



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 9 MAY 2013

Subject: PRE-APPLICATION Reference PREAPP/13/00223 – Outline proposal for 3 office buildings, multi-storey car park, and pavilion unit with ground floor food, drink and gym uses and public realm at Whitehall Riverside, Whitehall Road, Leeds

Electoral Wards Affected:

City and Hunslet

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Panel for information. The developer's representative will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION:

1.1 This pre-application presentation relates to the proposed development of a major mixed use development at Whitehall Riverside, Whitehall Road, in the West End of Leeds City Centre (see attached plan). The proposals will be presented to Panel by the landowner Town Centre Securities and their architects Enjoy Design, to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of an outline planning application later in the year.

2.0 SITE AND SURROUNDINGS:

2.1 The site takes in most of the south side of Whitehall Road in the City Centre West End. The site is in close proximity to a number of large redevelopment sites, some built in the early 2000s, including the Whitehall Quay scheme (including the Novotel hotel), the West Point residential scheme (former Royal Mail building to the north east), No. 1 Whitehall Riverside (immediately to the south), the 16 storey residential and office block at the western end of the Whitehall Riverside site known as 2

Riverside Way, and the Riverside West residential/office scheme adjacent to the Grade II listed Monk Bridge.

- 2.2 On the opposite side of Whitehall Road lies the Wellington Place site. This is currently in use as temporary car parking, with a number of other temporary uses. This site benefits from outline planning permission to layout access and construct a mixed use multi level development with offices, residential, hotel, shops, financial and professional services, restaurants and cafes, drinking establishments, hot food takeaways, cultural and community uses, basement car parking, associated landscaping and public space.
- 2.3 The Whitehall Riverside site lies in flood risk zone 3 and the designated City Centre Prime Office Quarter.

3.0 PROPOSAL

- 3.1 The application proposal is for 3 new office buildings, a multi-storey car park, and a single storey pavilion unit.
- 3.2 The ground floor units of the office buildings and the multi-storey car park would also feature active ground floor uses such as food and drink and leisure (gym).
- 3.3 The single storey café pavilion would be located in a permanently landscaped area to the west of the proposed hotel that was presented to City Plans Panel in March 2013.
- 3.4 The 8 storey office building identified as No. 2 Whitehall Riverside would face both the riverside and Whitehall Road, occupying the full depth of the site. It would feature a large glazed atrium space, which would give views through the building from the east and west from the public realm. This building would have a basement car park accessed from the western service access road, with a drop-off facility at the eastern access road.
- 3.5 The 8 storey office building identified as No.3 Whitehall Riverside would face the riverside, with its frontage set back to allow the creation of a greened public space facing the river at the footbridge landing point.
- 3.6 The 9 storey multi-storey car park would face Whitehall Road, and be accessed from the western service road. It would provide the maximum UDP parking standard allocation for car parking for all the buildings on the site, plus public short stay car parking.
- 3.7 The 8 storey office building identified as No. 7 Whitehall Road would face Whitehall Road at the western end of the site, adjacent to No. 2 Riverside Way and the Riverside West development.
- 3.8 In terms of public realm, the proposal would include a greened frontage to Whitehall Road to complement the boulevard concept on the northern side at Wellington Place; three principal north-south pedestrian routes linking Whitehall Road to the riverside; and the two larger soft landscaped areas at the eastern and western ends of the site facing the riverside.
- 3.9 The proposal is in outline only. The forthcoming application will reserve elevational treatment and exact details of landscaping for future approval.

