

# CITY PLANS PANEL

THURSDAY 10<sup>th</sup> JUNE 2021 11:00am



Doing our best – to be the Best Council in the Best City

1



**APPLICATION: 20/06989/RM**

**PROPOSAL: Reserved matters application for appearance, scale and landscaping for Phase 3 development of Blocks B and C for 331 build to rent units and ancillary accommodation together with Class A1 and A3 use and the provision of public realm areas with the Phase 3 area pursuant to Outline Planning Permission 14/06534/OT**

**ADDRESS: Quarry Hill  
St Peters Street  
Leeds  
LS2 7UP**



## SOYO BLOCKS B&C

PLANS PANEL PRESENTATION

QUARRY HILL  
DEVELOPMENTS



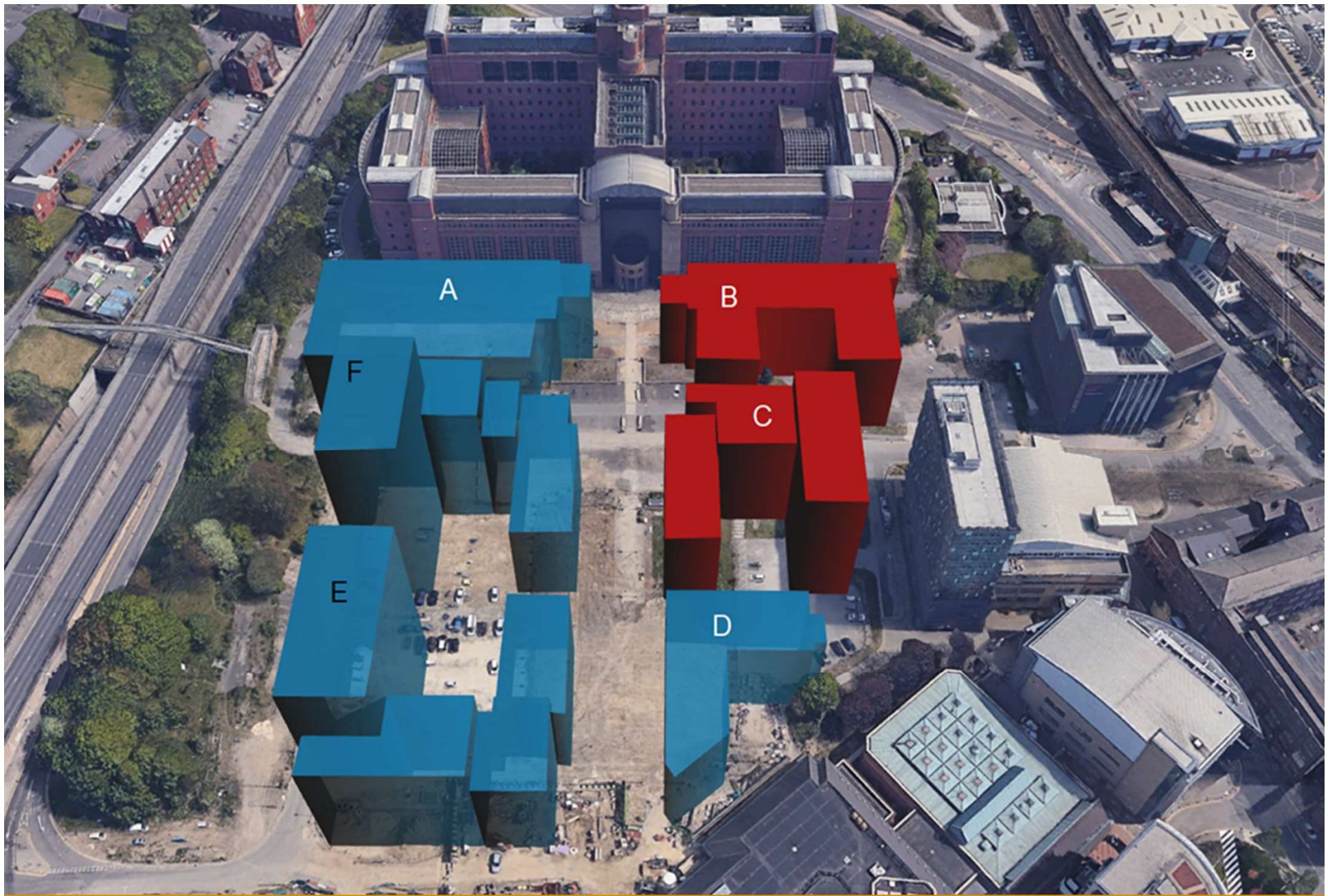


## SOYO OUTLINE PLANNING



2











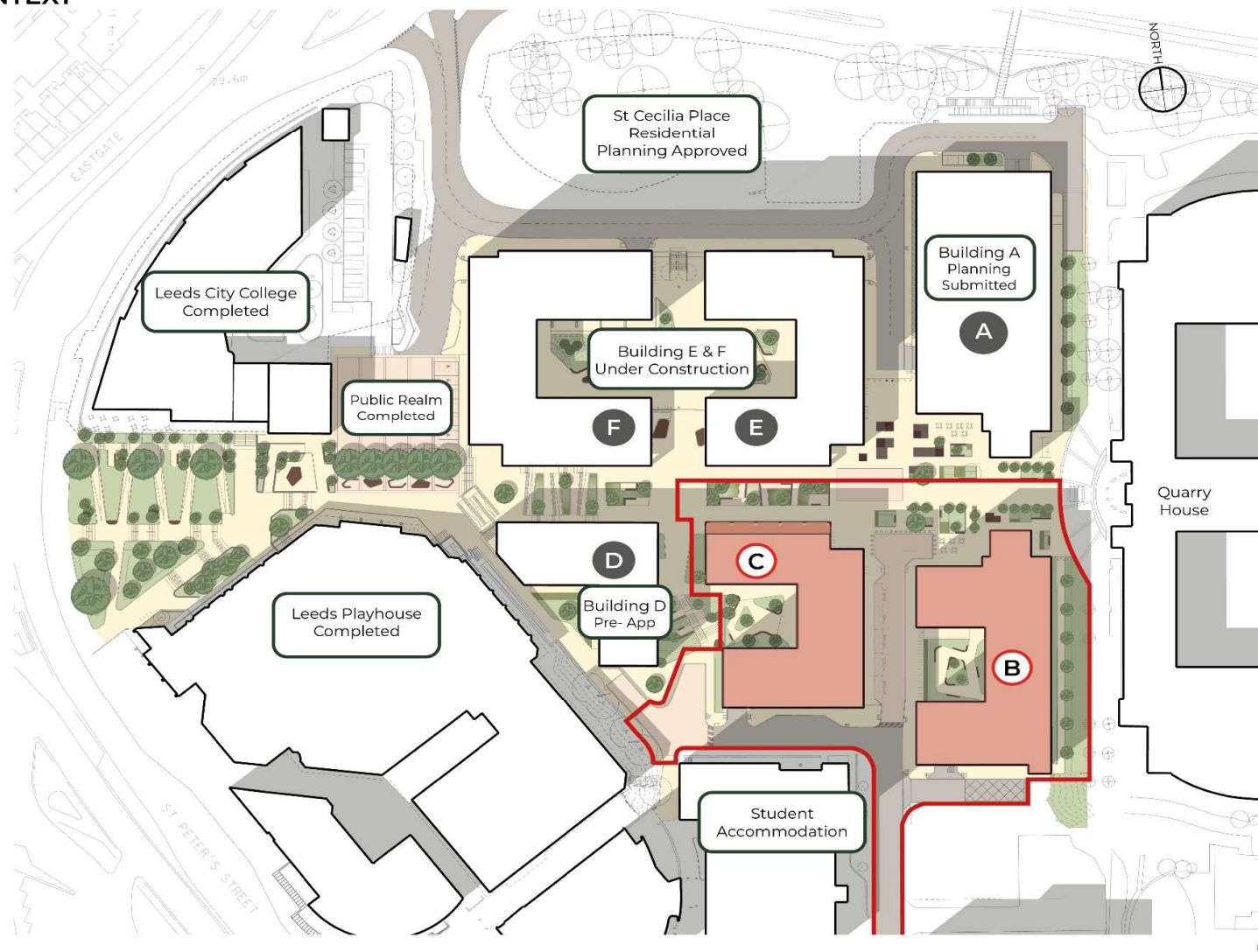




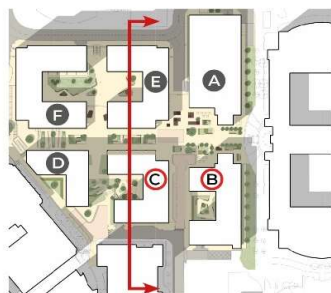
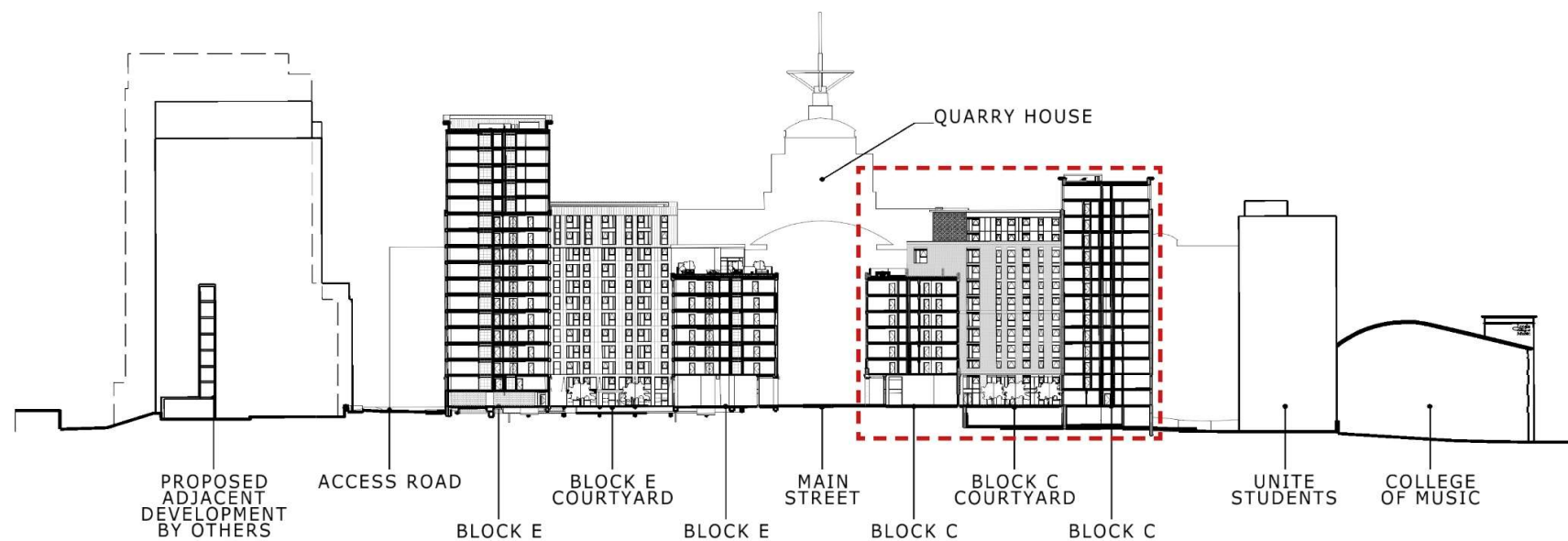




