

STATEMENT OF COMMON GROUND

APPEAL REFERENCES:

APP/N/4710/A/10/2140564/NWF
APP/N/4720/A/10/2140587/NWF
APP/N/4720/A/10/2140578/NWF
APP/N/4720/A/10/2140575/NWF
APP/N/4720/A/10/2140572/NWF

DATE OF INQUIRY:

14th June 2011

SITE ADDRESS AND DESCRIPTION OF THE DEVELOPMENT:

Leeds Girls' High School, Headingley Lane, Leeds, LS6 1BN

APPELLANT:

The Morley House Trust

LPA:

Leeds City Council

This statement addresses the following areas of common ground:

1. Description of the site:

The appeal site is located within the urban area of Headingley, a suburb of Leeds in the administrative boundary of Leeds City Council. The site is a triangular shaped piece of land located between Headingley Lane and Victoria Road, which converge to the east of the site. The site measures 2.44 hectares. The site was formerly occupied by Leeds Girls' High School and comprises a series of school buildings including Rose Court (Grade II Listed), the Main Senior School Building and the Stables which are all to be retained, except for the extent of demolition shown on drawing 2006-239/601 Revision C. The site entirely falls within the Conservation Area and is bounded on all sides by land which falls within it.

On the appeal site, there are six tennis courts, some of which have previously been utilised for car parking space. There is also a small car parking area to the east and open lawns and garden areas throughout the site. These areas include a variety of mature trees both within the site and on the southern and western boundaries. The topography of the site slopes down from the north-eastern corner of the site to the south-western corner. The entire site, including the tennis courts and open space, has been in the ownership of the School since the early twentieth century.

There are a mixture of house types which exist within the locality of the proposed development. Traditional back-to-back and terraced houses exist to the south and west of the site, interspersed with more modern housing developments. Directly abutting the western boundary of the site is Headingley Business Park, which is an office development of mid to late C20th appearance. The area to north of the site, across Headingley Lane, is characterised by large villas and terraces set within substantial grounds, including mature trees and vegetation. The buildings in this location have a number of different uses, including commercial uses, but is largely residential. To the east of the site is the local centre of Hyde Park providing a variety of shops, banks, restaurants, takeaways and bars. Beyond this commercial centre is Woodhouse Moor, a major city park providing public open space, allotments and sports facilities.

2. The Proposed Development

If permitted and built, the development of the site would result in a residential scheme comprising 57 townhouses and 59 apartments. This results from the conversion of part of the Senior School Building, Rose Court and the Stable Block to form 48 residential dwellings and the construction of 68 new build properties. Part of the existing main school building will be retained and converted to provide 32 apartments. The later extension to this building, which includes the school library, will be demolished and replaced with four townhouses. Rose Court will be converted to provide 12 apartments. The Stables to the north of the Main School Building are to be retained.

0.5 hectares of Public Open Space would be provided on the site. The open space provided on the site would be of value to existing and future residents and be open to other people who live in the surrounding area.

The proposals for the site are separated into five individual applications.

Outline planning permission for 53 townhouses (including two in the lodge to the north west of the site) and 15 apartments;

This application is for outline planning permission for 53 townhouses and 15 apartments, the matters to be approved as part of this outline application include access, layout and scale. The matters not up for determination with this application are landscaping and external appearance. The design of this scheme has had a number of minor alterations throughout the application process. The final amended plan can be seen in drawing reference 2006-239/050/R.

This application includes three blocks of townhouses opposite Rose Court which front onto an area of open space, a series of townhouses developed around the retained Senior School Building in the north western quadrant of the site and a series of townhouses to the southwest of the site overlooking an area of public open space with a four/five storey block of apartments in the south western corner.

The two landscaped areas of POS provide a link across the centre of the site and would provide onsite amenity spaces for future residents and the existing residents who reside in the surrounding area.

