



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 8 July 2021

**Subject: Planning Application 21/02844/FU has been submitted for the conversion of Leonardo Building and Thoresby House to provide student accommodation and a ground floor commercial unit, comprising the part-demolition and alterations to existing extension to Leonardo Building; demolition of existing roofs, addition of two storey roof extension to Leonardo Building and single storey to Leonardo Printworks and Thoresby and internal alterations. Erection of new-build eleven storey student accommodation building to existing car park. Associated works including creation of new public realm comprising resurfacing works, provision of street furniture, trees and other planting and alterations to the highway, at Leonardo Building & Thoresby House
2 Rossington Street, Leeds, LS2 8HD.**

**Listed Building Consent Application 21/02845/LI has been submitted for the conversion of Leonardo Building and Thoresby House to provide student accommodation and a ground floor commercial unit, comprising the part-demolition and alterations to existing extension to Leonardo Building; demolition of existing roofs, addition of two storey roof extension to Leonardo Building and single storey to Leonardo Printworks and Thoresby House; repairs and restoration to facades including new openings to the upper level elevations and internal reconfigurations including demolition of modern stair tower extensions, installation of new glazed stair core and window replacements in Leonardo Building and Thoresby House. Erection of new-build eleven storey student accommodation building to existing car park. Associated works including creation of new public realm comprising to include limited reconfiguration of the existing listed wall and railings, resurfacing works, provision of street furniture, trees and other planting and alterations to the highway, at Leonardo Building & Thoresby House
2 Rossington Street, Leeds, LS2 8HD.**

APPLICANT
McLaren Property (UK) 3 Ltd

DATE VALID
1 April 2021

TARGET DATE
16 July 2021

Electoral Wards Affected:

Little London and Woodhouse

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Defer and Delegate application 21/02844/FU to the Chief Planning Officer for approval, subject to notification of the application to the Secretary of State for Housing, Communities and Local Government, the conditions at Appendix 1 (and any amendment to or addition of others which the Chief Planning Officer considers appropriate) and subject to the completion of a Section 106 agreement to secure the following:

- 1. Employment and training of local people**
- 2. Publicly accessible areas**
- 3. Occupation of the residential units by students only**
- 4. The provision and monitoring of an index reviewed travel plan fee of £5,743.00**
- 5. A Traffic Regulation Order contribution of up to £10,000.00.**
- 6. Payment for any required suspension of parking bays for pick-up/drop off at start/end of term at the rate of £320 per year for the lifetime of the student use.**
- 7. A monitoring fee**

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the applications shall be delegated to the Chief Planning Officer.

Defer and Delegate application 21/02845/LI to the Chief Planning Officer for approval, subject to notification of the application to the Secretary of State for Housing, Communities and Local Government and the conditions at Appendix 1 (and any amendment to or addition of others which the Chief Planning Officer considers appropriate).

Conditions

A list of draft Conditions is provided in Appendix 1 to this report.

1.0 INTRODUCTION:

- 1.1 The proposal is brought back to City Plans Panel to update Members following the resolution to defer the proposals at the City Plans Panel of 10 June 2021 for further consideration of the scale, massing and the treatment of the new building; the design of the proposed roof extensions; and the approach and treatment of the street frontages. The previous Panel report is attached at Appendix 2 and is to be read in conjunction with this update report in respect of the details of the proposals that have not been amended. The revised scheme remains a development that involves a significant investment in a brownfield site of important heritage assets within the City Centre. This report is a joint report that addresses both the Listed Building Consent and the Planning Applications

2.0 PROPOSAL

- 2.1 The proposals still involve the regeneration and extension of the Grade II Listed Thoresby and Leonardo Buildings and the creation of a new building on the current car park and open space area. This would involve the demolition of some of the existing roof areas on the Thoresby and Leonardo Buildings. All proposed works would facilitate a change of use from offices to student accommodation and a ground floor commercial unit, with the student accommodation being in the form of a mix of studio and cluster flats, of 476 bedspaces (with 218 bedspaces being in Leonardo and Thoresby and 258 bedspaces being in the new building) with shared communal spaces. The studio flats would form 28% (135 studios) of the accommodation with the cluster flats forming the remaining 72% (341 cluster

bedspaces of 4, 5, 6, 7 and 8 beds). Dependent on the floor to ceiling heights, in some areas the studios and cluster bedrooms would have bed decks. These would be lightweight structures positioned inside the rooms, well back from the windows. The studio flats would range from 20 to 36.1m² (some with the large areas would have bed decks included in that floor space) and the cluster en-suite bedrooms would range from 12.3 to 24.9 m² (again some with the large areas would have bed decks included in that floor space). The living spaces for each cluster flat would range (dependant on the size of the cluster) from 28.3m² to 51.3m².

2.2 In addition six large shared communal social spaces for the whole development are proposed (of approximately 346m², 172.1m², 73.8m², 169.1m², 217.2m² and 223.9m²) across the buildings, totalling 1202.1 m².

2.3 The revised proposals would retain the 20th century Leonardo Building (which was to be demolished and replaced on the previous planning and listed building consents 18/06365/FU and 18/06366/LI), with this element being re-clad and extended upwards. A further revised extension is proposed to the roofs of the Listed Leonardo Building and Thoresby Building. Following comments from Plans Panel on 10 June 2021 this part of the scheme has been amended as follows:

- A commercial unit of approximately 57.5 m² has been introduced to ground floor of the 20th century Leonardo Building to provide active frontage to the corner addressing Rossington Street and Millennium Square. This unit will have level access to the commercial unit provided along Rossington Street.

- The top floor parapet of the 20th century re-elevated Leonardo Building has been enhanced and detailed to provide a 'lantern' aspect to the corner addressing Millennium Square.

- The brick parapet of the new elevation to the retained 20th century Leonardo Building has been raised, with the effect being the visual reduction of the top floor setback of Leonardo, such that it appears as single storey from street views.

- The top storey extension cladding to be more reflective by use of look-a-like glazed panels.

2.4 The revised new building would retain 11 storeys including a ground floor double height lobby, plus a roof top plant level, but has been revised as follows:

- The building height has been reduced by 1.2m

- The top floor masonry parapet has been reduced in height by 0.75m

- The top floor masonry parapet is to be detailed to create a modern relative to the parapet of 2 Great George Street.

- The top storey extension cladding to be more reflective by use of the same look-a-like glazed panels as proposed for the Leonardo and Thoresby roof extensions, providing continuity in material expression across the scheme.

2.5 The scheme would still include new publicly accessible open landscaped areas between the Thoresby Building and the new building and between this new block and No.2 Great George Street, on what is currently hard surfaced car parking and open space areas. No car parking is proposed for this development, although secure cycle parking is to be provided. Pick up / drop off and refuse servicing would be likely to be taken from Rossington Street.

3.0 SITE AND SURROUNDINGS:

3.1 The details of the site and surroundings can be found listed in Section 3.0 of the previous Panel Report at Appendix 2.

4.0 RELEVANT PLANNING HISTORY:

4.1 The relevant Planning history can be found listed in Section 4.0 of the previous Panel Report at Appendix 2.

5.0 HISTORY OF NEGOTIATIONS:

5.1 The proposals have been the subject of pre-application discussions between the Developer, their Architects, and Local Authority Officers since November 2020. These discussions have focused on the proposed use, the design and massing of the new block and the extensions, heritage matters including, relationships between the host listed buildings and nearby heritage and non-heritage buildings, key views, sustainability and opportunities for both green and hard landscaping and connectivity.

5.2 The preapplication scheme was presented to Members at the City Plans Panel of the 25th February 2021. Members made the following comments;

- That Members broadly supported the proposals and agreed that there was a need for more detailing on the new building.
- In response to questions outlined in the report, Members considered that the proposed use of the site for student accommodation and loss of office accommodation was acceptable in principle.
- It was also considered that the living conditions within the student accommodation would be acceptable, subject to further details of the design and space standards being provided.
- The emerging principles in respect of design were supported, but with the comment from some Members to be noted that had raised concern regarding over-dominance.

5.3 The application scheme was presented to Members at the City Plans Panel of the 10 June 2021. Members made the following comments;

- The proposed new building dwarfs the adjacent building, the relationship between the old and new is not right
- The comments made by Historic England and the Leeds Civic Trust are good points, could these comments be revisited by officers
- The roof extensions to the Leonardo building dominate and are considered bulky .
- The principle of this development was sound and the nature of city centre uses was changing. The reuse of the building rather than demolition is supported.
- Could there be a predominance of glass to the ground floor of the new building
- The proposed roof extension to the Leonardo building looks like an “add on”, could mirrored glass be considered
- The scale and massing of the new building is not right and requires revisiting
- Could further consideration be given to the choice of materials on the new building
- The façade of the Leonardo Building runs horizontal while the new building runs vertical, could this be looked at again
- There is a lack of active street frontage. It’s not appropriate to be able to see into the halls of residence.
- There was a concern that the new building projected over the footpath to Great George Street
- Could a heading/paragraph on public safety (safety at night) be included in all future reports to Plans Panels

In drawing the discussion to a conclusion, the Chair said Members had raised a number of issues, all of which required further discussion with the applicant, there was clearly more work to do on this application.

It was moved and seconded that the application be deferred to look again at the scale, massing and the treatment of the new building; the design of the proposed roof extensions; and the approach and treatment of the street frontages.

**Please note that at the time of writing this report these minuted comments were in draft form only and had yet to be agreed formally by Members.*

6.0 PUBLIC/LOCAL RESPONSE:

6.1 The received public objections can be found listed in Section 6.0 of the previous Panel Report at Appendix 2. However comments relating to design and the lack of ground floor activity were made as follows:

- It is very disappointing that this scheme would have so little street interaction.
- The scheme lacks the character of previous proposals on the site and the design is uninspired when compared to the design of the listed portions.

Response: these comments are addressed in the appraisal below.

7.0 CONSULTATIONS RESPONSES

7.1 All received consultee comments can be found listed in Section 7.0 of the previous Panel Report at Appendix 2, however, those from Historic England and Leeds Civic Trust are also set out in the appraisal below.

8.0 RELEVANT PLANNING POLICIES:

8.1 All relevant Policies can be found listed in Section 8.0 of the previous Panel Report at Appendix 2.

9.0 MAIN ISSUES

1. The scale, massing and the treatment of the new building.
2. The design of the proposed roof extensions
3. The treatment of the street frontages.

10.0 APPRAISAL

10.1 As stated above, the scheme was considered by Members at the City Plans Panel of 10 June 2021. Members resolved to defer the proposal and have the scheme return with a further consideration of scale, massing and the treatment of the new building, the design of the proposed roof extensions and the approach and treatment of the street frontages (see section 5.3 above for the full draft minuted comments). Alongside Member's own comments they requested that those of Historic England and Leeds Civic Trust also be reconsidered. As such, for clarity, these comments are set out and responded to below.

10.2 Historic England state that they object to the proposal for the following reasons:

1. In their view the courtyard infill block, by virtue of its form, height, bulk and massing, would substantially disrupt the inter-visibility between the former school buildings and the ability to understand these as a group, as well as being disruptive of the stepped streetscape of Great George Street and being over-dominant of Thoresby House and disruptive of the setting of Cathedral Chambers and Leeds College of Art and Design.
2. In respect of the alterations and additions to the listed Leonardo and Thoresby buildings they states that the removal of original roof structures for the roof extensions, will greatly diminish the quality of the retained buildings and their place in the townscape.

3. The replacement extensions are bulky with increased heights and are not sufficiently recessed and do not contribute positively to the roofscape.
4. In addition at ground floor level the intended student use means there will be a lack of active frontage.

- 10.3 Leeds Civic Trust state that whilst there are positives to the scheme, they object to the proposals for the following reasons;
1. The lack of active frontages at street level, with windows being higher than pedestrian level, particularly to the North West corner to Millennium Square.
 2. The massing of the new build proposal over the car park is too prominent. It is unhelpful that the top two storeys are barely recessed from the main facades and thus do not respect the strong architectural character of the existing buildings. The two upper storeys should be recessed so that they are not visible to pedestrians and should be finished in a more recessive material.
 3. The bicycle store in the new-build is self-contained and doesn't have doors into the main space, which means that anyone using their bike would need to go out of the bike park again before entering the premises.
 4. That windows appear not to open other than through a tiny vent at the top and ventilation panel to the side is unlikely to be sufficient on a very hot day where incorporated on the South facing facades.
 5. Some of the units are quite generous, but those that have window openings onto the school courtyard may have less light than is ideal.
- 10.4 The scale, massing and the treatment of the new building.
- 10.5 City Plans Panel Members, Historic England (their Point 1 above), Leeds Civic Trust (their Point 2 above) and the public objection, made comments regarding the position, scale, massing and materiality of the new building and its over-dominance of the adjacent listed buildings and its setting within the streetscene .
- 10.6 The Applicant has stated that of significant importance is the overall viability of the development, which rests on the creation of new floorspace within the site, which is proposed in the form of rooftop extensions to the historic buildings and the creation of a new building on the car park. Alongside this they have acknowledged the comments made by all parties noted above in paragraph 10.5.
- 10.7 As such the scheme has now been amended to reduce the overall height of the new building by 1.2 metres, with the parapet being reduced by 0.75m. This allows the parapet to be more aligned with the existing parapet of the neighbouring listed No.2 Great George Street. In addition, this proposed masonry parapet would be detailed to create a modern relative to the parapet of No.2 Great George Street.
- 10.8 In addition, the facade of the top two inset levels is to have a look-a-like glazed panel cladding, allowing this section to be a more reflective element on the street scene. In respect of the bricks, these would be a red brick with a natural patina, showing natural differences of shade and tone in each brick.
- 10.9 City Plans Panel Members also raised concerns that the images appeared to show the new building projecting over the public footways on Great George Street and Rossington Street. The building is stepped in at ground floor level to both sides, to create a walkway within the site, behind the historic boundary walls and railings. This allows access to the cycle stores and back of house areas. Above this level the building does step out, to align itself with the neighbouring Thoresby Building, which sits at the back edge of the footpath, but the new building does not extend beyond

the said boundary walls and railings. As such the new building will be fully within the curtilage of the site at all levels.

