking and landscaping

**7. 10/05220/RM 53 to 133 Bismarck St, 1 to 75 Bismarck Dr** - Demolition of existing dwelling houses and erection of 40 flats in 2 and 3 storey blocks and 30 dwelling houses together with highways works, car parking and landscaping

**8. 10/05218/RM 2 - 64 Fairfax Rd and 66 – 80 Cemetery Road** - Demolition of existing dwelling houses and erection of 21 dwelling houses, public open space, highways works, car parking and landscaping

**Full planning applications for Refurbishment/ Environmental Improvement works to; 10/05211/FU** - Cross Ingram Road, Ingram Close, Ingram Gardens, Ingram Court, Balm Walk, Domestic Street, Shafton Lane - Refurbishment of dwelling houses, works to Ingram Court (canopies, bin store, insertion of ramps) together with new boundary walls, alley gates and landscaping

**10/05225/FU** - Nineveh Road, Meynell Approach, Nineveh Gardens, Jenkinson Close (Including Meynell Heights Tower Block) - Refurbishment of dwelling houses and flats (including some recladding) new boundary walls, alley gates and landscaping

#### **RECOMMENDATION**

**DEFER AND DELEGATE to the Chief Planning Officer for approval, subject to the receipt of revised plans as referred to in the appraisal section of the report:**

#### **All redevelopment sites ( No's 1-8 above)**

1. Details of cycle parking to be approved
2. Details of motor-cycle parking to be approved
3. Communal parking bays to remain unallocated to individual occupants

#### **Specific additional conditions relating to individual sites as follows:**

##### **10/05227/RM Folly Lane**

1. Details of off site highway works, including relocation of speed cushion to be submitted and agreed in writing and carried out prior to occupation.

##### **10/05214/RM Holbeck Towers**

1. Details of off site highway works to Holbeck Moor Road / Holbeck Moor to be submitted and agreed in writing and carried out prior to occupation.

##### **10/05215/RM 1 – 21 Coupland Rd**

1. Width of footpath through centre of the site must be 1500mm in the interest of access for disabled persons.

##### **10/05219/RM 1 – 4, 2 – 20 St Luke's Green**

1. Details of off site highway works to be submitted and agreed in writing and carried out prior to occupation.

##### **10/05216/RM 15 – 44 Coupland Place**

1. Details of garage doors to be submitted and agreed in writing and development to be carried out in accordance with approved details.

**10/05217/RM 165 – 183 & 131 – 159 Malvern Road**

No additional conditions required to those attached to outline permission.

**10/05220/RM 53 to 133 Bismarck St, 1 to 75 Bismarck Dr**

1. Details of communal bin stores for the flats to be submitted and agreed in writing and development to be carried out in accordance with approved details.

**10/05218/RM 2 - 64 Fairfax Rd and 66 – 80 Cemetery Road**

1. Details to be submitted of provision of bat and bird boxes
2. Details of construction and appearance of retaining wall to Fairfax Road to be submitted and agreed in writing

**Refurbishment sites;****10/05211/FU (Ingram's)**

1. Time Limit (3 years)
2. Development in accordance with approved plans
3. Materials to match existing building for bin store extension to Ingram Court
4. Details of materials for proposed canopies to Ingram Court to be submitted
5. Details of surfacing materials to be approved
6. Details of hard and soft landscaping to be approved
7. Preservation of existing trees and other vegetation
8. Landscaping aftercare scheme to be approved
9. Means of minimising / suppressing dust to be approved
10. Means of wheel washing / road sweeping to be approved
11. Communal parking bays to be unallocated to individual occupants
12. Any imported soil to be tested for contamination
13. Notification of unexpected contamination

**10/05225/FU (Nineveh's / Meynell's)**

1. Time Limit (3 years)
2. Development in accordance with approved plans
3. Improvements to Cycle Network
4. Details of external walling and roofing materials to be approved
5. Details of surfacing materials to be approved
6. Details of hard and soft landscaping to be approved
7. Preservation of existing trees and other vegetation
8. Landscaping aftercare scheme to be approved
9. Means of wheel washing / road sweeping to be approved
10. Details of a construction traffic management plan to be approved
11. Specification of construction hours
12. Communal parking bays to be unallocated to individual occupants
13. Any imported soil to be tested for contamination
14. Notification of unexpected contamination

**1.0 INTRODUCTION:**

- 1.1 As part of a £160m social housing PFI project for Little London, Beeston Hill and Holbeck, outline planning permission was granted for residential development of the above sites following consideration at the Plans Panel meeting of 23 October 2008. The outline permissions gave approval to the principal of residential development only on the above sites with all matters reserved for subsequent approval. The

proposals are all for social housing and will be affordable housing owned by the Council.

- 1.2 A position statement was brought to the Plans Panel East meeting on 20 January 2011 and each of the reserved matters applications were presented to Members for their feedback. The applications are now brought back to update Members in response to their comments at 20 January Plans Panel and to for determination of the applications. Members comments from 20 January are set out below in section 5 of the report. The changes/ responses to Members feedback on 20 January 2011 are set out in the summary boxes below each of the site appraisals in section 10 of the report.

## **2.0 BACKGROUND**

- 2.1 Beeston Hill and Holbeck are areas of Leeds that have not benefited from the success and prosperity of the City as a whole. High levels of poverty, crime and unemployment and relatively low levels of educational attainment and poor health have meant that parts of the areas are ranked amongst the worst 10% of neighbourhoods in the index of multiple deprivation for England. The community is diverse, with a high proportion of residents from Black and Ethnic Minority backgrounds.
- 2.2 To tackle these issues Leeds City Council has applied for significant Public Finance Initiative (PFI) credits from central government to enable the procurement of a private sector partner to deliver comprehensive regeneration of the area through a PFI Housing scheme. It represents a major opportunity to make a significant investment in the sustainable improvement of one of Leeds' most deprived areas by addressing its housing stock, environment and infrastructure. This scheme will deliver 275 new Council Homes and refurbishment works affecting 408 properties.
- 2.3 The area covered by the scheme is the western part of the area defined by the Beeston Hill and Holbeck Land Use Framework. The PFI (Private Finance Initiative) schemes are located in the northern part of the framework area with two sites to the north of the M621 within Holbeck, and the remaining sites to the south of the M621 within the Beeston Hill area. The sites are located in predominantly residential areas which are characterised by post-war two and three storey flats and maisonettes which are to be demolished. The 5 tower blocks at Holbeck Towers have been demolished but the nearby tower at Meynell Heights is now to be refurbished.
- 2.4 The area is divided by the M621, across which there are very poor connections, particularly for pedestrians. There are some quite large areas of Greenspace including Holbeck Moor and Holbeck Cemetery although there are currently issues with the quality and accessibility of these spaces. The Beeston Hill area is served by shops on Beeston Hill and to the south by the Dewsbury Road town centre. The Holbeck area is more limited in terms of retail facilities. The area is typified by high deprivation levels, low car ownership, a poor environment and poor social inclusion. Schemes are located within either the City and Hunslet ward or the Beeston and Holbeck ward.
- 2.5 As part of carrying forward this regeneration initiative, Leeds City Council is procuring a contractor to undertake a Housing Private Finance Initiative (PFI) Project serving the Little London, and Beeston Hill and Holbeck Areas. The project involves refurbishment of retained council homes, demolition of existing poor quality Council-owned housing, and replacement with new build council homes. The

project will also involve the comprehensive maintenance and repair of all built assets by the PFI contractor for a period of 20 years..

2.6 The PFI project's objectives for Beeston Hill and Holbeck are:

- address and replace non-decent social housing stock and provide refurbished and new replacement social rented homes to above decent homes standards;
- develop brown-field sites to provide replacement homes;
- improve areas to provide settlements that are attractive places with good quality neighbourhoods and green public space that help create healthy communities;
- provide new housing which is more sustainable for the future;
- provide well designed new housing to improve the quality of life for all members of the community, as well as improving the environment, creating safer and stronger communities and reducing our carbon footprint; and
- increase provision of family housing.

### 3.0 SITE AND SURROUNDINGS:

#### 1. Folly Lane

3.1 This is a 0.39 hectare site on Folly Lane. It is the southern part of a triangular piece of land which is now grassed over but previously had housing on it. This housing was demolished in the 1990's. The area is characterised by two storey gabled terrace houses built from a mix of buff and red engineering brick, with concrete roof tiles. The site is bound by Lady Pitt Lane to the west, properties on Brett Gardens to the north, Folly Lane to the south and Bismarck Street to the east. An electricity sub station forms part of the site to the south east of 25 Brett Gardens.

#### 2. Holbeck Towers

3.2 This site was occupied by a series of five, ten storey towers accommodating 300 flats overlooking the Holbeck Moor and close to the M621, which have recently been demolished. The site to be redeveloped is 2.29 ha in total and is to be redeveloped in two phases. Phase 1 which the reserved matters application relates to is for residential and phase 2 known as the Charles Street site is identified for future development of residential, retail, leisure or community use in the Holbeck Regeneration Plan.

#### 3. 1- 21 Coupland Road

3.3 A 0.23 ha site currently occupied by three storey flats and maisonettes. The area is characterised by two and three storey gabled terrace houses and maisonettes built from red brick, with concrete roof tiles. The Coupland road site in part is also a parking court serving existing dwellings. The site is adjacent to the very substantial Shaftsbury House building which was previously a Council-owned hostel but is now being converted to 172 flats and live/work units and is to be known as The Green House.

#### 4. 1 – 4, 2 – 20 St Luke's Green

3.4 The St Luke's Green development consists of two residential sites totaling 0.3 ha in size. The site is currently occupied by three storey maisonette housing in red brick with small front gardens, rear yards and rear access alleyway. St Luke's Road runs to the east of the site and St Luke's Green cuts through the centre of the two sites.

#### 5. 15 - 44 Coupland Place

- 3.5 A 0.15 hectare site currently occupied by 3 storey red brick flats and maisonettes which front onto Beeston Road. Immediately to the south are a shop and a fish and chip shop at the corner of Beeston Road and Malvern Road.
- 6. 165 – 183 & 131 – 159 Malvern Road**
- 3.6 This site comprises two areas on Malvern Road to either side of Beeston Road (0.35 ha site area in total). The sites are occupied by three storey red brick maisonettes and flats (40 units). These sites are generally surrounded by similar residential property.
- 7. 53 - 133 Bismarck St, 1 - 75 Bismarck Dr**
- 3.7 This proposal comprises one large site and one smaller triangular site, the two being split by Bismarck Drive. The area is characterised by two and three storey gabled terrace houses built from red engineering brick, with concrete roof tiles. The dwellings include a series of terraces which are of the undesirable ground floor flats with maisonettes over design; the remainder of the properties includes terraced houses and flats.
- 3.8 A series of Public Rights of Way run to the west and south of the larger site. St Francis of Assisi Primary School lies to the south west of the larger site and to the south east is Leeds City Council One Stop Shop. New Bewerley Community School is situated to the North East of the site on Bismarck Drive.
- 8. 2 - 64 Fairfax Rd and 66 – 80 Cemetery Road**
- 3.9 This is a 0.72 ha site currently occupied by a two storey development of 40 one-bedroom flats. The site is on Fairfax Road on the south side of Cemetery Road. The main group of dwellings is arranged in a crescent around a small area of greenspace. To the west lies Holbeck Cemetery.
- 9. Refurbishment areas**
- 3.10 There are also two areas for which applications will be made for refurbishment and environmental improvement works. These areas are the 'Balms and Ingrams Estate' and the 'Meynalls and Ninevahs Estate' (Including Meynell Heights Tower Block).

#### **4.0 RELEVANT PLANNING HISTORY**

- 4.1 Outline planning permission granted on all sites for residential development and extension of time applications were granted earlier this year to allow submission of reserved matters until 2013. The outline permissions for residential development are listed below;

1. Folly Lane - Application number: 08/03012/LA.
2. Holbeck Towers - Application Number: 08/03018/LA.
3. Coupland Road - Application number: 08/04065/LA.
4. St Luke's Green - Application Number: 08/04066/LA.
5. Coupland Place - Application number: 08/04067/LA.
6. Malvern Road - Application number: 08/04276/LA.
7. Bismarck Street - Application number: 08/04334/LA.
8. Fairfax Rd & Cemetery Rd - Application number: 08/4335/LA.

#### **5.0 HISTORY OF NEGOTIATIONS**

- 5.1 Outline planning permission was granted in 2008 and since then negotiations have been ongoing between Officers and the applicant. A position statement was brought to Plans Panel East on 20 January 2011 once the reserved matters applications had

been received. However prior to this, a position statement was brought to 9 September 2009 Plans Panel East regarding the progression of the reserved matters schemes and a pre application presentation from the provisional preferred bidder was given at 28 October Plans Panel 2010 prior to submission of the applications .A summary of Members comments on each of these presentations is set out below;

## 5.2 September 2009

Some of the main points raised by Members after the September 2009 presentation are as follows;

### 5.3 General comments relating to all sites;

- Landscaping, care should be taken with new tree planting to ensure that the trees are not of a type and planted where they are likely to cause a loss of amenity to the residents of the new properties
- Consideration should be given to alternative treatments to render and cedar cladding including the use of brickwork of a contrasting colour.
- The use of mono pitched roofs is a concern as they can appear dated and out of context.
- Too many flats.
- Concern that insufficient parking is provided in associated with flats.
- Parking spaces should be located as close as practicable to the dwellings that they serve.
- More sustainability information should be provided
- The roofscape of the development should be broken up by the use of design features such as chimneys.
- Architectural quality needs improving, many of the apartment blocks are of a bland appearance.

### 5.4 Specific site comments are set out below;

5.5 Holbeck Towers - 5 towers reminiscent of existing and the design should be amended accordingly. Concerns regarding road access arrangements, cul de sacs preferred to avoid a rat run to the detriment of the safety and amenities of the occupants of the new dwellings.

5.6 Bismarck St/ Drive - Design of the large block of flats is considered to appear institutional and monolithic, does not articulate entrances and the design lacks interest. There is a poor solid to void ratio. The scheme could make more of a statement at the corner of Bismarck Street and Bismarck Drive.

5.7 Folly Lane - The design of the flats in terms of the roof form, detailing and solid to void ratio needs re examining together with consideration of how this form of development reflects the character of the area or relates to its context. In relation to the 2 storey houses that are proposed and gable ends facing onto Folly Lane concerns raised that there is a lack of architectural interest and natural surveillance and no active frontage onto Folly Lane.

5.8 Coupland Road and Place - The elevational treatment of this development raises some concerns. In particular mono pitched projecting elements were considered rather dated and although principal external material is brick, the use of white rendered panels appear somewhat random. There is a rather abrupt change from 2 to 3 storeys on the Lady Pit lane frontage.

5.9 St Luke's Green - Introduction of dormer windows in an area where they are not predominant will result in a feature that appears out of place. Elevational treatment provides variety and contrast through the use of varied roof forms and heights but appears somewhat arbitrary and lacking cohesion. Architectural quality in general not acceptable.