4.0 HISTORY OF NEGOTIATIONS AND PLANNING HISTORY

- 4.1 The site has previously benefited from an outline planning permission for most of the south side of Whitehall Road between the end of Northern Street and Monk Bridge. Under planning reference 20/299/00/OT, outline planning permission was granted to erect 4 office blocks 2 residential blocks 2 cafe bars, retail units & multi storey car park on 10 October 2001. One Reserved Matters approval was submitted, approved and built at 2 Riverside Way for a part 16 and part 11 storey block of 193 flats, offices, A3 food drink use and basement car parking under planning reference 20/543/01/RM. The outline permission has now expired.
- 4.2 At No. 3 Whitehall Riverside reserved matters approval (reference 20/456/03/RM) was granted for an 8 storey office building pursuant to the above outline permission. This building was not built and the approval has therefore expired.
- 4.3 No. 1 Whitehall Riverside was built and occupied under planning reference 20/295/03/FU. This building included the delivery of the riverside walkway for the full length of the site.
- 4.4 At No. 7 Whitehall Road a 7 storey office building with undercroft car parking (reference 06/02701/FU). This building was not built and the full planning permission expired in 2009.
- 4.5 The pedestrian bridge over the River Aire was approved and built under planning reference 06/04389/FU, as a requirement of the commenced outline approval 20/299/00/OT
- 4.6 At No. 1 Whitehall Road (Plot A), a part 10, part 12 storey office block with undercroft car parking was approved 29 July 2004, expired 2009 under planning reference 20/192/04/FU. This was subsequently amended by permission 06/04682/FU for an 11 storey office block with elevational changes to the previous approval, expiring in 2009. Under reference 11/04023/FU a part 6 and part 10 storey mixed use development comprising office space (Class B1) and 130 bed hotel (Class C1) with basement car parking was approved December 2011. This permission expires in 2014. Under reference PREAPP/13/00159 at 14 March City Plans Panel, Members commented on a pre-application presentation for a hotel building by GMI and Cartwright Pickard Architects. This scheme is likely to be submitted as a full planning application this month for half of the plot. The western half of this plot is now covered by this pre-application outline scheme, identified for landscaping and a single storey café unit.
- 4.7 A 5 year approval was granted for the use of the site as a temporary long stay commuter car park under planning reference 10/04375/FU in 2012. This temporary permission will expire in March 2017.
- 4.8 The landowner made contact with officers again in 2013, and four meetings have taken place to discuss the masterplan principles and uses for the whole site.
- 4.9 City and Hunslet Ward Members were consulted on this proposal by email on 22 April 2013. No comments were received at the time of writing.

5.0 RELEVANT PLANNING POLICIES

4.1 National Planning Policy Framework (NPPF)

The NPPF advocates a presumption in favour of sustainable development, and a 'centres first' approach to main town centre uses such as offices. The location of prime office development within the City Centre, close to the railway station meets this requirement to locate such uses in sustainable locations. The NPPF also promotes economic growth in order to create jobs and prosperity. These new office buildings would help consolidate Leeds City Centre's role as the economic driver of the Yorkshire region, and the focus for investment in highly skilled and competitive businesses, as advocated by the emerging Core Strategy.

4.2 Development Plan

Leeds Unitary Development Plan Review 2006 (UDPR)

The site lies within the designated City Centre, as an identified Proposal Area within the Prime Office Quarter (Proposal Area 1 : Whitehall Road (South Side)). This allocates the area as principally for office use, with other uses bringing activity and variety. The site is also identified as a site where short stay car parking need could be met. The 2 Riverside Way and Riverside West mixed office/residential schemes, and Whitehall Quay mixed residential/hotel/office scheme have all contributed to this aim so far. The proposal area also identifies opportunity for small scale retail and food and drink uses. The statement also requires new development to provide for the riverside walkway, and public realm to connect the area to the sites to the north. The development of the residential block at 2 Riverside Way to the west and offices at No. 1 Whitehall Riverside to the east delivered the riverside walkway for the full length of the site, and the pedestrian bridge over the River Aire, as part of the previous permissions for this site.

