



Report of the Chief Planning Officer

Plans Panel East

Date: 8th September 2011

Subject: Full application – Demolition of Parklands Girls High School and proposed Leeds East Academy - South Parkway, Seacroft. Application number 11/03032/LA

APPLICANT

Children's Services

DATE VALID

5th August 2011

TARGET DATE

4th November 2011

Electoral Wards Affected:
Killingbeck & Seacroft.

Yes Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

POSITION STATEMENT

Members are requested to note this report and to give views in relation to the issues set out in the report to aid progression of the application.

1.0 Introduction

- 1.1 The purpose of this report is to update Members on the latest issues and progress of the above application for the redevelopment of Parklands Girls High School to form the Leeds East Academy following pre-applications presentations to Plans Panel on the 14th April 2011 and 16th June 2011.
- 1.2 The proposed academy will be sponsored by EACT who already sponsor Leeds West Academy and nine other academies across the country. The proposal aims to deliver a new educational philosophy built within a large building envelope within which are a series of learning pods. This will provide a 6 form entry, mixed academy, providing a total of 1100 places including 200 post 16 places. In terms of timescales it is proposed that the academy will open in the existing Parklands buildings from September 2011 with the new build available from February 2013.

2.0 Background and Member Consultation

- 2.1 For the last 7 years, Children's Services in partnership with Leeds City Council through its Building Schools for the Future (BSF) programme, has undertaken a challenging timetable of rebuilding and / or refurbishing its schools estate using a combination of Private Finance Initiative (PFI) and traditional design and build. Nine schools and one academy have to date been successfully delivered on time and within budget. Three further schemes are under construction on site and Leeds East Academy is the last school in the BSF Programme (Phase 5). It was originally offered funding of around £9 million for a refurbishment. This has been increased to £16m for a new building despite government funding reductions but this is significantly less than other equivalent BSF new build projects.
- 2.2 In 2008 outline planning consent was granted for part demolition and alterations and extensions to the school (07/05103/LA). This application sought to establish the principle of development and means of access only with all details reserved (to include layout, scale, appearance and landscaping) for future consideration.
- 2.3 The proposal however indicatively articulated a scheme involving alterations to the main entrance of the school and the provision of a new sport hall as well as refurbishment of the existing accommodation. The main teaching block, the science block, the dance and drama building and the technology/art and learning resource centre were shown as being retained.
- 2.4 In November 2010, the Government requested a 40% cut on the BSF projects that had not yet reached commercial and financial close. On 17 December 2010 the Secretary of State confirmed that Leeds East Academy could continue, on the basis of a new build facility but at a reduced build rate. In these circumstances, Children's Services in consultation with colleagues from the Public Private Partnership Unit (PPPU), have undertaken a review of the scheme and carried out an options appraisal to assess a cost effective way of delivering a new academy. Some of these options were wide ranging both in terms of the proposed siting of the main building and in terms of their respective design approaches.
- 2.5 A comprehensive options appraisal has been undertaken jointly with the sponsor E-ACT, DfE, PfS and Children's Services which recommended the construction of a New Build Roundhouse Style School to the rear of the site. The scheme has been jointly developed with E-ACT and the Leeds Local Education Partnership which is affordable within the budget and has been approved by E-ACT and Children's Services.
- 2.6 The first round of consultation with Exec Board Members and Ward Members took place in November 2010. This explained the change in Government policy and the Education Leeds response to these reductions in national funding for existing BSF projects. In relation to Parklands, Members expressed a strong view in favour of the principle of a new build solution rather than retaining any of the existing building.
- 2.7 A second round of meetings was held with the same Members in February 2011 to show how progress had been made. At this time more details were available to explain the design approaches by providing sketch layouts. Members welcomed the fact that a new build option was available but asked for more information in relation to detailed drawings to help illustrate massing and external treatment proposals.
- 2.8 A further round of Local Member meetings, which also involved Members representing constituencies in the School's principal catchment areas, was held on the 13th April 2011. Generally Members were supportive of the principle of the scheme and welcomed the opportunity to build a new school. Some concern was

expressed regarding the lack of animation in the proposed buildings external envelope. Comments were also made about the need to provide a physical link between the proposed academy and the existing primary school. These comments were verbally reported to East Plans Panel Members on the 14th April as part of the pre-app presentation.

