

SOUTH AND WEST PLANS PANEL

THURSDAY 1st July 2021
13:30-15:00



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

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APPLICATION:

PROPOSAL: 19/01489/FU Demolition of Index House and the construction of student residential accommodation and ground floor commercial units

ADDRESS: Index House, 70 Burley Road, Burley, Leeds, LS3 1JX



Slide 1: Aerial Photograph



Slide 2: Photograph



Slide 3: Photograph



Slide 4: Photograph



Slide 5: Photograph



Slide 6: Photograph



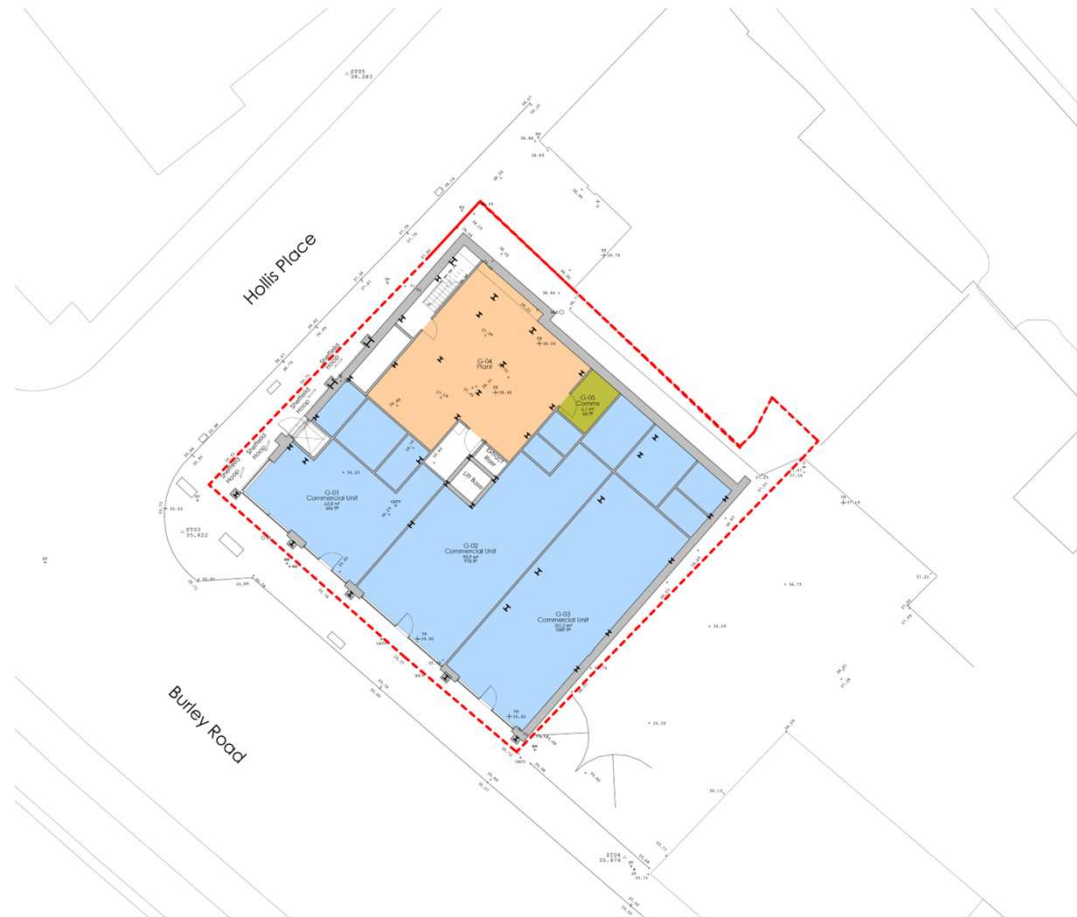
Slide 7: Photograph



Slide 8: Photograph



Slide 9: Site Plan



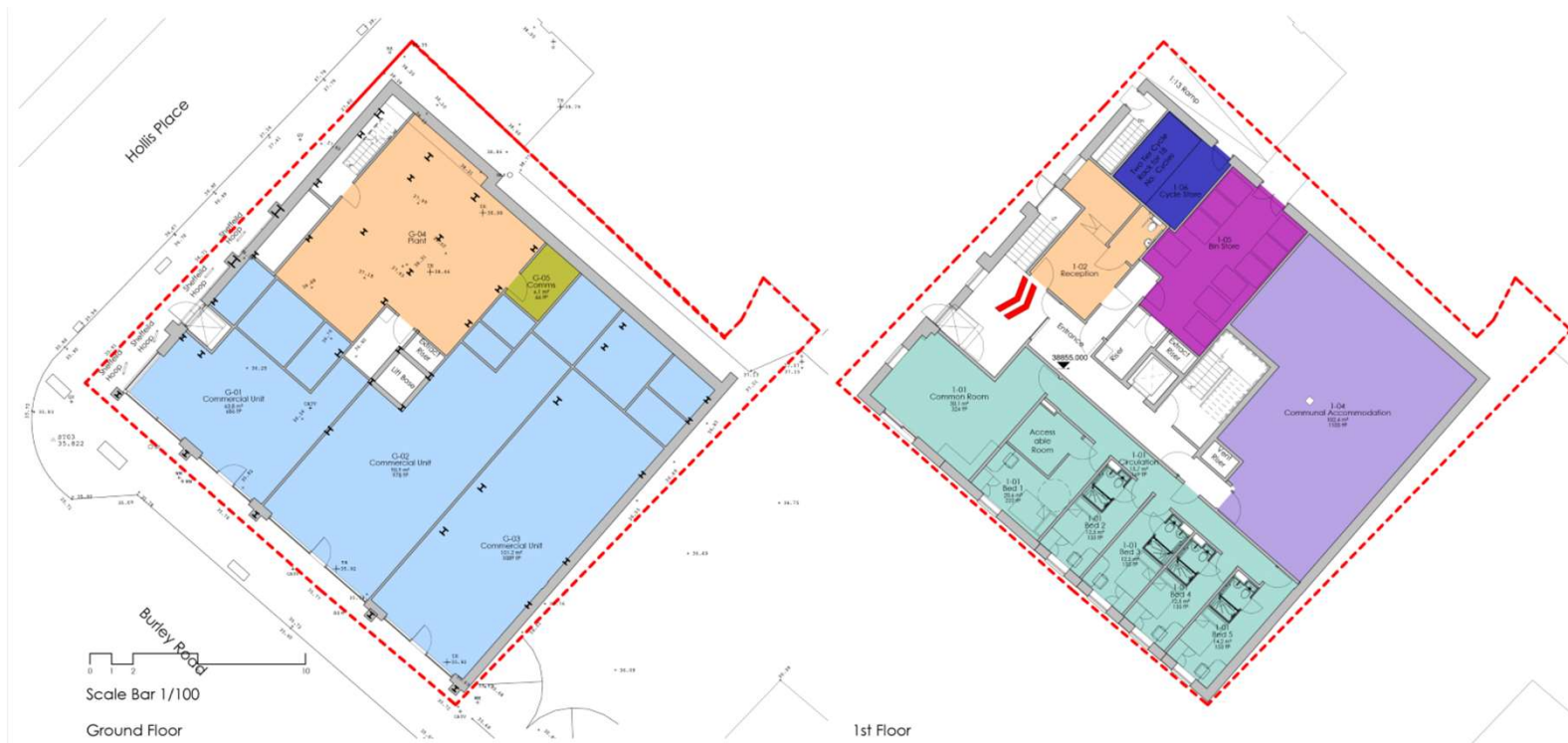
Slide 10: Elevations



Slide 11: Elevations



Slide 12: Floor Plans



Slide 13: Floor Plans

1102	Reception	1st Floor	282.3 m ²	240 m ²	4101	Common Room	4th Floor	24.2 m ²	201 m ²
1104	Common Room	1st Floor	182.4 m ²	1103 m ²	4102	Studio	4th Floor	23.2 m ²	200 m ²
1105	Bed Store	1st Floor	24.5 m ²	371 m ²	4103	Bed 1	4th Floor	23.9 m ²	201 m ²
1106	Cycle Store	1st Floor	13.2 m ²	143 m ²	4104	Bed 2	4th Floor	23.5 m ²	194 m ²