10.10 Officers consider the amendments would, by way of the changes to height, façade arrangement and the materiality of the top floors, allow the building to sit comfortably in the heritage rich context, provided an appropriate high quality third element to the site. Officers consider this to be so, for the following reasons:

-The former school buildings and car park do not provide set piece views such as a Georgian Square. They form part of a wider dense urban context of historic and modern buildings rising up the hill between Millennium Square and Woodhouse Lane.

-Part of the character of this part of the city centre is that there are buildings of varying heights and character visible in close proximity.

-Although the new build is taller than 2 Great George Street, its visual impact and any potential dominance against 2 Great George street is mitigated by the steep gradient of Great George Street and the relative narrowness of the street which only afford oblique views of the new build in the context of the adjacent listed building.

-The new build and public realm are considered high quality additions through their design and materiality, which enhances the setting of the adjacent listed buildings in comparison with the existing surface car park.

It is also the case that to ensure quality in the detailing, 1:20 details and materials will be controlled via Planning Conditions.

10.11 The design of the proposed roof extensions

10.12 The Applicant has expressed that there are heritage benefits to the redevelopment of the historic building, as follows;

- Retention and enhancement of the existing internal courtyard to the rear of Leonardo Building and Thoresby House, which was previously approved to be infilled;

- Retention and reinstatement of the existing building envelope of the Leonardo Building, parts of which were previously approved to be demolished and therefore highly preferable from a sustainability perspective;

- Retention of a defined footprint and internal distinction between the Leonardo Building and Thoresby House; the previous scheme involved the creation of open plan accommodation;

- Facilitating the retention of original features shown to be removed in the consented scheme such as the tiling and flooring; and

- Retention and re-use of the existing later-Leonardo structure to create a more sustainable development proposal; the previous scheme involved complete demolition of the later Leonardo structure.

The Applicant has also stated that some degree of intervention is inevitable to facilitate the conversion of the existing buildings to sustainable and viable use. They also state that the level of intervention is the minimum required to address inherent issues of functionality and accessibility within the listed buildings, and to upgrade their energy efficiency to an acceptable level for residential use.

10.13 In respect of Historic England's comments (their Point 2 above) regarding the partial loss of the roof form of the listed Thoresby and Leonardo Building, Officers do not agree with the views of Historic England and consider that the roof forms on these heritage buildings are mostly not visible from the street other than the profile edges and the tower features. These towers will be retained as will the profiled edges of the historic elevations with the new extensions set back behind them. As such Officers consider that the alterations to the roof forms will not have a significant impact on the place of the listed buildings in the general roofscape of the area.

- 10.14 In response to the comments made by City Plans Panel Members and Historic England (their Point 3 above) regarding the scale, materiality and form of the new extensions to the Leonardo and Thoresby buildings the Applicant has amended the proposals as follows below.
- 10.15 The brick work parapet to the new facade to the 20th century Leonardo Building (Members will recall from the previous Panel report of 10 June 2021 that this building is to be stripped back and re-elevated rather than being demolished, as was the case on the previously approved scheme here), will be taken up a level such that the appearance and mass of the clad roof extension is visually diminished. In addition, the roof extension will be treated with the same look-a-like glazed panel cladding as is proposed on the new building, to ensure continuity of material expression across the development. Further to this, at the top corner of the new façade addressing Millennium Square, the tower feature is to be enhanced and detailed to provide a ‘lantern’ aspect to the corner.
- 10.16 At the base of the frontage a new commercial unit will be sited, with large glazed windows and a dark base frontage treatment, to tone with the dark brick at the base of the attached listed Leonardo Building. These changes will allow the facade to become a more balanced arrangement, with a clearly defined top, middle and base.
- 10.17 In respect of the bricks, these again would be a red brick with a natural patina, showing natural differences of shade and tone in each brick.
- 10.18 Officers consider the amendments would, by way of the changes to the façade arrangement, the materiality of the roof top extension, the enhancement of the corner tower lantern effect and the introduction of a commercial frontage at the ground floor Rossington Street corner, allow the building to sit comfortably in the heritage rich context and provide an appropriate high quality redevelopment. It is also the case that to ensure quality of detailing, 1:20 details and materials will be controlled via Planning Conditions.
- 10.19 The approach and treatment of the street frontages
- 10.20 In response to the comments made by City Plans Panel Members, Historic England (their Point 4 above), Leeds Civic Trust (their Point 1 above) and the public objection, regarding the lack of active frontages, particularly to the corner facing Rossington Street and Millennium Square, the ground floor of this corner has been amended. As a result a commercial unit has been added to the scheme at this corner. This will replace the common room for the cluster there, having the effect of changing this cluster from an 8 bed to a 5 bed cluster with the common room relocated and cluster re-ordered as a result. It is envisaged by the Applicant that the new commercial unit would be a coffee shop or café, with a flat and level access door from Rossington Street and large clear glazed windows (some of which would be openable), to create a vibrant, active frontage. The building will also be pulled back at the ground floor level, at this corner, and will cantilever over, creating the potential for more space for pedestrian movement and/or some external seating. Officer consider this is to be a positive response to Members comments that adds the required element of vibrancy to the building frontage.
- 10.21 Other Raised Matters
- 10.22 In response to the comments made by Leeds Civic Trust (their Point 3 above) in reference to the new blocks cycle store, due to the levels change here it would be

difficult to achieve an internal door with flat and level access and as such the cycle store access and egress is from the side of the building, but within the boundary of the site and not directly on to the street. Members raised concerns regarding the safety of those using these facilities. The Applicant has stated that the buildings will be staffed with a concierge and security staff on site. Officers consider this to be an acceptable arrangement in principal. Full details of the cycle parking will be required via a Planning Condition.

- 10.23 In response to the comments made by City Plans Panel Members and by Leeds Civic Trust (their Point 4 above) regarding the potential for some windows not to open fully. This is the case due to the nature and form of some of the original historic windows, which open on a tilt system. To have fully opening windows would require the removal and replacement of these original historic windows with windows of different detailing (to facilitate the extent of opening). Due to the nature of the historic windows Officers consider this to be an acceptable arrangement in principal. Full technical and design details of any replacement or secondary glazing and ventilation systems, will be required via a Planning Conditions.
- 10.24 In response to the comments made by Leeds Civic Trust (their Point 5 above) regarding the concern that some rooms will have poor light levels due to them facing the courtyard. The majority of these windows would be north and south facing on to the space which is some 8 metres in width and would be serving bedrooms. The windows would be well proportioned ranging from 1.8m² to 3.9m² in clear glazed surface. There are some windows that are some 3 metres from a circulation core. These are historic windows in the listed Leonardo building and to make these any larger these would require the removal of historic material. However, the windows are to have angled apertures added, to allow oblique views across the longest parts of the courtyard. As such it is considered that this arrangement would not result in unacceptable levels of amenity for the occupiers of these bedrooms. Therefore, Officers consider that the maximum possible light levels will be achieved given the location and nature of the historic windows.

11.0 CONCLUSION

- 11.1 In conclusion it is considered that the revised proposal would result in a high quality, appropriate development. The scheme would bring active uses to an important historic building and would add to the vibrancy and vitality of the area and furthering its regeneration.
- 11.2 The revised proposals would allow important underused historic areas of the Listed Buildings to be brought back into use and whilst it is acknowledged that there will be some (but not substantial) harm by virtue of the extent of demolition and alterations, this is of a tolerable level when balanced against the public benefits of the regeneration of the building.
- 11.3 Therefore the proposal is in accordance with the Development Plan and is considered to be acceptable and is recommended for planning approval and listed building consent approval subject to the conditions set out in Appendix 1 and the planning obligations set out at the head of this report.
- 11.4 Due to a statutory objection from Historic England the Secretary of State will be notified in respect of the proposals and the Plans Panel decisions on the two applications, in accordance with legislative requirements.

Background Papers:

PREAPP/20/00476
21/02844//FU
21/02845/L
21/01869/FU
21/01870/LI



Leeds
CITY COUNCIL

Originator: Sarah McMahon

Appendix - Draft Conditions

CITY PLANS PANEL

Subject: Planning Application 21/02844/FU has been submitted for the conversion of Leonardo Building and Thoresby House to provide student accommodation comprising: part-demolition and alterations to existing extension to Leonardo Building; demolition of existing roofs, addition of two storey roof extension to Leonardo Building and single storey to Leonardo Printworks and Thoresby and internal alterations. Erection of new-build eleven storey student accommodation building to existing car park. Associated works including creation of new public realm comprising resurfacing works, provision of street furniture, trees and other planting and alterations to the highway, at Leonardo Building & Thoresby House, 2 Rossington Street, Leeds, LS2 8HD.

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21/02844/FU

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and produced for the Local Planning Authority.

To avoid the creation of derelict sites to the detriment of this part of the City.

4) No works shall begin on the relevant phase of development until a Statement of Demolition and Construction Practice for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement of Demolition and Construction Practice shall include full details of:

- a) details of any phasing of the development
- b) the means of access, location of site compound, storage and parking (including workforce parking), means of loading and unloading of all contractors' plant, equipment, materials and vehicles and associated traffic management measures
- c) the positions and types of cranes and details of excavations and earthworks
- d) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- e) measures to control the emissions of dust and dirt during construction;
- f) location of site compound, and its means of enclosure and of safety barriers including soundproofing barriers and vehicle crash barriers
- g) details of plant equipment/storage as well as details of any vibro-impact machinery;
- h) details and location of contractor and sub-contractor parking and of the management of abnormal loads
- i) a local resident and business communications strategy for the duration of the works
- j) how this Statement of Demolition and Construction Practice will be made publicly available by the developer

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of residential amenity of occupants of nearby property in accordance with adopted Core Strategy Policy T1 and the National Planning Policy Framework.

5) Demolition and construction activities shall be restricted to 08.00 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours on Saturdays with no works on Sundays and Bank Holidays.

In the interests of amenity and highway safety.

6) No building works on each phase shall take place until details and samples of all external walling, glazing (including anti-glare specifications) and roofing materials

have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

7) No building works to each phase shall take place until details and samples of all surfacing materials to the public realm areas have been submitted to and approved in writing by the Local Planning Authority. The surfacing works shall be constructed from the approved materials.

In the interests of visual amenity.

8) No building operations shall be commenced on each phase of the development until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

- (i) 1 to 20 scale drawings of the detail of roof lines and cappings, any eaves treatments and ground floor treatments.
- (ii) 1 to 20 scale section drawings of each type of window including the setting out of the roof top extension elevational treatments.
- (iii) 1 to 20 scale section drawings of all new external doors and entrances.
- (iv) 1 to 20 scale section drawings of the junctions of different materials and of the new extensions with the host listed Leonardo Building and Thoresby Building.
- (v) 1 to 20 scale section drawings of the new entrances to the Leonardo Building and Thoresby Building.
- (v1) 1 to 20 scale section drawings of the staircore and the details of its elevational treatment.

The works shall be carried out in accordance with the details thereby approved.

In the interests of visual amenity.

9) Development (excluding demolition) shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and:

- (a) Where the approved Phase I Desk Study indicates that intrusive investigation is necessary, development (excluding demolition) shall not commence until a Phase II Site Investigation Report has been submitted to and approved in writing by the Local Planning Authority;
- (b) Where remediation measures are shown to be necessary in the Phase I/Phase II Reports and/or where soil or soil forming material is being imported to site, development (excluding demolition) shall not commence until a Remediation Strategy demonstrating how the site will be made suitable for the intended use has been submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall include a programme for all works and for the provision of Verification Reports.

It is strongly recommended that all reports are prepared and approved by a suitably

qualified and competent person.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use' with respect to land contamination.

10) If remediation is unable to proceed in accordance with the approved Remediation Strategy, or where significant unexpected contamination is encountered, or where soil or soil forming material is being imported to site, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. The affected part of the site shall be agreed with the Local Planning Authority in writing.

An amended or new Remediation Strategy and/or Soil Importation Strategy shall be submitted to and approved in writing by the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Strategy. Prior to the site being brought into use, where significant unexpected contamination is not encountered, the Local Planning Authority shall be notified in writing of such.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that any necessary remediation works are identified to make the site 'suitable for use' with respect to land contamination.

11) Remediation works shall be carried out in accordance with the approved Remediation Strategy. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

It is strongly recommended that all reports are prepared and approved by a suitably qualified and competent person.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be 'suitable for use' with respect to land contamination.

12) The development hereby permitted shall not be occupied until a scheme detailing the method of storage and disposal of litter and waste materials, including recycling facilities, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided including, where appropriate, lockable containers, details of recyclable materials collection with timescales. The approved scheme shall be implemented before the development is brought into use and no waste or litter shall be stored or disposed other than in accordance with the approved scheme.