## SURROUNDING CONTEXT



## SECTIONS AND HEIGHTS

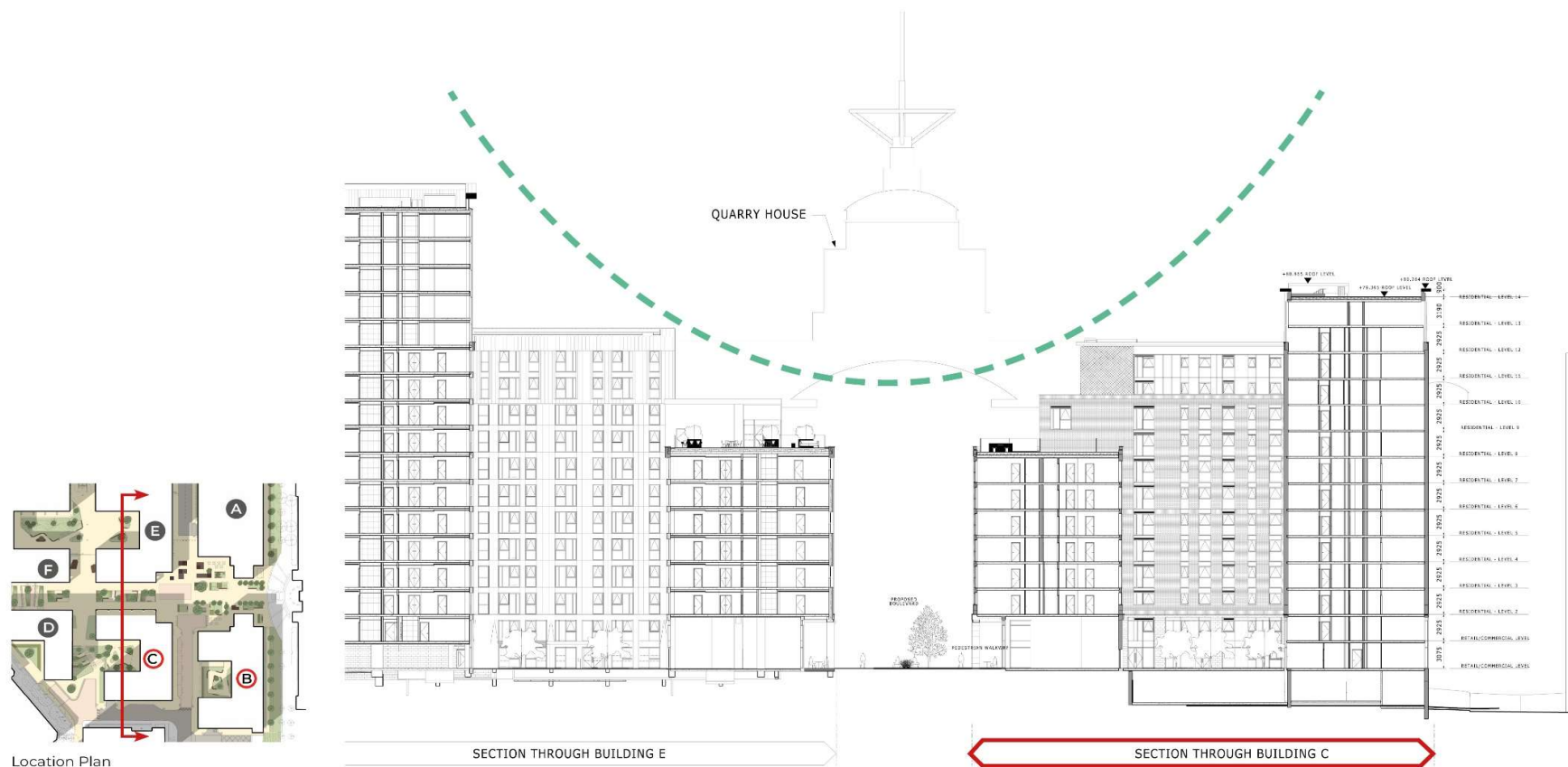


Location Plan

7



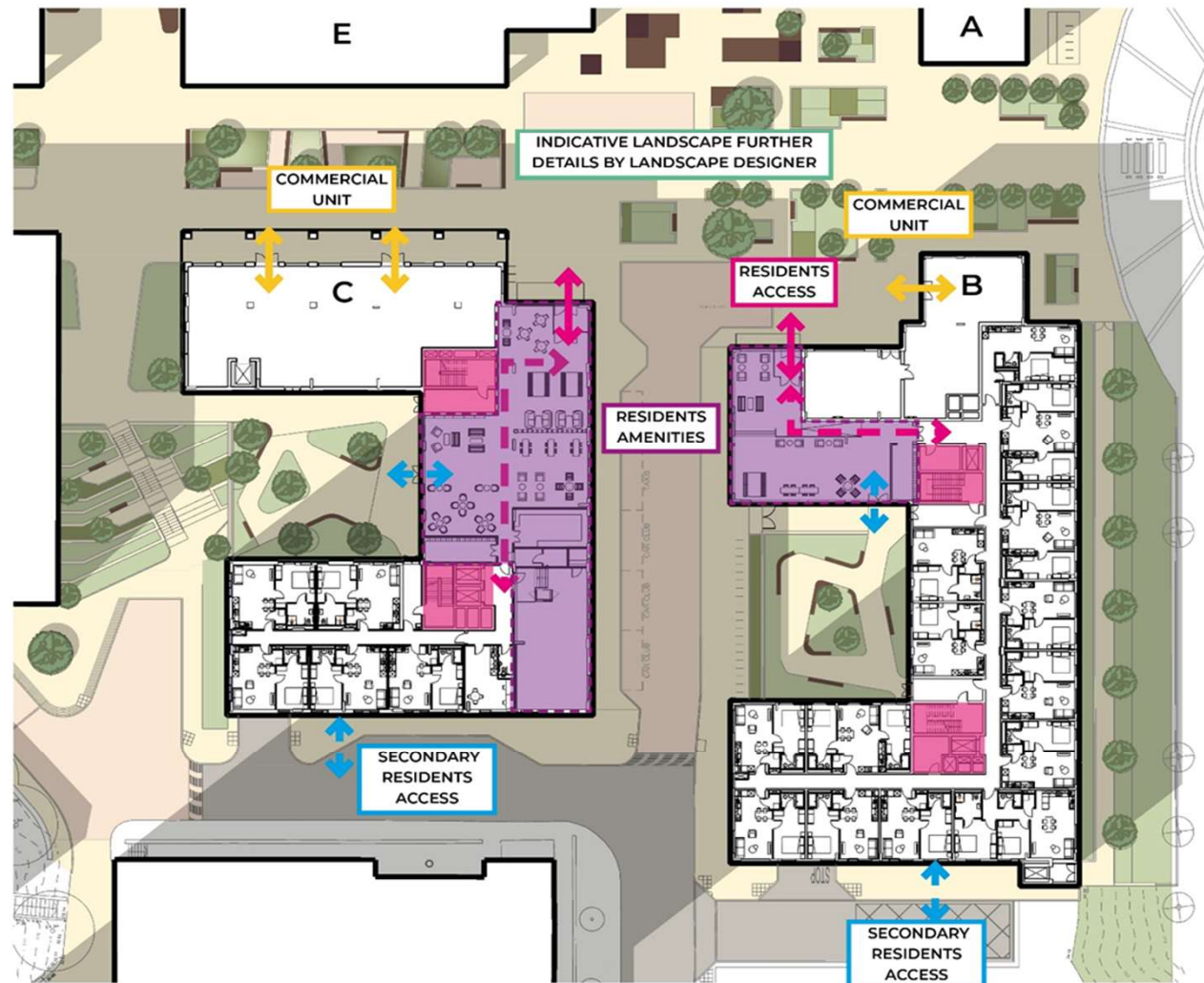
## SECTIONS AND HEIGHTS



## ENTRANCE AND CORES



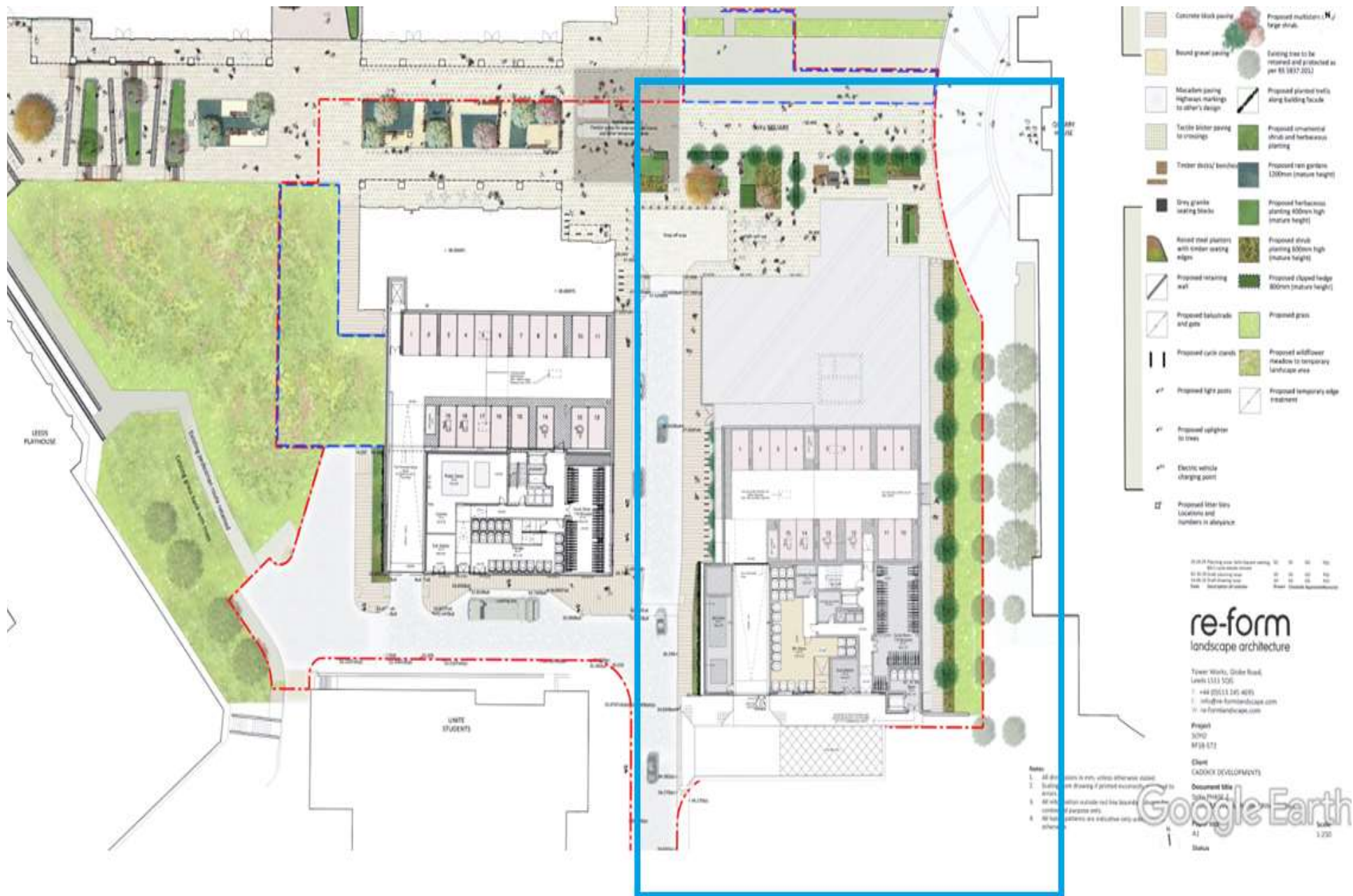
-  Main Residential Access
-  Residential Lift and Stair Cores
-  Secondary Residential Access / Access to Courtyard
-  Commercial Access



External View Public Realm Plan

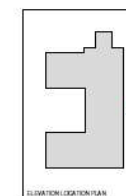
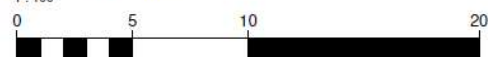
9







1:100



GA - EAST ELEVATION

STATUS  
PLANNING

DATE: OCT '20 SHEET OF: CL8 SCALE @ SIZE: 1:100@A1  