1st Floor	11		290.4 m ²	3103 m ²	4105	Bed 3	4th Floor	23.5 m ²	194 m ²
2001	Bed 1	2nd Floor	12.1 m ²	133 m ²	4106	Bed 4	4th Floor	23.5 m ²	194 m ²
2002	Bed 2	2nd Floor	12.5 m ²	133 m ²	4107	Bed 5	4th Floor	23.5 m ²	194 m ²
2003	Bed 3	2nd Floor	12.5 m ²	133 m ²	4108	Bed 6	4th Floor	23.5 m ²	194 m ²
2004	Bed 4	2nd Floor	12.5 m ²	133 m ²	4109	Bed 7	4th Floor	23.5 m ²	194 m ²
2005	Bed 5	2nd Floor	12.5 m ²	133 m ²	4110	Common Room	4th Floor	23.4 m ²	193 m ²
2006	Bed 6	2nd Floor	14.4 m ²	179 m ²	4th Floor	11		265.1 m ²	264 m ²
2007	Common Room	2nd Floor	13.0 m ²	144 m ²	5101	Studio	5th Floor	19.3 m ²	207 m ²
2008	Studio	2nd Floor	23.1 m ²	444 m ²	5102	Studio	5th Floor	19.2 m ²	206 m ²
2009	Common Room	2nd Floor	24.2 m ²	261 m ²	5103	Studio	5th Floor	24.0 m ²	238 m ²
2010	Studio	2nd Floor	23.1 m ²	444 m ²	5104	Studio	5th Floor	23.8 m ²	236 m ²
2011	Bed 1	2nd Floor	13.8 m ²	148 m ²	5105	Studio	5th Floor	20.1 m ²	212 m ²
2012	Bed 2	2nd Floor	12.1 m ²	134 m ²	5106	Studio	5th Floor	18.2 m ²	191 m ²
2013	Bed 3	2nd Floor	12.5 m ²	134 m ²	5107	Studio	5th Floor	18.2 m ²	191 m ²