5.10 Malvern Rd - The 4 storey flat block is out of scale with its surroundings and unlikely to be acceptable in this form. Car park lacks surveillance.

5.11 October 2010

Prior to submission of the reserved matters applications, a pre-application presentation was also provided for Members by the provisional preferred bidder at the 28 October 2010 Plans Panel, the general main points of which are as follows;

- Concern expressed regarding number of flats versus family homes and provision of accommodation for elderly persons
- Important that public transport improvements are provided along with the new housing
- Concern regarding high rise flats and problems for the future
- Amount of render is a concern for longevity and maintenance, alternatives should be looked at to break up brickwork
- Concern regarding front garden provision and driveways with small patch of grass
- Query regarding provision of additional services in the area and replacement of existing shop
- Suitable landscaping needed that won't become a nuisance for future residents

5.12 Site specific comments were as follows;

5.13 Holbeck Towers - Concerns raised relating to mono pitch roofs and dominating end blocks of flats in scheme

5.14 Bismarck Drive – corner gateway flats, white block with balconies was considered too heavy

5.15 Fairfax Road – concern expressed regarding levels and views across city, Cemetery Road houses were commented on as being positive.

5.16 Meynell Heights – cladding proposals were an improvement but the yellow was not considered attractive

5.17 January 2011

At last month's Plans Panel, a position statement was also provided for Members, to seek feedback from Members on the Reserved Matters applications, the main points raised by Members are as follows.

5.18 General comments were as follows;

- that the amount of render needed to be reduced, with Members being informed that some of graphics displayed at the meeting had not been updated to reflect the changes already made to this
- that ginnels should be removed from the proposals
- that off-street parking was needed and should be overlooked for increased security



- that the landscaping scheme should try to avoid tree planting in gardens, with trees in the main being sited in the main on highway verges
- that details of the tree species should be provided and that it was inappropriate to site large trees close to houses
- that further information was needed on the temporary re-housing and compensation process/provision for those residents whose homes would be refurbished as part of the proposals and that obtaining photographic evidence before refurbishment commenced should be considered
- that appropriate health and safety measures be taken if removing canopies which contained asbestos (Members were assured that the legislation around asbestos removal would be complied with)
- that the drains should be adopted (Members were informed that a condition relating to drainage would be included and that in the main existing adopted drainage was being used)

5.19 In terms of site specific comments from Members, these were:

5.20 Folly Lane - reduce render, revisit ginnels, proposed cherry tree unsuitable in this location

5.21 Holbeck Towers - remove render from top of gable fronted dwellings facing Holbeck Moor, design out ginnels

5.22 Malvern Road - incorporate incidental open space into gardens

5.23 Bismarck Street/Bismarck Drive - replace timber cladding with brick to flats at corner of Bismark Dr and St, replace balconies on these flats with Juliet balconies, stronger front boundary treatment to these flats. Remove triangular area of grassed land and ginnel.

5.24 Fairfax Road - block at head of cul-de-sac considered to be too dominant and should be reduced/split in two

5.25 Meynell Heights - sample panels of cladding materials to be presented to next Plans Panel. Photographs of the refurbished Sherburn Court to be circulated to Panel Members ahead of the next meeting. Replace dark grey around edge of building with light grey to match the plinth.

## **6.0 PUBLIC/LOCAL RESPONSE**

6.1 The applicant has submitted a joint Statement of Community Involvement for all of the sites. Consultation with stakeholders was undertaken in two rounds, firstly during May – July 2009 and then further consultation in September 2009.

6.2 Briefing sessions were organised for Ward Members and the SCI includes a breakdown of specific comments from Ward Members and a response as to how the matter has been taken into consideration and addressed where possible.

6.3 Community Advisory Group (CAG) Workshops were held during the design process, these were attended by representatives of community groups. Again, the SCI includes a breakdown of the comments from the CAG workshops and a response to each point.

- 6.4 Public consultation events were held at Holbeck Gala, St Matthews Church and Tiger 11 centre. All of the public consultation events were undertaken in accordance with guidance within the Council's Statement of Community Involvement.
- 6.5 The reserved matters applications have been advertised by way of site notices posted 10.12.10, and the deadline for comments expired on 31.12.10. Ward Members have been notified of applications and have been involved in the consultation process prior to submission of reserved matters applications as set out above. Additional advertising has been undertaken for Ingram Refurbishment proposals (10/05211/FU) dated 01.02.11 to reflect some additional changes relating to Ingram Court and the consultation period is now due to expire 22.02.11.
- 6.6 Councillor Nash has commented on the applications raising the following points;
- Communal gabion seats should not be allowed within the schemes, these act as a magnet for youths causing noise and disturbance to residents
  - Disappointment expressed that ginnels are provided for access to rubbish bins, discreet bin storage at the front of terraced properties is better and secure.
- 6.7 Councillor Nash has also commented that Councillors have already set out some ground rules through this PFI process;
- The streets created should be adopted highways
  - Where possible streets should be straight with no bends
  - Houses should face onto adopted highways with normal side footpaths
  - No large greens should be in front or adjacent to houses which could be used by youths
  - No ginnels behind houses and no upper flats above and spanning walkways
  - Every house should have a parking space for at least 1 vehicle immediately in front of the house
  - No car parks away from dwellings they serve
  - No communal seats
  - No bits and pieces of landscape areas which could cause maintenance issues
- 6.8 A meeting has taken place with Councillor Nash, Officers and the applicant regarding her main concerns of ginnels and communal seating. It is considered that Councillor Nash was generally satisfied with the removal of ginnels where possible (further to the removal of a ginnel and triangular planted area at Bismarck Drive site) and the removal of all communal seating.
- 6.9 A letter of objection has been received to proposals at Fairfax Road / Cemetery Road (10/05218/RM) raising the following points:
- concern over exact wording of site address
  - parking insufficient and unsafe
  - buildings out of character to the street
  - three storey development over-imposing.
- 6.10 The address is considered accurate and commentary on parking is referenced in the report. Revisions to the three storey block no3 are being considered by the applicant at present and Members will be updated of any changes made.
- 6.11 A letter of objection has been received to the Environmental Improvements application 10/05211/FU (Ingrams) regarding the proposal to alley gate and allow access for residents only to the route between Ingram Gardens and Ingram Close.

- 6.12 The local resident comments that this public footpath provides access for all the residents living in Ingram Close, the western end of Cross Ingram Road and Ingram Road to the central area of Domestic Street where the pedestrian crossing and bus stops are situated around Pleasant Street. Closure of this footpath will mean that pedestrian access to Domestic Street will only be possible by using the footpath that skirts the northwest border of the area coming out at the bottom of Domestic Street near the railway viaduct, or by going up the hill to Willoughby Terrace and then down on to Domestic Street. Clearly, especially for any elderly people with walking difficulties, this is unacceptable. Furthermore, for any residents (especially those in sheltered housing) who want to use the Community Centre on Ingram Gardens, it will mean a much longer walk around the area on to Domestic Street and back on Ingram Gardens itself. The proposal to close off this public footpath by installing a lockable alleygate is not acceptable. Restricting access in some way (e.g. to prevent children cycling along the path) may be considered worthwhile but complete closure is a backward step.
- 6.13 The above objection has been raised with the applicant and amendments have been now submitted to remove the closure of this route.
- 6.14 Any further representations received prior to the Plans Panel meeting will be reported verbally and in full in the future officer report.

## **7.0 CONSULTATION RESPONSES**

### Highways

- 7.1 General issues concerning adoption of roads, provision of secure cycle parking, detailed comments on turning heads, details of driveways have been raised with the applicant. Internal meetings have taken place with Highways Design Services and the applicant is seeking to make amendments where necessary to the drawings, prior to determination of the applications. Streets should be adopted in accordance with the Street Design Guide and details can be dealt with through a section 38 agreement.
- 7.2 Parking provision is considered acceptable for all sites – see detailed comments below.

### Access

Detailed access comments received for all sites – comments set out below.

### Landscape

- 7.4 Detailed discussion has taken place with the applicant regarding the tree planting at the sites and agreement on appropriate species. Further planting proposals and specifications are expected from the applicant prior to the Plans Panel meeting.

### Environmental Health

- 7.5 Air quality and noise reports have been submitted. Detailed comments set out below relevant to particular sites.

### HSE

- 7.6 Does not advise against grant of permission (Holbeck Towers site).

### Land Drainage (Flood Risk Management)

- 7.7 No objections subject to conditions, however concern expressed that porous surfacing not being used for car parking spaces as it is sustainable drainage policy that infiltration drainage methods are the preferred means of surface water drainage

wherever it is practicable to do so and these requirements must extend to developments undertaken by or for the council.

#### Yorkshire Water

- 7.8 Yorkshire Water have commented on application 10/05214/RM Holbeck Towers that i) evidence is required of discharge rates to the public sewer, ii) details of storage and flow control design and importantly iii) that land drainage connections should not connect in the public sewer. These details/ information will be required in connection with drainage proposals to discharge the conditions attached to the outline permission.
- 7.9 YW have also raised objections to drainage arrangements for application 10/05219/RM St Lukes Green as surface water drainage to the public sewer should be restricted to existing rates. These comments have been forwarded on to the applicant and the drainage proposals will need to address this in order to discharge the drainage conditions attached to the outline permission.

#### Public Rights Of Way

- 7.10 Specific comments relating to some of the sites where public rights of way are within/ adjacent to the site.

#### Land Contamination

- 7.11 Generally no objections raises, specific comments made relating to Fairfax Road and Meynell Heights refurbishment and environmental works application, as set out below.

#### City Services

- 7.12 No objection to refuse arrangements.

#### Travelwise

- 7.13 Travel Plan is a condition of the outline permission, however a travel plan has been submitted with the reserved matters application and is being considered by the Travel Wise Officer in order to discharge the relevant condition. This is a joint travel plan dealing with all Beeston Hill and Holbeck sites.

#### Architectural Liaison Officer

- 7.14 Boundary treatments need be revised to include brick walls or railings and brick pillars where public space meets private. Timber gates are not appropriate. Leeds approved alleygates need to be incorporated into the schemes. The applicant has confirmed this amendment. Comments made regarding location of communal seating and security of cycle stores. Communal seating has been removed from the schemes apart from Jenkinson Lawn within the Holbeck Towers site.

#### Environment Agency;

10/05211/FU – Ingrams

Applicant has confirmed in correspondence dated 20 Dec 2010 that the refurbishment sites exclude works to existing drainage systems including no hardstanding provision. The Environment Agency are satisfied with this statement and provided that there is no increase in surface water run-off there are no objections to the scheme and no conditions necessary.

### **8. PLANNING POLICIES:**

- 8.1 The Development Plan comprises the Regional Spatial Strategy (RSS) and the saved policies of the adopted Leeds Unitary Development Plan (Review 2006).

### National Planning Policy Guidance

PPS1 Delivering Sustainable Development.

PPS3 Housing.

PPG13 Transport.

PPG17 Planning for Open Space, Sport and Recreation.

### Regional Spatial Strategy adopted May 2008

YH1. Location of development.

YH2. Location of development.

YH8. Provision of Green Infrastructure.

LCR1 Leeds City Region policy encouraging growth in the Regeneration Priority Area.

LCR2. Leeds City Region policy.

H1: Provision and distribution of housing.

H2: Managing and stepping up the supply and delivery of housing.

H5: Housing mix.

### Unitary Development Plan Review 2006 Policies

SA1 Securing the highest environmental quality.

SP3: New development should be concentrated within or adjoining the main urban areas and should be well served by public transport.

GP5: General planning considerations.

GP7: Planning obligations including education provision.

BD5: Consideration to be given to amenity in design of new buildings

H1: Provision for completion of the annual average housing requirement identified in the Regional Spatial Strategy.

H3: Delivery of housing land release.

H4: Residential development on non-allocated sites.

H11: An appropriate proportion of affordable houses to be provided.

LD1: Criteria for landscape design.

N1: Public open space provision.

N2 and N4: Provision of green space in relation to new residential developments.

N8. Retention and enhancement of Urban Green Corridors.

N12: Development proposals to respect fundamental priorities for urban design.

N13: Building design to be of high quality and have regard to the character and appearance of their surroundings.

N23: Incidental open space around new built development.

R2: Area based regeneration initiatives.

T2: Seeks to ensure that developments will not create or materially add to problems of safety, environment or efficiency on the highway network.

T24: Requires parking provision to reflect detailed guidelines.

### Local Development Framework

Statement of Community Involvement adopted February 2007.

### Supplementary Planning Guidance/Documents

Beeston Hill and Holbeck Regeneration Plan.

Neighbourhoods for Living – SPG13.

Travel Plans – draft SPD 2007

## **9.0 GENERAL ISSUES (All Sites):**

1. Principle of Development.
2. Community Involvement.
3. Sustainability
4. Provision of trees within curtilage

- 5. Parking provision
- 6. Ginnels
- 7. Decanting existing tenants during works

#### 1. Principle

- 9.1. The principle of residential development on all of the reserved matters sites was established when the outline permissions were granted.
- 9.2 The reserved matters applications submitted seek approval of access, appearance, landscaping, layout and scale. It should be noted that although general landscape arrangement details are to be approved under the reserved matters application, the final landscape detail can be submitted by way of the landscape condition attached to the outline permissions.

#### 2. Community involvement

- 9.3 Extensive community consultation has been carried out by the Council and the applicant as part of the PFI process as set out earlier in the report. Public consultation responses were taken into consideration by the applicant in the design process. One letter of objection has been received to date concerning the detailed reserved matters application at Fairfax Road and these concerns are addressed above in section 6 of the report.

#### 3. Sustainability

- 9.4 A Sustainability Statement is submitted with the applications and the design and access statements states that sustainability is a core objective of the design proposals. Renewable energy sources will be delivered such as exhaust air source heat pumps systems for all apartments, use of photovoltaic panels, reduction in energy consumption through insulation measures to new build and re furnished properties, use of recycled materials where possible such as boundary treatments and surfacing materials. Ecological enhancements are expected through landscape and sustainable drainage works. Individual dwellings will be provided with compost facilities. Communal allotments are proposed to be created at the development sites as well as in the environmental works to existing areas.

#### 4. Tree planting

- 9.5 At the 20 January 2010 Plans Panel Members advised that they shared the applicant's concerns regarding the maintenance of trees planted within the curtilage of the new properties. Further detailed proposals for limited in curtilage tree planting, of appropriate fastigate species will be presented to Plans Panel. New planting is also proposed within new highway on a number of sites and within existing highway at St Luke's Green, this will be maintained by the applicant for the next twenty years as part of the management contract.

#### 5. Parking Provision

- 9.6 Councillor Nash has commented that every house should have a parking space for at least 1 vehicle immediately in front of the house. It has not been possible to provide every proposed dwelling with an off street parking space due to the site constraints. Some small parking courts are proposed and the proposals include creation of on street parking bays at some of the sites. Highway Officers are satisfied with general levels of car parking at the sites and the schemes result in an improvement to existing parking provision as some sites have nil existing off street parking provision.