In the interests of residential amenity and to promote recycling.

13) No external storage of any commercial or residential refuse or recycling bins shall take place on any part of the site and internal bin store areas will be provided as part of the development.

In the interests of amenity, visual amenity and public safety, in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

14) No installation of externally mounted plant or equipment shall take place until details of the installation and/or erection of any air conditioning or extract ventilation system, flue pipes, window cleaning equipment or other excrescences proposed to be located on the roof or sides of the building, including details of their siting, design, noise attenuation, and external appearance have been submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details and retained as such thereafter.

Plant and machinery operated from any commercial premises shall limit noise to a level at least 5dBA below the existing background noise level (L90) when measured at the nearest noise sensitive premises with the measurements and assessment made in accordance with BS4142:1997.

Hot food uses will often require an extract ventilation system to deal with odour and fumes. Guidance on suitable design is provided in DEFRA guidance at:
<http://www.defra.gov.uk/publications/files/pb10527-kitchen-exhaust-0105.pdf>

In the interests of amenity and visual amenity.

15) Prior to the commencement of development a Sustainability Statement shall be submitted which will include a detailed scheme to demonstrate compliance with Core Strategy policies EN1 and EN2 and also comprising:

- (i) a recycle material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit);
- (ii) a Site Waste Management Plan (SWMP) for the demolition and construction phases.

Within 6 months of the first occupation of each phase a post-construction review statement for that phase shall be submitted and approved in writing by the Local Planning Authority. The development and buildings comprised therein shall be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the adoption of appropriate sustainable design.

16) Notwithstanding the details on the hereby approved plans, hard and soft landscape works shall not take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority.

Hard landscaping works shall include

- (a) proposed finished levels and/or contours,
- (b) means of enclosure,

- (c) car parking layouts,
- (d) vehicle and pedestrian access and circulation areas,
- (e) hard surfacing areas,
- (f) minor artefacts and structures (eg, furniture, play equipment, refuse or other storage units, signs, lighting etc.),
- (g) proposed and existing functional services above and below ground (eg. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include

- (h) planting plans,
- (i) written specifications (including cultivation and other operations associated with plant and grass establishment),
- (j) schedules of plants noting species, planting sizes and proposed numbers/densities,
- (k) soil volumes for tree pits and planted beds
- (l) implementation programme.

Hard and soft landscaping works shall be carried out in accordance with the approved details prior to the occupation of any part of the development in accordance with the programme agreed with the Local Planning Authority and to a reasonable standard in accordance with the relevant provisions of British Standard BS 4428:1989 Code of Practice for General Landscape Operations or other recognised codes of good practice and to British Standard BS 8300 Design of buildings and their approaches to meet the needs of disabled people. Code of practice.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, Leeds Natural Resources and Waste DPD, and the National Planning Policy Framework.

17) No hard or soft landscape works shall take place until a plan, schedule and specification for long term landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, fencing and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds Core Strategy Policy P12, Saved Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, Leeds Natural Resources and Waste DPD, and the National Planning Policy Framework.

18) If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme, in accordance with adopted Leeds Core Strategy Policy P12, retained Leeds Unitary Development Plan Review (2006) policies GP5 and LD1, the Leeds Natural Resources and Waste DPD, and the National Planning Policy Framework.

19) a) No works or development shall commence until full details of the load bearing cell type rooting zone using proprietary structures has been submitted and approved in writing by the local planning authority. Details shall be fully in accordance with LCC guidance on urban tree planting (available on Landscape Planning website). Details shall include:

- proprietary soil cell structures to support paving over extended sub-surface rooting areas
- Soil cell volume /soil volume calculations
- specification of topsoil including additives and conditioners
- Tree grilles and guards and means of anchoring root balls. Built-in Root Irrigation Pipe system with end cap and aeration system.
- Passive and / or active irrigation including directed use of grey water / roofwater or surface water infiltration to benefit planted areas. Details of distribution system and controls
- Tree grill details
- drainage system for tree pits.
- Where applicable -details of protection measures for statutory utilities and drainage
- Works shall then be carried out in accordance with the approved details.
- Confirmation of Manufacturer supervision on site (free service)

b) To ensure full compliance, a brief report on the installation of the rooting zone system, including supporting photographic evidence, shall be submitted to the LPA when the works are still “open” to allow LPA inspection prior to any finish surfacing works. Seven days written notice shall be given to the Local Planning Authority that the rooting zone structures are in place to allow inspection and approval of them as installed. Confirmation is required that the installation has been overseen by the manufacturer of the system

NOTE-this item cannot be discharged until post inspection approval is confirmed.

c) A three year irrigation programme for the trees (in accordance with BS 8545-2014 Trees from Nursery to Independence) shall be submitted to the LPA for approval in writing. Confirmation of irrigation compliance shall be submitted to the LPA on a quarterly basis for the full three year programme period

To ensure the provision of amenity afforded by appropriate landscape design and its

cultural requirements are integrated into the development scheme

20) Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the Local Planning Authority of: integral bat roosting and bird nesting features (for species such as House Sparrow and Swift) within buildings. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.

To maintain and enhance biodiversity in accordance with Core Strategy Policy G9, NPPF, and BS 42020:2013

21) No external lighting shall be installed unless a scheme has previously been approved in writing by the Local Planning Authority. No lighting fitment shall be installed on the site in such a way that the source of light is directly visible from nearby residential properties or is a hazard to users of adjoining or nearby highways. The scheme shall be installed and retained thereafter in accordance with the approved details.

In the interests of amenity.

22) No development shall commence on each phase until full details of the means of access into and out of the buildings, including all entrances and lifts and around the public realm areas, for disabled persons, have been submitted to and approved in writing by the Local Planning Authority. The details shall comply with British Standard BS 8300 Design of buildings and their approaches to meet the needs of disabled people. Code of practice.

In the interests of disabled people and access for all

23) Prior to the construction of each phase of the development, details of glazing and any mechanical ventilation package shall be submitted to and approved in writing by the Local Planning Authority. The package shall be designed to meet the following criteria:

Living Rooms 0700-2300 35dBLAeq

Bedrooms 2300-0700 30dB LAeq, 45dBLAmax

The package shall be installed and implemented in accordance with the approved details prior to the commencement of the use of the building and shall be maintained and retained thereafter for the lifetime of the development.

In the interests of the amenity of future occupiers of the residential dwellings.

24) The development shall not be occupied until a Servicing and Delivery Management Plan (including timescales and detailed loading bay proposals) has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

25) Notwithstanding the approved details, before building works are commenced full details of cycle parking and facilities, including opportunities to create larger spaces for Inclusive Cycling, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall not be occupied until the approved cycle/motorcycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In the interests of highway safety.

26) The development shall not be occupied until a Student Move-In and Move-Out Procedure Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

27) Development shall not commence until a survey of the condition of the vehicular highway within the application site, with any necessary mitigation works, has been submitted to and approved in writing by the Local Planning Authority. The approved mitigation works shall be fully implemented prior to occupation of the development.

Traffic associated with the carrying out of the development may have a deleterious effect on the condition of the highway that could compromise the free and safe use of the highway.

28) Prior to occupation of the development details of works comprising the reinstatement of the redundant vehicle access off Rossington Street shall be submitted to and approved in writing by the Local Planning Authority and shall have been fully implemented.

To ensure the free and safe use of the highway during all development works and throughout the lifetime of the development.

29) Prior to first occupation of the development an architectural recording document shall be deposited with the West Yorkshire Archaeological Services for inclusion on the Historic Environment Record and notification of this action shall be made in writing to the Local Planning Authority.

In the interest of the character and the proper recording of historic and architectural details of the host listed building and in accordance with the National Planning Policy Framework and Core Strategy Policies P10 and P11.

30) No development shall commence (excluding the demolition of existing structures) until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

To ensure the safety and stability of the proposed development and surrounding areas.

31) Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

To ensure the safety and stability of the proposed development and surrounding areas.

32) Prior to first occupation of the development an architectural recording document shall be deposited with the West Yorkshire Archaeological Services for inclusion on the Historic Environment Record and notification of this action shall be made in writing to the Local Planning Authority.

In the interest of the character and the proper recording of historic and architectural details of the host listed building and in accordance with the National Planning Policy Framework and Core Strategy Policies P10 and P11.

30) The development shall be undertaken in accordance with the Hydrock Drainage Strategy ref 18224-HYD-XX-XX-RP-C-0500_P04 dated 24/05/2021, unless otherwise submitted and approved in writing with the Local Planning Authority. The works shall be fully implemented in accordance with the approved scheme before the development is brought into use.

To ensure sustainable drainage and flood prevention in accordance with NRWLP policy Water 7 and GP5 of the UDP.

33) Notwithstanding the details on the approved plans and for the avoidance of doubt, the ground floor communal spaces/rooms windows, the cluster common room windows and the glazed circulation core, shall be clear glazed at all times. No vinyls or other screening on the windows shall be installed until details of any such screening have been submitted to and approved in writing by the Local Planning Authority.

In the interests of the character and vitality and viability of the host buildings and wider street scene.

34) Notwithstanding the details on the hereby approved plans and for the avoidance of doubt, no doors shall open outwards from the buildings, such that they obstruct the public highway, except with the approval of the Local Planning Authority.

In the interests of free and safe use of the adjoining footpath.

35) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any provision in any statutory instrument revoking or re-enacting that Order, planning permission shall be obtained before there is any change of use to research and development of products or processes and Industrial processes within Use Class E or areas or places for indoor sport or recreation, other than a gym (not involving motorised vehicles or firearms) as detailed in the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 or any order revoking or re-enacting that order with or without modification.

To control uses which could be harmful to the vitality and viability of the city centre and to ensure any new uses accord with the requirements of the Core Strategy

21/02845/LI

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been made and produced for the Local Planning Authority.

To avoid the creation of derelict sites to the detriment of this part of the City.

4) No building works on each phase shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

5) No building works to each phase shall take place until details and samples of all surfacing materials to the public realm areas have been submitted to and approved

in writing by the Local Planning Authority. The surfacing works shall be constructed from the approved materials.

In the interests of visual amenity.

6) No building operations shall be commenced on each phase of the development until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

- (i) 1 to 20 scale drawings of the detail of roof lines and cappings, any eaves treatments and ground floor treatments.
- (ii) 1 to 20 scale section drawings of each type of window including the setting out of the roof top extension elevational treatments.
- (iii) 1 to 20 scale section drawings of all new external doors and entrances.
- (iv) 1 to 20 scale section drawings of the junctions of different materials and of the new extensions with the host listed Leonardo Building and Thoresby Building.
- (v) 1 to 20 scale section drawings of the new entrances to the Leonardo Building and Thoresby Building.
- (v1) 1 to 20 scale section drawings of the staircore and the details of its elevational treatment.

The works shall be carried out in accordance with the details thereby approved.

In the interests of visual amenity.



Appendix 2

Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 10 June 2021

Subject: Planning Application 21/02844/FU has been submitted for the conversion of Leonardo Building and Thoresby House to provide student accommodation comprising: part-demolition and alterations to existing extension to Leonardo Building; demolition of existing roofs, addition of two storey roof extension to Leonardo Building and single storey to Leonardo Printworks and Thoresby and internal alterations. Erection of new-build eleven storey student accommodation building to existing car park. Associated works including creation of new public realm comprising resurfacing works, provision of street furniture, trees and other planting and alterations to the highway, at Leonardo Building & Thoresby House 2 Rossington Street, Leeds, LS2 8HD.

Listed Building Consent Application 21/02845/LI has been submitted for the conversion of Leonardo Building and Thoresby House to provide student accommodation comprising: part-demolition and alterations to existing extension to Leonardo Building; demolition of existing roofs, addition of two storey roof extension to Leonardo Building and single storey to Leonardo Printworks and Thoresby House; repairs and restoration to facades including new openings to the upper level elevations and internal reconfigurations including demolition of modern stair tower extensions, installation of new glazed stair core and window replacements in Leonardo Building and Thoresby House. Erection of new-build eleven storey student accommodation building to existing car park. Associated works including creation of new public realm comprising to include limited reconfiguration of the existing listed wall and railings, resurfacing works, provision of street furniture, trees and other planting and alterations to the highway, at Leonardo Building & Thoresby House 2 Rossington Street, Leeds, LS2 8HD.

APPLICANT
McLaren Property (UK) 3 Ltd

DATE VALID
1 April 2021

TARGET DATE
1 July 2021

Electoral Wards Affected:

Little London and Woodhouse

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: Defer and Delegate application 21/02844/FU to the Chief Planning Officer for approval, subject to the conditions at Appendix 1 and any amendment to or addition of others which the Chief Planning Officer considers appropriate and subject to the completion of a Section 106 agreement to secure the following:

- 1. Employment and training of local people**
- 2. Publicly accessible areas**
- 3. Occupation of the residential units by students only**
- 4. The provision and monitoring of a travel plan fee of £5,743.00 subject to a 3% increase annually on 1st April**
- 5. A Traffic Regulation Order contribution of up to £10,000.00.**
- 6. Payment for any required suspension of parking bays for pick-up/drop off at start/end of term at the rate of £320 per year for the lifetime of the student use.**
- 7. A monitoring fee**

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the applications shall be delegated to the Chief Planning Officer.