- 2.9 A public consultation event (Pupils, Staff, Parents & Public) was held on 11 May 2011. Following this event, 166 feedback forms were received the vast majority providing positive and supportive comments. Negative comments have been considered and changes implemented where appropriate. Further consultation was undertaken on 07 July 2011 with staff and the shadow Governing Body.
- 2.10 Further consultation was undertaken on the 10th June 2011 with the local MP George Mudie and Local Ward Members (Killingbeck and Seacroft, Temple Newsam and Burmantofts and Richmond Hill) and 28 July / 02 August 2011 with the Executive Member for Education and Local Ward Members. The scheme was also presented to the Inner East Area Committee and the Outer East Area Committee on 23rd June and 05th July respectively. Members remain supportive of the scheme.
- 2.11 A further presentation was made to Plans Panel Members on the 16th June which built on this level of detail and sought to respond to issues raised at the earlier pre-app presentation. In terms of timescales, it is critical however that the scheme moves forward in a timely manner. Although the registration of the planning application was delayed, the planned timetable for construction is extremely tight with a planned completion date of February 2013 (half term break). If this were to be delayed it would mean that the school would not open until the main summer holiday. Effectively this would mean that the school would be substantially built and left empty until the summer recess. The phase 2 works to clear the existing school and to carry out remediation work would also be delayed as a consequence. This would add further costs to the project and introduce security issues for the new school. It is therefore essential that an early decision is made and it is therefore intended that this scheme is formally presented to Plans Panel on the 6th October for determination. **Do Members agree with this approach ?**

3.0 **Site Description**

- 3.1 The site is approximately 5.5ha in size and is occupied by several school buildings of varying scale and styles. The school stands in extensive grounds and its buildings are clustered centrally to the northern portion of the site and comprise a range of linked flat roof buildings dating back to 1955. The main building is a 3 storey structure containing general teaching classrooms, admin offices and a dining area. The school building is set back from South Parkway with a large forecourt providing car parking accessed off the main school entrance. Over the last 6 years, 3 further blocks have been added to the school, the latest addition being a technology, art and library block built in 2005.
- 3.2 To the north lies a residential area, to the south is Parklands Primary School and to the east and west are recreational grounds. The site is relatively flat although there are changes in ground level, both from within the school buildings and the playing pitches to the west.

4.0 **Relevant Planning History:**

11/02913/FU: Canopy and alterations to front of school, detached pre fabricated to rear (pending determination) This is to facilitate the school becoming an academy from September 2011.

11/02914/ADV Four non illuminated signs to Academy. (pending determination).
07/05103/LA: Outline application for part demolition and alterations and extensions to school. Approved 18/3/2008.
32/201/05/FU: Link detached prefabricated classrooms to school - Approved (28/06/05).
32/116/04/FU: Single storey teaching accommodation - Approved (20/05/04).
32/412/03/FU: Detached prefabricated teaching accommodation - Approved (14/01/04).
32/360/03/FU: Two prefabricated temporary classroom units to school - Approved (07/010/03).
32/382/02/FU: Detached prefabricated building to school - Approved (15/11/02).
32/257/94/SN: Two sided non-illuminated free standing sign to school - Approved (09/12/94).
32/165/83: Alterations and extension to form corridor link to school - Approved (06/06/83).
32/13/83: Detached sports hall to side of school - Approved (02/02/83).
32/541/81: Alterations and extension for assembly hall and dining hall to school - Approved (01/12/81).
32/124/76: 2 prefabricated classroom units each with cloakroom and store to school premises - Approved (08/03/76).
32/506/75: Alterations, including new secretaries office, deputy head master's office, kiln, resources - Approved (18/08/75).

5.0 PUBLIC/LOCAL RESPONSE:

5.1 At the time of writing this report one representation has been received from a surrounding resident. This is a letter of objection on the grounds that the notification of the application has been limited and people in the community are not aware of the scheme. The proposal will generate increased noise and disturbance to all surrounding residents. The traffic flow will increase in the area. The loss of public space and the loss of several significant trees should be resisted. The erosion of greenspace in the area which is a inner city 'green areas' and are few and far between should not be supported.

6.0 CONSULTATIONS RESPONSES:

Statutory:

- 6.1 Sport England - No formal response received.
- 6.2 Highways Development Control – No response received discussions on going.
- 6.3 Environment Agency No objections. There have been significant longstanding discussions regarding flood risk management. Subject to conditions to ensure development is carried out in accordance with revised Flood Risk Assessment of 2009, no objections are raised.