#### 6. Ginnels

- 9.7 Councillor Nash has commented that there should be no ginnels behind dwellings. Whilst the use of ginnels has been limited throughout the sites and avoided where possible, some do remain where they serve existing properties adjoining the site, or where no alternative solution is available to provide rear access. Members at 20 January Plans Panel commented on ginnels at two sites – Folly Lane and Holbeck Towers and sought their removal.
- 9.8 The applicant advises that they are seeking to achieve Level 4 of the Code for Sustainable Homes, as well as Secured By Design, Lifetime Homes and the HCA Scheme Development Standards. In doing this there are space requirements for future residents, which it is understood includes rear access. This has led to the alleyway/ ginnels at the two above sites and this matter is addressed below in the site appraisals, however no alternative solutions are available to provide rear access to these properties.

#### 7. Tenant decanting protocol

- 9.9 At 20 January 2011 plans panel, Members queried arrangements for decanting tenants during the construction/ refurbishment period. The applicant has advised that the PFI contractor and Council have agreed a protocol for the management of dwellings during refurbishment, repair and maintenance work which will ensure that tenants will not normally be required to move out of their homes whilst work is being undertaken. For any works that involve disruption during the day local respite facilities will be provided for tenants. Where temporary accommodation is required or where tenants request this it will be reviewed on a case by case basis. Where tenants may be at risk from a health and safety or amenity aspect for more than a day alternative accommodation will be provided at no cost to them initially through void Council properties in or close to the project area. At least 4 weeks notice will be given by the contractor to tenants to be temporarily re housed. The protocol ensures that no tenant will be forced to move to temporary accommodation that does not meet their needs.
- 9.10 The protocol has been agreed through the Council PFI Housing Project Board governance arrangements as delegated by the Council's Executive Board.
- 9.11 or the new build redevelopment sites, tenants are being re-housed into other council owned housing permanently so that there is vacant possession before any redevelopment works commence on site. The affected tenants were served with Initial Demolition Notices a few years ago. In terms of re housing progress, Folly Lane and Holbeck Towers are cleared sites. The majority of tenants have been re housed from Coupland Road, Coupland Place, Malvern Road and St Luke's Green (12 tenants remain). 99 tenants still need to be re housed from Fairfax Road and Bismarck Street/ Drive sites.

## **10.0 MAIN ISSUES (Site Specific Issues):**

1. Design
2. Highway Issues
3. Landscape
4. Residential amenity
5. Traffic Noise (Holbeck Towers)

### **The Reserved Matters applications**

#### **1. 10/05227/RM Folly Lane**

## **Proposal**

- 10.1 This is a vacant site with previous dwellings now demolished. There are significant levels differences across the site and an existing retaining wall adjacent to Folly Lane boundary. The proposal is to erect a total of 12 dwelling houses and 6 flats on the site.
- 10.2 The 6 flats are proposed on the corner of Folly Lane and Lady Pit Lane to the south of No. 32 Brett Gardens. The flats are proposed to be a 3 storey block facing onto Folly Lane with the main entrance onto Folly Lane.
- 10.3 A new access is proposed to be created into the site off Folly Lane culminating in a turning head at the end of existing green on Brett Gardens. 5 dwelling houses are proposed to the south of 25 Brett Gardens fronting onto the new access road.
- 10.4 A further 7 dwellings are proposed facing onto Bismarck Street and the public right of way which continues north at the end of Bismarck Street. A small parking court is proposed providing 5 parking spaces and access to an existing sub station.
- 10.5 Where possible in curtilage parking has been provided for the dwelling houses, there is a parking court off Bismarck Street providing 5 spaces. 6 parking spaces are proposed for the 6 flats accessed off Folly Lane.
- 10.6 A 1.8m high brick boundary wall is proposed to enclose the rear gardens adjacent to Folly Lane and a low brick wall and 1.8m high railings are proposed around the block of flats.

## **Assessment**

### Design and layout

- 10.7 The 2 storey dwellings are all proposed to be predominantly brick with some render at first floor. The 3 storey block of flats is a brick building, with a gable feature facing Folly Lane and projecting feature window. The elevation facing Folly Lane is broken up by the fenestration and the use of cladding panels around the main entrance and above, together with inset brickwork. The western elevation of the flats will be a prominent elevation onto Lady Pit Lane and this is treated as a main elevation with habitable windows overlooking the street.

### Residential amenity

- 10.8 The relationship to residential properties surrounding the site are considered acceptable. Units 16 – 18 will back onto the rear of 21 – 25 Brett Gardens, although there is a difference in orientation. The closest relationship is some 16m between plot 18 and No. 21 Brett Gardens however it is considered that there will be no detrimental impact in terms of over-dominance at this distance and the difference in orientation ensures there is no unacceptable loss of privacy. Folly Lane has blank side gable walls fronting onto the street as well as an area of landscaping and therefore there is no impact from the proposal. The proposed flats facing onto Folly Lane will look onto the rear garden of No. 1 Lady Pit Lane however this is at a distance of 16m and is considered an acceptable relationship.

### Highways

- 10.9 Highway Officers are satisfied with the overall level of parking provision and revised drawings have been submitted to include a turning head to Brett Gardens. The Access Officer has also made specific comments on the gradient of the level access route and pedestrian routes advising that they should be 1:20 and a parking bay



large enough to be designated disabled is now provided of the access road leading to Brett Gardens.

#### Landscape

- 10.10 Further landscape details have been submitted proposing an off site tree to be planted at the corner of Folly Lane and Bismarck Street as well as within the small area of open space to the north of Bismarck Street. It is considered that this space is at the convergence of a series of rights of ways and it is appropriate to maintain a sense of openness here with planting. An in curtilage tree is proposed within the front garden of plot 14 and this will help to break up the run of front parking bays. New tree planting is also proposed within the access road leading to Brett Gardens.

#### Members comments from 20 January meeting

- 10.11 Officers have discussed with the applicant the small section of gated alley way proposed for access to the rear gardens of plots 9-11 and 13-15. The applicant's response on this matter is that they wish to ensure that all properties have direct access to rear gardens and this has come about in response to concerns that many existing residents have in maintaining access for the maintenance of their property (gardens, window cleaning etc) and a secure area for storage of the ever increasing demands for refuse/recycling bins etc. The applicant states that they consider the provision of an area for the storage of refuse/recycling is better suited to rear gardens. The alleygate provided meets the requirements of LCC and the alleys will be overlooked by the residents that the alley serves.
- 10.12 Members also sought a reduction in render from the gable elevations and the applicant has confirmed that this will be revised.

The applicants and officers have explored potential amendments to the scheme to remove the ginnel which Members raised concerns over, however there is no apparent solution to remove this and the applicant wishes to retain rear access to these properties. On balance, it is considered that the scheme is acceptable and the reserved matters application is recommended for approval.

## **2. 10/05214/RM Holbeck Towers Proposal**

- 10.13 The former tower blocks have now been demolished and residential development is proposed, up to 7-storeys in height and comprising 74 flats and 34 dwelling houses, public open space, associated highways work, car parking and landscaping.
- 10.14 The western part of the outline site has been reserved for a future phase of development, and the Holbeck Regeneration Plan identifies the site (referred to as the Charles St. site) as suitable for residential, retail, leisure and community uses as potential expansion to Holbeck Local Centre.
- 10.15 The reserved matters designs show a strong frontage of development to Holbeck Moor Road (overlooking the Moor), with five blocks of flats situated at strategic points on the corners of the road junctions which connect into the wider estate behind. The flats proposed range from 4 stories (nearest to St. Matthew's Church) to 7 stories (nearest to the M621 motorway).
- 10.16 These flats frame lines of larger houses overlooking the Moor that feature triangular gable fronted roof shapes, characteristic of other existing buildings in the locality. Parking is split between Holbeck Moor Road (build outs) and to the sides off the spine roads.

- 10.17 As the development transcends into the existing estate (Ninevehs, Meynells) the height / massing of the development change to reflect the surrounding context (which is more predominantly two storey).
- 10.18 The dwellings contain back to back gardens which join up (for security reasons). The flats also contain areas of dedicated private amenity space to function alongside the more public parkland of the Moor.
- 10.19 Materials are proposed generally in red brick with sections of render also present. Some limited profiled cladding is also shown. Roofs constructed in profiled seam cladding (majority of flats) and tiles (houses).

### **Assessment**

#### Design/Layout

- 10.20 Designs are considered to provide an appropriate balance / mixture of 2-bed flats and larger 3-5 bed (family) dwellings to sit alongside the existing housing stock.
- 10.21 Previous Member Panel comments referred to the amount of render shown and its long term appearance of this – revised plans have now been received which delete the render shown to the gable fronted elevations of houses facing Holbeck Moor Road, with consistent use of red brick proposed instead.
- 10.22 Following 20 January's Plans Panels, Members sought the removal of the rear access / ginnel points to properties along Holbeck Moor Road. The applicants have not been able to remove the ginnels and have provided the following information:
- requirements to provide rear access are set out in the applicant's contractual arrangements with the Council to deliver the housing project ( required for a number of reasons e.g. maintenance, safety, waste etc) and it is understood to be a requirement of Level 4 of the Code for Sustainable Homes, Secured By Design, Lifetime Homes and the HCA Scheme Development Standards
  - the runs of passages are very short when account is taken of the breaks to the middle
  - access is only via locked gates as accessed through a private courtyards
  - the areas are well overlooked by numerous properties and windows to either side
  - lighting will be lit to a good level of luminance and British Standards guidance
  - any alternative to create passageways i.e. through breaks within the houses accessed off Holbeck Moor Road will both not fit within the widths of the blocks proposed and also create their own deep ginnels.
  - The applicants consider that the provision of an area for the storage of refuse/recycling is better suited to rear gardens particularly on a development such as Holbeck Towers because if they are located at the front elevation then it could be detrimental to the overall appearance of the streetscene.
- 10.23 It is considered that in light of the above response and within this particular site, the proposals are acceptable.
- 10.24 Revisions had been requested to the north facing elevation of Block 6 overlooking the amenity space at the junction of Jenkinson Lawn and Ninevah Parade to provide more visual interest and higher levels of natural surveillance. The applicants however have not been able to make this particular change at this stage of the process.

### Highway Issues

- 10.25 The Highway Officer has highlighted the need for appropriate secure cycle parking to be provided and this can be dealt with by condition. The Highway Officer had also previously advised that in-curtilage parking to properties along Holbeck Moor Road should be removed given that any on street parking within build outs proposed could encourage illegal forms of parking (blocked accesses). The applicants wish to retain in-curtilage parking and therefore it is considered that the depth of the build outs to Holbeck Moor Road can be reduced to remove the appearance of on street parking bays which it is considered could cause conflict with the driveways.

### Landscape Matters

- 10.26 Some existing trees are being proposed for retention where this is considered possible e.g. those within the boundaries of the future development area to the west side and some within the boundaries besides Block 3 to the eastern end of the development. The Landscape Officer had questioned the future vitality of two of these, a large Ash tree (corner of Charles Gardens / Holbeck Moor Road) and a Hybrid Poplar adjacent to the Day Centre, suggesting that it may be better to replant the former and replace the latter with 3:1 planting instead. This has now been agreed with the applicants that trees should be removed and more suitable planting controlled instead via the conditions attached to the Outline consent.
- 10.28 It has also been highlighted that the frontage to Holbeck Moor Road could be more coherent and better planned in terms of good quality tree planting to this main façade of the overall development. This had caused conflict with the applicant's own difficulties (maintenance etc) in accommodating tree planting within their sites. The applicant has agreed to a compromise which shows strategically planted specimens along Holbeck Moor Road. Details of species are to be presented to Members at the Plans Panel meeting.

### Residential amenity

- 10.27 It is considered that the layout and size of housing provides appropriate depths and sizes of garden space (generally minimum 10m in length) and sufficient levels of private amenity space taking into account the surrounding context and public parkland in respect of guidance in SPG13.
- 10.28 Due to the depth of gardens proposed, separation distances have therefore provided sufficient levels of privacy.

### Traffic Noise

- 10.29 The applicant's noise report shows that parts of Block 3 where the façade faces the M621 fall within Noise Exposure Category C under PPG24 guidance and that this block will require greatly enhanced glazing and ventilation specification to meet Leeds City Council's maximum internal noise levels. It has been suggested to the applicant that the most sensitive habitable rooms (bedrooms) within this block could be located to the rear of the block rather than facing the motorway. Unfortunately the applicant is unable to accommodate this change in plan layout at this stage in the process. Instead additional detail has been provided highlighting the acoustic qualities of the final built construction to a specification that also raises no objections from the Environmental Health Officer.

Although the applicant has not been able to remove the ginnels for some of the properties at this site which Members raised concerns over, it is considered that the applicant has justified the requirement to retain rear access and the use of such ginnels has been limited. The

proposal is considered acceptable and the reserved matters application is recommended for approval subject to conditions.

### **3. 10/05215/RM 1 – 21 Coupland Rd**

#### **Proposal**

- 10.30 This site lies to the south of Shaftesbury House now renamed as The Greenhouse since it has been refurbished and converted into flats and live/work units. The site currently accommodates garages and a parking court as well as a block of 10 three storey dwellings facing Lady Pit Lane. The proposal is to demolish the existing dwelling houses and erect a terrace of 6 three storey dwellings facing onto Lady Pit Lane and 2 pairs of semi detached houses set back from Lady Pit Lane with a parking court to the front to serve the terraced dwellings adjacent.

#### **Assessment**

##### Design and Layout

- 10.31 The proposed layout continues the existing arrangement on Lady Pit Lane with the addition of 4 properties to the rear of a parking court, immediately adjacent to Shaftesbury House. Due to the existing dwellings to the rear of the site it is difficult to accommodate new development onto this site. The run of 3 storey dwellings proposed on Lady Pit Lane are predominantly brick, with render at first floor. Inset brick detail is provided around the entrances and first floor windows above and Juliet balconies are proposed. Amendments have been requested to increase natural surveillance within the southern end gable of this row of dwellings and a ground floor window has been added.
- 10.32 The proposed parking court with residential properties behind is considered to be a reasonable solution to provide parking for the adjacent terraced properties as well as access to the properties to the rear provided appropriate surfacing materials and landscaping are provided.
- 10.33 The relationship to Shaftesbury House/ The Greenhouse is the significant factor affecting this site, and additional planting is proposed between boundary of the site and the garden of unit 10 to help improve this relationship.

##### Residential amenity

- 10.34 The proposal is not considered to raise any issues of overlooking and loss of privacy. The rear of units 1 – 6 will face onto the front of 27 – 37 Coupland Road as do the existing properties. Units 7- 10 will have rear gardens adjoining the rear of 39 – 45 Coupland Road. The applicant has been asked to revise the ginnel proposed here.

##### Highways

- 10.35 Highway Officers are satisfied with the junction arrangements and surfacing materials at this location and the highway works can be dealt with under a s38 agreement.

##### Landscape

- 10.36 No specific comments regarding the site, detailed planting arrangements can be dealt with via condition.

Members did not raise any comments regarding this application at 20 January Plans Panel. The proposal is considered acceptable and the reserved matters application is recommended for approval.