Defer and Delegate application 21/02845/LI to the Chief Planning Officer for approval, subject to the conditions at Appendix 1.

Conditions

A list of draft Conditions is provided in the Appendix to this report.

1.0 INTRODUCTION:

- 1.1 The proposal is brought to City Plans Panel for a development that involves a significant investment in a brownfield site of important heritage assets which are located at key site within the City Centre. This report is a joint report that addresses both the Listed Building Consent and the Planning Applications.

2.0 PROPOSAL

- 2.1 The proposals involve the regeneration and extension of the Grade II Listed Thoresby and Leonardo Buildings and the creation of a new building on the current car park and open space area. This would involve the demolition of some of the existing roof areas on the Thoresby and Leonardo Buildings. All proposed works would facilitate a change of use from offices to student accommodation, in the form of a mix of studio and cluster flats, of 476 bedspaces (with 218 bedspaces being in Leonardo and Thoresby and 258 bedspaces being in the new building) with shared communal spaces. The studio flats would form 28% (135 studios) of the accommodation with the cluster flats forming the remaining 72% (341 cluster bedspaces of 4, 5, 6, 7 and 8 beds). Dependent on the floor to ceiling heights, in some areas the studios and cluster bedrooms would have bed decks. These would be lightweight structures positioned inside the rooms, well back from the windows. The studio flats would range from 20 to 36.1m² (some with the large areas would have bed decks included in that floor space) and the cluster en-suite bedrooms would range from 12.3 to 24.9 m² (again some with the large areas would have bed decks included in that floor space). The living spaces for each cluster flat would range (dependant on the size of the cluster) from 28.3 to 51.3m².

- 2.2 In addition six large shared communal social spaces for the whole development are proposed (of approximately 346m², 172.1m², 73.8m², 169.1m², 217.2m² and 223.9m²) across the buildings, totalling 1202.1 m².
- 2.3 The proposals would retain the 20th century Leonardo Building (which was to be demolished and replaced on the previous planning and listed building consents 18/06365/FU and 18/06366/LI), with this element being re-clad and extended upwards. A further extension is proposed to the roofs of the Listed Leonardo Building and Thoresby Building. The new building would have 11 storeys including a ground floor double height lobby, plus a roof top plant level.
- 2.4 The proposals would retain the 20th century Leonardo Building (which was to be demolished are replaced on the previous planning and listed building applications 18/06365/FU and 18/06366/LI), with this element being re-clad and extended upwards. A further extension is proposed to the roofs of the Listed Leonardo Building and Thoresby Building. The new building would have 11 storeys including a ground floor double height lobby, plus a roof top plant level.
- 2.5 New publicly accessible open landscaped areas would be created between the Thoresby Building and the new building and between this new block and No.2 Great George Street, on what is currently hard surfaced car parking and open space areas. No car parking is proposed for this development, although secure cycle parking is to be provided. Pick up / drop off and refuse servicing would be likely to be taken from Rossington Street.
- 2.6 It should be noted that these proposals do not include No.2 Great George Street for which proposals are submitted under a separate scheme on applications 21/01869/FU and 21/01870/LI.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is the existing conjoined Thoresby Building to parts of the Leonardo Building and the car park and open spaces adjacent to them. The adjacent No.2 Great George Street is not part of the current proposal site and now in separate ownership. The buildings and spaces are set within Leeds City Centre and are within the boundary of the City Centre Conservation Area. To the east across Woodhouse Lane is the Merrion Centre dating from the 1960s and providing a mixture of shopping, leisure, office and hotel uses. To the north across Rossington Street is the Grade II* listed City Museum and the Grade II listed 43 Woodhouse Lane in use as a bar. To the west is the Grade II listed Electric Press site with a bar use facing the site. To the south across Great George Street is the Grade II* St. Anne's Cathedral, the Grade II listed Cathedral Chambers (in office use) and the modern K2 tower complex housing a mixture of office, residential and leisure uses.
- 3.2 Thoresby House and the railings and gates to the open spaces adjacent to it are Grade II Listed. Formerly known as Thoresby High School the building has been most recently in use as Council offices. Designed by Walter Samuel Braithwaite in a Classical style the 4 storey building is predominantly brick, with stone dressings and a slate roof. It dates from 1889.
- 3.3 The Leonardo Building is a Grade II Listed former print works building dating from 1900. It was extended to the North West in the late 1990s, and was most recently in use as Council offices. The former print works building was designed by Chorley and Pickersgill as a 4 storey red brick and ashlar corner building. An entrance sits to the corner under an arch with fluted pilasters. There is a wrought iron balcony to the

2nd floor level windows at this corner and balustrade parapets to the 3rd storey and towers.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Approval was granted on 26 April 2019 for Listed Building Consent Application 18/06366/LI being for the demolition of the existing extension to Leonardo Building; the erection of a six storey replacement extension (use class B1); the addition of a one storey roof extension plus plant enclosure to Leonardo Building and Thoresby House to provide additional office accommodation (use class B1); the demolition of the existing lobby to west elevation of 2 Great George Street; the erection of a three storey roof extension to 2 Great George Street and internal alterations to create an additional floor at The Leonardo Building, Thoresby House and 2 Great George Street, Leeds, LS2 8HD.
- 4.2 Approval was granted on 26 April 2019 for Planning Application 18/06365/FU for the above works and for a new-build eight storey hotel building (use class C1) with restaurant (use class A4) to existing car park a part change of use of the ground floor from office (use class B1) to one cafe/restaurant/bar unit (use class A3/A4 within the Leonardo and Thoresby buildings; a change of use of 2 Great George Street (use class B1) to a hotel (use class C1) with restaurant (use class A4) at ground floor level and the creation of new public realm comprising resurfacing works, the provision of street furniture, trees and other planting, and alterations to the highway.
- 4.3 Planning Application 21/01869/FU has been submitted for alterations, extensions, including a rooftop extension, and a change of use to provide 76 residential apartments with retention of the ground floor ancillary office use, at 2 Great George Street, Leeds, LS2 8B. This is still to be determined.
- 4.4 Listed Building Consent Application 21/01870/LI has been submitted for alterations, extensions, including a rooftop extension, and a change of use to provide 76 residential apartments with retention of the ground floor ancillary office use, at 2 Great George Street, Leeds, LS2 8B. This is still to be determined.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposals have been the subject of pre-application discussions between the Developer, their Architects, and Local Authority Officers since November 2020. These discussions have focused on the proposed use, the design and massing of the new block and the extensions, heritage matters including, relationships between the host listed buildings and nearby heritage and non-heritage buildings, key views, sustainability and opportunities for both green and hard landscaping and connectivity.
- 5.2 The preapplication scheme was presented to Members at the City Plans Panel of the 25th February 2021. Members made the following comments;
- That Members broadly supported the proposals and agreed that there was a need for more detailing on the new building.
 - In response to questions outlined in the report, Members considered that the proposed use of the site for student accommodation and loss of office accommodation was acceptable in principle.
 - It was also considered that the living conditions within the student accommodation would be acceptable, subject to further details of the design and space standards being provided.

- The emerging principles in respect of design were supported, but with the comment from some Members to be noted that had raised concern regarding over-dominance.

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Two letters of objection received on 8 April 2021 stating as follows:

- It is very disappointing that this scheme would have so little street interaction.
- The use of the ground floor as residential is inappropriate for an area that should be commercial, leisure or community uses.
- The scheme lacks the character of previous proposals on the site and the design is uninspired when compared to the design of the listed portions.
- There is a risk from letting purpose built student housing encroach further in to the city centre.

Response; these comments are addressed in the appraisal below.

6.2 No comments have been received from Ward Member.

7.0 CONSULTATIONS RESPONSES

7.1 **Historic England** state that they object to the proposal, in that the courtyard infill block, by virtue of its form, height, bulk and massing, would substantially disrupt the inter-visibility between the former school buildings and the ability to understand these as a group, as well as being disruptive of the stepped streetscape of Great George Street and being over-dominant of Thoresby House and disruptive of the setting of Cathedral Chambers and Leeds College of Art and Design.

In respect of the alterations and additions to the listed Leonardo and Thoresby buildings the objection states that the removal of original roof structures for the roof extensions, will greatly diminish the quality of the retained buildings and their place in the townscape. The replacement extensions are considered to be bulky with increased heights and are not sufficiently recessed and do not contribute positively to the roofscape. At ground floor level the intended student use means there will be a lack of active frontage.

As such they state that the proposals for student accommodation will be extremely harmful to the special architectural qualities of this important group of buildings and that the Local Planning Authority needs to be confident that any public benefits will outweigh the harm and that proposed intensity of development is necessary to make the scheme viable, in its assessment of the proposals.

Response: These matters are addressed in the appraisal below.

7.2 **Coal Authority** state that the site falls within the defined Development High Risk Area but the submitted coal report concludes that the risk posed by shallow coal mining associated with the Better Bed Coal seam and a further possible thin coal seam is low – moderate and that intrusive ground investigations should be carried out. As such these works should be Conditioned.

Response: the details of such works will come forward under a Planning Condition.

7.3 **Yorkshire Water** state that the consent should be Conditioned to ensure compliance with the submitted and agreed drainage strategy.

Response: This will be addressed via a Planning Condition.

7.4 **Conservation Team** state that the proposals are similar to the scheme granted under applications 18/06365/FU and 18/06366/LI and would adhere to the principles previously established to guide the approved scheme, these being;

- Maintenance of the plan form and spatial integrity of main spaces such as the atrium.
- Roof extension to be a lightweight recessive addition.
- New block to be read as a "third element" which does not dominate the adjacent listed buildings.

As such the impact of the proposal is considered to be on the same scale as the approved scheme.

That said, there is an opportunity for further improvement and consideration should be given to the following:

- Reducing the build-up of the corner of the stair core to Cookridge Street.
- Introducing a tonal variation of the cladding to the roof extension
- Differentiating the infill and new block from the listed buildings using tone.

Response: Further discussions have followed which have resulted in the scheme being amended as follows;

- The new extensions to the listed buildings are to be in a darker glazed look-a-like panel as a reflective extension to the listed building.
- The new building cladding is to be a bronze glazed look-a-like panel as a reflective extension to the new building elements.
- The vertical fins of the top floor cladding are to be chamfered at the top of their vertical section.
- All new aluminium windows are to be a bronze colour finish.
- The windows to the listed building are to be painted dark grey, to provide a richer tone that will weather better in the city centre.
- The corner detail to the Leonardo staircore has been simplified.

All materials and 1:20 details will be addressed via relevant Planning Conditions.

- 7.5 **Highways** state that they have no objections subject to Conditions to cover construction practices, a servicing and delivery management plan, a student term time pick up and drop off management plan, cycle parking, a highways condition survey, off site highway works and waste/recycling collection arrangements and S106 obligations to cover the provision and monitoring of a travel plan fee of £5,743.00 subject to a 3% increase annually on 1st April, a Traffic Regulation Order contribution of up to £10,000.00 and a payment for any required suspension of parking bays for pick-up/drop off at start/end of term. Subsequent discussions with Highways and Parking Services have concluded that this needs to be at the rate of £320 per year for the lifetime of the student use.

Response:

Response: These matters will be addressed by way of the relevant Planning Conditions and S106 obligations will be applied.

- 7.6 **Influencing Travel Behaviour Team** state that a Travel Plan Review fee of £5,743, subject to a 3% increase annually on 1st April and a contribution to upgrading walking and cycle routes are required.

Response: These obligations will be addressed on the S106 legal agreement.

- 7.7 **Cycling Officer** states that the cycle parking should not be all two tiered, to allow for adapted cycles, there should be two locking points with gas assist available. Short stay cycle parking should be provided outside for visitors. There should be space to provide hub locations for a future Leeds bike share scheme. There should be a financial contribution to Great George Street cycle lane plans. Measures should also be considered to improve walking links to Millennium Square.

Response: the Applicant has stated that the cycle parking is a two-tiered system with gas assisted mechanism and double locking points. Charge points will be incorporated within the bike store to accommodate the increased use of electric bikes. They can also allow greater spacing between dedicated accessible bike

stands. If space is required for an adaptable bike, this will be reviewed and adapted on an as-need basis as the demands vary from accessibility needs that will require specialist provision.

20 cycle spaces provided on 10 Sheffield short stay stands, located within the landscaped external ink between the two buildings.

Full details of cycle parking will be required via a Planning Condition.

The Applicant states that they do not believe that any improvements are required between the site and Millennium Square, as Rossington Street is a very lightly trafficked road and the distance between the two is very short. This view is agreed by Highways and Planning Officers and as such there is no obligation applied for this.