Vehicular and pedestrian access to the site is taken from two separate points on Victoria Road and allows for the closure of the existing Headingley Lane access to members of

the public (but that access remains for emergency vehicular access). The main access into the site is taken centrally from the south, providing access to new build development to the southeast and north of the site, to the converted Senior School Building and to part of the car parking provided for Rose Court. The access in the south western corner of the site provides access to all properties along the western edge of the site including the new build development in the south west corner which comprises townhouses and an apartment block, the new build development in the north west of the site and the conversions of the lodge in the north west corner and stable block to the rear of the Senior School Building.

The new build town houses are 2/3 storeys in height, except the townhouses adjacent to the Senior School Building which are 3/4 storeys high. The apartment block in the south west corner is 4/5 storeys high with undercroft car parking.

The drawings numbers relevant to this application are listed below:

9006-050/003 Rev D – Pre Development Tree Survey to Main School Site
9006-050/006 Rev F – Indicative Landscape Proposal to Main School Site
9006-050/014 Rev B – Main School Building Landscape Plan
2006-239/023 Rev G – Senior School and Extension Ground Floor Plan (Level 1)
2006-239/036 Rev D – Main School Site Indicative Sections A-A, B-B, C-C
2006-239/037 Rev D – Main School Site Indicative Sections D-D, E-E, F-F
2006-239/038 Rev E – Main School Building Cross Sections
2006-239/049 Rev C – Main School Building Elevations as Proposed
2006-239/050 Rev R – Main School Site Indicative Masterplan
2006-239/051 Rev C – Main School Building Proposed Site Plan
2006-239/057 Rev A – Main School Site Parking Strategy Diagram
2006-239/058 Rev A – Main School Site Adoptable Extent Plan
2006-239/061 Rev -- Preliminary SW Apartment Block GA Plans
2006-239/101 Rev B – Location Plan Main School Site
2006-239/105 Rev C – Main School Site Arboricultural Constraints
2006-239/601 Rev B – Main School Site Demolition Plan
2006-239/602 Rev A – Senior School Demolition Floor Plans
2006-239/603 Rev A – Senior School Elevations – Proposed Demolitions
2006-239/604 Rev A – Senior School Elevations Proposed Demolitions
2006-239/606 Rev B – Demolition Plan - Existing Two Storey Building
2006-239/804 Rev A – Main School Site Survey
2006-239/805 Rev B – Senior School Ground Floor as existing
2006-239/806 Rev B – Senior School Upper Ground Floor as existing
2006-239/807 Rev A – Senior School First Floor as existing
2006-239/808 Rev A – Senior School Second Floor as existing
2006-239/809 Rev A – Senior School Third Floor as existing
2006-239/810 Rev A – Senior School Elevations as existing (1 of 2)
2006-239/811 Rev A – Senior School Elevations as existing (2 of 2)
2006-239/814 Rev A – The Lodge Floor Plans and Elevations as existing
2006-239/815 Rev A – Senior School Composite Elevations as Existing
2006-239/818 Rev A – Senior School – Gym Building Plan and Elevations as existing
2006-239/820 Rev E – Main School Site Indicative Levels
SW Apartments Block Elevations 02nd November 2010
SW Apartment Block Document

The conversion of the Senior School Building to 32 apartments and the stable block to four town houses;

This application proposes the conversion of the original Senior School Building into 32 apartments with the stable block to the rear being converted into four townhouses.

The application retains the front part of the original Senior School Building. Access to the Senior School Building is provided from the centrally located access road with parking located to the rear within undercroft parking facilities.

The drawings numbers relevant to this application are listed below:

9006-050/003 Rev D – Pre Development Tree Survey to Main School Site
9006-050/006 Rev F – Indicative Landscape Proposal to Main School Site
9006-050/014 Rev B – Main School Building Landscape Plan
2006-239/023 Rev G – Senior School and Extension Ground Floor Plan (Level 1)
2006-239/024 Rev F – Senior School and Extension First Floor Plan
2006-239/025 Rev F – Senior School and Extension Second Floor Plan
2006-239/026 Rev E – Senior School and Extension Third Floor Plan
2006-239/027 Rev D – Main School and Extension Longitudinal Section
2006-239/038 Rev E – Main School Building Cross Sections
2006-239/039 Rev C – Stable Block Floor Plans as Proposed
2006-239/048 Rev B – Proposed Senior School – Stable Block Elevations
2006-239/049 Rev C – Main School Building Elevations as Proposed
2006-239/050 Rev R - Main School Site Indicative Masterplan
2006-239/051 Rev C – Main School Building Proposed Site Plan
2006-239/055 Rev -- Senior School and Extension Mezzanine Floor Plan
2006-239/056 Rev -- Senior School and Extension Roof Plan
2006-239/057 Rev A – Main School Site Parking Strategy Diagram
2006-239/058 Rev A – Main School Site Adoptable Extent Plan
2006-239/059 Rev -- Main School Site 3no Access Points
2006-239/104 Rev A – Location Plan Main School Building
2006-239/105 Rev C – Main School Site Arboricultural Constraints
2006-239/601 Rev B – Main School Site Demolition Plan
2006-239/602 Rev A – Senior School Demolition Floor Plans
2006-239/603 Rev A – Senior School Elevations – Proposed Demolitions
2006-239/604 Rev A – Senior School Elevations Proposed Demolitions
2006-239/804 Rev A – Main School Site Survey
2006-239/805 Rev B – Senior School Ground Floor as existing
2006-239/806 Rev B – Senior School Upper Ground Floor as existing
2006-239/807 Rev A – Senior School First Floor as existing
2006-239/808 Rev A – Senior School Second Floor as existing
2006-239/809 Rev A – Senior School Third Floor as existing
2006-239/810 Rev A – Senior School Elevations as existing (1 of 2)
2006-239/811 Rev A – Senior School Elevations as existing (2 of 2)
2006-239/815 Rev A – Senior School Composite Elevations as Existing
2006-239/818 Rev A – Senior School – Gym Building Plan and Elevations as existing
2006-239/820 Rev E – Main School Site Indicative Levels

Conservation Area Consent for the demolition of the Senior School Building extension and other buildings on the site;

This application proposed the demolition of the modern extension to the Senior School Building and a large proportion of the school buildings to the northern part of the site.

The drawings numbers relevant to this application are listed below:

9006-050/003 Rev D – Pre Development Tree Survey to Main School Site
9006-050/006 Rev F – Indicative Landscape Proposal to Main School Site
9006-050/014 Rev B – Main School Building Landscape Plan
2006-239/023 Rev G – Senior School and Extension Ground Floor Plan (Level 1)
2006-239/036 Rev D – Main School Site Indicative Sections A-A, B-B, C-C
2006-239/037 Rev D – Main School Site Indicative Sections D-D, E-E, F-F
2006-239/038 Rev E – Main School Building Cross Sections
2006-239/049 Rev C – Main School Building Elevations as Proposed
2006-239/050 Rev R - Main School Site Indicative Masterplan
2006-239/051 Rev C – Main School Building Proposed Site Plan
2006-239/057 Rev A – Main School Site Parking Strategy Diagram
2006-239/058 Rev A – Main School Site Adoptable Extent Plan
2006-239/061 Rev -- Preliminary SW Apartment Block GA Plans
2006-239/101 Rev B – Location Plan Main School Site
2006-239/105 Rev C – Main School Site Arboricultural Constraints
2006-239/601 Rev B – Main School Site Demolition Plan
2006-239/602 Rev A – Senior School Demolition Floor Plans
2006-239/603 Rev A – Senior School Elevations – Proposed Demolitions
2006-239/604 Rev A – Senior School Elevations Proposed Demolitions
2006-239/606 Rev B – Demolition Plan - Existing Two Storey Building
2006-239/804 Rev A – Main School Site Survey
2006-239/805 Rev B – Senior School Ground Floor as existing
2006-239/806 Rev B – Senior School Upper Ground Floor as existing
2006-239/807 Rev A – Senior School First Floor as existing
2006-239/808 Rev A – Senior School Second Floor as existing
2006-239/809 Rev A – Senior School Third Floor as existing
2006-239/810 Rev A – Senior School Elevations as existing (1 of 2)
2006-239/811 Rev A – Senior School Elevations as existing (2 of 2)
2006-239/814 Rev A – The Lodge Floor Plans and Elevations as existing
2006-239/815 Rev A – Senior School Composite Elevations as Existing
2006-239/818 Rev A – Senior School – Gym Building Plan and Elevations as existing
2006-239/820 Rev E – Main School Site Indicative Levels