#### **4. 10/05219/RM 1 – 4, 2 – 20 St Luke's Green Proposal**

- 10.37 The site is split into two parts with St Luke's Green running between the sites. The proposal comprises demolition of 30 existing dwellings at the site and erection of 19 dwelling houses.
- 10.38 13 dwellings are proposed on the northern part of the site comprising 4 pairs of two storey semi detached properties facing onto St Luke's Street, a pair of two storey semi detached properties and a detached dwelling facing onto Maitland Place and a pair of 3 storey semi detached dwellings are proposed facing onto St Luke's Green.
- 10.39 Two blocks of 3 dwellings are proposed on the southern part of the site fronting onto St Luke's Street. These dwellings are all two storey apart from the dwelling on the corner of St Luke's Green and St Luke's Street which is 3 storey. Rear access is maintained to these properties from the existing pedestrian route to the front of 26 – 40 St Lukes Green to the east of the site.
- 10.40 Only two dwellings proposed on this site are provided with in curtilage parking, the remaining properties are proposed to rely on on-street parking provision by way of creating 11 parking bays within the carriageway. A further 7 on street parking spaces are currently available in an existing lay by on St Lukes's Road immediately in front of the site.

#### **Assessment**

##### Design and layout

- 10.41 The Landscape Officer has raised concerns regarding the loss of three reasonable quality sycamore trees in the north eastern corner of the site adjacent to the car park to Hillside community enterprise centre, without scope for adequate replacement. These trees are considered to close a vista from the opposite cul de sac and the proposal does not include space for replacement planting therefore the applicant has been asked to address this. .
- 10.42 The design of the two storey semi detached properties within this site is considered acceptable and achieves a good frontage and character particularly to St Luke's Road.
- 10.43 Members previously commented on the use of dormer windows on the 2 storey dwellings within the southern part of the site. Officers are satisfied that the use of dormer windows is acceptable, and the existing traditional terraced properties opposite on St Luke's Street have flat roof dormers.
- 10.44 Officers have raised concerns regarding the wider fronted 2 storey properties (plots 15 and 16) as it is considered that the size of the windows as well as the fenestration needs to be revised and amended drawings are awaited.

##### Highway Issues

- 10.45 Highways have advised that the provision of 18 parking spaces for the 19 dwellings proposed will be acceptable to provide for parking demand expected from this development. This is also taking into account the existing 30 dwellings on the application site which have nil parking provision.

##### Landscape

10.46 Trees are proposed for removal on St Luke's Green and Maitland Place. 7 new trees are proposed to be planted within the Highway of St Luke's Road to compensate for the limited on site planting opportunities at this site.

Residential amenity

- 10.47 The northern part of the site lies to the east of a car park to Hillside Community Enterprise Centre, with proposed gardens adjacent to the car park. Environmental Health have not raised any objections and it is considered that the car park is unlikely to cause any undue loss of residential amenity to future occupiers of these properties.
- 10.48 The two storey semi detached properties on St Luke's Street and Maitland Place raise no concerns regarding residential amenity and are considered to be an improvement over the existing 3 storey properties on this part of the site.
- 10.49 Plots 12 and 13 facing onto St Luke's Green, have been set back further into the site to improve the relationship to No. 40 St Luke's Green and on balance it is considered that this distance is sufficient to ensure that no significant loss of privacy occurs which would cause serious loss of residential amenity. No objections have been received regarding this relationship.
- 10.50 The other sensitive relationship which must be considered is between the proposed dwellings to the west of No's 26 – 40 St Luke's Green. A 3 storey block is on the site at present, and the proposal reduces the properties along this part of the site to 2 storey apart for the dwelling at the corner of St Luke's Green and St Luke's Street.
- 10.51 The existing 3 storey dwellings (2 – 20 St Luke's Green) are at a distance of approximately 16 - 18m from the front of 26 – 40 St Luke's Green. The proposal maintains a distance of 17m between the new dwellings and 34 – 40 St Luke's Green and also increases this distance to 20m between the new dwellings and 28 St Luke's Green. The relationship is also improved where the properties proposed are 2 storey rather than 3 storey at present.

Members did not raise any specific comments on this proposal at 20 January Panel. Subject to revised drawings relating to the house type at plots 15 and 16, Officers consider the scheme is acceptable and the application is recommended for approval. .

**5. 10/05216/RM 15 – 44 Coupland Place**  
Proposal

- 10.52 The proposal will demolish a three storey block of 15 existing dwellings and erection of 8 dwellings together with associated car parking and landscaping.
- 10.53 The designs as submitted show 3 blocks of dwellings, which consist of three storey townhouses to the northern end dropping to 2/3 storey split level dwellings to link up with the 2 storey dwellings at the southern end. Gable front projections feature with the dwellings.
- 10.54 The dwellings, a mixture of 2, 3 and 4 bedroom properties with rear gardens are shown in brick with an element of render to their Beeston Road frontages. The two dwellings to block 2 are proposed with integral garages.
- 10.55 The development would replace an existing 3 storey block of maisonette apartments.

## **Assessment**

### **Design**

- 10.56 It is considered that appropriate account has been taken of the level changes to the site and massing / scale of adjoining property which varies to all four sides of the site (from one storey to three).
- 10.57 Revisions have been undertaken at the time of writing to ensure consistency applies across the render lines to add to the consistency now applied already to the render colour (white as suggested to tie in with the nearby 'Greenhouse' development) and front door canopy designs. An improved style and design of garage doors has also been previously requested which has a more positive appearance in the street scene whilst still offering security. It is hoped that Members will be updated of these further additional changes as confirmed at Panel.

### **Highway Issues**

- 10.58 No significant concerns have been raised by the Highways Officer although further detail over cycle and refuse storage has been sought for these properties.

### **Landscape Matters**

- 10.59 No concerns are raised over the landscaping treatment to this site.

### **Residential amenity**

- 10.60 Officers have requested a minor revision to the internal floor plan of block 1 to 'hand' / revise the accommodation ensuring that all the new dwellings proposed do not contain main aspect habitable rooms (living rooms, dining rooms) at first / second floor levels in their appreciation of properties to Coupland Place (no's 1-7 and 14-20). The applicants are looking into this internal layout change in the accommodation.
- 10.61 Notwithstanding whether this revision can be incorporated to improve the scheme, it is considered that on balance this relationship is acceptable. Taking into account guidance within SPG13, it is considered that the separation distances of between 17- 23m and position of these blocks with their rear elevations facing neighbouring properties will be acceptable, particularly when account is taken of the existing masonettes block siting (slightly nearer to these properties). If the accommodation is updated to show secondary rooms right through the rear elevations then this will be of additional merit.

Members did not raise an specific comments regarding this scheme at 20 January Panel meeting. It is considered that the proposals are acceptable and the reserved matters application is recommended for approval.

## **6. 10/05217/RM 131 – 159 & 165 – 183 Malvern Road**

### **Proposal**

- 10.62 The application proposes demolition of existing dwelling houses and erection of 15 dwelling houses and 6 flats, car parking and landscaping.
- 10.63 This site consists of two distinct parts both served off Malvern Road but separated by Beeston Road.
- 10.64 The first part of the site consists of No.131 - 159 Malvern Road which is proposed to be replaced with a block of six flats facing Malvern Road (block 1) and four 3 bedroom dwellings facing Beeston Road (block 2). Both are three storey development although each varies in height slightly.

- 10.65 On the second part of the site 11 dwellings are proposed fronting Malvern Road and Lady Pit Lane which are either 2 or 3 bedrooms in size. These dwellings have off street parking. An existing footpath link (but not a registered public right of way) which links Coupland Place and Malvern Road is shown to be gated for additional security. It should be noted that this application has been revised and plots 11 – 14 amended so that the dwellings now face onto Lady Pitt Lane.
- 10.66 The proposals consist of brick with render elements and as with other sites, artificial stone heads and sills.

### **Assessment**

#### **Design**

- 10.67 The siting of the proposed flats (block 1) at this prominent crossroads junction of Beeston Road and Malvern Road is considered appropriate and provides opportunities for overlooking and natural surveillance of the zebra crossing, vacant Public House site, bus stops and shop / takeaway.
- 10.68 The new dwellings at block 2 facing Beeston Road also appropriately provide a dominant frontage with good levels of natural surveillance in this more mixed residential / commercial setting.
- 10.69 The proposed dwelling houses on the second part of the site fronting Malvern Road and Lady Pit Lane (Blocks 3, 4 and 5) provide active frontages onto their respective roads with private gardens to the rear. Amendments have been requested regarding the wide fronted house types proposed for units 21 and 20 facing Malvern Road as it is considered that the fenestration needs to be improved. The applicant has pointed out that this house type is a standard one and which compliance with sustainable construction has limited the level of openings possible. Members will be updated at Plans Panel as to whether these changes have been accommodated.
- 10.70 Officers had previously raised concerns regarding the dwellings facing Coupland Place (Block 5) and the application has now been amendmended. The proposed three-storey properties previously faced gardens of existing two-storey properties at 2 – 8 Coupland Place which are also at a lower land level at close distance (9.5m) - concerns of undue overlooking to these existing gardens and the increase in height within the street scene had been raised. The applicant has now re-orientated this block to now face Lady Pit Lane. This removes any potential for overlooking and also helps to provide more overlooking of the footpath to the rear whilst securing enclosed gardens. Importantly this block is stepped down and now sits more comfortably with the existing adjacent properties at 2 – 8 Coupland Place.
- 10.71 Revision has also been requested to ensure consistency applies across the render colours (again in white like with the Coupland Place / Road sites) and front door canopy designs – these changes are now shown in the updated plans.

#### **Highway Issues**

- 10.72 The Highways Officer had requested some minor changes to the layout plans in respect of motorcycle parking bay positions and extension of car parking bays along Malvern Road. Further details of the in-curtilage parking had also been requested. All these changes and details have now been provided.

#### **Landscape Matters**



- 10.73 There are no objections to the removal of the large Sycamore tree to corner of Malvern Road / Beeston Road given its position and resultant limitations for opportunities available for redevelopment of this site.
- 10.74 Similarly the loss of trees lining Malvern Road opposite the Sunday School are not objected to again due to the site space available.
- 10.75 However, this has brought the importance of suitable planting forward and the Landscape Officer has suggested that more tree planting should be introduced to provide 'visual breaks' to the built environment – e.g. within front gardens. In light of the discussion around this matter at January's Plans Panel, specific species have been targeted for strategic points within the site – in cartilage planting is proposed selectively along Beeston Road and Lady Pit Lane.
- 10.76 At 20 January 2010 Plans Panel meeting, Members commented on the landscaped area to the rear of block 2 and queried why the gardens do not meet the rear of the footpath behind. It is understood from the applicant that this is proposed in order to maintain a landscaped setting around the edge of this site and to maintain openness to this route and therefore this remains in the scheme.

#### Residential amenity

- 10.77 As noted above, original concerns that were raised with the applicant regarding the orientation, siting and massing of Block 5 facing Coupland Place have now been addressed. The new siting allows for sufficient separation to facing property opposite on Lady Pit Lane.
- 10.78 In terms of the siting of blocks 1 to 4, sufficient separation exists to neighbouring properties to provide for privacy protection / prevention of detrimental over-shadowing and over-dominance. Sufficient garden and private amenity space to the flats is also provided.

Members commented at 20 January Plans Panel on the greenspace to the rear of block 2. This remains outside of the curtilage of the proposed dwellings in order to maintain the openness of the existing pedestrian route and the green edge of the site. The scheme is considered to be acceptable and the application is recommended for approval subject to conditions.

#### **7. 10/05220/RM 53 to 133 Bismarck St, 1 to 75 Bismarck Dr Proposal**

- 10.79 The works will result in the demolition of 63 existing dwellings (predominately flats) across the site and the erection of a mixture of flats and dwelling houses.
- 10.80 The site has two distinct parts to it, a larger site referred to as Bismarck Drive and smaller site to the west fronting onto Bismarck Street.
- 10.81 The proposal is to erect 40 flats in 2 and 3 storey blocks and 30 dwelling houses together with highways works, car parking and landscaping across the two parts of the site.
- 10.82 The smaller Bismarck Street site is proposed to be redeveloped with a 3 storey block of 10 flats and 8 off street parking bays. A communal area of amenity space is provided to the rear of the block.

- 10.83 The larger site (Bismarck Drive) is proposed to be developed with a mixture of flats and dwelling houses. A 3 storey block of 30 flats is proposed to the corner of Bismarck Street and Bismarck Drive. The block is proposed to be a mixture of brick and render.

### **Assessment**

#### Design and layout/ Members comments on 20 January 2010

- 10.84 This scheme was significantly altered following Members comments at the September 2009 Plans Panel meeting. At the pre application presentation in October 2010, Members commented on the corner block of flats on Bismarck St/ Bismarck Drive and the amount of render. This was then altered to remove render at ground floor. At 20 January 2010 Plans Panel meeting Members requested that the timber cladding to the corner of these flats should be removed and replaced with brick, that the proposed balconies be amended to Juliet balconies and that the boundary treatment is strengthened. Amended plans have been received showing the Juliet balconies and brick to replace timber, and it is considered that details of boundary treatment can be dealt with under the condition attached to the outline permission.
- 10.85 A triangular piece of landscaping was originally proposed between rear gardens of the dwellings within Blocks 2 and 3, and Officers and Members both raised concerns regarding management of this space. The applicant has provided revised plans which remove this and rear gardens are extended to take in this land.
- 10.86 A landscape buffer strip is proposed to the rear of the new road created off Bismarck Drive with retention of some existing trees, this is to screen the rear gardens of these properties from the school playing fields to the east.
- 10.87 There are some amendments to PROW through this site, and PROW officers have not raised any objections but have highlighted that the existing route adjacent to the site leading to Dewsbury Road could be improved by widening this to 2m and the applicant has provided revised plans to widen this route which is therefore improves the existing PROW arrangements.

#### Highway Issues

- 10.88 8 parking bays are proposed for the 10 flats off Bismarck Street and 23 parking bays are proposed for the 30 flats on the corner of Bismarck Dr/ Bismarck St. This provision is in accordance with the agreement at outline stage based on car ownership levels within the area.
- 10.89 Car turning arrangements at the head off the stub road/ cul de sac within the site needs to be addressed.

#### Landscape

- 10.90 In developing the urban design response to the site's geometry and its secure by design and highways considerations, it has not been feasible to retain many trees within the core of the site, however it is noted that opportunities have been taken to retain the boundary trees along school boundary and within the smaller site .
- 10.91 The proposed layout creates an enclosed amenity space to flats, and an attractive street with tree lined parking and marking of entrances. The landscape to the row houses of plots 36 -47 has been amended to incorporate small tree planting within the front curtilage of these properties. Highway planting is proposed to the western side of the proposed new road.