Non-statutory:

- 6.4 Public Rights of Way – No objections in principle.
- 6.5 Metro – Metro have no objections to the development in principle subject to the provision of a new bus shelter and real time facilitates.
- 6.6 Land Contamination – No objection in principle subject to conditions.

7.0 Policy Context:

- 7.1 The existing school buildings and hard play areas are unallocated in the Adopted Leeds UDP (Review, 2006). The playing fields to the south are allocated as a Protected Playing Pitches. Moreover, the indicative plan shows the new build to be constructed on part of the allocated Protected Playing Pitch, Policy N6.

Other relevant policies are:

GP5 refers to development proposals should seek to avoid loss of amenity.

N12 refers to priorities for urban design to be respected.

N13 refers to the design of all new buildings should be of high quality and regard to character/appearance of surroundings.

T2 refers to development that should be adequately served by existing or proposed highways, capable of being served by public transport and have provision for safe and secure cycle use and parking.

T5 refers to safe and secure access for pedestrians and cyclists to new development.

T6 refers to satisfactory access to new development for disabled people and people with mobility problems.

T7A refers to secure cycle parking required in new developments.

T24 refers to car parking provision guidelines.

7.2 National Planning Policy Guidance

PPS1 Delivering Sustainable Development.

PPG13 Transport.

PPG17 Planning for Open Space, Sport and Recreation.

Planning for New School Development – Policy Statement 15th August 2011

8.0 Summary of issues and Member comments arising from the pre-application meeting held on the 14th April

- 8.1 Members will recall that the original briefing paper included a number of development options, which have been considered as part of an affordability appraisal. This also indicated a preferred option, which is to develop a new build concept to the rear of the site that would create a 'learning village'.
- 8.2 This involves the construction of a new Academy based on a concept formulated for the Roundhouse at Derby College to provide a 6-form entry, mixed Academy, with 200 post-16 places and providing 8,442m² of floorspace. The building frame would consist of a steel trussed North Light frame on concrete pad foundations clad with steel panels set on a brick plinth at ground level. There will be large areas of powder coated aluminum curtain walling with some glass, particularly at low level but generally polycarbonate glazing. The roof will be a built-up system incorporating at least 10% North Lights with perforated finished liner deck.
- 8.3 Internally there will be approximately 40 'pod rooms' of varying sizes, which in the main will be teaching spaces. The pods consist of modular steel panels over clad with either glass or coated steel elevation. In addition there will be a number of open learning spaces.
- 8.4 A new entrance off South Parkway will be provided for construction access to the site, so that it is segregated from the Academy. The site compound would be located

on the existing tennis courts. During construction the existing car park will be divided so that hard play area can be provided due to the loss of the tennis court.

- 8.5 Officer comments recognised that the existing buildings are dated and some, particularly those of modular form, are dilapidated and require extensive refurbishment. In this context, a development which facilitates the provision of improved education accommodation should be welcomed.
- 8.6 It was recognised that the development is isolated from the site frontage and introduces a development to the rear of the site close to the southern boundary. The scheme is rectilinear in form and of a considerable mass at approximately 115m in length and 55m wide. The scale is 3 story commercial and 4 storey's in domestic proportions. It was further observed that the design approach is radically different to any other school design across the City.
- 8.7 Member comments recognised that this is a once in a generation opportunity for pupils /parents and the wider community in this area to access first class educational and community facilities and to gain a sense of pride in their surroundings. Whilst Members supported the principle of development, it was emphasised that it was critical to ensure that all suitable options have been explored to assess not only affordability, but that the design of the building and its scale and massing can be satisfactorily integrated into the urban fabric. Members raised the issue of whether or not the development could be accommodated on the front of the site and in particular to the north west of the existing school.
- 8.8 Members at the time also commented on the lack of public consultation and the need to engage with the community. Members requested details of proposed student numbers and the amount of car parking to be provided as a consequence. Members emphasised the importance of ensuring that operational parking needs/ service arrangements as well as a parking and management strategy for the construction period, need to properly considered and addressed at the outset.
- 8.9 Members recognised that the internal arrangements of the building were interesting as a new learning philosophy, but some concern was expressed about the design of the building as it resembled an 'aircraft hanger'. Further details were proposed in terms of a proposed materials palette and it was suggested that a model of the proposed building would also be beneficial and assist in Panel's deliberations. Comments were also made in respect of the potential for the use of solar panels. Internally observations were made about the open aspects of the school and whether or not that would be distracting for pupils. Related to this was the need to consider and mitigate against noise transference.
- 8.10 Further observations were made in terms of whether or not there would be any formal relationship between the academy and Parklands Primary School as well as whether or not there would be any provision for children with special educational needs.