- 7.8 **Environmental Studies – Transport Strategy** state that the submitted Noise Impact Assessment, together with the assessment's recommendations regarding glazing and ventilation, are acceptable but that further details of the technical specifications of the glazing and ventilation systems will be required.
Response: These technical details will be addressed via a Planning Condition.
- 7.9 **Flood Risk Management** state that the site is located within Flood Zone 1 and there have been no records of any recent flooding within the property or adjacent areas. In addition, the scheme has minimal drainage issues as the existing drainage system will be utilised and does not result in any additional drained areas.
Response: Final drainage details will be addressed via a Planning Condition.
- 7.10 **Contaminated Land Team** state that Conditions should be applied for the submission of a phase 2 study, remediation and verification details.
Response: Such Planning Conditions will be applied.
- 7.11 **West Yorkshire Police** has provided guidance for Secured by Design.
Response; the details will be incorporated into an Informative.
- 7.12 **Nature Conservation** no comments have been received however details of how bat and bird boxes will be integrated into the scheme will be subject to a Planning Condition.
- 7.13 **National Amenity Societies** no comments have been received.
- 7.14 **Leeds Civic Trust** state that whilst there are positives to the scheme, they object to the proposals for the following reasons;
1. The lack of active frontages at street level, with windows being higher than pedestrian level, particularly to the North West corner to Millennium Square. We would suggest that planters at least should be integrated around the periphery of the footprint in order to provide a defensive space and liven up blank walls, and that landscaping should provide an enhanced setting for Rossington Street and the public space outside of the Leeds City Museum.
 2. The massing of the new build proposal over the car park is too prominent. It is unhelpful that the top two storeys are barely recessed from the main facades and thus do not respect the strong architectural character of the existing buildings. The two upper storeys should be recessed so that they are not visible to pedestrians and should be finished in a more recessive material.
 3. The bicycle store in the new-build is self-contained and doesn't have doors into the main space, which means that anyone using their bike would need to go out of the bike park again before entering the premises.

4. That windows appear not to open other than through a tiny vent at the top and ventilation panel to the side is unlikely to be sufficient on a very hot day where incorporated on the South facing facades.

5. Some of the units are quite generous, but those that have window openings onto the school courtyard may have less light than is ideal.

Responses:

Points 1, 2, 4 and 5 are addressed in the appraisal below.

In respect of Point 3 above this refers to the new blocks cycle store where the levels change means that it would be difficult to achieve an internal door and as such the cycle store access and egress is from the side of the building, but within the boundary of the site and not directly on to the street.

7.15 **Local Plans** state that clarity is required as to why the Applicant considers the building can no longer be used as office.

Response: This matters is addressed in the appraisal below and as a result Local Plans have no further comments or objections. .

7.16 **Access Officer** states that the required 5% of units are to be accessible and that entrance details and all lifts need to comply with Part M of the Building Regulations and the landscaping needs to be compliant with BS8300 and consideration needs to be given to provide space for larger cycles to ensure inclusive cycling.

Response; The Applicant has stated there is to be enlarged bedroom accommodation (Leonardo and the new block) that could be converted to provide a twodio sharer within an open plan bedsit arrangement, that the main access doors (including the external gates) to Leonardo Printworks, Thoresby and New Build will have a power assisted leaf for inclusive access, but that due to the steeped threshold and historic detailing, it is not practical to do so to the corner entrance to the Printworks (the listed Leonardo building) and that two large parking space with a floor mounted bracket lock can be provided to accommodate accessible trikes. They confirm that landscaping will accord with BS8300.

These matters will be subject to relevant Planning Conditions.

7.17 **West Yorkshire Archaeological Advisory Service** no comments have been received, however, as with the previous 2018 scheme a Planning Condition will be applied such that an architectural recording document shall be deposited with the West Yorkshire Archaeological Services for inclusion on the Historic Environment Record.

7.18 **Landscape** Team state that is imperative that tree planting and drainage requirements are considered in tandem to ensure conflicts are avoided and that the aim should be to provide sustainable medium/large tree species that will stand the test of time. In addition, the full details of all soft and hard landscaping, including how the landscaping relates to drainage, tree pit soil volumes, and how the landscape scheme will be maintained will need to come forward under Planning Conditions. The Landscape Team have provided details of relevant Local Authority, and British Standard BS 5837 tree planting guidance and the National Joint Utilities Group Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees.

Response: all matters will be addressed via relevant Planning Conditions and an Informative will be applied in respect of the specified guidance.

8.0 RELEVANT PLANNING POLICIES:

Legislation

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 8.3 Section 7 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historical interest, unless the works are authorised under Section 8.
- 8.4 Section 8 of the Planning (Listed Building and Conservation Areas) Act 1990 provides that works for the alteration or extension of a listed building are authorised if:
- (a) Written consent for their execution has been granted by the local planning authority or the Secretary of State; and
 - (b) They are executed in accordance with the terms of the consent and of any conditions attached to it.

Development Plan

- 8.5 For the purposes of decision making at this site The Development Plan for Leeds currently comprises the following documents:
1. Core Strategy 2014 (as amended by the Core Strategy Selective Review 2019)
 2. Saved Leeds Unitary Development Plan Policies (Reviewed 2006), included as Appendix 1 of the Core Strategy
 3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
 4. Site Allocations Plan ('SAP') (adopted July 2019)
- 8.6 **Core Strategy**
- 8.7 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. The site is located within the Core Strategy's City Centre boundary. Relevant Core Strategy policies will include those outlined below.
- 8.8 Spatial Policy 1: Location of Development states that;
- (i) The majority of new development should be concentrated within urban areas taking advantage of existing services, high levels of accessibility and priorities for urban regeneration and an appropriate balance of brownfield and greenfield land.
 - (ii) Redevelopment of previously developed land is to be prioritized in a way that respects and enhances the local character and identity of places and neighbourhoods
- 8.9 Spatial Policy 3: Role of Leeds City Centre states that the importance of the City Centre as an economic driver for the District and City Region will be maintained and enhanced by:

(iv) Comprehensively planning the redevelopment and re-use of vacant and under-used sites and buildings for mixed use development and new areas of public space

- 8.10 Policy CC1: City Centre Development outlines the planned growth within the City Centre. Part B states that residential development is to be encouraged providing that it does not prejudice town centre functions and provides a reasonable level of amenity for occupiers;
(iii) 10,200 dwellings.
- 8.11 Policy CC3 states new development will need to provide and improve walking and cycling routes connecting the City Centre with adjoining neighbourhoods, and improve connections within the City Centre
- 8.12 Policy EN1: Climate Change – Carbon Dioxide Reduction states that all developments of over 1,000 square metres of floorspace, (including conversion where feasible) whether new-build or conversion, will be required to:
(i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate and,
(ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 8.13 Policy EN2: Sustainable Design and Construction states that to require developments of 1,000 or more square metres or 10 or more dwellings (including conversion) where feasible) to meet at least the standard set by BREEAM or Code for Sustainable Homes as shown in the table below. A post construction review certificate will be required prior to occupation.
- 8.14 Policy EN4: Where technically viable, appropriate for the development, and in areas with sufficient existing or potential heat density, developments of 1,000 sqm or more or 10 dwellings or more (including conversions where feasible) should propose heating systems
- 8.15 Policy H6: Houses in multiple occupation (HMOs), student accommodation and flat conversions states:
B) Development proposals for purpose built student accommodation will be controlled:
(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used,
(ii) To avoid the loss of existing housing suitable for family occupation,
(iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities,
(iv) To avoid locations which are not easily accessible to the universities by foot or public transport or which would generate excessive footfall through residential areas which may lead to detrimental impacts on residential amenity,
(v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.
- 8.16 Policy P10: Design states that:
New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.
New development will be expected to deliver high quality innovative design that has evolved, where appropriate, through community consultation and which respects

and enhances the variety of existing landscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place, contributing positively towards place making and quality of life and be accessible to all.

- 8.17 Policy P11: Conservation states that development proposals will be expected to demonstrate a full understanding of historic assets affected. Heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals.
- 8.18 Policy P12: Landscape states that;
The character, quality and biodiversity of Leeds' townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process
- 8.19 Policy T1: Transport Management Policy
States that support will be given to the following management priorities:
(i) Develop and provide tailored, interactive, readily available information and support that encourages and incentivises more sustainable travel choices on a regular basis.
(ii) Sustainable travel proposals including travel planning measures for employers.
c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.
- 8.20 Policy T2: Accessibility Requirements and New Development states that new development should be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility.
- 8.21 Policy ID2 outlines the Council's approach to planning obligations and developer contributions
- 8.22 **Leeds Unitary Development Plan Review Retained Policies**
Relevant policies will include those outlined below.
Policy GP5 (All planning considerations)
Policy BD2 (New buildings and complementing / enhancing of existing skylines, vistas and landmarks)
Policy BD4 (Mechanical plant and servicing for new developments)
Policy BD5 (Residential amenity)
Policy CC2 (City Centre boundary)
Policy N15 (Changes of use of listed buildings)
Policy N16 (Extensions to listed buildings)
Policy N17 (All listed buildings)
Policy N19 (New buildings and the conservation area)
- 8.23 **Leeds Natural Resources and Waste DPD 2013 including revised policies Minerals 13 and 14 (Adopted September 2015).**
- 8.24 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 trees, 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. Relevant policies include:

Air 1: Management of air quality through new development

Water 1: Water efficiency

Water 7: Surface water run-off and SUDS

Land 1: Contaminated land

8.25 **National Planning Policy Framework (NPPF)**

8.26 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. One of the key principles at the heart of the NPPF is the presumption in favour of Sustainable Development set out in three parts: Economic, Social and Environmental. Relevant paragraphs of the NPPF are as outlined below.

8.27 Paragraph 110 of the NPPF states that priority should be given to pedestrian and cycle movements; the needs of people with disabilities and reduced mobility addressed; creation of safe, secure and attractive spaces; allow for the efficient delivery of goods; and be designed to enable use by sustainable vehicles.

8.28 Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

8.29 The NPPF clearly identifies the importance of well-designed places and the need for a consistent and high quality standard of design. Paragraph 127 states that decisions should ensure that developments:

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

8.30 Chapter 14 identifies the approach to meeting the climate change challenge. New development should avoid increased vulnerability to the range of impacts arising from climate change and should be planned so as to help reduce greenhouse gas emissions, such as through its location, orientation and design (paragraph 150).

- 8.31 Chapter 16 of the NPPF refers to the historic environment. Paragraph 192 of the NPPF states that in determining applications, local planning authorities should take account of: a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and c) the desirability of new development making a positive contribution to local character and distinctiveness. Considering potential impacts
- 8.32 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 8.33 Paragraph 195 of the NPPF states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply: a) the nature of the heritage asset prevents all reasonable uses of the site; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use.
- 8.34 Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 8.35 **Supplementary Planning Documents**
- 8.36 Building for Tomorrow Today: Sustainable Design and Construction Supplementary Planning Document (August 2011).
- 8.37 Travel Plans Supplementary Planning Document (February 2015)
- 8.38 Accessible Leeds Supplementary Planning Document (November 2016)
- 8.39 **The Site Allocations Plan**
- 8.40 The Site Allocations Plan (SAP) states that Leeds City Centre is the main retail and service centre for the city, The site is located within the designated City Centre but is not specifically identified or allocated in the SAP.
- 8.41 Other considerations
Initial public consultation has been carried out between January and March 2021 on draft supplementary planning guidance for the adoption of space standards for purpose built student accommodation. Due to the stage at which the draft has reached in the adoption process only limited weight can be given to it as a material planning consideration.

9.0 MAIN ISSUES

1. Principle of the proposed demolitions and the proposed mix of uses
2. Residential Amenity
3. The impact on the character and visual amenity of the host site and surrounding area including heritage
4. Landscape Proposals
5. Vehicle Parking, Sustainable Transport and Travel Planning
6. Climate Change and Sustainability Measures
7. Access & Inclusion
8. Section 106 Legal Agreement

10.0 APPRAISAL

10.1 Principle of the proposed demolitions and the proposed mix of uses

10.2 The proposal is for student accommodation in the extended existing listed buildings and in a new block, at a site, which is within the designated City Centre. Policy CC1 of the Core Strategy supports the creation of residential dwellings in the City Centre on the proviso that they demonstrate sufficient amenity for occupiers and do not prejudice the other functions of the City Centre.

10.3 Further to this, Core Strategy H6B addresses the specific requirements of student housing proposals. It has been established that there are approximately 38,000 university students in the city presently without access to purpose-built student accommodation, suggesting that additional provision of such accommodation is unlikely to result in an over-supply of purpose-built student accommodation in the near future. Leeds Core Strategy paragraph 5.2.26 states that growth in new purpose built student accommodation is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of over-concentration.

10.4 The proposal is considered against the criteria set out below within the adopted policy H6B (identified in italics):

(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used.

The provision of approximately 476 student bedspaces would help to reduce the need to use private housing for student accommodation.

(ii) To avoid the loss of existing housing suitable for family accommodation.

The existing building on the site was last used as office accommodation and its conversion and the new building would be used for the provision of student accommodation only. The development would therefore not involve any loss of existing housing and would avoid the loss of residential family accommodation.

(iv) To avoid locations which are not easily accessible to the universities.

The site is within the City Centre and is well-placed with regard to access to Leeds Beckett University, the Leeds University of Arts and the University of Leeds. There is good accessibility to the universities from the site, which also accords with Core Strategy policies SP11, CC3 and T2.