JES NO: DRAWING NO: 4252 - SOYO-8-PL(01)-007

**COGNAC/COGNETS**  
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Lancs  
L21D  
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LONDON  
Studio 1202  
The Leather Market  
11 - 13 Weston Street  
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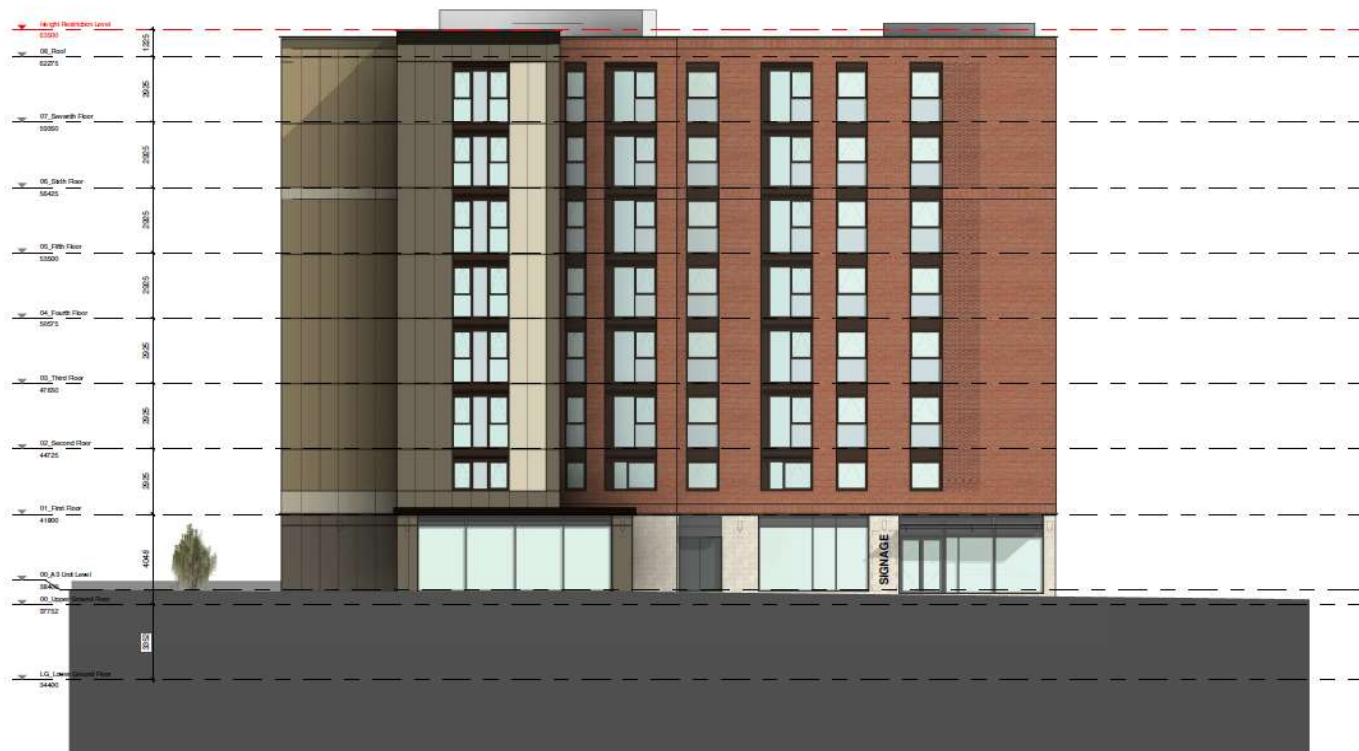
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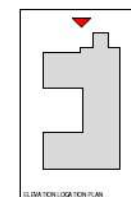
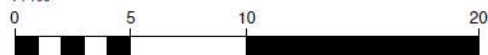
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KEY DESCRIPTION INFORMATION



