



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 4th AUGUST 2011

Subject: PRE-APPLICATION PRESENTATION OF PROPOSED HOTEL DEVELOPMENT AT D CAR PARK, PORTLAND CRESCENT, COOKRIDGE STREET AND WOODHOUSE LANE, LEEDS (PREAPP/11/00276).

Electoral Wards Affected:

City and Hunslet

No

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Plans Panel for information. The Developer will present the details of scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION

1.1 This presentation is intended to inform Members of refinements to the design of an approved hotel scheme on D car park, Portland Crescent in advance of a new planning application. The previous application was considered by Plans Panel in January and February 2009. The site has now been acquired from Leeds City Council and the proposed refinements reflect the intended operator's detailed requirements.

2.0 SITE AND SURROUNDINGS

2.1 The site comprises a 0.14 ha parcel of land known as D Car Park, Portland Crescent, Leeds. The broadly rectangular site abuts Portland Crescent, Woodhouse Lane and Cookridge Street. It is currently used as a surface pay and display car park accommodating approximately 40 cars. Vehicular access is taken from Portland Crescent virtually opposite the access into the Rose Bowl car park. A footpath linking Portland Crescent and Cookridge Street crosses the northern end of

the site. The pedestrian access to the former subway is situated between this footpath and Woodhouse Lane.

2.2 The site predominantly slopes down from the north to the south. There are 5 Norway Maples, 2 Swedish Whitebeams and 13 wild cherry trees located around the periphery of the site.

2.3 The parking area to the side of the Grade II listed O2 Academy club/music venue is located on the south-west boundary of the site. The rear elevation of the Walkabout and Massey's bars which front Cookridge Street run along the south-east boundary. The Rose Bowl building and car park are located on the opposite side of Portland Crescent. The Civic Hall, a Grade II* listed building, is located to the south of the Rose Bowl. The area immediately to the south of the site falls within the boundaries of the City Centre Conservation Area. On the far side of Woodhouse Lane Queen Square (a Georgian Square containing a number of grade II listed buildings) is also designated as a Conservation Area.

3.0 PROPOSAL

3.1 The approved scheme comprises a 246 bedroom hotel with ancillary office, meeting rooms, coffee/juice bar and restaurant uses at ground and first floor level. The building would be sited adjacent to the Portland Crescent and Cookridge Street frontages. It comprises a 6 storey element with rooftop plant next to the O2 Academy car park. The northern half of the building steps up to 14 storeys. The footprint of the building takes account of the New Generation Transport (NGT) route which is intended to cross the space immediately north of the proposed hotel. The disused subway area would be infilled and the area between the hotel and Woodhouse Lane would be landscaped.

3.2 The approved building identified the use of a limited palette of external finishing materials, predominantly glazed elevations to the lower two floors and a predominantly natural limestone cladding material to the upper floors. The majority of the building's windows incorporated a hit and miss arrangement with 200mm recesses.

3.3 The changes to the approved scheme briefly include the following:

- Introduction of a bar on the top (13th) floor with glass facade and a dedicated feature glass lift facing Portland Crescent.
- An increase of 1.1m to the height of the 14 storey element of the building (from 44.5m to 45.6m) in order to accommodate the increased floor height of the 13th floor bar.
- Relocation of the hotel entrance on Portland Crescent.
- Introduction of an executive lounge at the 12th floor.
- Reduction to number of guestrooms from 246 to 200.
- An internal reorganisation of the conference facilities.

4.0 HISTORY OF NEGOTIATIONS

4.1 As detailed below, planning permission for a hotel development on the site have been granted in 2007 and 2009 and an extension of time was granted for the 2009 approval in August 2011. Discussions on this revised scheme commenced in March 2011. Planning and design officers have examined the proposals and provided comment since this date.

5.0 ISSUES

Members are asked to consider the following matters:

- i. With particular emphasis on the impact on the City Centre and Queen Square Conservation Areas and in respect of the setting of the Civic Hall, is the slight increase in height and alterations to the façade acceptable?