9.0 Pre app presentation 16th June

- 9.1 The pre-application presentation held on the 16th June provided an opportunity to update Panel Members on the progress which had been made on the issues raised following the earlier pre-application meeting. These are summarised in section 9 of this report under the following headings:

9.2 Site options

9.3 It was accepted that a development of this nature, located to the rear of the site, would form a prominent feature in the landscape. It must therefore be clearly demonstrated that all alternative options, which may provide a better planning solution, have been considered and assessed in terms of their affordability. To this end two alternative options were put forward which required further exploration to that work already carried out. The first is to the north west of the site on the playing pitches as suggested by Members (option A). The second is also to the front of the site (mainly on the footprint of the existing car park - option B). This is put forward as a further proposition after being reviewed by design colleagues. To carry out this appraisal Planning Services commissioned the Valuation Office to undertake a financial viability assessment. The purpose of this was to ensure that the viability testing of these options are further independently scrutinised and will provide Members with further knowledge and details on which to make a planning judgement.

9.4 In his report the District Valuer has concluded that whilst some of the figures in the cost plan provided appeared excessive, and to some degree are challengeable, this was not to the extent that either option will suddenly become affordable without significant further investment. In summary this can be expressed as follows:

9.5 Option A - sports field

The information provided shows that an indicative comparative assessment has been concluded that identifies works required totaling £160,000. A further £860,000 of works has been identified as being required but a comparative cost assessment has not been made due to insufficient information being available, therefore this costs included in this part of the assessment are those submitted by the developer. On this basis the additional cost reposition the school on the sports field has been assessed at £1,020,000, this should be added to the sports field costs giving **a total amount to reposition the school to the sports field of £1,875,000** (£740,000 + £1,135,000)

9.6 Option B - Car Park

The table shows that an indicative comparative assessment has been concluded that identifies works required totaling £580,000. A further £275,000 of works has been identified as being required but a comparative cost assessment has not been made due to insufficient information being available, therefore the costs included in this part of the assessment are those submitted by the developer. Works totaling £155,000 are thought not to be required based on the information available. **On this basis the cost reposition the school on the existing car park has been assessed at £855,000.**

9.7 Community Engagement

9.8 A public consultation took place at Parklands High School on 11 May 2011 to include consultation with the pupils, members of the local community, local residents, parents of local primary schools and staff. 166 feedback forms were completed, 119 from pupils, 41 from staff, 3 from parents and 3 from the public. The majority of the feedback was positive with the only negative comments from staff relating to internal layouts, which have now been resolved through detailed design meetings.

9.9 As indicated earlier in this report, a further consultation was held on the 05 June 2011 with the local MP George Mudie and Local Ward Members (Killingbeck and Seacroft, Temple Newsam and Burmantofts and Richmond Hill).

Further consultation has been carried out via:

- Pupils – Assembly and website.
- Governors and staff – feedback meeting.
- Inner East Area Committee meeting held on 23 June 2011.
- Outer East Area Committee meeting held on the 05 July 2011.

9.10 School numbers and car parking

9.11 The current capacity of the school is 918 (Current School Numbers On Roll: 667), which will continue until the new build is completed. From September 2011 the Academy will become co-educational. From September 2013 the capacity will be 6FE (900) + 200 sixth form, total 1,100.

9.12 Currently there are 87 parking spaces with the remainder of the car park used as a muster area for fire evacuations. The car parking arrangements cater for teaching and non-teaching staff with provisions also for visitor spaces.

9.13 In terms of the likely impact on the operational needs of the school during construction parking will remain at 87spaces, using the existing car park. There will be minimal increases in teaching and non-teaching staff during the 2011/12 and 2012/13 terms as the pupil numbers are expected to remain as existing. During the course of construction, a dedicated workers car park and compound will be provided as well as the need to produce a management plan to ensure that there is no conflict between pupil and construction movements

9.14 In terms of the proposed car parking arrangements for the new scheme, 125 spaces are to be provided. Dropping off/picking up at the existing school works well, as there is a bus drop off area on South Parkway and a public bus stop. The adjacent roads provide a natural turning circle. The only current problem is taxi's and parents sometimes entering the site to drop off. The new proposed arrangements will not affect the current provision, other than entry to the site will be prevented.