10.5 Criteria (iii) and (v) of policy H6B are considered below.

- 10.6 The existing buildings comprise vacant office space and have not been in active occupied use for close to 4 year. Core Strategy Policy EC3 seeks to retain such a use unless the development (i) would not result in the loss of a deliverable employment site; or (ii) existing buildings are considered to be non-viable in terms of market attractiveness, business operations, age, condition and or compatibility with adjacent uses; or (iii) the proposal will deliver a mixed use development which continues to provide for a range of local employment opportunities and would not undermine the viability of the remaining employment site.
- 10.7 The site is not in an area of the city with a shortfall of employment land. The proposal would reduce the available office supply by a relatively small amount. Office development that took place at the nearby Merrion House and approval was granted at the Merrion Centre for nearly 13,000m² of B1 office floorspace in a new 17 storey tower. There remains a significant amount of committed or newly completed office floorspace elsewhere within the City Centre, together with office space nearby such as within the St John's Centre. Additionally, there has been a shift in the focus of new office accommodation towards the west side of the City Centre to areas such as Wellington Place. Further, the development would provide employment opportunities for local people in both the construction and subsequent operation of the development. As a result, the development would accord with Core Strategy policies SP8, EC3 and CC1b.
- 10.8 It is considered that the principle of the proposed student housing use is therefore acceptable in policy terms subject to consideration of the detailed impact of the proposals on the amenities and character of the area and for future occupants of the site.
- 10.9 Residential Amenity
- 10.10 Criteria (iii) of Core Strategy policy H6B aims to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.
- 10.11 Largely due to its proximity both to the universities and also the city centre the wider area is a focus for new purpose-built student accommodation supplementing older developments at Sky Plaza on the west side of Clay Pit Lane, and Arena Village on Wade Lane. Oasis Residence on Cookridge Street (96 bedspaces); Vita St Alban's Place (376 bedspaces); Symons House, Belgrave Street (353 bedspaces); Vita 2 Portland Crescent (312 bedspaces); and Unite White Rose View (976 bedspaces) have all opened during the past 24 months (2,113 bedspaces). Later this year Olympian Homes Hume/Altus House (752 bedspaces) development will open across Tower House Street. Planning permission is also in place for 98 student studios on land north of the Q One Residence, Wade Lane; 660 bedspaces at 44 Merrion Street; whilst redevelopment of Commerce House on Wade Lane (210 bedspaces) is likely to be commenced in the near future (1,720 bedspaces in the pipeline). The proposed development would provide an additional 476 student bedspaces
- 10.12 What was for many years area mixed use area comprising a significant office element is presently undergoing a change to a mixed use area comprising largely residential, leisure, teaching and retail uses. The emerging residential character is one comprising a mix of private rental apartments and purpose-built student accommodation. This includes former offices in nearby buildings at Belgrave House, Warwick House, Zicon House and Brunswick Point which already have been, or are currently being, converted to private rental accommodation.

- 10.13 Within this context, it is not considered that existing local residents would be adversely affected by student accommodation in the proposed location given the area's use, levels of student accommodation already present in the area, and the manner in which purpose-built student accommodation is managed. Similarly, it is not considered that the number of students proposed would result in an excessive concentration of students that would undermine the wellbeing of the area within the context of a busy mixed use, City Centre environment. It is more likely that the students would help to support existing businesses within the City Centre. Further, the development's proximity and geographical orientation to the main university campuses is such that more established, residential communities would not be adversely affected by the development.
- 10.14 Criteria (v) of policy H6B requires that the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.
- 10.15 Although Policy H9 in the Core Strategy expressly excludes purpose built student accommodation from the space standard, a footnote states that "Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future".
- 10.16 Core Strategy Policy P10 and Saved UDPR Policies BD5 and GP5 provide more general requirements that development should contribute positively towards quality of life and provide a reasonable level of amenity and useable space. The assessment of amenity is also a wider consideration of qualitative factors including arrangement and separation of living functions (general living, sleeping, studying, eating, cooking, food preparation, storage and circulation), usable shape, daylighting, outlook, privacy and external amenity space.
- 10.17 Officers and Members have visited several student housing schemes to review the level of amenity provided for occupiers. These include Fresh Student Living at Darley Bank in Derby (April 2014) where the studio was 22m²; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22m²; Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20m²; and in March 2018 Unite's development at Angel Lane, Stratford where Members viewed a 10 bedroom cluster flat where the cluster bedrooms of 11m² were supported by 23m² kitchen/living spaces, together with other internal and external amenity space located around the building. Most recently, Members visited the Vita St Alban's Place development in October 2019. Members viewed the communal facilities located at the lower levels of the building and two student studios, the smallest of which had a floor area of 20m².
- 10.18 City Plans Panel has previously approved the following student accommodation developments:
- Planning permission for Vita's scheme at St Alban's Place, in which the smallest studios would be just over 20m² (78% of the total provision), was granted April 2017 (16/07741/FU). In approving the scheme it was recognised that the size of the majority of the studios would be restricted, providing little or no opportunity for socialising. However, each studio was found to benefit from a good outlook, natural daylighting and a suitable noise environment. In order to provide acceptable levels of amenity and communal living the studios are supplemented by managed areas of dedicated communal facilities at the two lowest levels of the building.

- In December 2017, City Plans Panel approved the redevelopment of Symons House, Belgrave Street by LSSH where the proposed smallest studio would be 21.3m². 2 to 5 bedroom clusters in that development would have 14m² bedrooms with kitchen/living spaces increasing in size from 21-43m², all supported by areas of dedicated amenity space.
- During summer 2018 City Plans Panel approved the Unite and Hume House proposals on Merrion Way. The Unite scheme comprised 4, 5 and 7 bedroom clusters with 23-40m² kitchen/amenity space, and 30m² studios. Hume House comprised a similar mixture of studios (22m²) and 4, 5 and 6 bedroom clusters with 21-35m² kitchen/amenity space, the area depending upon the size of the cluster.

In each of these purpose-built student schemes the dedicated additional amenity spaces within the building were considered critical in providing overall acceptable levels of amenity for the occupiers of the development.

- 10.19 The arrangement of the proposed scheme is for 28% of the accommodation to be studio flats ranging from 20 to 36.1m² (some with the large areas would have bed decks included in that floor space) and the remainder being cluster flats ranging from 12.3 to 24.9 m² (again some with the large areas would have bed decks included in that floor space). All bedspaces will have good levels of light and outlook, facing out of the building and utilising the existing large windows in the existing buildings and generously scaled windows in the new building and new extensions, Communal spaces amounting to 2053m² of focused communal living spaces for each cluster and 1202.1m² shared communal social spaces for the whole development are proposed. Officers consider that the proposed living space is of a suitable quality and variety to accommodate the needs of all of the student residents and meets the requirements of Criteria (v) of policy H6B and the emerging space standards for purpose built student accommodation.
- 10.20 Concerns have been raised by Objectors that some bedroom will have poor light levels due to them facing the courtyard. These windows would be north and south facing on to the space which is some 8 metres in width. The windows would be well proportioned ranging from 1.8m² to 3.9m² in clear glazed surface. As such the maximum possible light levels will be achieved given the location of the windows.
- 10.21 Objectors have raised concerns regarding the potential for some windows not to open fully. This is the case due to the nature and form of some of the original historic windows, which open on a tilt system. Due to the proximity of a number of heavily trafficked routes and leisure uses, noise and air quality assessments have been submitted and have been considered by the Environmental Studies – Transport Strategy Team. Although the assessments have been agreed, there is a need for full technical and design details of glazing and ventilation systems. As such these matters will be subject to Planning Conditions.
- 10.22 The impact on the character and visual amenity of the host site and surrounding area including heritage
- 10.23 As identified above, the proposals seek to alter and regenerate the listed Leonardo Building and Thoresby Building, with new extensions and alterations and to create a new building on the current surface car parking/open area in the existing courtyard.
- 10.24 With regard to the proposed changes to the Listed Leonardo and Thoresby Buildings and the 20th century section of the Leonardo Building, the scheme seeks

to add roof extensions to the Listed Thoresby and Leonardo Buildings as well as to strip back and re-clad the existing 20th century part of the Leonardo Building. This means that parts of the existing roofs on the Leonardo Building and Thoresby House needs to be removed. The glass roof to the Thoresby atrium will be retained. In addition, the existing open courtyard within the trio of buildings will have a glazed roof added and will be opened up internally to better connect with the attached buildings, creating a useable communal amenity space. This will also allow the creation of a main pedestrian entrance from Great George Street, using the existing courtyard entry point.

- 10.25 Objectors have raised concerns regarding the height and form of the extensions to the Leonardo and Thoresby buildings and that the original roof form is to be removed for them to be added, stating that the original roofs are designed to be seen within the streetscene. It is the case the roof forms on these heritage buildings are largely not visible from the street other than the profile edges and the tower features. These towers will be retained as will the profiled edges of the historic elevations with the new extensions set back behind them.
- 10.26 The extensions have been designed to have ordered façades with materials and tones to reflect the historic setting. The Leonardo corner extension is to have a façade expressed with a vertical emphasis. As such the northwest corner the building is to be re-elevated with a curved form, in detailed red brick with bronze polyester powder-coated aluminum curtain walling, which has integrated extruded fins (to address solar gain) and which would extend to a height of seven storeys. The red brick will be taken up to the full height of the curved corner of the building, to create a tower feature. This is intended to be a focal point that is a contemporary parallel to the tower of the Leonardo Building. The reminder of what would be a two storey roof extension would be set back and finished in glazed bronze cladding with look-a-like panels to integrate with the proposed rooftop extensions. A glazed staircore will be placed between the two Leonardo Buildings to create a visual break, which also acts as a connector, between the different architectures of the historic and the contemporary buildings
- 10.27 The stepped two storey extension that would sit on top of Thoresby House would result in the building reaching a five storeys, as well as a transparent roof over the expanded courtyard at the centre of the buildings. Where darker facades are in the courtyard, these will be painted in a breathable white paint to reflect the white glazed bricks. This enlarged courtyard space would be a further communal space. To serve this a new large entrance will be created, centred between the retained historic stone detailed entrances to the east facing façade of the building.
- 10.28 Within both of the Leonardo Buildings (listed and contemporary) all modern partition walls are to be removed to facilitate the new layout. All original, historic cast iron columns and timber ceiling beams will be retained and incorporated into the new scheme. Modern partitions will also be removed from Thoresby House. The balconied, tiled central atrium hall will continue to be the primary circulatory amenity space within the building and its key features (parquet floor, wrought iron railings, glazed tiles, headteacher's balcony etc.) will be retained and repaired where necessary.
- 10.29 The Applicant has also stated that there are a number of public benefits of the scheme, as follows:
"1) Boosting the vitality and vibrancy of Leeds City Centre through increased residential accommodation and associated activity.

2) Wider spin off benefits to the City Centre through increased activity and spend in local shops, bars, restaurants and other facilities and services, supporting the long-term vitality and viability of Leeds City Centre. The proposal would also boost student numbers in Leeds City Centre and help to grow the future workforce of the City.

3) Significant contribution towards an identified demand for student accommodation in Leeds, with evidence from Knight Frank suggesting a current deficit in bedspaces of around 30,944 in the City. The development will deliver an exceptional student accommodation scheme with a unique diverse amenity accommodation on offer.

4) Support towards wider housing needs in Leeds through freeing up existing housing stock for families and also preventing existing housing from being converted to student accommodation, including in formerly traditional student areas such as Headingley and Burley. Studio student accommodation can be counted towards housing supply on a one-for-one basis, meaning the development would make a minimum contribution of 132 units towards housing supply in Leeds. Cluster flat bedspaces will further contribute towards housing supply.

5) Creation of a good standard of living for future occupants as a result of the design and high quality living environment that would be created by the development.

6) Securing an optimum viable use of the Grade II Listed Leonardo Printworks and Thoresby House, bringing both buildings back into a vibrant and sustainable use which would secure their long-term maintenance and a refurbishment proposal that will increase the lifespan of the Grade II listed buildings

7) Retention of the existing courtyard and building envelope of the Leonardo Printworks building, both of which were previously consented to be demolished under 18/06365/FU and 18/06366/LI and re-celebrating the original Printworks entrance to Great George Street

8) Significant contribution towards Community Infrastructure Levy funding in Leeds.

9) Improved opportunities for active and sustainable travel through the provision of student accommodation in a sustainable City Centre location close to nearby universities, bus and train services. The provision of secure cycle parking in the development would also support opportunities for cycling.

10) Job creation through the construction and operation of the development, with the potential for on-site management jobs during the operation of the student accommodation.

11) Improved sustainability performance of the existing Leonardo Printworks and Thoresby House, with low carbon energy to be provided to serve the development by the district heating network which would represent 30.2% and 20.1% of the building's total energy consumption each year respectively. Connection into the Leeds PIPES CHP Network will help to ensure the ongoing viability of the scheme for the entire city.

12) Improvements to the public realm through the creation of improved pedestrian movements through the site and provision of an attractive landscaping scheme.

13) Provision of 2-3 trade apprenticeship positions as part of the construction works, which will contribute to long term employability of local people.”

10.30 Therefore, whilst it is acknowledged that there is harm in the loss of the historic roof this is considered to be less than substantial. It is also considered that the harm is outweighed by the public benefits of the proposals including providing high quality student accommodation and bringing the currently empty historic buildings back in to use. In addition, the new roof extensions would be high quality, vertically aligned interventions that will be designed to be respectful of the host listed buildings.