The conversion of Rose Court to 12 apartments;

This application proposes the conversion of Rose Court to form 12 apartments. This conversion is respectful of the buildings current character and appearance, making few alterations to the external appearance of the property and retaining all internal features worthy of retention.

The conversion of this property has been recommended for approval following consultation with the Council's Conservation Officer, English Heritage and the Victorian

Society. The Council has supported this application and has recommended its approval subject to conditions.

The drawings numbers relevant to this application are listed below:

9006-050/003 Rev D – Pre Development Tree Survey to Main School Site
9006-050/006 Rev F – Indicative Landscape Proposal to Main School Site
9006-050/013 Rev C – Detailed Landscape Proposals to Rose Court
2006-239/030 Rev E – Rose Court Basement/Lower Ground Floor
2006-239/031 Rev E – Rose Court Ground Floor Plan
2006-239/032 Rev E – Rose Court First Floor Plan
2006-239/033 Rev D – Rose Court Second/Attic Floor Plan
2006-239/034 Rev C – Rose Court Roof Plan
2006-239/035 Rev D – Rose Court Indicative Sections
2006-239/044 Rev D – Rose Court Elevations as Proposed
2006-239/045 Rev D – Rose Court Site Plan
2006-239/050 Rev R - Main School Site Indicative Masterplan
2006-239/052 Rev B – Rose Court New Windows and Door Details
2006-239/057 Rev A – Main School Site Parking Strategy Diagram
2006-239/058 Rev A – Main School Site Adoptable Extent Plan
2006-239/059 Rev -- Main School Site 3no Access Points
2006-239/060 Rev -- Rose Court Refuse and Cycle Store Elevation, Section and Plan
2006-239/103 Rev B – Location Plan Rose Court Site
2006-239/105 Rev C – Main School Site Arboricultural Constraints
2006-239/605 Rev C – Rose Court Floor Plans as Existing – Proposed Demolition
2006-239/607 Rev C – Demolition Proposed Works Rose Court Elevation
2006-239/804 Rev A – Main School Site Survey
2006-239/812 Rev B – Rose Court Floors Plans as Existing
2006-239/813 Rev B – Rose Court Elevations as Existing
2006-239/820 Rev E – Main School Site Indicative Levels

Listed building consent for the works carried out to Rose Court;

A parallel application was submitted for listed building consent for the works to Rose Court.

The drawings numbers relevant to this application are the same as the drawings listed for the full planning application for the conversion of Rose Court.

3. Relevant Local and National Planning Policy and Guidance:

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: Guides the use of planning obligations
GP9: Promotes community involvement during the pre application stages
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, H12 and H13: Affordable Housing
H15: Area of Housing Mix
LD1: Criteria for landscape design
N2 and N4: Provision of green space in relation to new residential developments
N3: Priority given to improving green space within the priority residential areas identified
N6: Protected Playing Pitches
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
N14 to N22: Listed Buildings and Conservation Areas
N19: Conservation Area assessment
N23: Incidental open space around new built development
N38B and N39A: Set out the requirement for a Flood Risk Assessment
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

Neighbourhoods for Living
Affordable Housing Policy
Greenspace relating to new housing
Headingley Neighbourhood Design Statement
Residential Design Aid 4 – Space about dwellings
Headingley Hill, Hyde Park and Woodhouse Moor Conservation Area Appraisal and Management Plan (Draft)

PPS1: Delivering Sustainable Development
PPS3: Housing
PPG13: Transport
PPS5: Planning for the Historic Environment
PPG17: Planning for Open Space, Sport and Recreation
PPS25: Development and Flood Risk

4. Principle of Development

Notwithstanding other objections, the site is located within a sustainable location in close proximity to Leeds City Centre and a local shopping centre, public transport links and leisure facilities, including Woodhouse Moor. The site is located in a predominantly residential area and redevelopment of the site for residential use is considered acceptable in principle.