9.15 Cycle and motorcycle parking will also be provided, as will shower facilities and lockers. The travel plan will also be updated.

9.16 Solar panels

9.17 To meet the current 2010 building regulations photovoltaic panels will be used on the south face of the saw tooth roof to produce electricity, in conjunction with combined heat and power (CHP).

9.18 Acoustics / noise transference

9.19 Acoustic specialists (Arup) have been engaged as part of the design team and the standards required under the Building Regulations will be met. Computer modeling is being used to ensure that sound transfer will be attenuated by absorption close to the source and therefore potential disruption minimised. The lack of low ceilings and the high volume of the space will minimise reverberation and loudness. Development of the school's teaching practices will ensure that every space is used effectively and

appropriately; and the range of spaces available will offer new possibilities to teachers to develop the learning experience.

9.20 Relationship between the Academy and Parklands Primary School

9.21 There is currently an access gate at the rear of the site between the high school and primary school. This will remain and a formal physical link provided. Regardless of which option is to be developed, links will be improved as a consequence. It is accepted however that if the preferred option were to be developed, this would help facilitate the most natural and logical link between the proposed academy and Parklands Primary School.

9.22 Provision for children with Special Educational Needs

9.23 There will be no specific SEN unit in the Academy albeit two SEN rooms will be provided: SEN behaviour and SEN general.

10.0 Summary of issues and Member comments arising from the pre-application meeting held on the 16th June

10.1 Panel Members accepted the findings of the District Valuer's report in terms of the cost summary and the resultant proposed siting of the building and the concept of its design as opposed to a traditional school design approach.

10.2 Members did however express some concerns that the building could be articulated better in terms of its elemental components and further clarity was therefore sought as well as a simple palette of materials.

10.3 Members also asked whether or not part of South Parkway could be used as a one-way system to help regulate and control vehicle movements to and from the school.

11.0 Other Issues

11.1 Following the receipt of the application, but prior to its registration, CABA contacted the Council with a view to undertaking a design review. The purpose for such a review is due to the nature of the development and the fact that as a build solution it could potentially be rolled out across the country as a cost effective way of building new schools. CABA view this as nationally important moment and feel that they should make a contribution to the design solution recognising however the budget constraints of the development.

11.2 To help contribute to this process the Council's Internal Design Review Panel, chaired by John Thorp, was asked to also appraise the scheme in advance of the formal CABA assessment. This was not as a substitute process but to help complement the CABA process. The internal review was carried out on the 3rd August and this was followed by a design workshop session with the scheme architects on the 17th August. The workshop session essentially highlighted three areas where further clarity was required.

11.3 In summary it was felt that the building comprises of three different components these are articulated in the form of the regular pods (ground floor), the irregular accommodation which is contained in the mezzanine which covers part of the first floor and the large volume areas to the front of the building which house the main hall and the sports hall. These manifest themselves in a large volume building which

is rectilinear in nature but which has a complicated architectural language and no clear expression. This is covered by a saw tooth roof mass which covers part of the building but excludes the large volume component to the front and is therefore neither one thing or the other. Finally it was felt that the landscape approach was incorrect and introduces a curvilinear solution which firstly conflicts with both the existing and surrounding geometries of the area and secondly lacks a sufficient amount of space to express itself.

- 11.4 Three areas of action have therefore been identified as part of a on going dialogue with the architects / designers and workshop members these area:
1. To consider a clear architectural language for the building to express it's elemental components.
 2. To introduce a consistent roof profile.
 3. To change the language of the landscape to one which is more responsive to the existing site geometry.
- 11.5 A series of sketch responses from the architects are expected shortly and it is anticipated that these will be presented to Panel Members as part of the officer presentation. **Do Members agree with these issues and the approach?**
- 11.6 The formal CABE review was carried out on the 22nd August and at the time of writing this report no written comments have been received. CABE have been informed of the process to date, the budget for the scheme,pre application presentations and the issues and concerns that have been raised and how they have been addressed. It is anticipated the written comments will be available at the time of Plans Panel and a verbal update will be provided. It is also considered that revisions to the scheme to reflect the comments made at the internal design review and the subsequent workshop will also be available to share with Members at the time of Panel.