Other relevant policies include:

GP5 all relevant planning considerations

GP7 planning obligations

GP11 sustainability

GP12 sustainability

BD2 new buildings

A1 improving access for all

A4 safety and security provision

N12 urban design

N13 design and new buildings

N25 boundary treatments

N29 archaeology

BD4 all mechanical plant

CC3 City Centre character

CC10 public space and level of provision

CC11 streets and pedestrian corridors

CC12 public space and connectivity

CC13 public spaces and design criteria

CC19 office development

Prime Office Quarter Proposal Area Statement 1 Whitehall Road (South Side)

CC27 Principal use quarters

E14 Office development

T2 Transport provision for development

T2C Travel plans

T2D public transport provision for development

T5 pedestrian and cycle provision

T6 provision for the disabled

T7A cycle parking

T7B motorcycle parking
T24 Car parking provision
LD1 landscaping
R5 employment and training for local residents associated with the construction and subsequent use of developments
N38A development and flood risk
N38B planning applications and flood risk assessments
N39A sustainable drainage systems
N51 Nature conservation

4.3 Relevant Supplementary Planning Guidance includes:

SPD Street Design Guide
SPD5 Public Transport Improvements and Developer Contributions
SPD Travel Plans
SPD Building for Tomorrow Today: Sustainable Design and Construction
City Centre Urban Design Strategy
Leeds Waterfront Strategy

4.4 Leeds Natural Resources and Waste DPD 2013

The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.

4.5 Leeds Core Strategy Publication Draft 2012

4.5.1 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. On 26th April 2013 the Council submitted the Publication Draft Core Strategy to the Secretary of State for examination and an Inspector has been appointed. It is expected that the examination will commence in September 2013. As the Council has submitted the Publication Draft Core Strategy for independent examination some weight can now be attached to the document and its contents recognising that the weight to be attached may be limited by outstanding representations which have been made which will be considered at the future examination.

4.5.2 Of particular relevance to this scheme proposal is Spatial Policy 3 Role of Leeds City Centre. This policy seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region, by

- promoting the City Centre's role as the regional capital of major new office development,
- making the City Centre the main focus for office development in the District (focused upon the West End, South Bank, and Holbeck Urban Village)
- comprehensively planning the redevelopment and re-use of vacant and under-used sites for mixed use development and areas of public space,
- enhancing streets and creating a network of open and green spaces to make the City Centre more attractive
- improving connections between the City Centre and adjoining neighbourhoods

Core Strategy Policy CC1 outlines the planned growth within the City Centre, including office growth.

5.0 ISSUES

Members are asked to consider the following matters in particular:

- 5.1 The National Planning Policy Framework, Leeds Unitary Development Plan Review, and the Draft Leeds Core Strategy would support offices, short-stay multi-storey car parking, with ground floor gym and food and drink uses in this City Centre location.

Do Members agree that the proposed uses for the site are appropriate?

- 5.2 It is considered that the proposal retains the key principles of the previous outline permission, and the permission granted at Wellington Place, by creating a well-connected and landscaped high quality commercial destination in the City's West End, that complements both the riverside and Whitehall Road.