GA North Elevation

1 : 100



- General Notes:**
- External materials are subject to detailed design development.
  - Finishes / curtain wall details are subject to detailed design development.
  - External lighting are subject to further detailed design.
  - External lighting is subject to further detailed design.
  - Signage locations and sizing are indicative and subject to detailed design.
  - Landscaping shown here is indicative, refer to landscape designers drawings for further details.
- MATERIALS KEY**
- Brickwork Cladding
  - Brickwork Cladding, Projecting Brickwork
  - Polished Stone, Architrave Masonry - Light
  - Light Aluminium Rainscreen Cladding
  - Mid Aluminium Rainscreen Cladding
  - Dark Aluminium Rainscreen Cladding

FOR MR  
CADDICK  
SOYO  
LEEDS

DRAWING TITLE  
GA\_NORTH ELEVATION

STATUS  
PLANNING

DATE  
OCT '20

DRAWN BY  
CLB

CHECKED BY  
1:100@A1

PROJECT NO. (DRAWING NO.)  
4252 - SOYO-B-PL(01)-006

DESIGNED BY  
LONKIN

DATE  
11/11/2020

LOCATION  
11/11/2020

PROJECT NO.  
4252 - SOYO-B-PL(01)-006

DATE  
11/11/2020

LOCATION  
11/11/2020

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REV DESCRIPTION

#### General Notes:

- General materials are subject to detailed design development.
- Finishes / cladding will also be subject to detailed design development.
- General fixtures are subject to further detailed design.
- General lighting is subject to further detailed design.
- Signage locations and sizes are indicative and subject to detailed design.
- Landscaping elements are indicative, refer to landscape design drawings for further details.

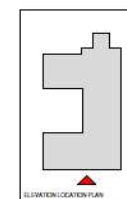
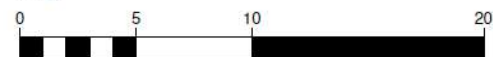
#### MATERIALS KEY

- Brickwork Cladding
- Brickwork Cladding Projecting Brickwork
- Industrial Brick A textured Masonry Light
- Light Aluminium Rainscreen Cladding
- Mid Aluminium Rainscreen Cladding
- Dark Aluminium Rainscreen Cladding



GA South Elevation

1:100



JOB NAME  
CADDDICK  
SOYO  
LEEDS

DRAWING TITLE  
GA SOUTH ELEVATION

STATUS  
PLANNING

DATE: OCT '20  
BY: CLB  
SCALE: 1:100 @ A1  
JOB NO: DRAWING NO:  
4252 - SOYO-B-PL(01)-008

#### REVISIONS

REVISION  
1. Initial Design  
2. Final Design  
3. Final Design  
4. Final Design  
5. Final Design  
6. Final Design  
7. Final Design  
8. Final Design  
9. Final Design  
10. Final Design

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KEY DESCRIPTION MATERIALS

#### General Notes

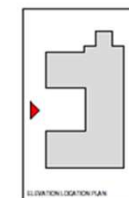
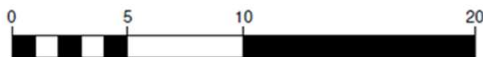
- External materials are subject to detailed design development.
- Construction method and detail are subject to detailed design development.
- External lighting is subject to further detailed design.
- Planner location and way are indicative and subject to detailed design.
- Landscaping shown here is indicative, refer to landscape designers drawings for further details.

#### MATERIALS KEY

- Brickwork Cladding
- Brickwork Cladding - Proposed Brickwork
- Polished Dark Anodised Aluminium - Cladding
- Light Aluminium - Cladding
- Mat Aluminium - Cladding
- Dark Aluminium - Cladding



GA West Elevation  
1:100



JCS NAME  
CADDECK  
SOYO  
LEEDS

DRAWING TITLE  
GA\_ WEST ELEVATION

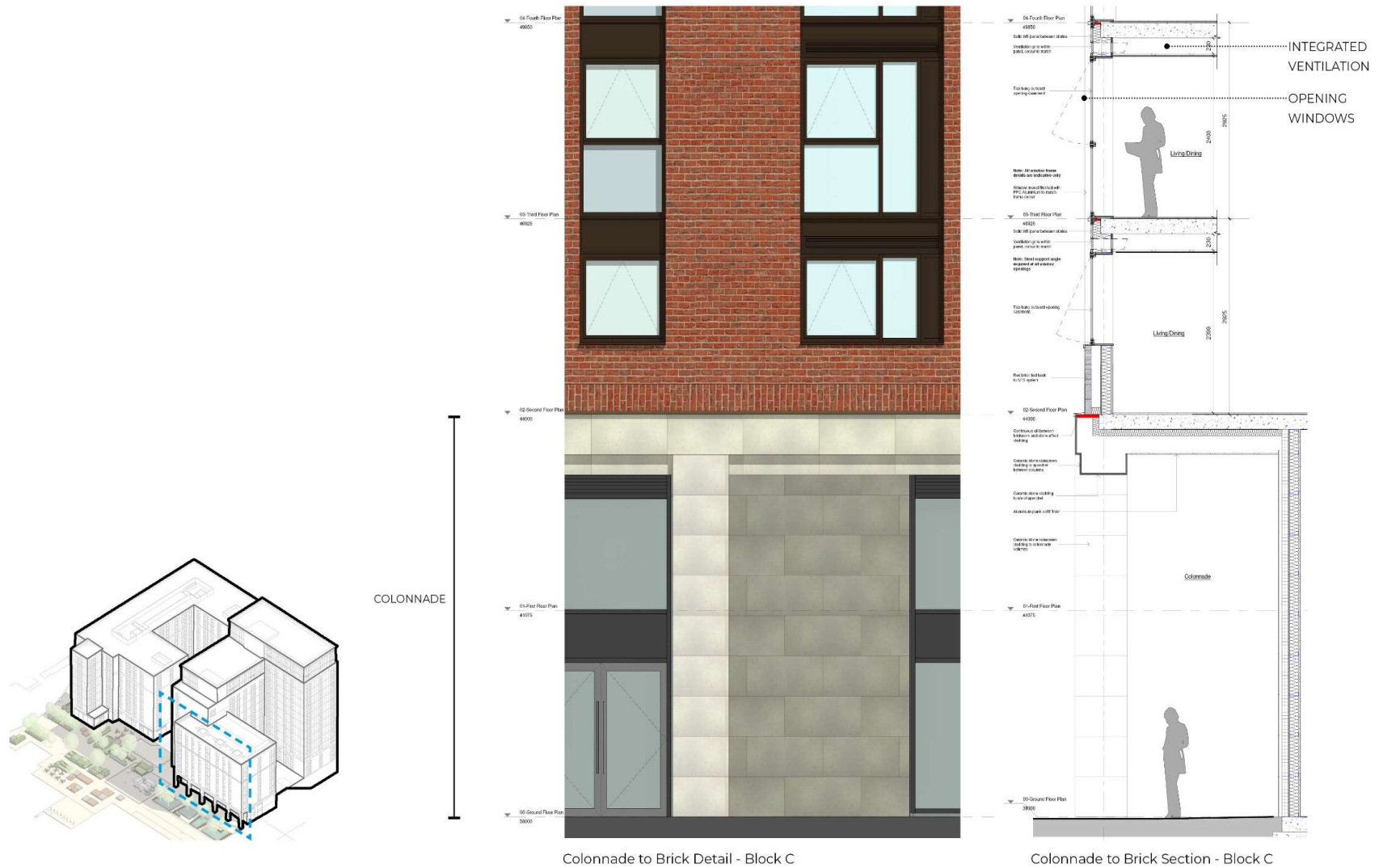
STATUS  
PLANNING

DATE: OCT '20  
SHEET BY: CLB  
SCALE: 1:100 @ A1  
JOB NO: DRAWING NO: 4252 -SOYO-B-PL(01)-009

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## TYPICAL COLONNADE BAY DETAILS