12.0 Main issues

Principle of development

Layout, scale and massing, design & external appearance

Highway issues

Landscape and tree issues

Conclusion

13.0 Appraisal

13.1 Principle of development

13.2 Section 38(6) of the Planning & Compulsory Purchase Act 2004, indicates that in considering planning applications the determination must be made in accordance with the development plan unless material considerations indicate otherwise.

13.3 The proposed development involves the loss of playing fields and has been advertised as a departure from the development plan. Sport England have been consulted as a statutory consultee in this instance. At the time of preparing this report no formal response has been received although additional information has

been requested. This has been provided to assist Sport England in their deliberations. Essentially this relates to technical specifications for the sports hall and outdoor play areas, details of changing room facilities as well as details the current extent of community use provision and anticipated demand. As no replacement pitches are proposed as part of this development Sport England need to be satisfied that the proposal would meet exception E5 of Playing Field Policy, which states:

'The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.'

- 13.4 Sport England would also expect to see a Community Use Agreement secured as part of the reserved matters application. In the absence of Sport England accepting this loss of playing fields, if Members are minded to approve the application, this would be in principle only and would need to be referred to the Department of Communities and Local Government as a Departure from the Statutory Development Plan. Under this referral process the Secretary of State decide will need to decide whether or not to call in the application for determination.
- 13.5 Members should also be mindful of a new policy statement issued jointly by the Secretary of State for Education and the Secretary of State for Communities and Local Government on the 15th August 2011. This sets out the Government's commitment to support the development of state-funded schools and their delivery through the planning system. It states that the Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. It goes on to say that the Government believes that the planning system should operate in a positive manner when dealing with proposals for the creation, expansion and alteration of state-funded schools, and that the following principles should apply with immediate effect:
- 13.6 There should be a presumption in favour of the development of state-funded schools, as expressed in the National Planning Policy Framework.
- 13.7 Local authorities should give full and thorough consideration to the importance of enabling the development of state-funded schools in their planning decisions. The Secretary of State will attach significant weight to the need to establish and develop state-funded schools when determining applications and appeals that come before him for decision.
- 13.8 Layout, scale and massing, design & external appearance
- 13.9 As indicated above, the elemental components of the building and the external appearance including the palette of materials are currently being reviewed following a design workshop session and in anticipation of CABE comments. It is envisaged that the formal design review to be issued by CABE will be available by the time of Panel and this will be verbally reported to Members.
- 13.10 Highway issues
- 13.11 No formal comments have been received at the time of writing this report due to the fact that the application was only registered on the 5th August. Discussions with highway colleagues are on going and a verbal update will be given to Members at Panel.

13.12 Landscape and tree issues

13.13 Again as noted above, following the review of the scheme it is considered that the submitted approach is revised and a further scheme is currently being prepared. It is anticipated that the revised scheme will respond to the existing geometry of the site and provide a more rectilinear approach, which will respond to the existing highway arrangement, the existing tennis courts, the existing car park and the proposed location of the new school.

13.14 A full tree report has been submitted with the application to enable a detailed impact assessment to be undertaken this will also taken into account construction matters and the impact that this will have upon tree cover and their root protection areas. Members will be aware that this proposal does however involve the loss of at least three mature trees (to the south of the site).

14.0 Conclusion

14.1 Members are asked to note the contents of the report and the presentation, and are invited to provide feedback on the issues outlined above.

Background papers:

Planning application files:



Revision notes 22.07.11:
 Entrance plaza revised to retain existing trees.
 Service road reduced in width to avoid root zone of existing trees.
 Breedon gravel path added along southern boundary.
 Chiller plant omitted, service area revised.
 Outdoor dining area reduced in area.
 Fire paths noted.
 Ground cover planting omitted, beech hedging & barrier planting in lieu.
 Drainage basin shown, wildlife area added.
 Existing trees to be removed noted.
 Root zones of existing trees added.