2014	Bed 4	2nd Floor	12.5 m ²	134 m ²	5108	Bed 1	5th Floor	14.8 m ²	139 m ²
2015	Bed 5	2nd Floor	12.5 m ²	134 m ²	5109	Bed 2	5th Floor	14.8 m ²	139 m ²
2016	Bed 6	2nd Floor	13.4 m ²	144 m ²	5110	Bed 3	5th Floor	14.8 m ²	139 m ²
2017	Bed 7	2nd Floor	13.4 m ²	144 m ²	5111	Bed 4	5th Floor	14.8 m ²	139 m ²
2018	Common Room	2nd Floor	13.7 m ²	134 m ²	5112	Circulation	5th Floor	11.4 m ²	129 m ²
2019	Common Room	2nd Floor	23.1 m ²	251 m ²	5113	Common Room	5th Floor	30.7 m ²	242 m ²
2020	Common Room	2nd Floor	33.2 m ²	263 m ²	5th Floor	11		200.0 m ²	213 m ²
2nd Floor	11		243.9 m ²	263 m ²	6th Floor	11		182.4 m ²	174 m ²
3001	Bed 1	3rd Floor	12.1 m ²	133 m ²					
3002	Bed 2	3rd Floor	12.5 m ²	133 m ²					
3003	Bed 3	3rd Floor	12.5 m ²	133 m ²					
3004	Bed 4	3rd Floor	12.5 m ²	133 m ²					
3005	Bed 5	3rd Floor	14.2 m ²	154 m ²					
3006	Bed 6	3rd Floor	14.4 m ²	179 m ²					
3007	Circulation	3rd Floor	13.0 m ²	144 m ²					
3008	Common Room	3rd Floor	24.2 m ²	261 m ²					
3009	Studio	3rd Floor	23.1 m ²	444 m ²					
3010	Bed 1	3rd Floor	12.1 m ²	133 m ²					
3011	Bed 2	3rd Floor	12.5 m ²	133 m ²					
3012	Bed 3	3rd Floor	12.5 m ²	133 m ²					