- 10.92 Proposed enclosures and boundary treatment are considered of good quality, especially the frontages.
- 10.93 The proposed planting is not yet detailed, but it is considered to be clear enough from the point of view of a reserved matters as an indicative plan. The proposed hard landscape treatment is of good quality with clear delineation of public and private/semi-private spaces.
- Residential amenity
- 10.94 The 3 storey block of flats on the smaller site (Bismarck Street) maintains a similar relationship to the existing properties occupying the site and the nearest surrounding properties 70 – 72 Bismarck Street. There is a significant improvement in the relationship to 49 – 51 Bismarck St as 3 storey flats are demolished and the convergence of footpaths in this area becomes much more open with landscaping and a parking court in place of the former block.
- 10.95 The larger part of the site does not impact on residential amenity on Bismarck Dr as blank side gable elevations adjoin this street as well as parking courts. The site also adjoins New Bewerly school playing fields and Dewsbury Road one stop shop.
- 10.96 The applicant has submitted a noise report which has been considered by Environmental Health Officers in relation to amenity of future occupiers and background noise from sources including the school and commercial building to the east as well as traffic. The site is within Noise Exposure Category B which recommends that attenuation measures may be required. The noise report includes noise attenuation measures to deal with ventilation should residents need to keep their windows closed and the Environmental Health Officer advises that these are considered acceptable to meet suitable internal noise levels.

Following comments from Members on 20 January Plans Panel, the applicant has remove the triangular area of shared space between blocks 2 and 3. The design of the proposed flats on the corner of Bismarck Drive/ Street have also been amended to include Juliet balconies and remove timber cladding. Officers consider that the applicant has addressed Members previous concerns and the reserved matters application is recommended for approval subject to the provision of a revised plan to provide turning space to the proposed cul de sac.

### **8. 10/05218/RM 2 - 64 Fairfax Rd and 66 – 80 Cemetery Road**

#### Proposal

- 10.97 The proposal is to demolish the existing dwelling houses and erect 21 dwelling houses, public open space, highways works, car parking and landscaping.
- 10.98 The proposed layout similarly reflects the existing urban grain with a horse-shoe shaped line of dwellings overlooking a small area of public amenity space off Fairfax Road. Facing Cemetery Road, a line of nine townhouse style dwellings are shown with rear vehicular access and in-curtilage parking also taken off a second point within Fairfax Road. These dwellings feature a projecting section featuring a shallow monopitch roof. The remaining dwellings have hipped roofs, similar to the existing properties.
- 10.99 The dwellings across the site consist of 3 and 5 bed dwellings all which feature enclosed private gardens, shown in brick with render sections and tiled roofs. The existing stretch of amenity space / landscaping and associated footpath to the steeply sloping rear section of the site is shown retained / upgraded.

## **Assessment**

### Design

- 10.100 The proposed layout is considered appropriate considering the existing site layout and topography constraints involved.
- 10.101 The scheme has progressed through the course of revisions and it is considered that the dwellings fronting Cemetery Road with their render projections bear an appropriate and considered resemblance to the terraced properties that line and grade with this road.
- 10.102 Additional detailing and extra window treatment to the side elevations of these two blocks facing Cemetery Road was requested to help provide greater visual interest and more natural surveillance, however the applicant advises this is difficult to achieve due to Code for Sustainable Homes Level 4 requirements.
- 10.103 To block 3 at the rear of the site, an additional cross section drawing to show these properties in relation to those existing on Buckton View has now been provided – this highlights a sizable distance between these properties notwithstanding the large drop in levels. The matter of the dominance of the roof to Block 3 was discussed by Members on 20 January 2011 Plans Panel meeting and has been discussed with the applicants. The applicants can reduce the roof to the right hand side of the block and are looking at changes to levels to also reduce the roof to the right hand side of the block to help achieve a reduction in the massing of this block at the head of the cul de sac. Members will be updated on this issue at the Plans Panel meeting.

### Highway Issues

- 10.104 In the main, no fundamental highway concerns are raised, although the highway consultation had raised a request to widen the 'U' shaped footpath to the outer edge and provide some minor alterations of the junction layouts in accordance with the Street Design Guide. These are being updated and it is anticipated that they should be undertaken and received before Plans Panel.

### Landscape Matters

- 10.105 The existing 'U' shaped landscaping treatment which is sited close against the rear elevations of the existing properties is shown for removal. Some new planting to the rear of the footpath is shown as is some small fruit tree planting in individual gardens together with the retention of two cherry trees (T2737 adj. to Fairfax Court and T2746 on Cemetery Road).
- 10.106 Further discussion regarding the landscaping has taken place with the Landscape Officer and the applicants taking into account the constraints and shape of this site and the proximity of the flats at Fairfax Court. Therefore the planting of fruit trees and selected fastigiated trees are considered appropriate to replace the existing landscaping which is overgrown and causes problems in such close proximity.
- 10.107 The Landscape Officer further considers that given the open views into / through this site that more substantial planting in some of the gardens is required rather than open railings – i.e. Beech trees / laurel hedge. It is considered that this can be adequately dealt with in the conditions already attached to the outline permission.
- 10.108 Hard landscaping boundary treatment to Fairfax Road has been worked up accordingly to provide some positive treatment to the site here and the shared amenity space.

### Residential amenity

- 10.109 The relationship of block 3 and properties on Buckton View is considered to be sufficient distance (nearest point being 37m) despite the large change in levels. Importantly block 3 is sited at an angle away from these properties below. The general positioning of the dwellings is set by the site constraints and need to get sufficient access roads into the site. As a result some compromise has had to be made in regards to some of the garden depths and level of garden area to floor space. However account is taken of the fact that some of the properties have much larger than average gardens (both depth and area) and this results in a balanced mix of proposed garden areas. Therefore in accordance with the site constraints, the range and mix of garden provision / depth proposed is considered acceptable in accordance with the guidance in SPG13.
- 10.110 The proposed layout much follows that of the existing, however the proposed separation distances of the proposed dwellings to those neighbouring the site are considered sufficient . This ensures privacy protection / prevention of detrimental over-shadowing and over-dominance.

Officers generally consider that the proposal is acceptable subject to conditions and amended plans regarding the roof form of block 3 to address Members comments on 20 January 2011. Subject to these amendments the application is recommended for approval.

### **Refurbishment and Environmental Works**

#### **10/05225/FU    Nineveh Road / Meynell Approach / Nineveh Gardens / Jenkinson Close Proposal**

- 10.111 The refurbishment and external alteration of housing spanning terraced rows and associated environmental and design led improvements to the hard and soft landscaping. The 'Meynell Heights' flats tower block is also proposed for external alterations to include new coloured render cladding. A number of highway closures, alley gating and footpath alterations are also shown proposed. Communal allotments are proposed to be created adjacent to Meynell Heights.

#### **Assessment**

##### Design

- 10.112 The designs applied to the re-cladding of Meynell Heights tower block are generally supported. The orange, grey and white colour scheme proposed is considered an appropriate balance between contemporary use of colour whilst harmonising with the wider Holbeck Towers estate and redevelopment. Members requested at 20 January Plans Panel that colour samples of the materials be provided and the applicant will provide these for the Panel presentation.
- 10.113 The designs and estate works generally provide some good landscaped and visual improvements in the future regeneration / perception of this estate. No concerns are raised regarding the development and the relationship to St Matthews Church nearby which is a Grade II listed building.

##### Highway Issues

- 10.114 Highway works are generally acceptable and will be subject to s278 agreements. A cycle route has been suggested along the rear of Meynell Heights linking Meynell Approach to Nineveh Road.
- 10.115 Alteration to the footway alignment to Meynell Approach has also been requested and clarification of some vehicle tracking is also required.

### Landscape Matters

10.116 General support from the Landscape Officer but it has been noted that the verge to Nineveh Road offers scope for more purposeful tree planting.

### 10.117 Contaminated Land

The landscaping work comprises replanting, etc of existing areas and no significant ground works, and the allotment areas are to be in raised containers with imported soil. Therefore there is no requirement to submit a Phase 1 Desktop report and there are no objections from contamination subject to attaching conditions regarding testing of imported soil and reporting any unexpected contamination.

The application is considered acceptable and Members are requested to defer and delegate approval of the application to the Chief Planning Officer subject to the conditions listed at the start of the report

### **10/05211/FU Ingrams**

10.118 The environmental improvement works propose alley gating and closure to existing routes through the residential properties. Replacement boundary walls are proposed and the creation of alternative parking courts together with some landscaping works including provision of allotments. The application has been readvertised as the applications now include works to Ingram Court including alterations to access ramps, provision of canopies and a bin store area. The consultation period for these amendments expires on 22 February 2011.

### **Assessment**

10.119 Amended drawings are awaited regarding the detailed boundary treatments proposed in some locations. The 2m high alley gate proposed to be used throughout the proposals has been agreed with the Council's Alleygating Co-ordinator.

10.120 Officers concur with the concerns set out in the objection letter of the local resident concerning the gating and restriction to the route between Ingram Gardens and Ingram Close and the applicant has confirmed that this will be amended. Revised drawings are expected.

### Highway matters

10.121 Revised plans are awaited to deal with objections to the stopping up of part of Balm Place and amendments to the proposed works to Balm Place are required to accommodate refuse vehicles and the s38 works.

### Environment Agency

10.122 Part of the site lies within Flood Risk Zones 2 and 3 and therefore the Environment Agency has asked for a condition regarding improvements to surface water drainage. However it is not considered that the proposals will affect surface water drainage and therefore this condition has been queried with the Environment Agency.

The application is considered acceptable subject to receipt of revised drawings relating to boundary treatments and location of alley gates. Members are requested to defer and delegate approval of the application to the Chief Planning Officer subject to the conditions listed at the start of the report and subject to the expiry of the consultation period and subject to no representations being received that raise any new issues.

# Various sites in LS11

10/05211/FU



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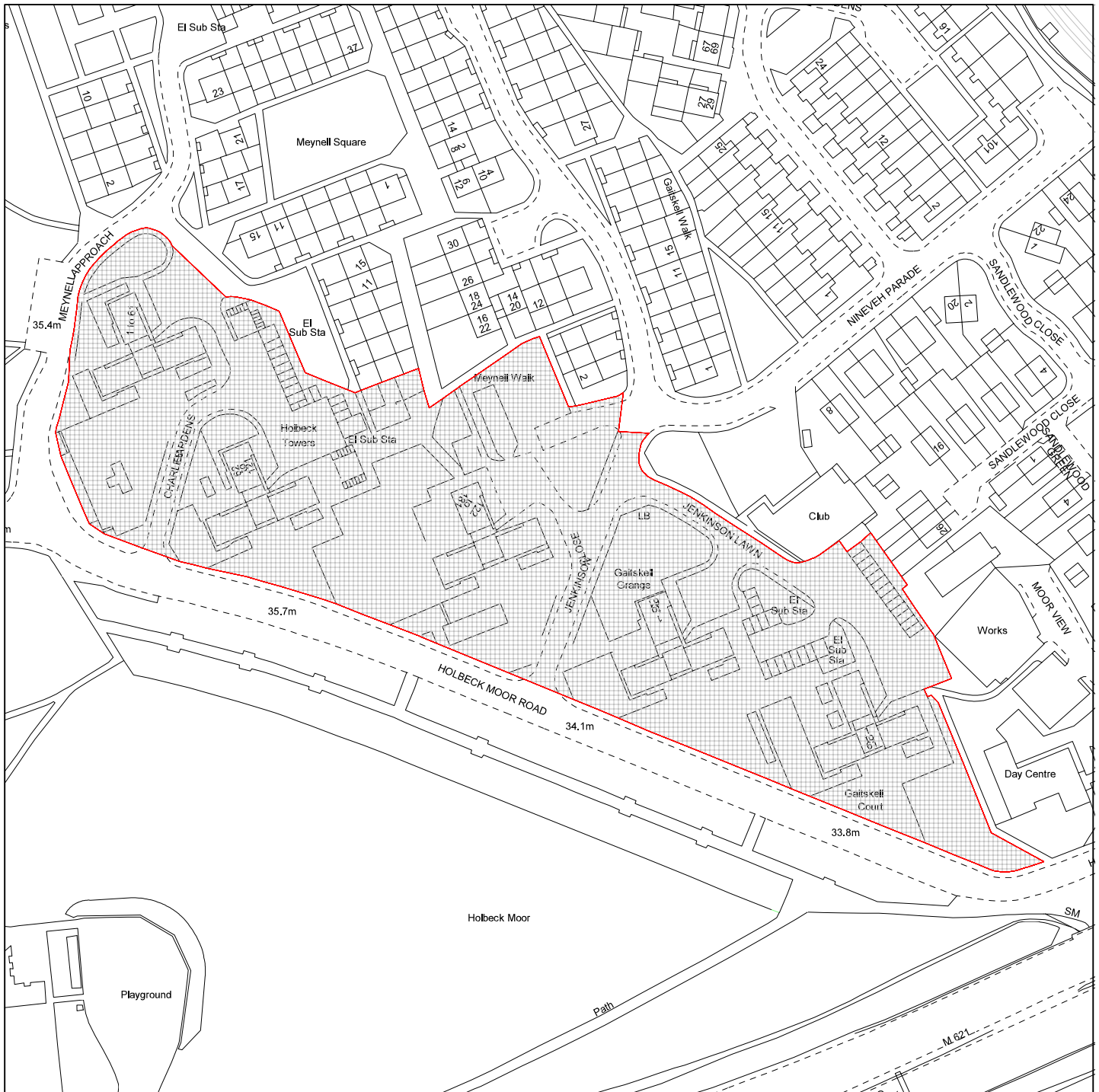
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<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set

# Hollbeck Towers, LS11

10/05214/RM



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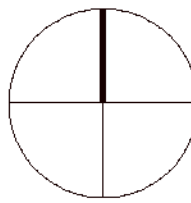
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<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set





**DEVELOPMENT ACCOMMODATION**

TYPE	AREA	No.
4.1 2B4P Dwg BH-241	71.2m <sup>2</sup>	4
5.4 3B5P Dwg BH-254	106.7m <sup>2</sup>	3
7.2 4B7P Dwg BH-272	141.2m <sup>2</sup>	3
<b>TOTAL</b>		<b>10</b>



