



Planning Statement February 2019

Lisbon Street Leeds

Site and Surroundings

This site is an outstanding opportunity for a high quality commercial or residential development. A striking group of buildings of architectural excellence, with a strong soft landscaped public realm scheme, is required to highlight this prominent gateway to the Leeds City Centre. The site is located in close to West End and the traditional office quarter of Leeds City Centre focussed around Park Square and the vibrant St. Pauls Street, 10 minutes' walk from the City railway station.

The site is bounded by a footway running alongside the Leeds Inner Ring Road (A58), Lisbon Street, Castle Street, Little Queen Street and St. Paul's Street. Surrounding uses are predominantly offices, and with a multi-storey car park neighbouring the site at its southern edge, and existing residential flats to the north east. The surface is a crushed concrete finish. There is mature landscaping to the northern and southern boundaries, and an existing pay and display surface level car park to the west of this application site. The site is bounded by a low metal railing, demarcating it from the footways which give pedestrian accessibility all around the site.

Potential Uses

The site lies within the designated City Centre. It is allocated as a specific office proposal area within the Saved Policies of the UDP Review 2006 and is identified in the emerging Site Allocations Plan (SAP) as a Mixed Use Allocation site ref. MX2-19 for at least 13,243sqm office use and at least 209 residential units. The following uses would be supported:

- Offices (at least 13,243sqm)
- Residential (at least 209 units)
- Hotel
- Educational
- Active ground floor office, food and drink and leisure uses are promoted. A1 retail use shall be no more than 200sqm to meet Core Strategy Policy
- An opportunity for a new high quality civic-scale greenspace

Design

- The site is very prominent from the Inner Ring Road – a high quality design response is required

- 6-8 storeys would be an appropriate scale for new development, rising up towards the Inner Ring Road, with potential for a taller building at the northern edge of the site subject to detailed quantitative wind testing.
- 20% of the site area as useable high quality public open space shall be provided and secured by s106 Agreement. The proposal shall include tree-lined soft landscaped high quality public realm around and between new buildings, to Little Queen Street and along the Inner Ring Road frontage
- Connectivity throughout the site is a priority. Proposals shall re-integrate the site back into the urban grain of the surrounding streets, to create a more walkable and greened City Centre. Improvements are needed to the existing pedestrian bridge including lighting and CCTV to make connections to the Burley Road and Kirkstall Road areas safe to use. New public pedestrian connections through the site to offer a more permeable urban grain shall be secured by S106 Agreement
- Retain and enhance the setting of the single large mature protected trees and 2 protected tree groups at the north and south of the site. There also are recently planted along the edge of Little Queen Street
- Active ground floor uses are required with no “back” elevations to encourage natural surveillance and provide high quality streetscapes. Servicing requirements are a necessity but should be well designed and discrete.

Highways and Transportation

Operational parking to serve the new development would be acceptable in accordance with the maximum Parking SPD standards subject to a full Transport Assessment and Travel Plan(s). Details of servicing and deliveries, waste and recycling storage and collection, secure long stay and short stay cycle parking and 10% EV charging points are required. The development will make a direct impact on the congested A65 / A58 / Wellington Street gyratory. It may also have a cumulative impact on Armley Gyratory and a contribution towards mitigation measures at these locations will be required in accordance with the Site Allocation Plan.

Sustainability

BREEAM Excellent is required for non-residential buildings, and 20% betterment above Part L Building Regulations 2013 for residential buildings. All new buildings shall generate at least 10% low carbon energy on-site. Green roofs all also strongly encouraged.

Residential use

Any residential development scheme for this site would need to provide a high standard of residential amenity, take account of local noise and air quality, with a mix of accommodation designed in accordance with the internal space, accessibility, sustainability and energy efficiency aims of the Leeds Core Strategy (as Reviewed) and the Nationally Described Space Standards. Outlook, privacy, noise and air quality need to be carefully considered for residential use and mechanical ventilation is likely to be required to ensure satisfactory cooling in summer. Leeds Core Strategy Policy H4 requires a mix of 1, 2 and 3 bed flats to support a mixed community in the City Centre. 7% affordable housing is required in this location.

Please contact us via our pre-application protocol to discuss affordable housing policy and Private Rented Sector Housing(PRS).

A small part of the site is affected by flood risk zone 2. A sequential approach should be taken to avoid more vulnerable uses such as residential in this part of the site

Link to our pre-application protocol

Leeds City Council Planning Service is committed to working with applicants at the pre-application stage of planning proposals to deliver high quality places in our City Centre, please contact us to discuss developing a proposal for this site:

<https://www.leeds.gov.uk/planning/planning-permission/pre-application-enquiry-service>