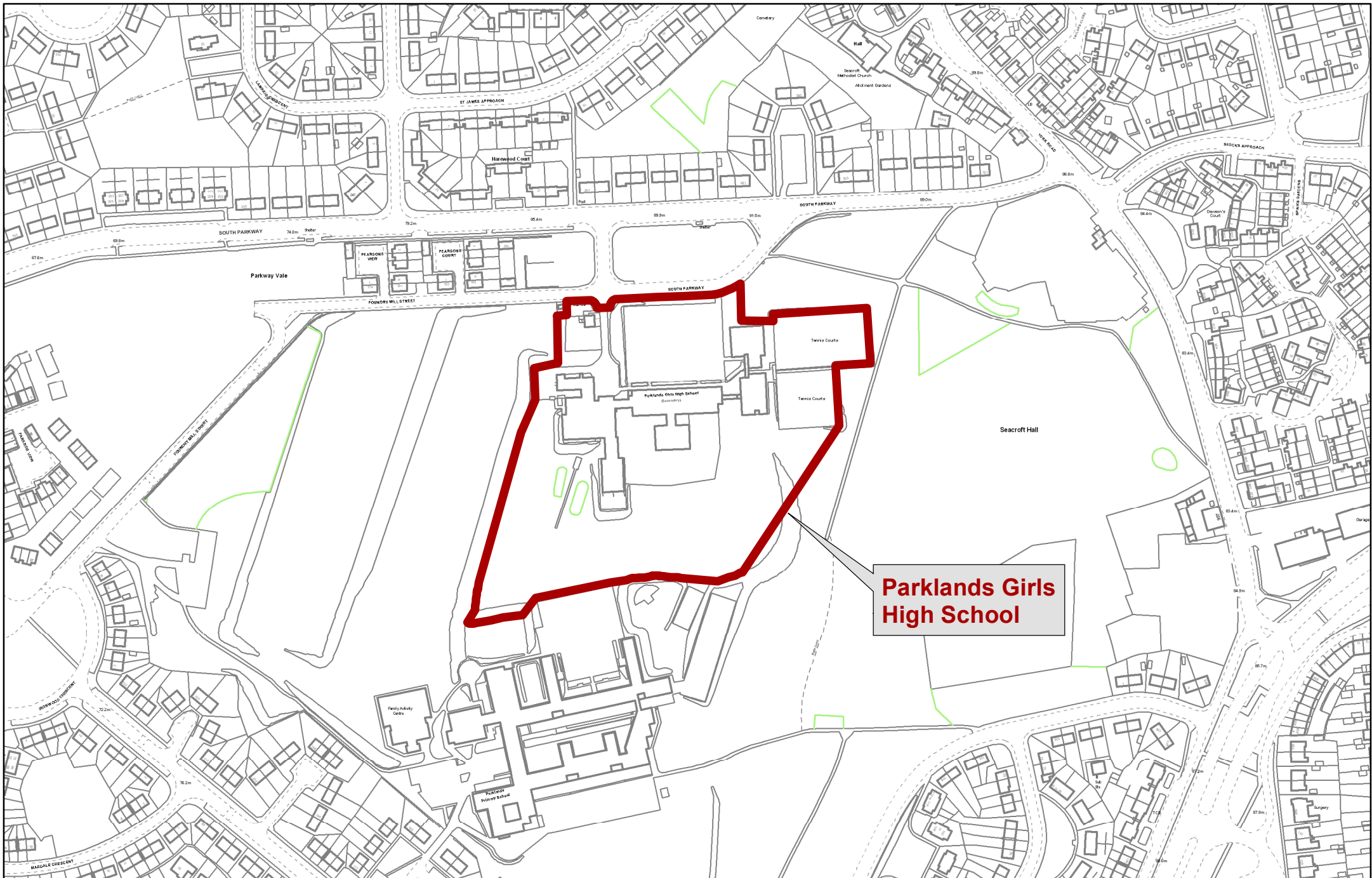
- KEY:
- Existing trees
 - Root zones
 - Trees to be removed
 - New trees (ex. hvy stds)
 - Existing hedge
 - Proposed hedge / shrubs
 - Grass: amenity ryegrass mix
 - Grass: wild flower mix
 - Block paving
 - Paving slabs
 - Breedon gravel
 - Tarmacadam: pedestrian areas
 - Tarmacadam: vehicular areas
 - Tarmacadam: refurbish existing
 - Pitches: existing
 - Pitches: proposed

PLANNING SERVICES
 05 AUG 2011
 DEVELOPMENT DEPARTMENT

Rev.P4. 02.08.11 - Substation added. Paths to Sports Hall added. Pitches indicated. Service area turning head revised.
 Rev.P3. 22.07.11 - Updated in line with Planning Dept comments - see notes.
 Rev.P2. July '11 - Updated to Planning Status

architecture / interiors / landscape project: **LEEDS EAST ACADEMY, SEACROFT, LEEDS**
 drawing: **LANDSCAPE PLAN**
 scale: 1:500 date: June 2011 dwg. no. 1952(NPP)001/P4
 maber.co.uk

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SCALE 1:3000