Colonnade to Brick Detail - Block C

Colonnade to Brick Section - Block C



## CONTEXT MATERIALS



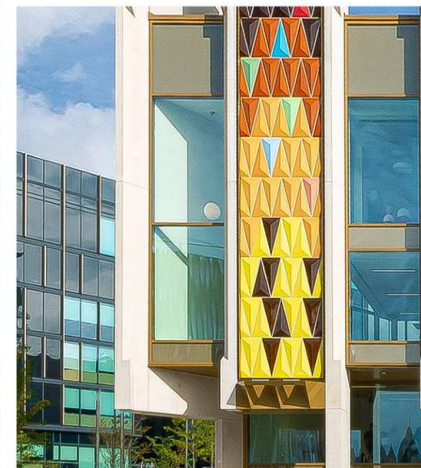
Context Materials - Brick and Portland Stone:  
Headrow and Eastgate



Context Materials - Pre-cast Concrete:  
Utilised within Victoria Gate and John Lewis

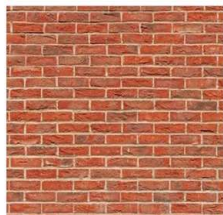


Context View: Victoria Gate



Context Materials: Leeds Playhouse

### Proposed Material Palette



Brick Cladding System



Ceramic 'Granite' Stone  
Rainscreen



Aluminium Rainscreen  
honey and gold palette



'Bronze' aluminium panels  
and Window System



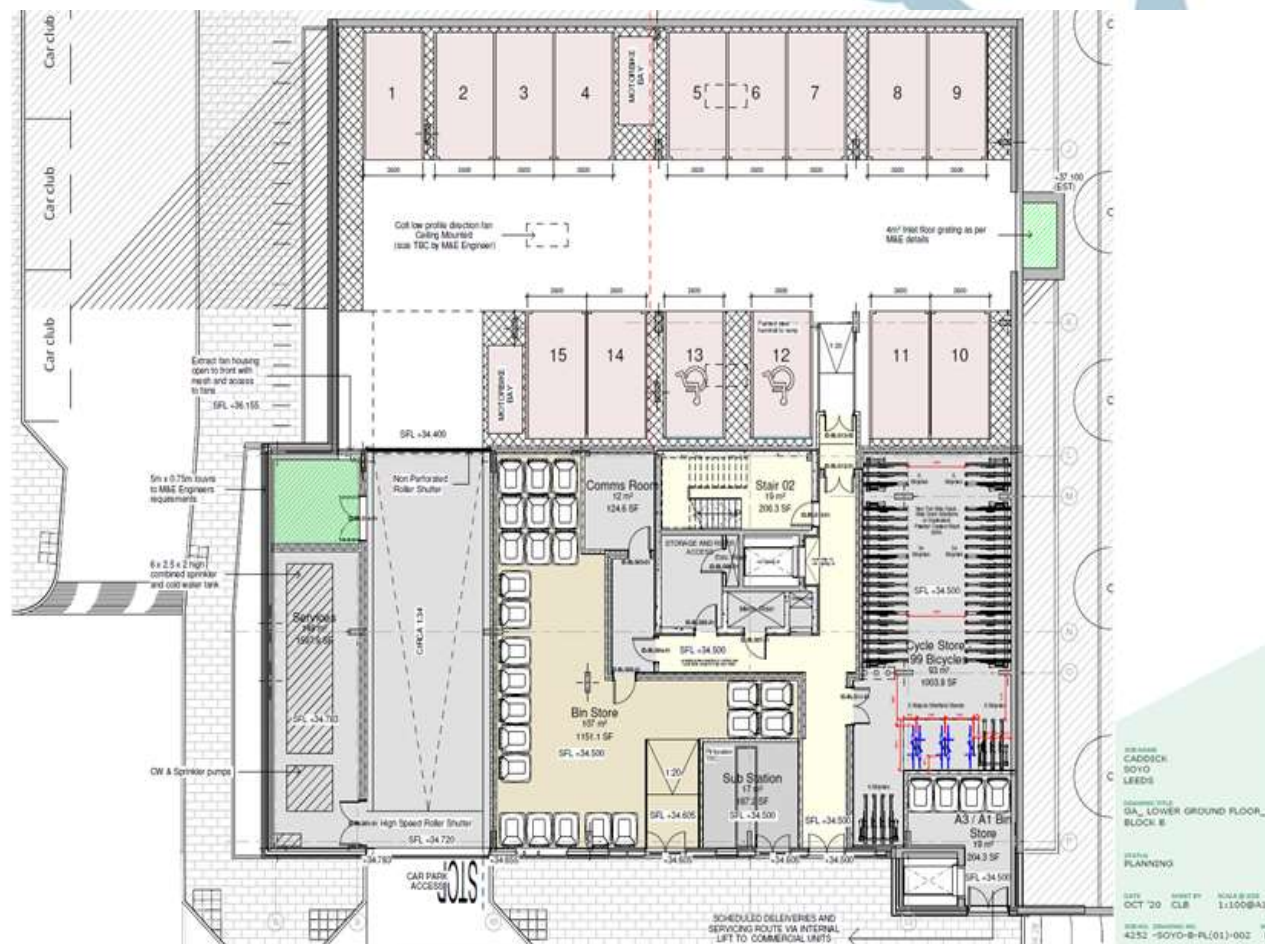
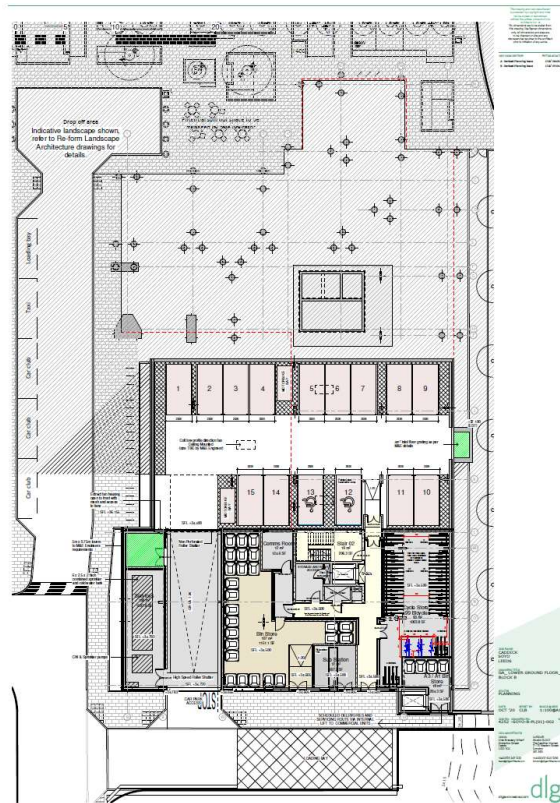
Context Materials - View of Block A



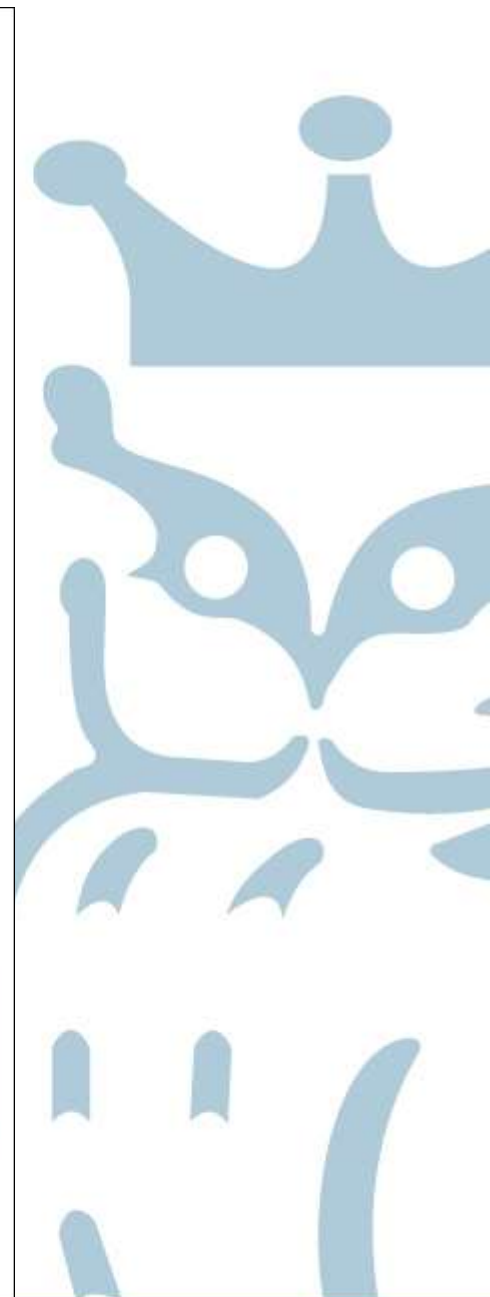
Context Materials - SOYO Overview: View of Moda (Blocks E/F)