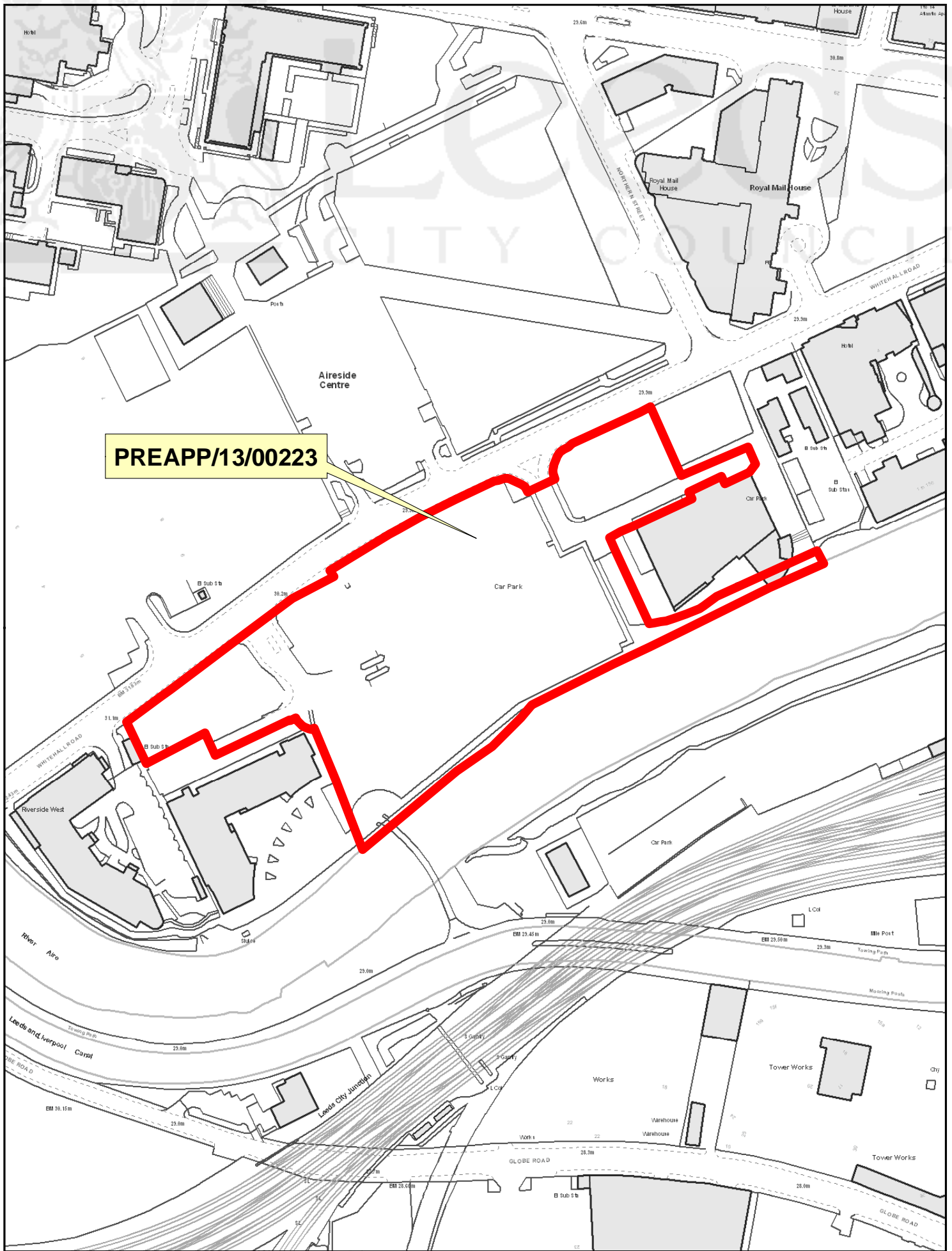
Do Members agree that the general siting of the buildings, provision of public realm, balance of hard and soft landscaping, and location of future pedestrian routes, would be appropriate to create a sense of place to the Waterfront and Whitehall Road, and ensure appropriate pedestrian connections linking across the site from the riverside to the rest of the Prime Office Quarter via Wellington Place to the north ?

- 5.3 It is considered that the proposed building heights would be appropriate to the site, in the context of surrounding buildings, the nature of previous approvals at this site, and the planning permissions granted to the north at Wellington Place.

Do Members agree that in this context the overall heights of the buildings, including any requirements for future rooftop plant, are appropriate?

