

Appendix 2 - Examples of City Centre Residential schemes

Climate Innovation District - CITU

The Climate Innovation District in Leeds' South Bank is an exemplar sustainable scheme of over 800 new low carbon homes alongside a primary school, offices, leisure and manufacturing. It is set alongside the river with a strong focus on public realm and building design and linked by a new pedestrian bridge spanning the Aire. The houses are all being delivered from an on-site factory, using modern methods of construction to world leading energy performance standards. The first family homes in over 90 years will see families once again inhabiting the city centre and helping transform the city into a vibrant and diverse 24 hour place.

The scheme is being delivered in phases over a number of years. Phase 1 is under way, the first homes are now complete and residents are due to move in shortly. The pedestrian bridge has also been installed.



CEG South Bank

Planning permission has been secured to revitalise the 8.69 acre site, delivering a vibrant, well connected and sustainable mixed-use development in the heart of South Bank. The derelict brownfield site is a gateway to the city from the South West and will be transformed into a place to live, work, eat, drink, shop, meet and relax. Work commenced in early 2019 on site clearance.

The planning permission includes:

- Detailed planning permission for two office developments with ground floor retail and leisure space totalling up to 26,100 sq m
- Outline planning permission for mixed-use development of up to 103,900 sq m of offices, retail, leisure, hotel, health, education and community uses, as well as parking and up to 750 new homes, along with new public open spaces and landscaping
- CEG is working with award-winning architects, Feilden Clegg Bradley Studios (FCBStudios), which secured the coveted International Tall Building of the Year Award in 2010 for Broadcasting Place in Leeds, seeing off competition from some of the world's most prestigious buildings.



They have designed a new mixed-use community which builds on the historic character of the area with landmark buildings and innovative public spaces in a key location close to Leeds City Station and the canal.

VASTINT – Brewery site, South Bank

Vastint have acquired 8.1 hectares of land including the former Tetley Brewery Site in Leeds South Bank in 2016. The site is close to the city's retail and financial quarters and Leeds Station and the River Aire waterfront.

Working closely with Leeds City Council and other stakeholders, Vastint plans to redevelop the site to create vibrant, well connected and sustainable mixed use neighbourhood.

The design proposes a vibrant development including a city centre park at its heart. The scheme will provide a vital link connecting the city centre with the South Bank and its creative neighbourhoods, through to the education centre and the communities to the south.

The first phase has outline planning consent for an initial 2ha contribution to the City Park, up to 850 homes, 900,000 sq ft of employment space and 160,000 sq ft of active uses. A hotel comprising up to 400 rooms is also proposed. Site clearance is already underway, with construction likely to start by early 2020.

For more information see - <https://www.brewerysiteleeds.com/>



Caddick- Quarry Hill

Quarry Hill will provide a home for Leeds' contemporary cultural scene. Caddick Group, is to transform their six acre site, known as SOYO, into a leading cultural hub, and establish one of the best places to live, work and be entertained in Leeds. Investing £300 million regeneration into the historic site, the plan is to build new spaces, from hotel-style apartments to new bars and restaurants. This will also feature some of the biggest public green spaces inside the city centre which the developer hopes can be used for outdoor theatre and music events, attracting local bands and artists.

The proposal includes 106,000sq ft of offices, 35,000sq ft leisure, in excess of 700 residential units, a multi-storey car park, 7,500sq ft retail facilities, a medical centre and a series of vibrant public squares.



Shannon Street Development – Gold and Amber

This is a modern development by Gold and Amber of a high quality residential scheme comprising of 345 units in two towers with significant public realm and pedestrian access to Leeds City Village (see below) . The site is located along Marsh Lane and York Road to the east of the city centre and is in close proximity to other major developments such as Leeds City Village and Caddick's Soyo site. The proposals include a new bridge link linking the west and east side of the city and beyond and new and enhanced public realm within the site.

The scheme has been designed by Leeds based award winning architects Brewster Bye, led by Managing Director Chris Austin.



Leeds City Village (Marsh Lane/Goods Yard Site) – Gold & Amber and Rushbond

To be known as Leeds City Village, the scheme plans to deliver over 1,000 new homes as well as a mix of commercial, leisure and amenity space. Situated at the former Marsh Lane Goods Yard, which sits between Marsh Street and Shannon Street, it will incorporate a series of new buildings set within extensive new areas of public realm and landscaped spaces.

The Rushbond Group, the award-winning Leeds-based real estate investor and developer, has come together with residential development specialist Gold and Amber, to bring forward the regeneration of this major development site.

The initiative is part of a masterplan which proposes a series of development opportunities to the East of the City Centre. It connects into the wider plans for the regeneration of the Kirkgate District of the City and developments around Quarry Hill including the new Leeds City College Campus and Leeds Playhouse.

The development is also expected to stimulate the wider revitalisation of the area to the East of the City Centre and complements Rushbond's investments and projects in the Kirkgate District, including the iconic Corn Exchange and First White Cloth Hall, as well as Gold and Amber's planned residential developments along the York Road corridor.

The scheme has been designed by Leeds based award winning architects Brewster Bye, led by Managing Director Chris Austin.

Globe Road – Get Living/Engie

Globe Road is a 2ha site, major residential led (PRS) scheme on a prominent location along Leeds Waterfront. Landowners, Get Living working with Engie, have submitted a detailed planning application for the site to which they hope to bring over 700 homes. The development is due to start on site in 2019.



Monkbridge Site – Foundation

An exciting and truly unique development of this 4.5a site comprising 664 apartments for rent in 5 towers, to include the restoration and conversion of the 450m stone viaduct into retail and A3 uses within the spacious arches, along with a landscaped park in the sky on the top of the viaduct to be open to the public as well as creating access points to the apartments. Access to the viaduct will be via a lift and stair through the public realm contained within the highly successful Wellington Place developed by MEPC. Planning has been granted and the scheme is due to start on site summer 2019.