**Final Tender**

LITTLE LONDON / BEESTON HILL & HOLBECK PFI  
LEEDS

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TITLE

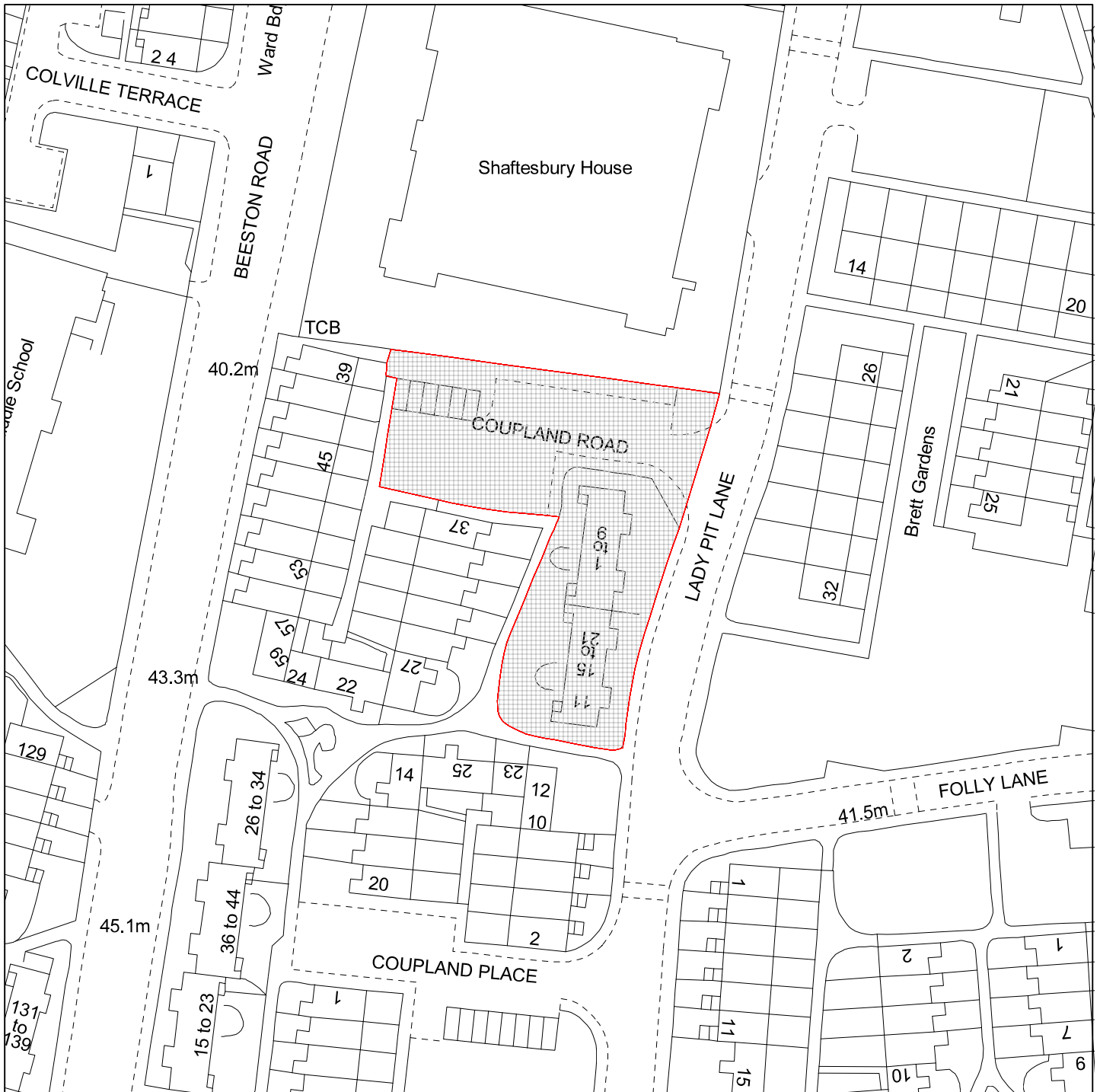
BEESTON HILL & HOLBECK - NEW BUILD  
1-21 COUPLAND ROAD  
SITE LAYOUT (PROPOSED) SHOWING HOUSE TYPES

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DELIVERABLE	DRAWING	SCALE
W1 Design Solution	BH-07-101-FT1	1:500 @ A3

# 1-21 Coupland Rd., Beeston, LS11

10/05215/RM

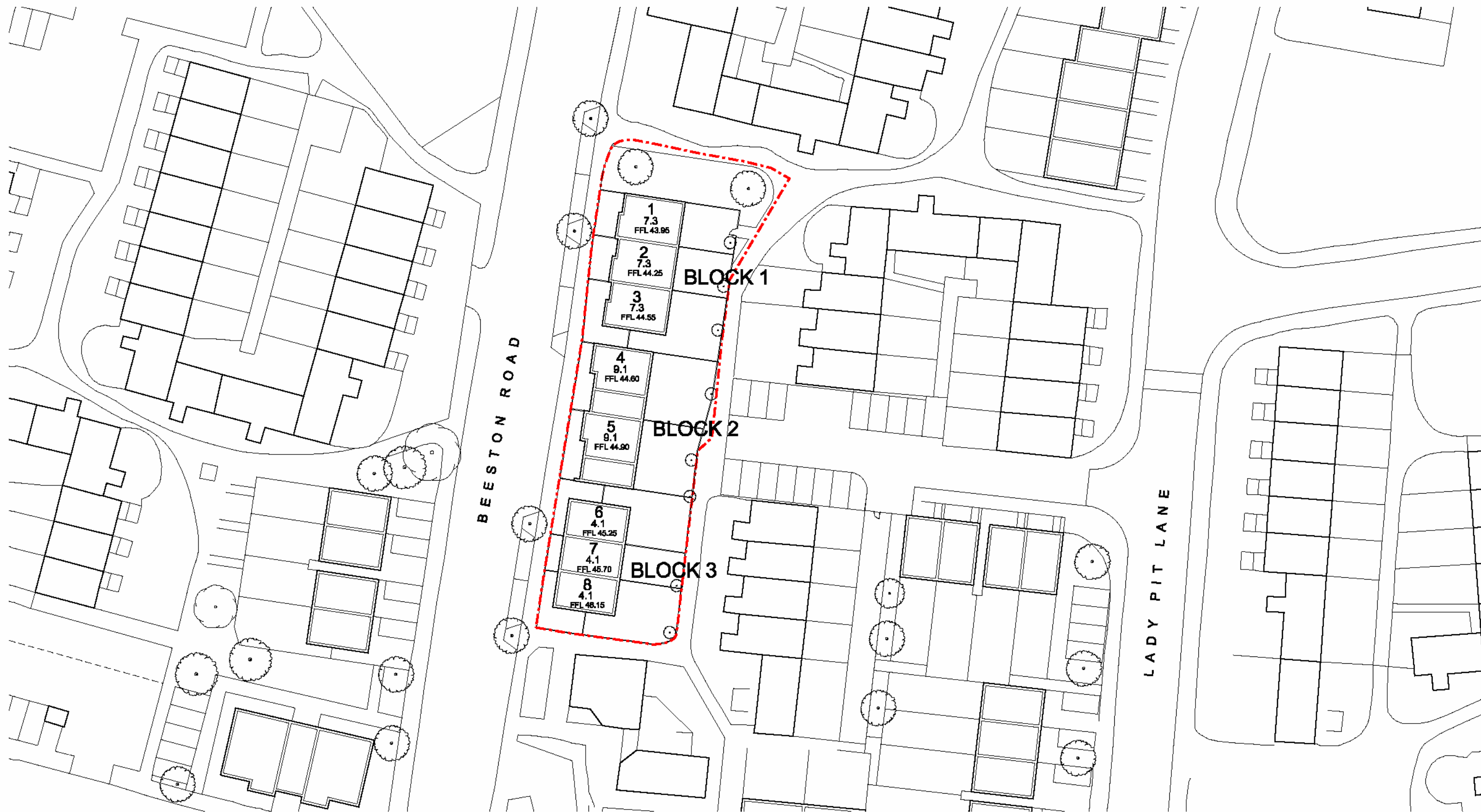


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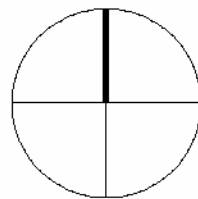
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set



DEVELOPMENT ACCOMMODATION				
TYPE	AREA	No.		
4.1 2B4P Dwg BH-241	71.2m <sup>2</sup>	3		
7.3 4B7P Dwg BH-273	135.6m <sup>2</sup>	3		
9.1 5B9P Dwg BH-291	145.7m <sup>2</sup>	2		
<b>TOTAL</b>		<b>8</b>		



## Final Tender

LITTLE LONDON / BEESTON HILL & HOLBECK PFI  
LEEDS

TITLE

BEESTON HILL & HOLBECK - NEW BUILD  
15-44 COUPLAND PLACE  
SITE LAYOUT (PROPOSED) SHOWING HOUSE TYPES

DELIVERABLE

W1 Design Solution

DRAWING

BH-08-101-FT1

SCALE

1:500 @ A3

# Coupland Place, Beeston, LS11

10/05216/RM



Scale : 1:2000

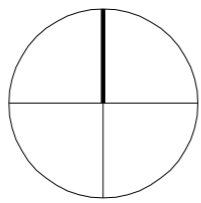
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set



DEVELOPMENT ACCOMMODATION				
TYPE	AREA	No.		
3.2 2B3P Dwg BH-232	66.4m <sup>2</sup>	3		
3.7 2B3P Dwg BH-237	66.4m <sup>2</sup>	3		
4.1 2B4P Dwg BH-241	71.2m <sup>2</sup>	2		
5.4 3B5P Dwg BH-254	106.7m <sup>2</sup>	13		
<b>TOTAL</b>		<b>21</b>		



REV F01: 10-01-11:10:00: Block 05 revised 07

### Financial Close

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LITTLE LONDON / BEESTON HILL & HOLBECK PFI LEEDS

TITLE

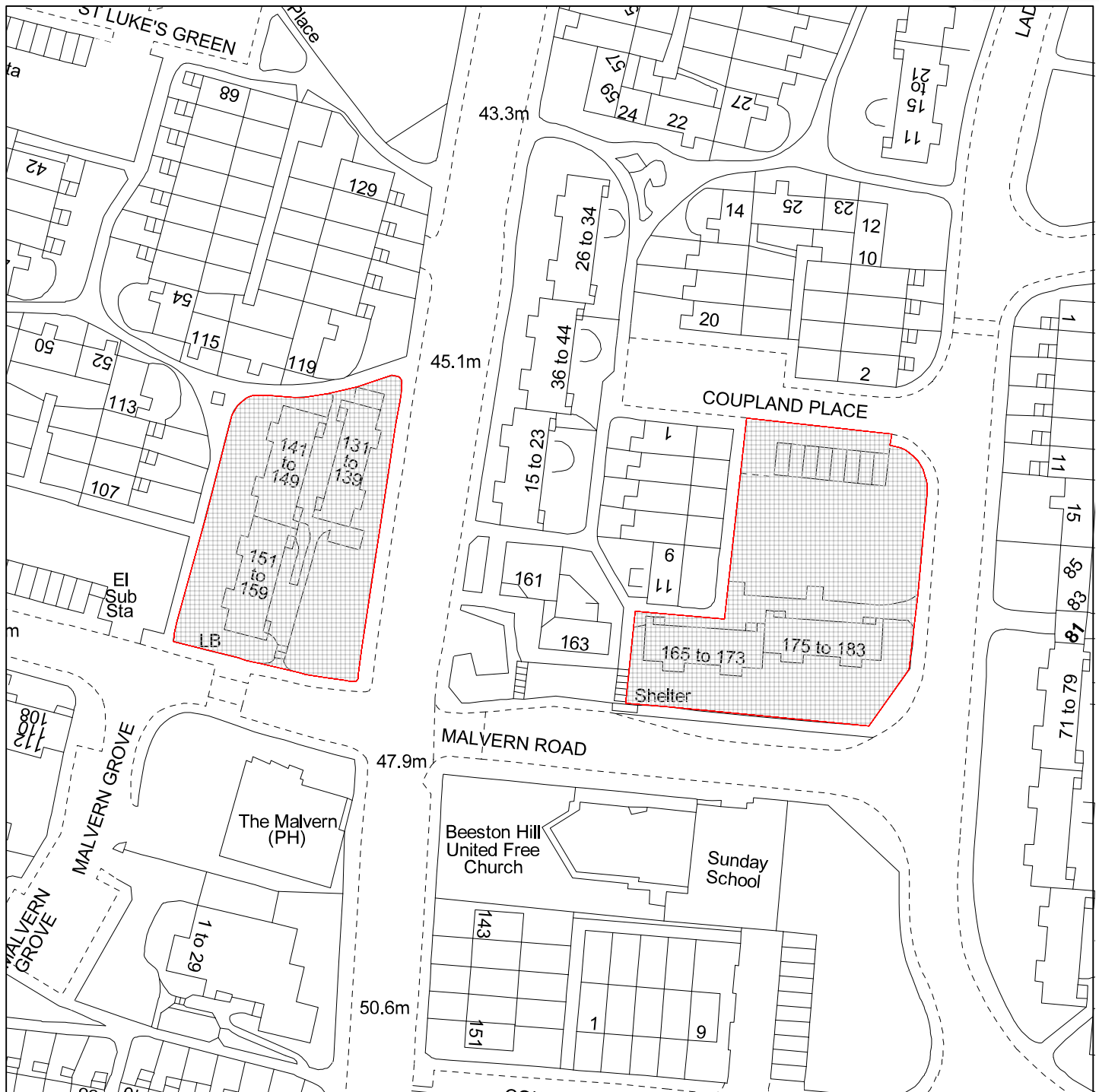
**BEESTON HILL & HOLBECK - NEW BUILD**  
 165-183 & 131-159 MALVERN ROAD  
 SITE LAYOUT (PROPOSED) SHOWING HOUSE TYPES

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DELIVERABLE: W1 Design Solution      DRAWING: BH-11-101-FC1      SCALE: 1:500 @ A3

# Malvern Road, Beeston, LS11

10/05217/RM



Scale : 1:1000

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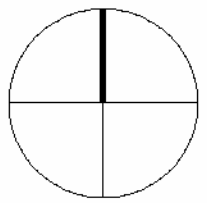
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set



Bins 'Bin day' collection area

DEVELOPMENT ACCOMMODATION				
TYPE	AREA	No.		
5.2 3B5P Dwg BH-252	91.8m <sup>2</sup>	8		
5.4 3B5P Dwg BH-254	106.7m <sup>2</sup>	2		
5.5 3B5P Dwg BH-255	105.6m <sup>2</sup>	9		
9.1 5B9P Dwg BH-291	145.7m <sup>2</sup>	2		
<b>TOTAL</b>		<b>21</b>		