Area Schedule (GVA)		
Level	Area	GF
2nd Floor	243.9 m ²	263 m ²
3rd Floor	243.9 m ²	263 m ²
4th Floor	265.1 m ²	264 m ²
5th Floor	200.0 m ²	213 m ²
6th Floor	182.4 m ²	174 m ²
7th Floor	182.4 m ²	174 m ²
8th Floor	182.4 m ²	174 m ²
9th Floor	182.4 m ²	174 m ²
10th Floor	182.4 m ²	174 m ²
11th Floor	182.4 m ²	174 m ²
12th Floor	182.4 m ²	174 m ²
13th Floor	182.4 m ²	174 m ²
14th Floor	182.4 m ²	174 m ²
15th Floor	182.4 m ²	174 m ²
16th Floor	182.4 m ²	174 m ²
17th Floor	182.4 m ²	174 m ²
18th Floor	182.4 m ²	174 m ²
19th Floor	182.4 m ²	174 m ²
20th Floor	182.4 m ²	174 m ²
21st Floor	182.4 m ²	174 m ²
22nd Floor	182.4 m ²	174 m ²
23rd Floor	182.4 m ²	174 m ²
24th Floor	182.4 m ²	174 m ²
25th Floor	182.4 m ²	174 m ²
26th Floor	182.4 m ²	174 m ²
27th Floor	182.4 m ²	174 m ²
28th Floor	182.4 m ²	174 m ²
29th Floor	182.4 m ²	174 m ²
30th Floor	182.4 m ²	174 m ²
31st Floor	182.4 m ²	174 m ²
32nd Floor	182.4 m ²	174 m ²
33rd Floor	182.4 m ²	174 m ²
34th Floor	182.4 m ²	174 m ²
35th Floor	182.4 m ²	174 m ²
36th Floor	182.4 m ²	174 m ²
37th Floor	182.4 m ²	174 m ²
38th Floor	182.4 m ²	174 m ²
39th Floor	182.4 m ²	174 m ²
40th Floor	182.4 m ²	174 m ²
41st Floor	182.4 m ²	174 m ²
42nd Floor	182.4 m ²	174 m ²
43rd Floor	182.4 m ²	174 m ²
44th Floor	182.4 m ²	174 m ²
45th Floor	182.4 m ²	174 m ²
46th Floor	182.4 m ²	174 m ²
47th Floor	182.4 m ²	174 m ²
48th Floor	182.4 m ²	174 m ²
49th Floor	182.4 m ²	174 m ²
50th Floor	182.4 m ²	174 m ²
51st Floor	182.4 m ²	174 m ²
52nd Floor	182.4 m ²	174 m ²
53rd Floor	182.4 m ²	174 m ²
54th Floor	182.4 m ²	174 m ²
55th Floor	182.4 m ²	174 m ²
56th Floor	182.4 m ²	174 m ²
57th Floor	182.4 m ²	174 m ²
58th Floor	182.4 m ²	174 m ²
59th Floor	182.4 m ²	174 m ²
60th Floor	182.4 m ²	174 m ²
61st Floor	182.4 m ²	174 m ²
62nd Floor	182.4 m ²	174 m ²
63rd Floor	182.4 m ²	174 m ²
64th Floor	182.4 m ²	174 m ²
65th Floor	182.4 m ²	174 m ²
66th Floor	182.4 m ²	174 m ²
67th Floor	182.4 m ²	174 m ²
68th Floor	182.4 m ²	174 m ²
69th Floor	182.4 m ²	174 m ²
70th Floor	182.4 m ²	174 m ²
71st Floor	182.4 m ²	174 m ²
72nd Floor	182.4 m ²	174 m ²
73rd Floor	182.4 m ²	174 m ²
74th Floor	182.4 m ²	174 m ²
75th Floor	182.4 m ²	174 m ²
76th Floor	182.4 m ²	174 m ²
77th Floor	182.4 m ²	174 m ²
78th Floor	182.4 m ²	174 m ²
79th Floor	182.4 m ²	174 m ²
80th Floor	182.4 m ²	174 m ²