10.31 Concerns have been raised by Objectors that the scheme does not create active frontages, particularly to the corner facing Millennium Square. The scheme is a fully residential development for student occupants, with no commercial uses. As such

there is not the opportunity to create 'the sort of shop fronts' commercial units can provide at street level. The layout of the student clusters requires private bedrooms for each occupant and a shared common room for each cluster. This would result in there being some student bedrooms facing the street at ground floor level on Rossington Street. The existing building windows rise with the street along Great George Street and Rossington Street, which does afford a degree of privacy for these bedspaces that are at this level. It is also the case that large ground floor communal spaces are proposed at ground floor level to the Cookridge Street/Great George Street corner and along the Great George Street elevation, where activity will be visible through the existing retained windows. To the Cookridge Street/Rossington Street (facing Millennium Square) corner at ground floor level a common room for the cluster that runs along the edge of Rossington Street is proposed. This means that some activity can be achieved at this corner via clear glazed window of this student common room. A further student common room is to be placed at the eastern corner of Thoresby House facing out onto Rossington Street, allowing for a further degree of active frontage at this corner. As such, taking in to account the nature of the proposed use, active frontages are to be created where possible at ground floor level. A Planning Condition will be applied stating that these common areas and rooms must have clear glazing unless otherwise agreed with the Local Planning Authority.

- 10.32 The proposals include an eleven storey contemporary building to the surface car park courtyard areas between Thoresby House and No.2 Great George Street. Historic England and Leeds Civic Trust have objected to this new block on the basis of the impact of its height and massing on nearby buildings and the street scene and that it would substantially disrupt the inter-visibility between the school buildings and with it our ability to understand these as part of a group. They also comment it would obscure the view of the principal elevations of both school buildings from the surrounding streets, strongly detracting from their prominence.
- 10.33 This building has been designed to be a third element, that is a contemporary addition, but that takes account of its historic setting in its massing and position and its choice of materials, as well as the detailing of its facades. The proposal aims to respond to the existing change in levels from Woodhouse Lane to Cookridge Street in the hierarchy of the building height. The new building at 11 storeys, includes a double storey set in top section. The ground floor has a double height space and as such is some 4.5 metres in floor to ceiling height, with upper floors typically being some 3 metres in height. Whilst it is the case that there will be some obscuring of current clear views of the nearby listed buildings, these views will not be fully obscured and the surrounding heritage buildings will still be visible and understandable as a group. It is common in Leeds City Centre to glimpse views of buildings through gaps between other buildings, and for their elevations only to be fully revealed at closer quarters, due to the tight urban grain of the streets. As such views and buildings are often revealed to the view gradually, however this does not remove their importance or place in the street scene. As such the heritage buildings around the new block will be experienced in a different manner but will remain accessible visually.
- 10.34 Objectors have also raised concerns that the top two floors of the new block are not set in sufficiently. The floors are set in by 1.4m from the west facing elevation 2m from the north and south facing elevations and 2.3m from the east facing elevation. The Applicant has advised that the alignment of the top floor setback is determined by the need to maintain minimum study bedroom areas, so as not to compromise the study bedrooms in the top two floors and the alignment of the structural columns. The Applicant states that to increase this depth would therefore

compromise the internal areas of the bedrooms and potentially increase the building height.

- 10.35 The area in question has most recently been in use, and presents itself, as a surface car park and the design intention for the new block is to create a building with its own identity, sitting as a third element between the existing listed buildings and responding to the heritage rich setting. The new building would be set away from the Thoresby House side to allow for a generous public realm space of up to 16 metres in width for the majority of the building's length (some 11.2 metres at its minimum where the building steps out). To the east side of the new building where No.2 Great George Street sits, the public realm would, when taking in to account the space to be created by the public realm within the demise of No.2 (planning applications 21/01869/FU and 20/01870/LI), be some 11 metres (where the new building steps out) to 15 metres in width for the majority of the length between the new block and No.2 Great George Street, with the width narrow at the entry points to the site to 7.2 and 7.5 metres. As such the elevations of Thoresby House and No.2 Great George Street will remain visible across these public open spaces and routes.
- 10.36 The glazed ground floor envelope will also allow views through the floorplate of the adjacent listed buildings. It is common to have a tight urban grain in areas of Leeds city centre where buildings are glimpsed and only reveal their full facades as you move closer to them. Whilst some views of the ends of the adjacent listed buildings on site and views of other nearby heritage assets through the gap of the former carpark will be reduced, the openness of the two new public spaces will allow the heritage rich facades of the nearby buildings to be visible as you move past or through these new spaces. The materials would be predominantly red brick with large recessed glazed windows and light bronze polyester powder-coated aluminum framing and cladding look-a-like panels. The red brick would be dominant, to reflect the prevalent materiality of this part of the conservation area. The proposed fenestration will echo the existing articulation and rhythm present in the elevations of Thoresby House and No.2 Great George Street, albeit in a contemporary manner.
- 10.37 Key views of the proposal have been provided that demonstrate how the new building and the roof top extensions sit in the streetscape, which has a significant slope to its topography and a mixed roof scape. Officers consider that the key views demonstrate that the scheme steps appropriately across the site and in street scape and roof scape views.
- 10.38 As such, it is considered that the proposal would be a complementary, heritage sensitive addition, which distinguishes itself from the listed buildings whilst maintaining their relationship with each other and the wider historic context. The scheme would allow under used areas of important listed buildings to be brought back into active use. The design of the extensions and the new building would be high quality additions which would sit comfortably within the context of the host and neighbouring listed buildings, the street scene and this part of the City Centre Conservation Area.
- 10.39 Landscape Proposals
- 10.40 The landscape scheme has been design with the intention to create strong, distinct and welcoming gateways into the site, spaces that respond positively to their intended uses and the historic setting and that allow, both permeability and places to dwell.

- 10.41 As a result the external publicly accessible landscaped spaces would serve as north-south connections with the western most space extending, as stated above in paragraph 10.35, to a maximum of 16 metres in width (11.2 m at the minimum point to the Rossington Street edge of the site) and the easternmost space (when also taking in the No.2 Great George Street demise) extending to a maximum of 15 metres in width (7.2m at the minimum point to the Rossington Street edge of the site).
- 10.42 Tree planting and other planting of different levels is to be incorporated in the spaces and will take account of active and passive frontages on the buildings in terms of their locations. The trees, large multi-stemmed shrubs, deciduous and evergreen lower lying shrub, grasses and flowering plants will be chosen to consider the urban nature of the environment, seasonality and light levels, alongside the visual, environmental and well-being benefits they will bring. For example light canopy trees would provide dapple shade and comfort within dwell spaces. Full details of all soft and hard landscape proposals will be required to come forward under Planning Conditions to ensure the appropriateness of hard surfacing materials and of species, sizes and locations for planting.
- 10.43 Vehicle Parking, Sustainable Transport and Travel Planning
- 10.44 The site is in a sustainable location within Leeds City Centre being within walking distance of a number of nearby bus stops, the bus station and interchanges and the train station. The site is also close to a number of key cycling routes through the city centre, as well as being within walking distance of a number of existing city centre multi storey car parks. As such the proposals do not provide any on site car parking. Off-site highways works will however be required, by way of the reinstatement of the redundant vehicle access off Rossington Street and associated alteration to Traffic Regulation Orders. As such the Applicant will need to enter in to a Section 278 Agreement with the costs being fully met by the developer.
- 10.45 The scheme proposed 96 long stay cycle spaces for residents in secure internal cycle stores in the new block and 20 short stay spaces in the open landscaped areas. As such full details of the cycle parking will be subject to a Planning Condition.
- 10.46 The submission indicated that bin stores will be located in the existing Thoresby House and the proposed new block, to the south of the site near Great George Street. Servicing and refuse collection would take place from Rossington Street and Great George Street and full details of how this will be managed are required under a Planning Condition. In addition the existing Traffic Regulation Orders around the site will need to be rationalised to ensure servicing and deliveries do not block the free flow of traffic along the street. As such a S106 obligation will be required to address the cost of these changes brought about as a result of the scheme.
- 10.47 Student drop off and pick up is indicated to occur from Rossington Street. However, whilst is acceptable in principle, exact arrangements still need to be detailed. In addition, there may be required changes to the existing pay and display bays around the site to accommodate the pick u and drop off and this will require an associated S106 contribution. As such a full Management Plan for student drop off and pick up at start and end of term time will be required to be submitted under a Planning Condition and a S106 obligation for a payment for any required suspension of parking bays for pick-up/drop off at start/end of term at the rate of £320 per year for the lifetime of the student use.

- 10.48 A Travel Plan is submitted as part of the proposal, setting out the following initiatives and targets:
- Appoint a Travel Plan Coordinator to implement, monitor and review the Travel Plan.
 - Undertake resident travel surveys to gather baseline travel information and inform Measures.
 - Monitor and review Travel Plan performance.
 - Provide travel information leaflets for residents to encourage sustainable travel
 - Provide cycle parking to encourage cycling.
 - Promote car sharing to encourage car sharing and reduce single occupancy trips
 - Promote car club to encourage sustainable travel.
 - Promote ultra-low emissions vehicle use to encourage sustainable travel.
 - Enable home/flexible work practices to reduce the need to travel.
 - Provide personalised journey planning to encourage sustainable travel.
 - Join the West Yorkshire Travel Plan Network to encourage and improve travel options.
- Adherence to the Travel Plan will be secured via the Section 106 legal agreement.

10.49 Climate Change and Sustainability Measures

- 10.50 Members will be aware that the Council has declared a Climate Emergency. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources
- 10.51 The proposals aim to address the requirements of Core Strategy Policy EN1 with the new building predicted to have a 50,170kgCO₂/annum saving, which represents an improvement of 20.1% beyond the requirements of the Building Regulations. The new building would receive low carbon energy from the district heating network of some 540,858kWh per annum and zero-carbon energy from solar photovoltaics contributing some 20,966kWh per annum. This results in a total 561,824kWh per annum low and zero carbon technology energy contribution, Representing 64.1% of the building's total energy consumption of 876,695kWh per annum. In respect of the requirements of Core Strategy Policy EN2 the scheme will aim to ensure it meets a water standard of 110 litres per person per day.
- 10.52 The heritage focused complexities of converting listed buildings, means that the percentages achieved are lower for the listed buildings than that which can be achieved in the new building. However, the Leonardo building will receive low carbon energy from the district heating network, which will contribute 296,097kWh per annum, representing 30.2% of the building's total energy consumption of 981,002kWh per annum. The Thoresby building will receive low carbon energy from the district heating network which will contribute 269,182kWh per annum, representing 21.9% of the building's total energy consumption of 1,226,433kWh per annum.
- 10.53 In addition to the above the proposal incorporates a variety of sustainability measures including;
- Choice of materials aims to reduce the buildings impact on the environment.
 - Operable windows have been incorporated to allow for natural ventilation.
 - The appropriate level of insulation will be incorporated
 - LED lighting will be used where possible.
 - Sustainable transport modes (see Travel Plan details in paragraph 10.48).
 - Installation of secondary glazing to all sash windows.

Hot water via the Leeds PIPES district heating network to provide 100% of the hot water demand.

- Variable Refrigerant Flow air source heat pumps to ground floor entrance spaces to provide a low carbon source of heating and cooling.

- Solar photovoltaics to the roof of the new building.

Such sustainability measures will require more comprehensive design work as the scheme is progressed through all of the required detail design stages and as such the full details of the measures for carbon dioxide reduction and to minimise energy use will come forward via a Planning Condition.

- 10.54 In response to Policy EN4 the Applicant has stated that the proposed development is ideally located for connection to the district heating network, Leeds PIPES, as the network extends along Rossington Street. As such they have already been in contact with Leeds City Council's Leeds PIPES team, who have concluded that connection to the heat network is likely to be viable. Continuing work will be undertaken by the Applicant with the Leeds PIPES team to further the design of the network connection.
- 10.55 In respect of Policy EN8, no car parking is proposed at the site and as such there would be no electric vehicle charging points.
- 10.56 Access & Inclusion
- 10.57 The submitted proposal states that 5% of the accommodation is to be fully accessible and this is to be provided in a mix across both the clusters and the studio units. All bedroom and amenity accommodation will be served by 1200mm minimum corridor widths, with suitable new door access to current building standards. With the exception of the ground floor cluster accommodation on the corner of Cookridge Street and Rossington Street (which has been raised to protect the amenity of the cluster bedrooms) all student accommodation benefits from level access.
- 10.58 In addition, new accessible entrances are to be created to the Great George Street side and the car park side of the Thoresby Building, as well as flat and level access being proposed to the entrance to the new 11 storey building. These main access doors (including the external gates) to Leonardo, Thoresby and New Build will be power assisted for inclusive access. Lift access is to be provided to all floors in each building. The Applicant advises that the development will operate a stay-put evacuation policy and each mobility impaired occupant will be provided with a Personal Emergency Evacuation Plan (PEEP). The level of compartmentation in the layout of the scheme, means that the stay-put and PEEP approach would allow mobility impaired occupants to access places of relative safety away from fire (within their apartment/cluster, common corridor, lobby, or stair core) until help arrives. Full design details of the measures to ensure access for all residents, staff and visitors is achieved, will be required as part of a Planning Condition to ensure access for all is achieved throughout the scheme.
- 10.59 Section 106 Legal Agreement
- 10.60 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is -
- (a) Necessary to make the development acceptable in planning terms,
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development.