**Final Tender**

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LITTLE LONDON / BEESTON HILL & HOLBECK PFI LEEDS

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TITLE

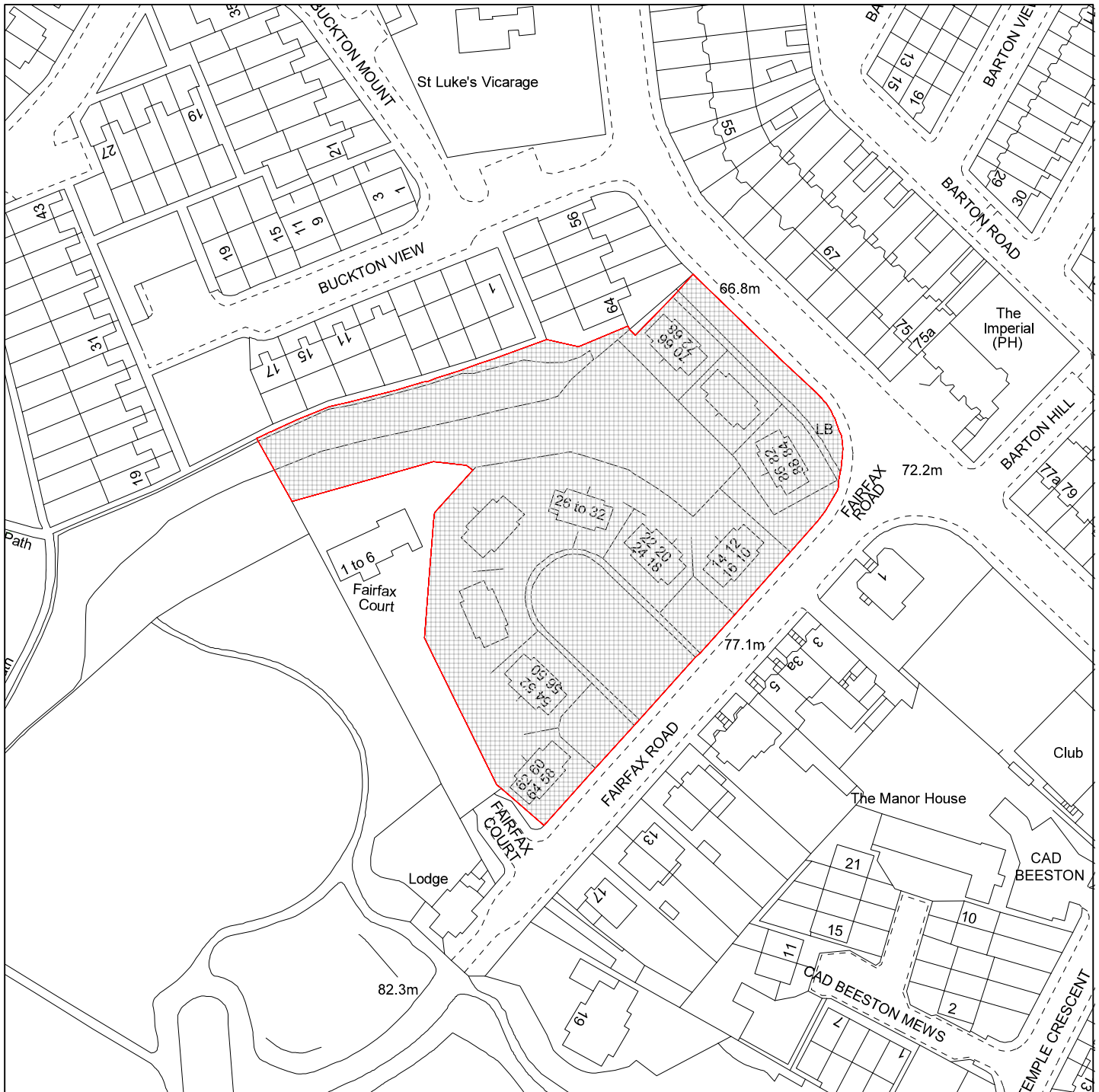
BEESTON HILL & HOLBECK - NEW BUILD  
FAIRFAX ROAD  
SITE LAYOUT (PROPOSED) SHOWING HOUSE TYPES

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DELIVERABLE: W1 Design Solution    DRAWING: BH-08-101-FT3    SCALE: 1:500 @ A3

# 2-64 Fairfax Rd. & 66-80 Cemetery Rd., LS11

10/05218/FU



Scale : 1:1250

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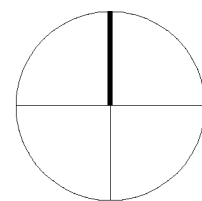
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set





DEVELOPMENT ACCOMMODATION				
TYPE	AREA	No.		
4.1 2B4P Dwg BH-241	71.2m <sup>2</sup>	10		
5.1 3B5P Dwg BH-251	100.4m <sup>2</sup>	6		
7.4 4B7P Dwg BH-274	129.4m <sup>2</sup>	3		
<b>TOTAL</b>		<b>19</b>		



### Final Tender

LITTLE LONDON / BEESTON HILL & HOLBECK PFI LEEDS

TITLE  
 BEESTON HILL & HOLBECK - NEW BUILD  
 1-41 & 2-20 ST LUKE'S GREEN  
 SITE LAYOUT (PROPOSED) SHOWING HOUSE TYPES

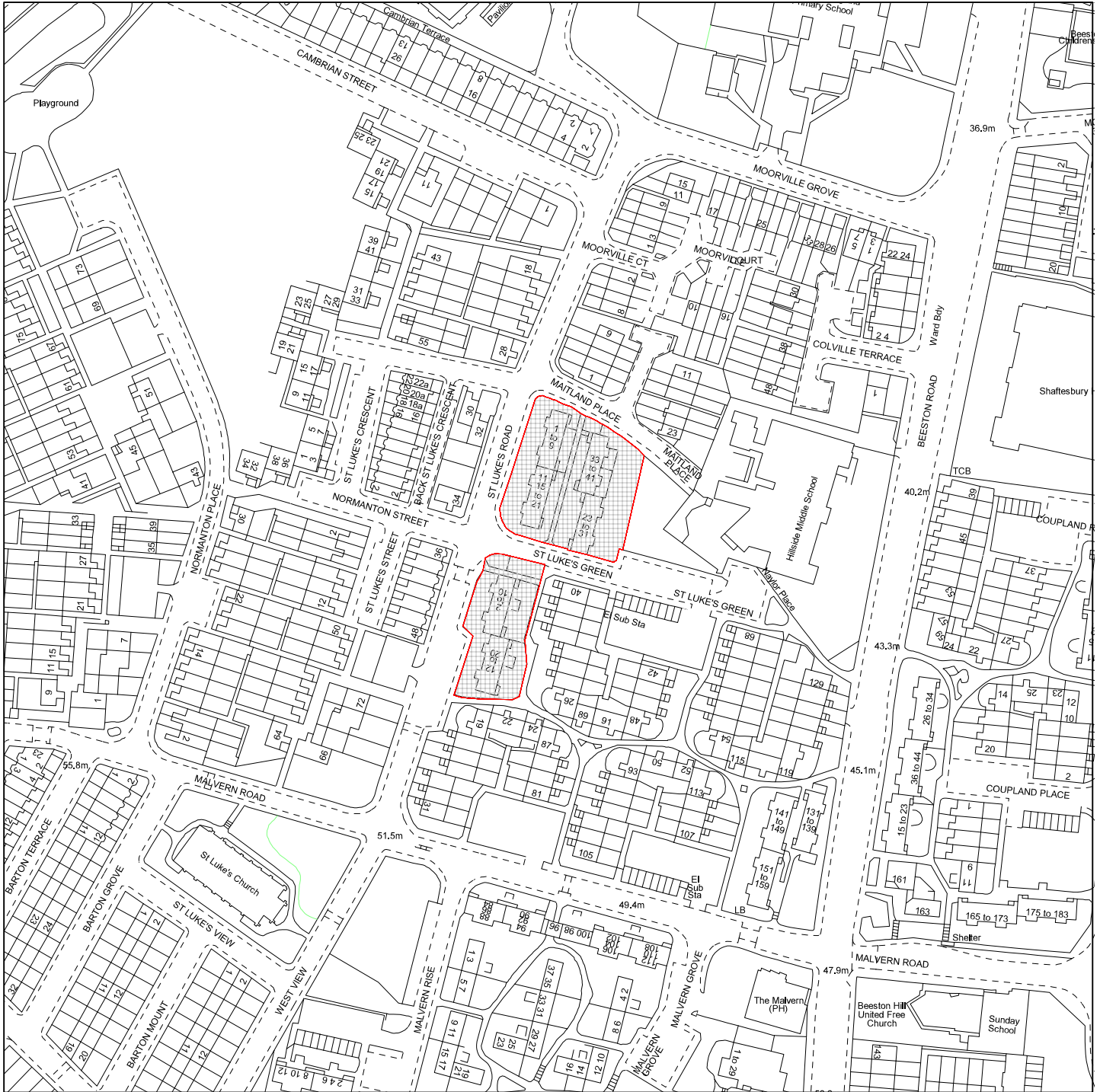
DELIVERABLE: W1 Design Solution      DRAWING: BH-12-101-FT4      SCALE: 1:500 @ A3

# 1-41 & 2-20 St. Luke's Green, Beeston, LS11

10/05219/RM



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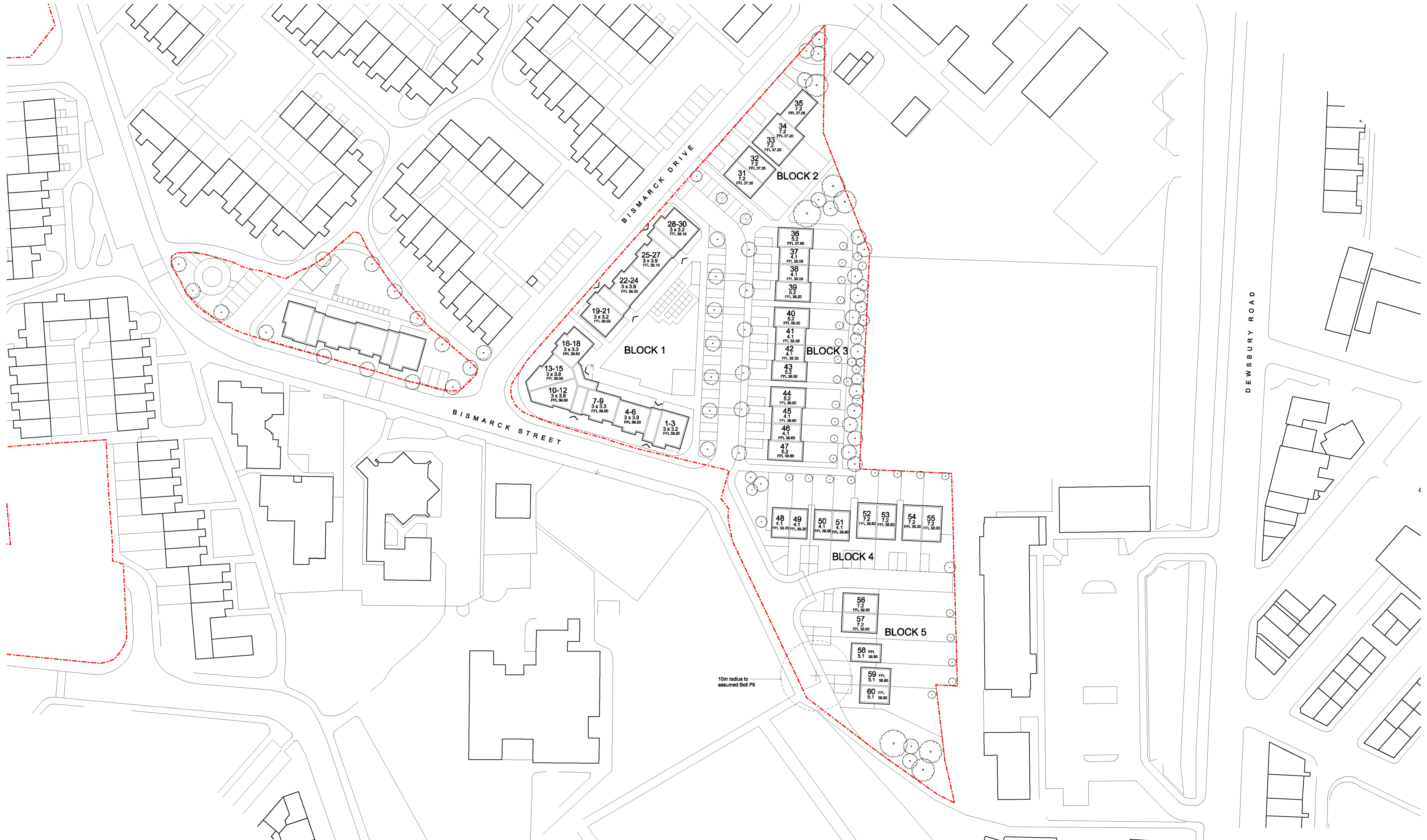


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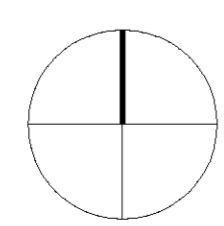
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set



DEVELOPMENT ACCOMMODATION				
TYPE		AREA	No.	
3.2	2B3P	Dwg BH-232	66.4m <sup>2</sup>	9
3.3	2B3P	Dwg BH-233	64.7m <sup>2</sup>	6
3.8	2B3P	Dwg BH-237	69.1m <sup>2</sup>	6
3.9	2B3P	Dwg BH-239	64.7m <sup>2</sup>	9
4.1	2B4P	Dwg BH-241	71.2m <sup>2</sup>	10
5.1	3B5P	Dwg BH-251	100.4m <sup>2</sup>	3
5.2	3B5P	Dwg BH-252	91.8m <sup>2</sup>	6
7.2	4B7P	Dwg BH-272	141.2m <sup>2</sup>	11
TOTAL				60



**Final Tender**

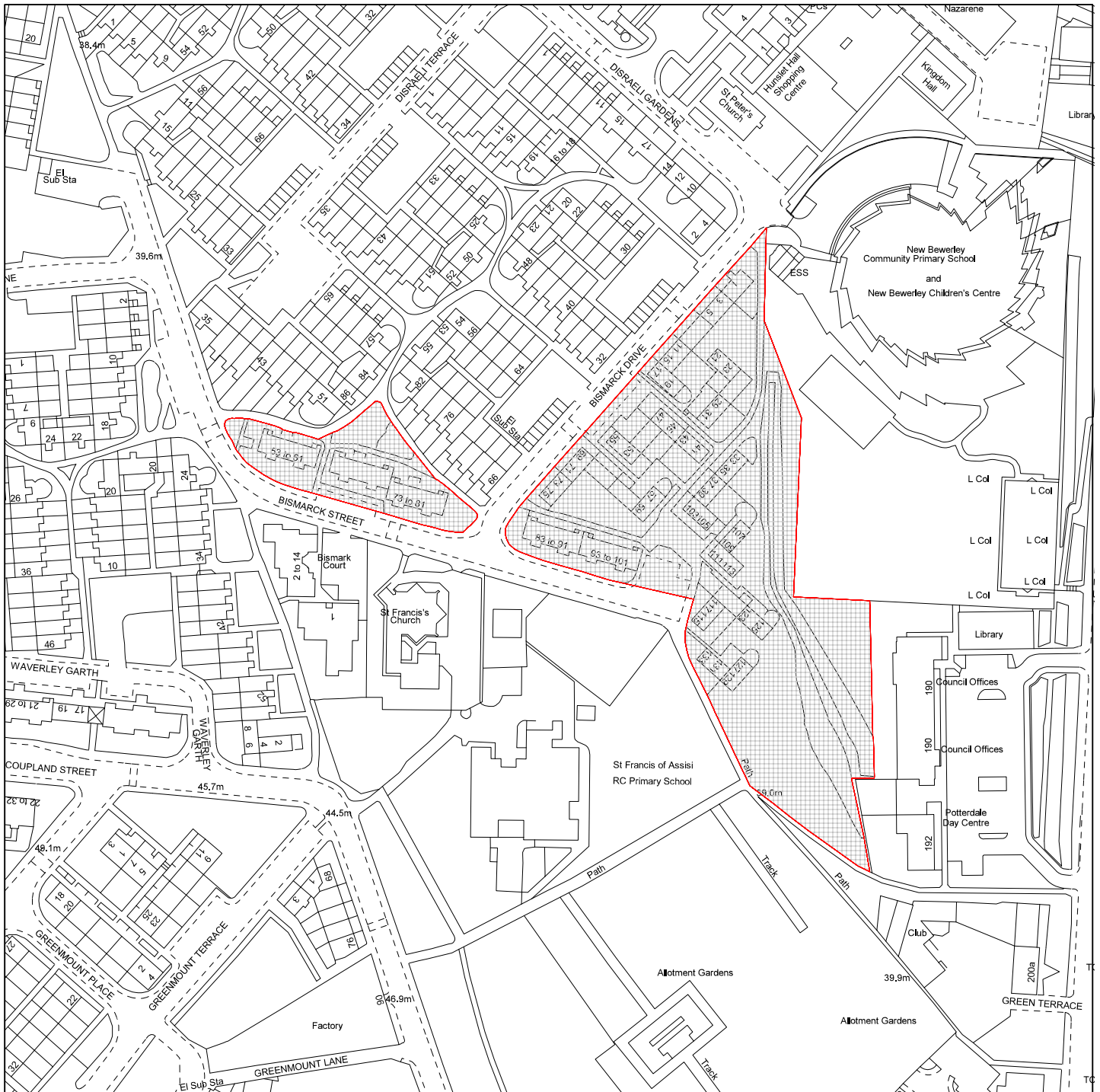
LITTLE LONDON / BEESTON HILL & HOLBECK PFI LEEDS