16

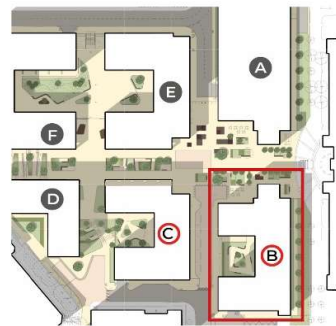




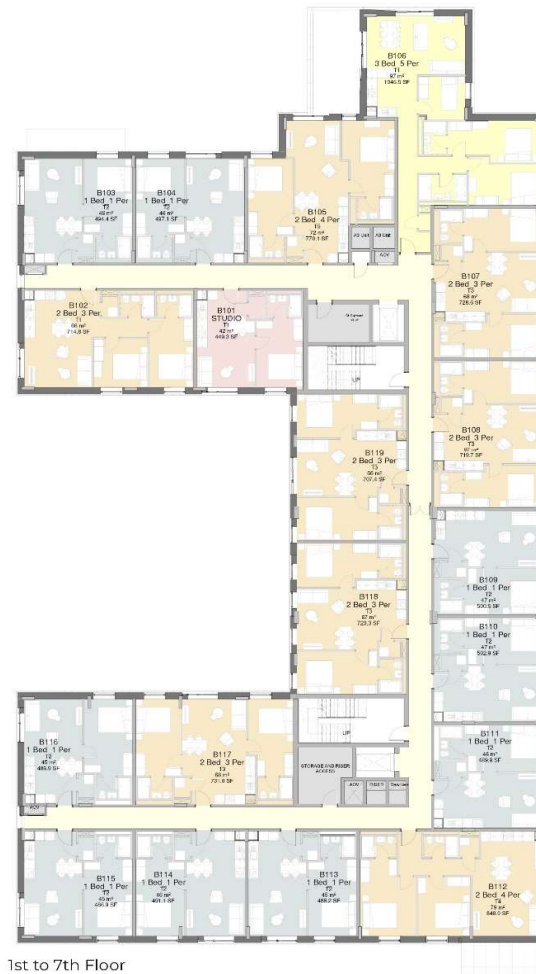




## TYPICAL FLOOR PLAN BLOCK B

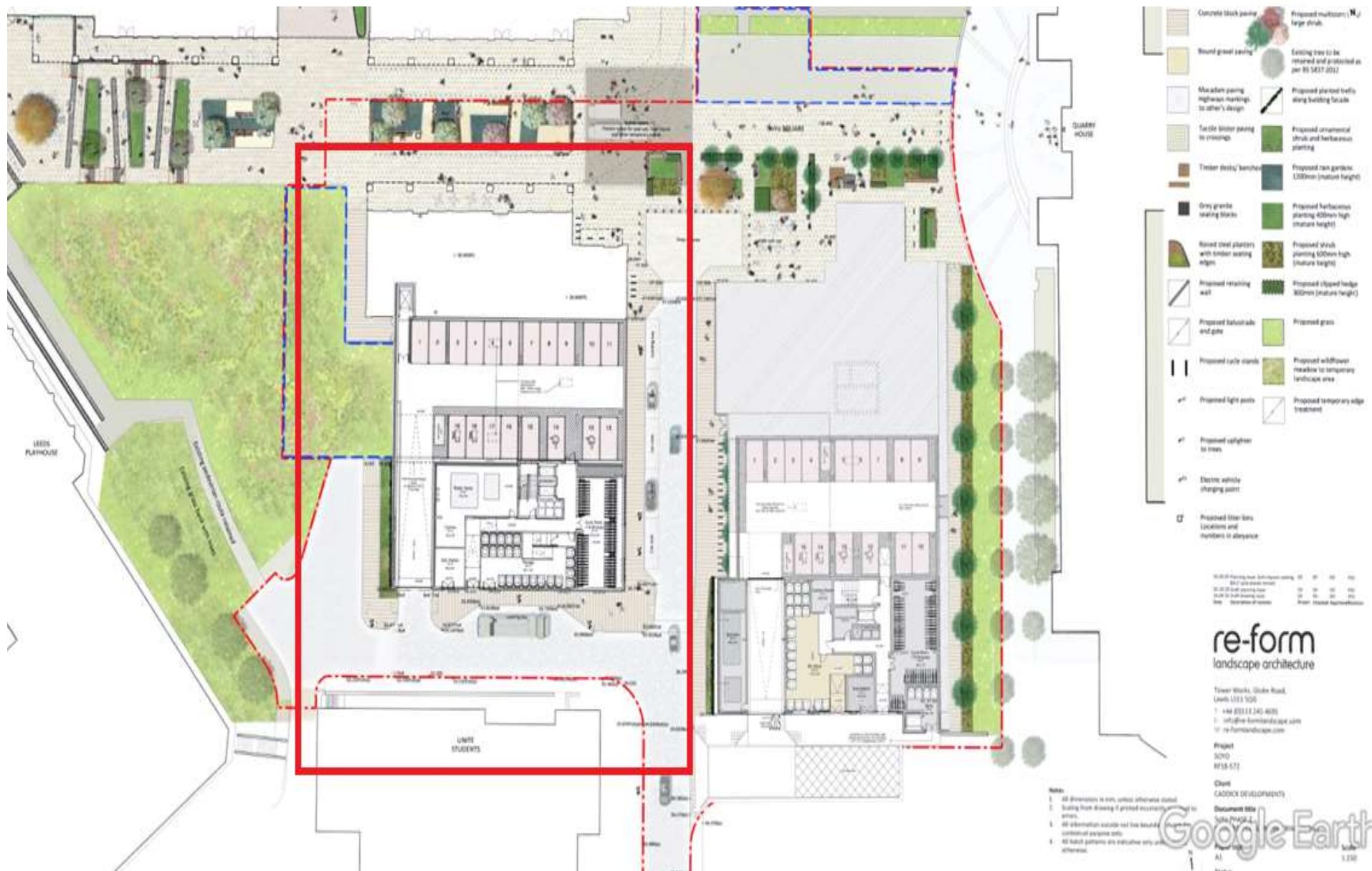


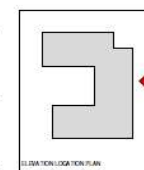
Location Plan



1st to 7th Floor







### MATERIALS KEY

- |   |  |
|---|--|
|  | Brickwork Cladding                                 |
|  | Brickwork Cladding<br>Projecting Brickwork         |
|  | Concrete Stone<br>Random Cladding                  |
|  | Polished Block<br>Architectural Masonry -<br>Light |
|  | Polished Block<br>Architectural Masonry -<br>Dark  |
|  | Light Aluminium<br>Random<br>Cladding*             |
|  | Mid Aluminium Random<br>Cladding*                  |
|  | Shingles Pattern<br>Aluminium Cladding             |

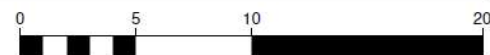
## STATUS PLANNING

DATE: OCT '20  
SHEET BY: CLB  
SCALE: 1:100@A1  
JOB NO.: DRAWING NO.:  
4252 - SOYO-C-PL(01)-012

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[dx.doi.org/10.1016/j.sbspro.2012.09.001](http://dx.doi.org/10.1016/j.sbspro.2012.09.001)

GA\_East Elevation\_1 to 100  
1:100







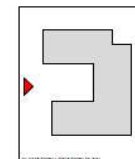
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REV DESCRIPTION REFERENCE



ELEVATION LOCATION PLAN

**General Notes**  
 External materials are subject to detailed design development.  
 Installation / curtain wall notes are subject to detailed design development.  
 External lighting is subject to further detailed design.  
 Storage locations and signs are indicated and subject to detailed design.  
 Landscaping where shown is indicative, refer to landscape design drawings for further details.