Slide 14: CGI image



Slide 15: Scheme as originally submitted



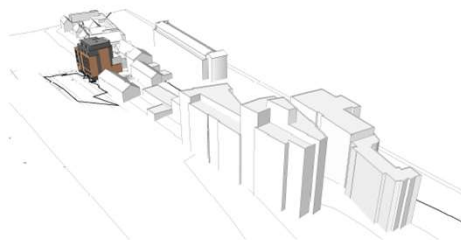
Slide 16: Streetscape



3D View 1



3D View 4



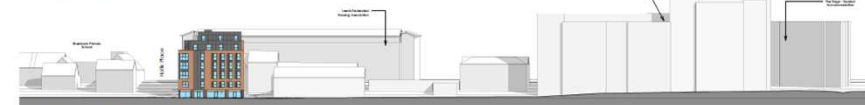
3D View 3



3D View 2



Hollis Place Street Elevation - Scale 1/500



Burley Road Street Elevation - Scale 1/500

Rev	Date	Description	By	Check
1	08/11/2018	Initial Design	ADP	ADP
2	15/11/2018	Revised Design	ADP	ADP

den
architecture

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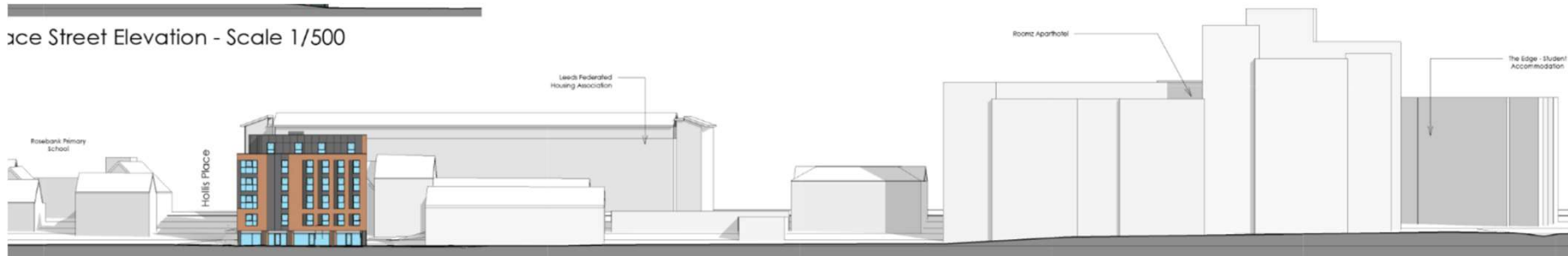
Project: Proposed Student Accommodation Development, Index House, Burley Road, Leeds
Torsion Developments

Phase: Proposed Massing Study

Rev	Date	Scale	Sheet	Author
001	08/11/2018	1:500	A1	ADP
002	15/11/2018	1:500	A1	ADP

Slide 17: Streetscape

Space Street Elevation - Scale 1/500



Slide 18: Obscure glazed windows



Slide 19: Conclusions



PLANS PANEL

THURSDAY

END OF PRESENTATION



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