5. The development of protected playing fields.

The southern part of the site is allocated under Policy N6 of the LUDP as protected playing pitches. Policy N6 has two separate criteria, however in order for development to be acceptable it must only comply with one of the criteria not both.

The Local Planning Authority does not rely on Policy N6 as a reason for refusing the applications.

The site includes six tennis courts, which in the latter period of use as a school were

partially used as car parking rather than for tennis purposes. Further to this the tennis courts have never been publicly available either during the use as a school or since the closure.

The area of land utilised for tennis courts measures 0.34 hectares, split into two distinct areas measuring approximately 0.12 and 0.22 hectares in size respectively. Due to small scale of the courts and the lack of space surrounding the facilities, the site is insufficient in size for the formal use for sports such as football, rugby, cricket or hockey.

The definitions of playing fields and playing pitches are provided within Schedule 5 of The Town and Country Planning (Development Management Procedure) (England) Order 2010 as follows:

- (i) *"playing field" means the whole of a site which encompasses at least one playing pitch;*
- (ii) *"playing pitch" means a delineated area which, together with any run-off area, is of 0.2 hectares or more, and which is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo or cycle polo;*

Policy N6 of the LUDP is an either/or policy that only requires compliance with one of the two criteria rather than with both.

Insofar as it applies, the proposed development complies with UDP Policy N6(i) which allows for the development of playing pitches where there is a demonstrable net gain to overall pitch quality within the same locality of the city consistent with the site's functions. Leeds Girls' High School has merged with Leeds Grammar School to form The Grammar School at Leeds at Alwoodley Gate. It is accepted that facilities at Alwoodley Gate are sufficient to comply with Policy N6(i).

Sport England raise no objections to the development of the site and Sport England's exception policy E4 is met.

6. Layout and scale considerations

The 10 townhouses proposed in the north-western corner of the site, including the conversion of the existing 2 storey villa, have an acceptable impact upon:

- The Residential Amenity of existing and future residents in terms of privacy
- The character and context of the Rose Court Listed Building

The 9 townhouses to the north of the Senior School Building and to the west of Rose Court have an acceptable impact upon:

- The Residential Amenity of existing and future residents in terms of privacy

The 10 townhouses to the southeast of the site have an acceptable impact upon:

- The Residential Amenity of existing and future residents in terms of privacy

The 16 townhouses to the southwest of the site have an acceptable impact upon:

- The Residential Amenity of existing and future residents in terms of privacy

The 4/5 storey apartment block to the southwest of the site has an acceptable impact upon:

- The Residential Amenity of existing and future residents in terms of privacy

7. Public Open Space

The amount of Public Open Space provided on the site combined with the commuted sum payable towards a LAP is sufficient to comply with the provisions of Policies N2 and N4 of the Leeds UDP.

8. The conversion of Rose Court and the senior school building

The conversion of Rose Court is considered acceptable and would have no adverse impact on the setting or fabric of the listed building.

No objections are raised to the principle of the conversion of the original Senior School Building and the Stable Block to 32 apartments and 4 townhouses.

9. Extent of demolition

The area of building hatched red on the plan attached to the Statement of Common Ground reference 2006-239/601 Revision C, shows the extent of demolition that the Council raise objection to. All of the demolition in the remaining hatched area is considered acceptable.

10. Highways Safety

The development proposed will not have a detrimental impact on highways safety.

11. Health and Equality Issues

The tennis courts at the LGHS site have never been available for public use and development of the site cannot be directly attributed to any health problems in the area.

Signed on behalf of Appellant

S. Mathews Date. 15.03.11.

Position.....Director.....

Signed on behalf of LPA

D. Cleary Date. 15/3/2011

Position.....Area Planning Manager.....