**MATERIALS KEY**

- Brickwork Cladding
- Brickwork Cladding  
Propagating Brickwork
- Ceramic Stone  
Random Cladding
- Polished Block  
Architectural Masonry -  
Light
- Polished Block  
Architectural Masonry -  
Dark
- Light Aluminium  
Shedding  
Cladding
- Mid Aluminium Random  
Cladding
- Shingle Pattern  
Aluminium Cladding

J281916  
 CADDICK  
 SOYO  
 BLOCK C  
 LEEDS  
 0161 425 1111  
 GA\_ELEVATION WEST

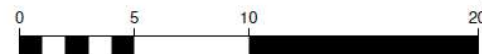
**PLANNING**

DATE: OCT '20 CLB: 1:100@A1  
 J281916, DRAWING NO: 4252 - SOYO-C-PL(01)-014 REV  
 CADDICK  
 SOYO  
 BLOCK C  
 LEEDS  
 0161 425 1111  
 GA\_ELEVATION WEST

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GA\_West Elevation\_1 to 100  
 1 : 100







## WINDOW REVEALS



17







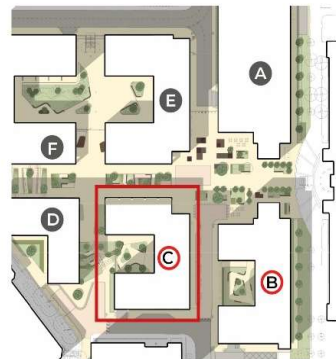




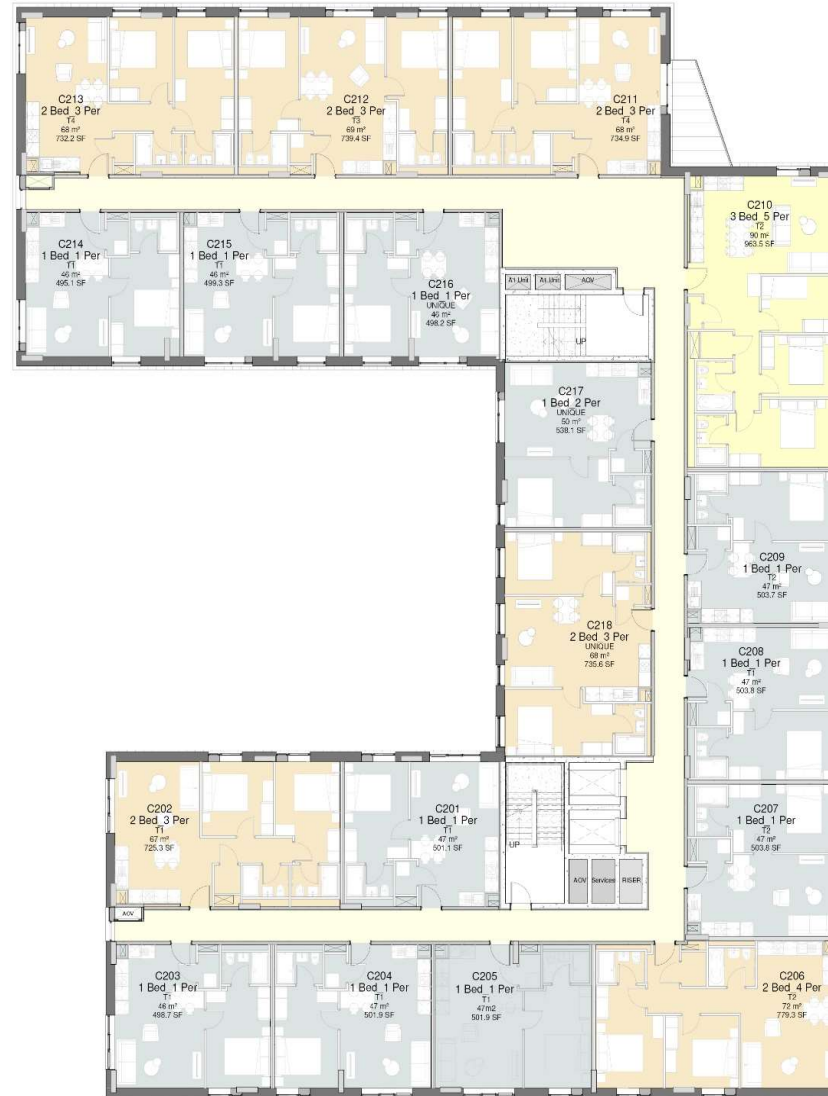




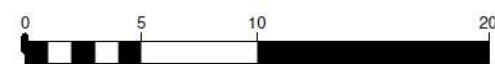
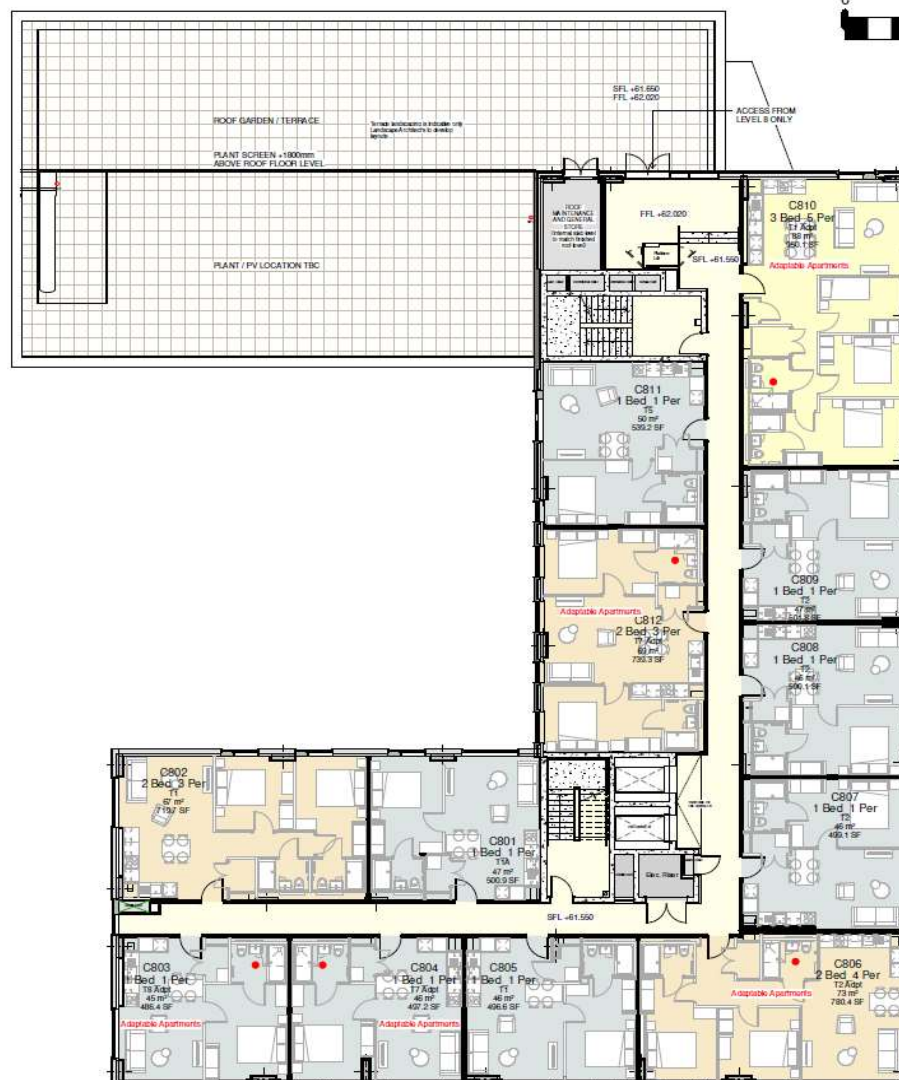
## TYPICAL FLOOR PLAN BLOCK C



Location Plan



2nd to 7th Floor



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**C\_PL(01)**

KEY DESCRIPTION: A. Method Planning Issue

REVISIONS: c14/10/2017

- ROOM LEGEND**
- STUDIO APARTMENT
  - 1 BED APARTMENT
  - 2 BED APARTMENT
  - SERVICES
  - CIRCULATION
  - BIN STORE
  - RESIDENTS GYM
  - RESIDENTS FACILITIES
  - AS UNIT

**M4(2) & M4(3) APARTMENTS**

**BLOCK B&C TOTALS:**

2% of dwellings must be equipped with M4(2) wheelchair user dwellings

TOTAL OF 5 APARTMENTS

**Block B:**  
 1 bed - 2 no.  
 2 bed - 1 no.

**Block C:**  
 1 bed - 2 no.  
 2 bed - 1 no.

30% of dwellings must be equipped with M4(3) accessible and adaptable dwellings

TOTAL OF 59 APARTMENTS

39 apartments in Block B and 60 in Block C:

**Block B:**  
 1 bed - 17 no.  
 2 bed - 15 no.  
 3 bed - 7 no.

**Block C:**  
 1 bed - 26 no.  
 2 bed - 15 no.  
 3 bed - 7 no.

JOB NAME:  
 CADSTICK  
 SOYO  
 BLOCK C  
 LEEDS

DRAWING TITLE:  
 EIGHTH FLOOR PLAN

STATUS:  
 PLANNING

DATE: OCT '20  
 SHEET BY: CLB  
 SCALE: 1:100@A1

JOB NO. DRAWING NO. 4252 - SOYO-C-PL(01)-006

DESIGNER: LONDON  
 One Brewery Wharf  
 Victoria Street  
 LEEDS LS1 3RU

DATE: 10/10/2017

DESIGNED BY: C. D. E.