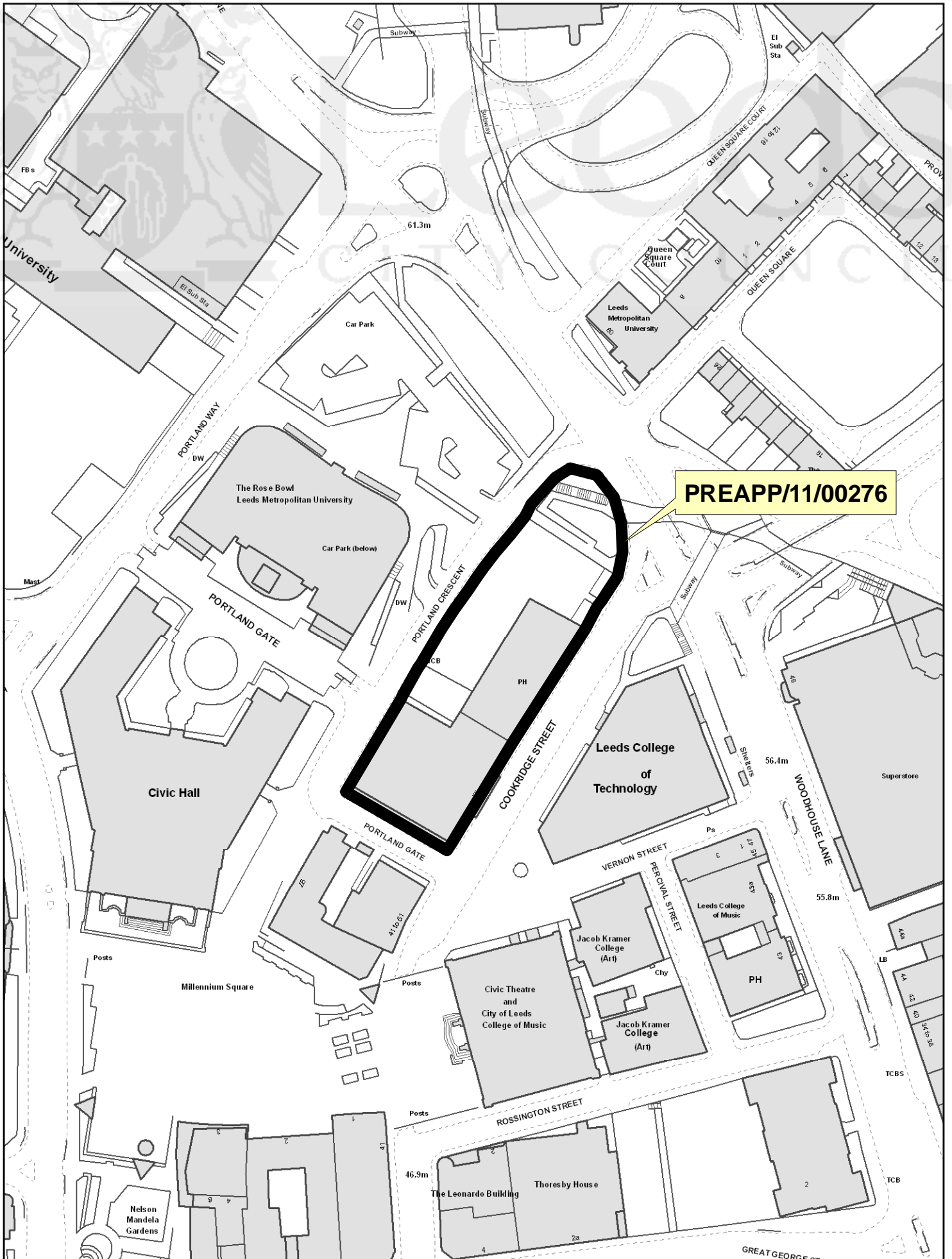
Background papers

PREAPP/11/00276

Planning application 11/01979/EXT – an application to extend the time to implement 08/05664/FU was approved in August 2011.

Planning permission 08/05664/FU - a part 6 and part 14 storey hotel building with 246 bedrooms was approved in July 2009.

Planning permission 07/00796/FU - a part 6 and part 11 storey 178 bedroom hotel building was approved in December 2007.



CITY CENTRE PANEL