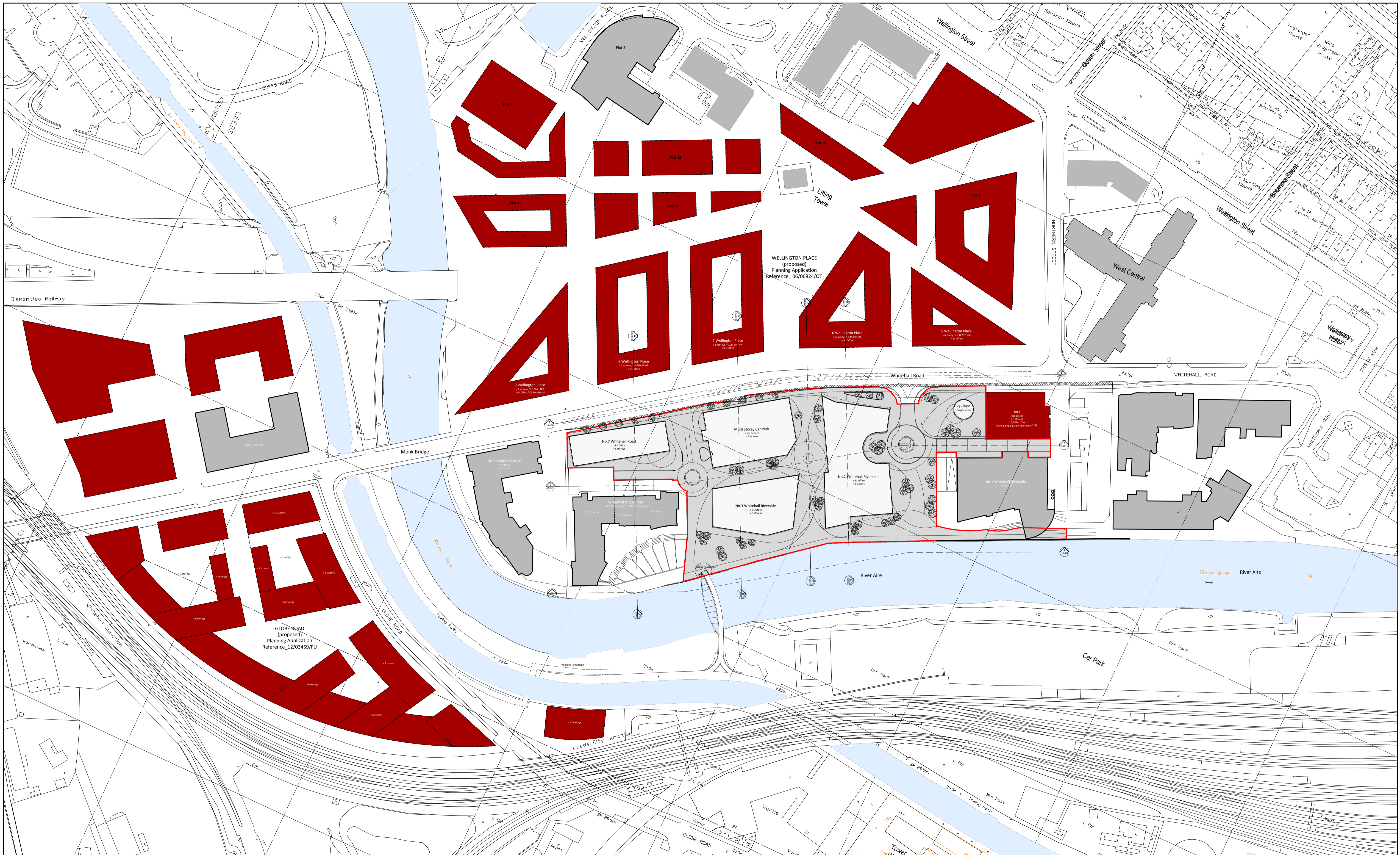
Background Papers:

Application file 20/299/00/OT



PREAPP/13/00223

CITY PLANS PANEL



Notes:

Contractor must verify all dimensions on site before commencing any work or shop drawings. If this drawing exceeds the quantities taken in any way the Architects are to be informed before the work is initiated. Only figured dimensions to be taken from this drawing. Do not scale off this drawing. Drawings based on Ordnance Survey and / or existing record drawings - design and drawing content subject to Site Survey, Structural Survey, Site Investigations, Planning and Statutory Requirements and Approvals. Authorised reproduction from Ordnance Survey Map with permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved. Enjoy Design Ltd.

Rev.	Des.	By	Date	Ch.	Status:
B	INDICATIVE LANDSCAPE ADDED FOR BRIEF	WD	18/04/13	GM	
A	MSCP REVISED TO CREATE ROUTE TO LIFTING TOWER	WD	08/04/13	GM	

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Client: Town Centre Securities Job No. 12,036
Project: Whitehall Riverside Outline Masterplan
Title: Context Plan
Date: 27th August '12 Scale: 1:500 @ A1 Checked By: GM
Drawing No: (00)002 Drawn By: GM Revision: B