TITLE  
BEESTON HILL & HOLBECK - NEW BUILD  
BISMARCK DRIVE  
SITE LAYOUT (PROPOSED) SHOWING HOUSE TYPES

DELIVERABLE DRAWING SCALE  
W1 Design Solution BH-04-101-FT4 1:500 @ A1

# 1-75 Bismarck Drive, 53-103 Bismarck St., LS11

10/05220/RM



Scale : 1:1968

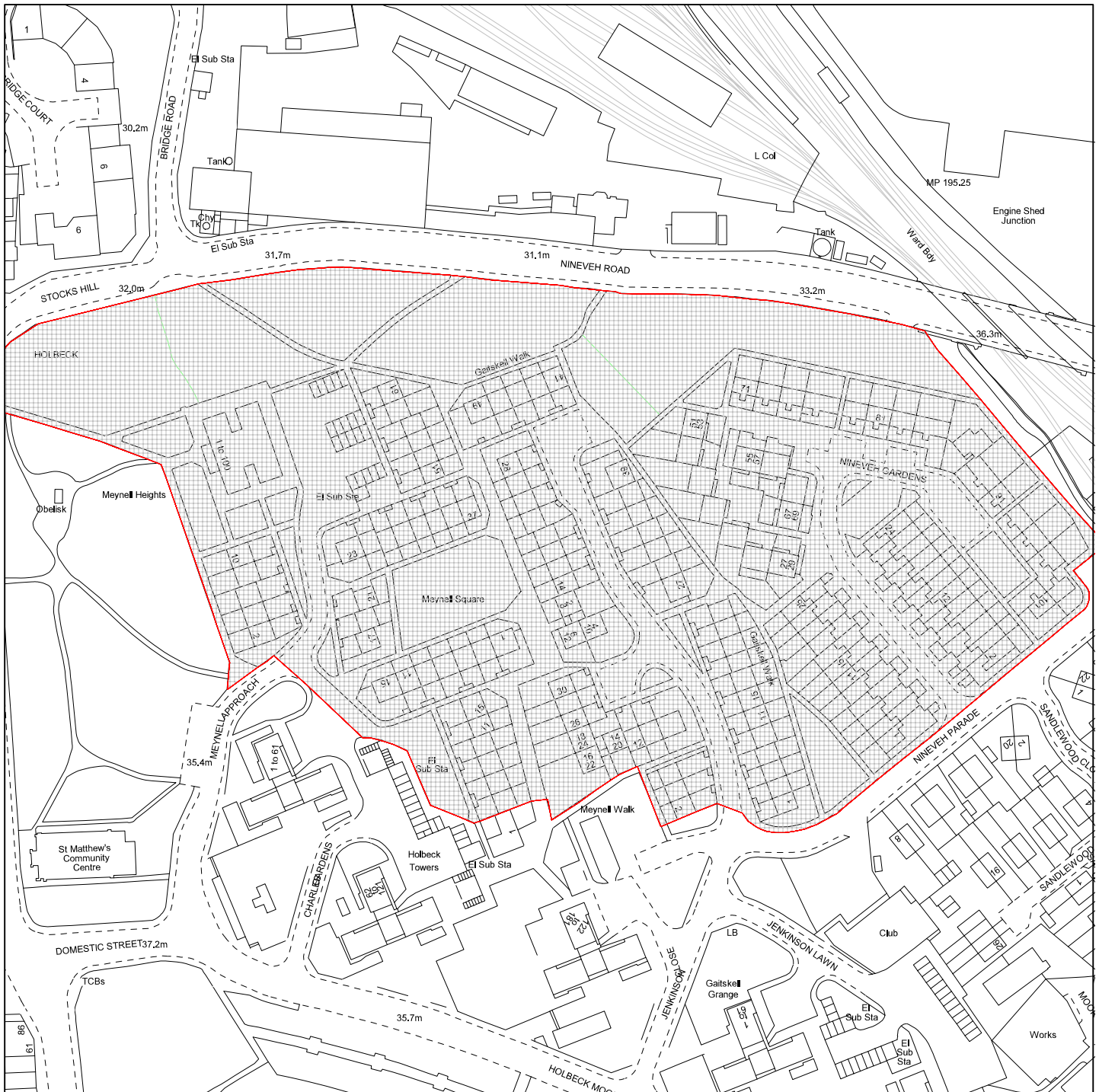
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set

# Various sites in LS11

10/05225/FU

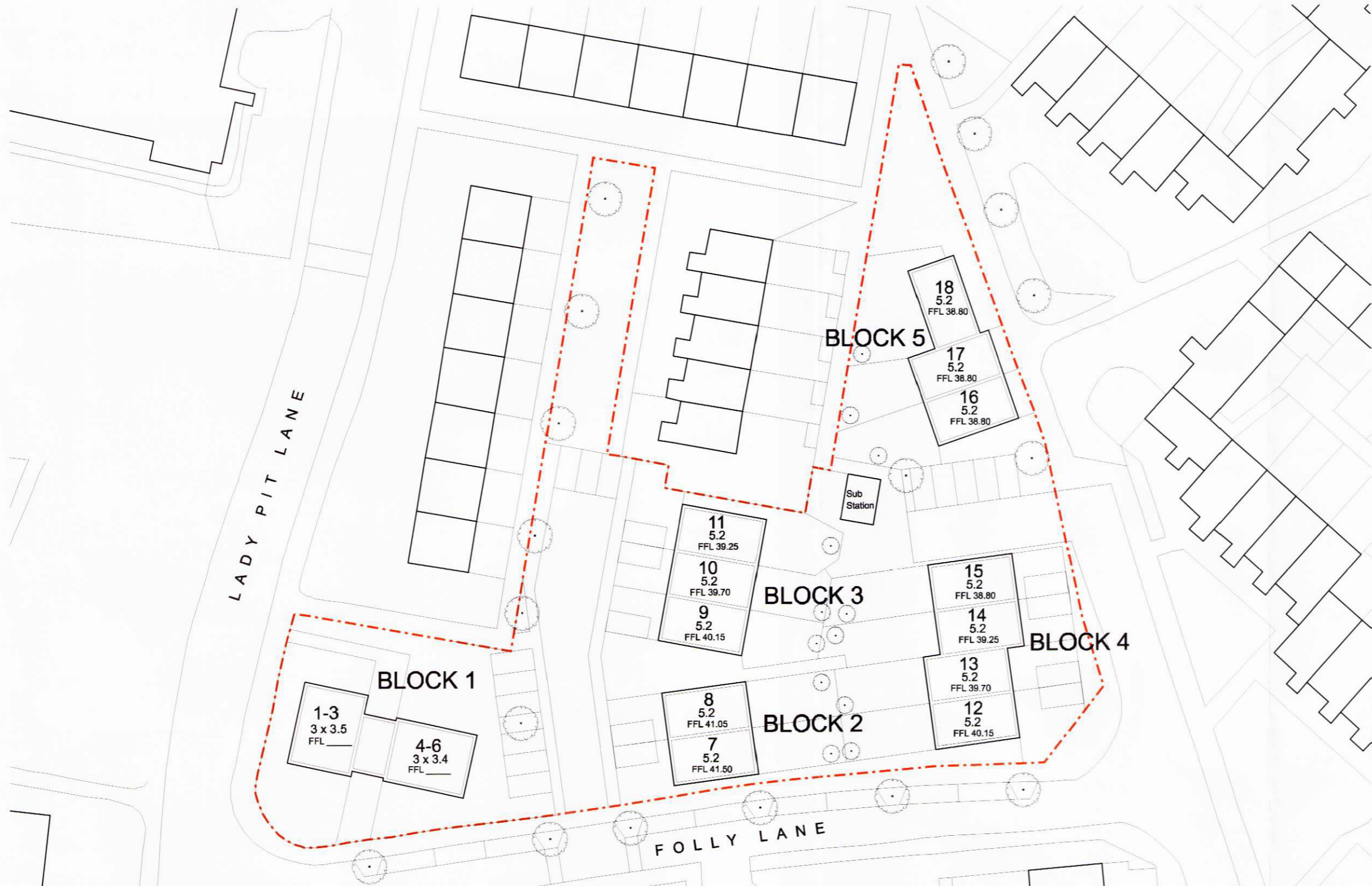


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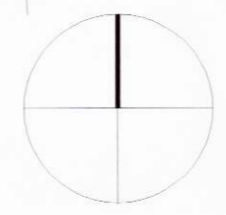
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<b>Organisation</b>	Not Set
<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set



DEVELOPMENT ACCOMMODATION				
TYPE		AREA	No.	
3.4	2B3P Dwg BH-234	61.7m <sup>2</sup>	3	
3.5	2B3P Dwg BH-235	61.7m <sup>2</sup>	3	
5.2	3B5P Dwg BH-252	91.8m <sup>2</sup>	12	
TOTAL			18	



10/05227 №

Final Tender

LITTLE LONDON / BEESTON HILL & HOLBECK PFI  
LEEDS

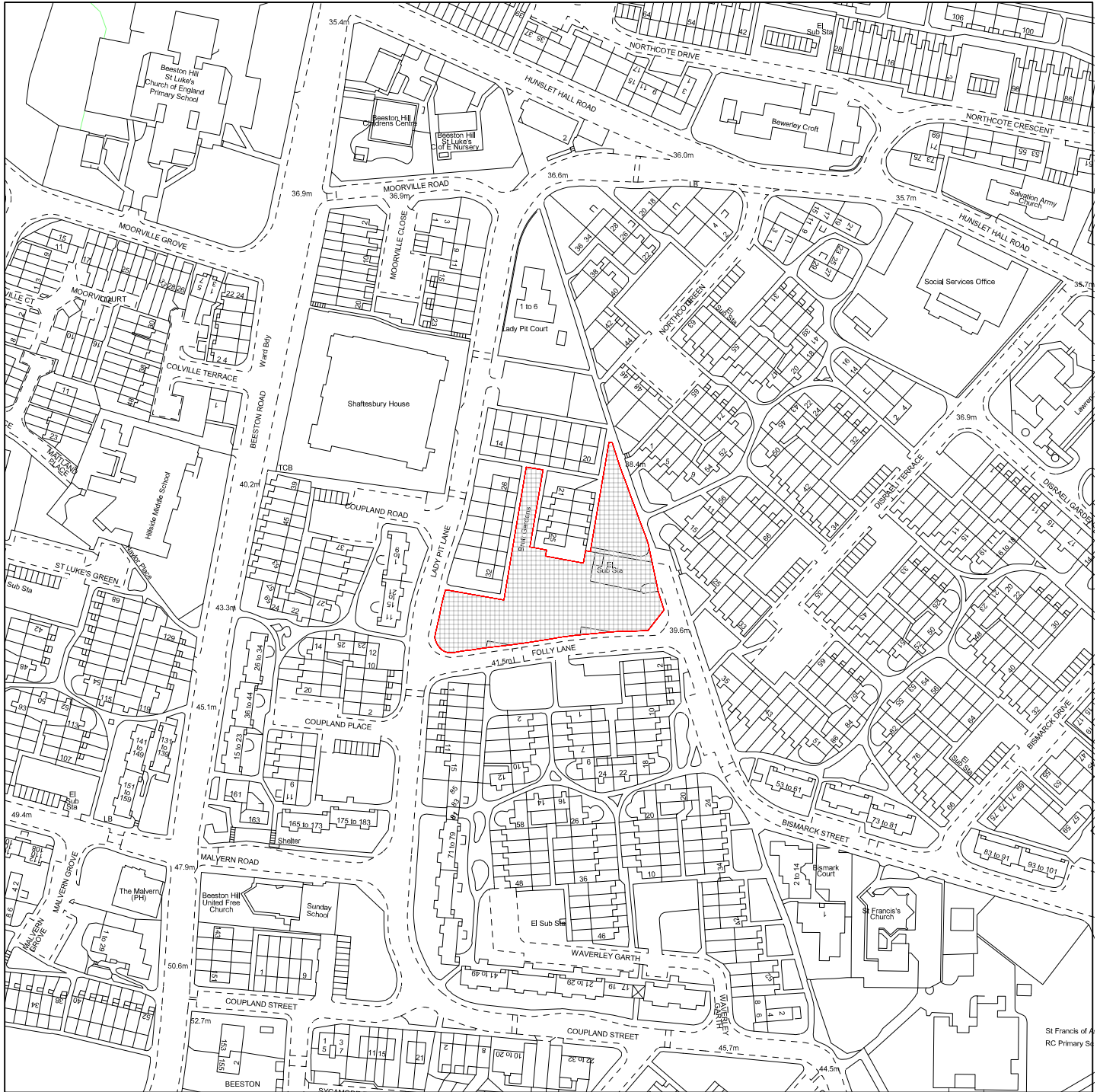
TITLE  
BEESTON HILL & HOLBECK - NEW BUILD  
FOLLY LANE  
SITE LAYOUT (PROPOSED) SHOWING HOUSE TYPES



DELIVERABLE DRAWING SCALE  
W1 Design Solution BH-09-101-FT2 1:500 @ A3

# Folly Lane, Holbeck, LS11

10/05227/RM



Scale : 1:2500

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<b>Department</b>	Not Set
<b>Comments</b>	East Panel, 20th January 2011
<b>Date</b>	29 December 2010
<b>SLA Number</b>	Not Set