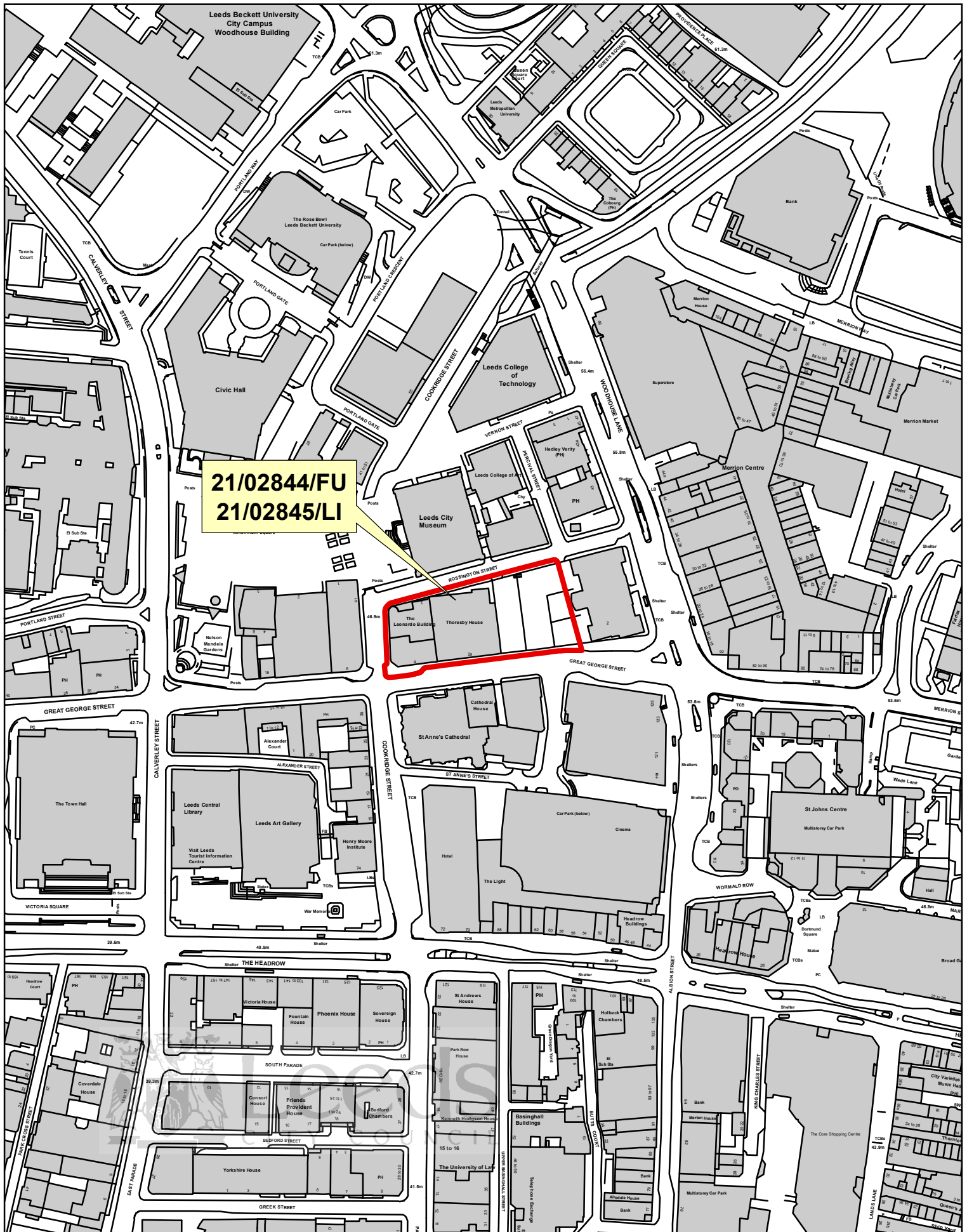
- 10.61 There is a requirement for the following obligations;
1. Employment and training of local people
 2. Publicly accessible areas
 3. Occupation of the residential units by students only
 4. The provision and monitoring of a travel plan fee of £5,743.00 subject to a 3% increase annually on 1st April
 5. A Traffic Regulation Order contribution of up to £10,000.00.
 6. Payment for any required suspension of parking bays for pick-up/drop off at start/end of term at the rate of £320 per year for the lifetime of the student use.
 7. A monitoring fee
- 10.62 The proposed obligations have been considered against the legal tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. Accordingly this can be taken into account in any decision to grant planning permission for the proposals.
- 10.63 The development is Community Infrastructure Levy (CIL) liable and the expected CIL contribution is estimated to be in the region of £66,130.71. CIL is generally payable on the commencement of development. The payment of CIL is not material to the determination of the planning application. Accordingly, this information is presented for Members' information only.

11.0 CONCLUSION

- 11.1 In conclusion it is considered that the proposal would result in a high quality, appropriate development. The scheme would bring active use to an important historic building and would add to the vibrancy and vitality of the area and furthering its regeneration.
- 11.2 The proposals would allow important underused historic areas of the Listed Buildings to be brought back into use and whilst it is acknowledged that there will be some (but not substantial) harm by virtue of the extent of demolition and alterations, this is of a tolerable level when balanced against the public benefits of the regeneration of the building.
- 11.3 Therefore the proposal is in accordance with the Development Plan and is considered to be acceptable and is recommended for planning approval and listed building consent approval subject to the conditions set out in Appendix 1 and the planning obligations set out at the head of this report.
- 11.4 Due to a statutory objection from Historic England the Secretary of State will be notified in respect of the proposals and the Plans Panel decisions on the two applications, in accordance with legislative requirements.

Background Papers:

PREAPP/20/00476
21/02844//FU
21/02845/L
21/01869/FU
21/01870/LI



21/02844/FU
21/02845/LI

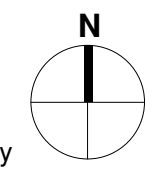
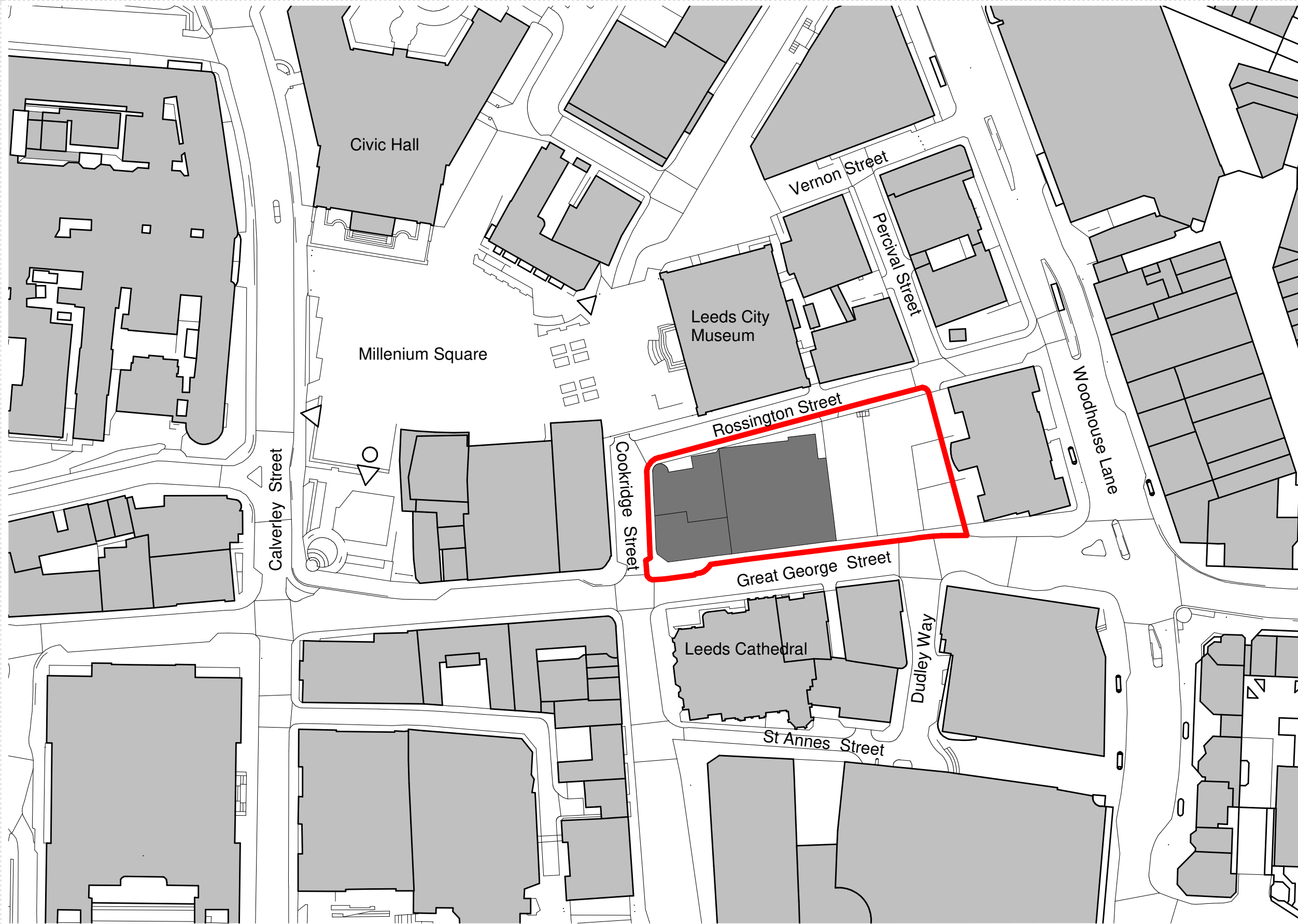
CITY PLANS PANEL

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SCALE : 1/2500





KEY:
 Application Boundary

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Drawing Revisions			
Date:	Rev:	Note:	Check:
23.11.20	P 1	First issue	IWa
26.03.21	P 2	Issued for Planning	IWa
29.03.21	P 3	Updated for Planning Issue	IWa

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Drawing Original Size
 A3

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Client
 McLaren

Project
 924 | Leonardo Buildings

Building Name
 Leonardo, Thoresby and
 New Build

Drawing Title
 Location Plan

Scale
 1:1250 @ A3

Drawing Status
 For Planning

Drawing No.

Drawing Created
 March 2021

Revision

P3

924-CPA-ZZ-ZZ-DR-A-0100

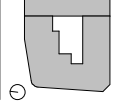
Drawing Original Size

A1

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Date:	Rev:	Note:	Check:
20/03/21	P 1	Issued for Planning	MA
20/03/21	P 2	Updated for Planning Issue	MA
20/03/21	P 3	Updated following Planning	MA

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Client:
 McLaren

Project:
 324 | Leonardo Buildings

Building Name:
 Leonardo, Thornesly and New Build

Drawing Title:
 Second Floor Plans Proposed

Scale:
 1:200 @ A1

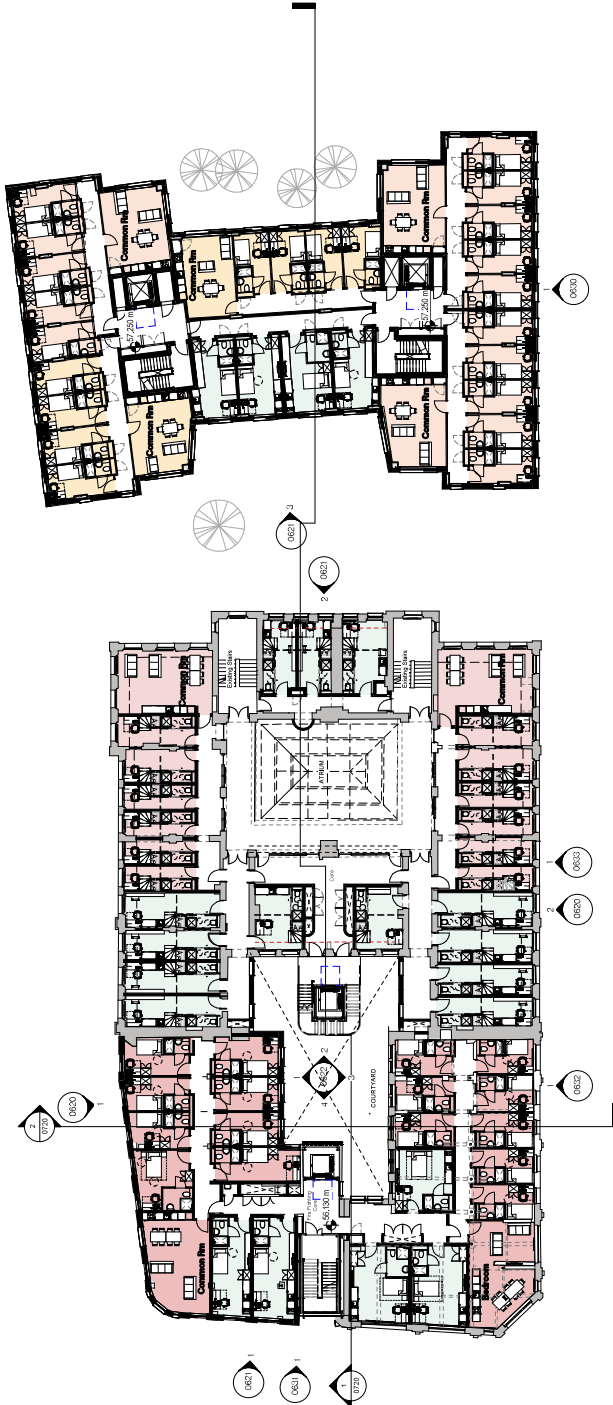
Drawing Status:
 For Planning

Revision:
P 3

Drawing No.:
 924-CPA-ZZ-02-DR-A-0223

Author:
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Check:
 [Name]
Date:
 [Date]

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Accommodation Key

- 4-bed cluster
- 6-bed cluster
- 8-bed cluster
- 10-bed cluster
- Studio
- Circulation