## TYPICAL APARTMENT LAYOUT



1 Bed - Standard

Bedroom	Area 13.2 sq.m Ceiling Height 2.4m
Bathroom	Area 3.2 sq.m Ceiling Height 2.3m
Kitchen / Dining Living Room	Area 25.5 sq.m Ceiling Height 2.3m - 2.4m
Storage	Area 2.3 sq.m Ceiling Height 2.3m



2 Bed - Standard

Bedroom	Area 13 - 13.3 sq.m Ceiling Height 2.4m
Bathroom	Area 3.1 sq.m Ceiling Height 2.3m
Kitchen / Dining Living Room	Area 28.7 sq.m Ceiling Height 2.3m - 2.4m
Storage	Area 2.8 sq.m Ceiling Height 2.3m



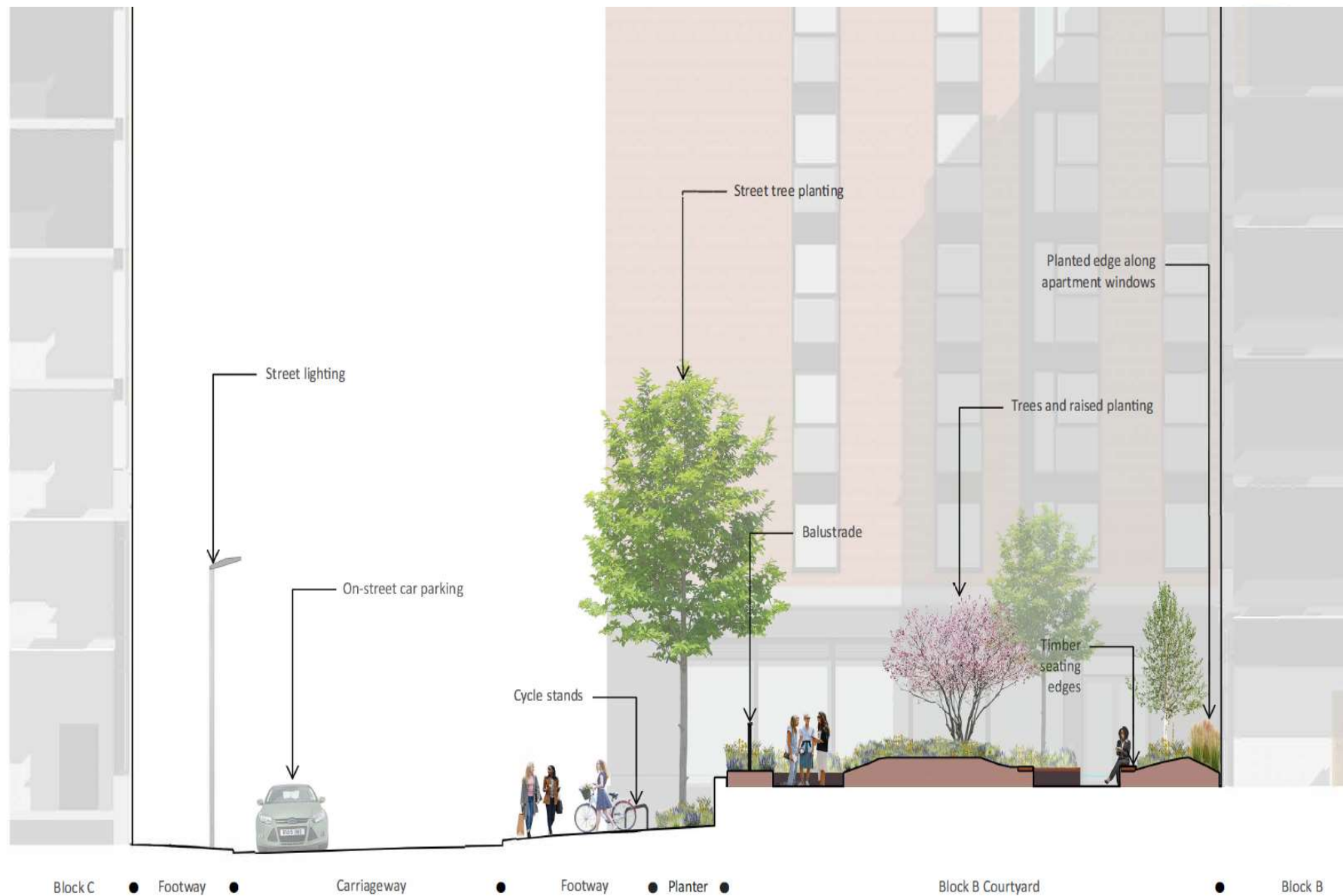
3 Bed - Standard

Bedroom	Area 13 - 8 sq.m Ceiling Height 2.4m	Kitchen / Dining Living Room	Area 36.6 sq.m Ceiling Height 2.3m - 2.4m
Bathroom	Area 3.2 sq.m Ceiling Height 2.3m	Storage	Area 5 sq.m Ceiling Height 2.3m
Bathroom	Area 3.7 sq.m Ceiling Height 2.3m		















Block C



Circulation



Planter



Circulation



Planter

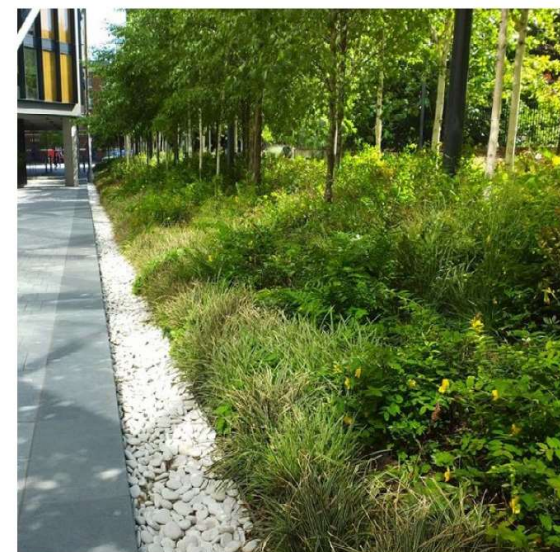
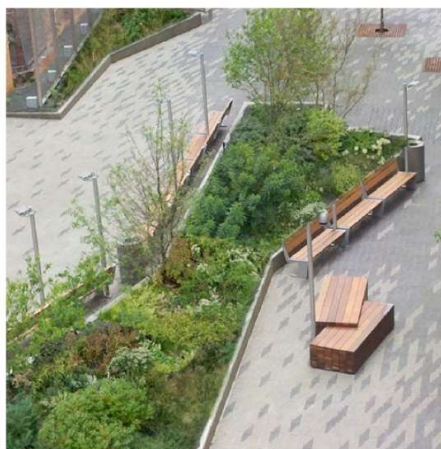


Block C





## LANDSCAPING PLANTING STRATEGY



Timber benches within areas of ornamental planting

Formal geometry in planting with clipped hedges and trees create smaller garden spaces within the larger square

Shrub and herbaceous planting with trees softens the square



## LANDSCAPING COURTYARDS



15



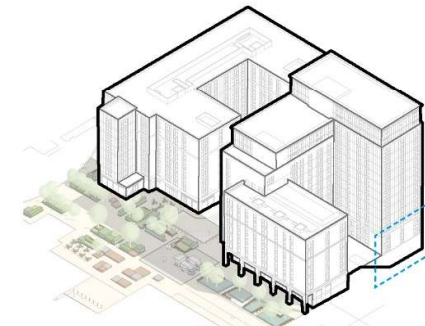
## VERTICAL PLANTING



TRELLIS SYSTEM



BLOCK C - WEST



BLOCK B - WEST



BLOCK C - WEST





# CITY PLANS PANEL

THURSDAY 10<sup>th</sup> JUNE 2021 11:00am

## END OF PRESENTATION



Doing our best – to be the Best Council in the Best City

46