

# CITY PLANS PANEL

THURSDAY 8<sup>TH</sup> JULY 3.30PM



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



**APPLICATION: 21/02844/FU & 21/02845/LI**

**PROPOSAL: 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**

**ADDRESS: Leonardo Building & Thoresby House  
2 Rossington Street**

**Leeds  
LS2 8HD**





CARTWRIGHT  
PICKARD

re-form

**McLAREN**  
PROPERTY

Leonardo  
building  
Plans panel  
presentation

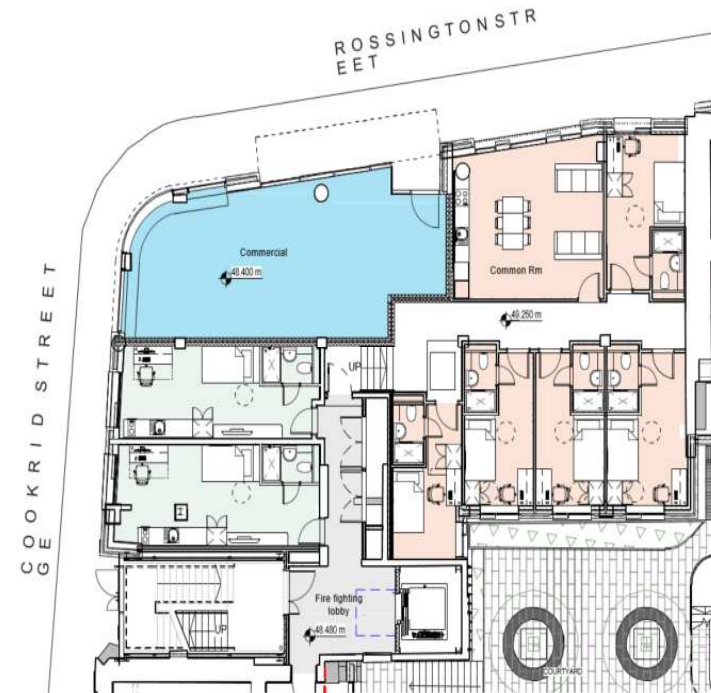
8 July  
2021

# Active frontage

- Active frontage to Rossington Street and Cookridge Street looking towards Millennium Square
- c.55m<sup>2</sup> Commercial unit introduced on prow corner
- Level access via Rossington Street
- 8bed cluster reduced to 5bed cluster



June 2021 proposal



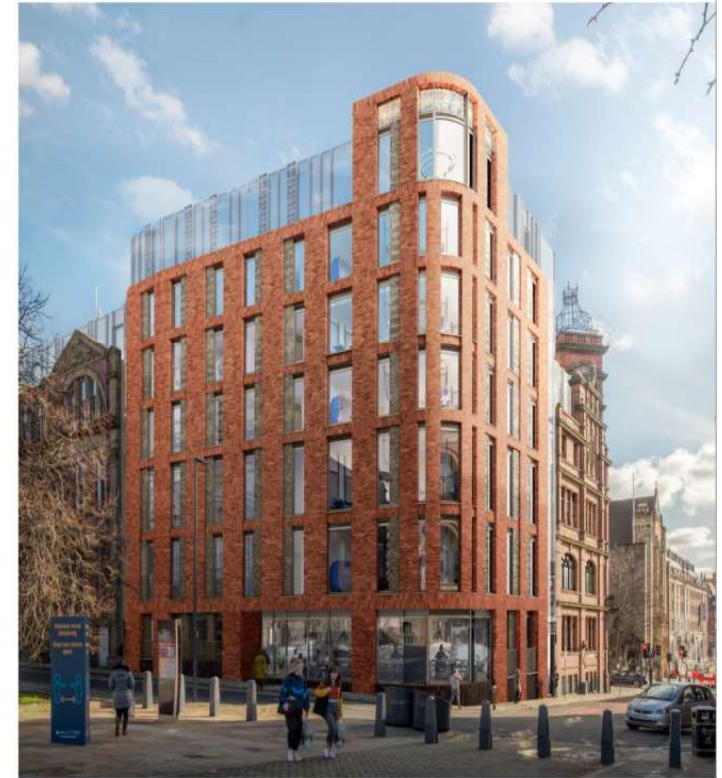
July 2021 proposal

## Active frontage

- Active frontage introduced at ground floor corner
- Top floor setback visually reduced to single storey to Rossington Street and Cookridge Street
- Top floor prow and window detail increased to create lantern. Lantern to include illuminated perforated panels
- Perforated parapet detail to provide transparency as a nod to 2 Great George Street



June 2021  
proposal



July 2021  
proposal

## Top floor address

- Top floor setback visually reduced to single storey to Rossington Street and Cookridge Street
- Revised materiality to setback and staircore to provide more reflectivity



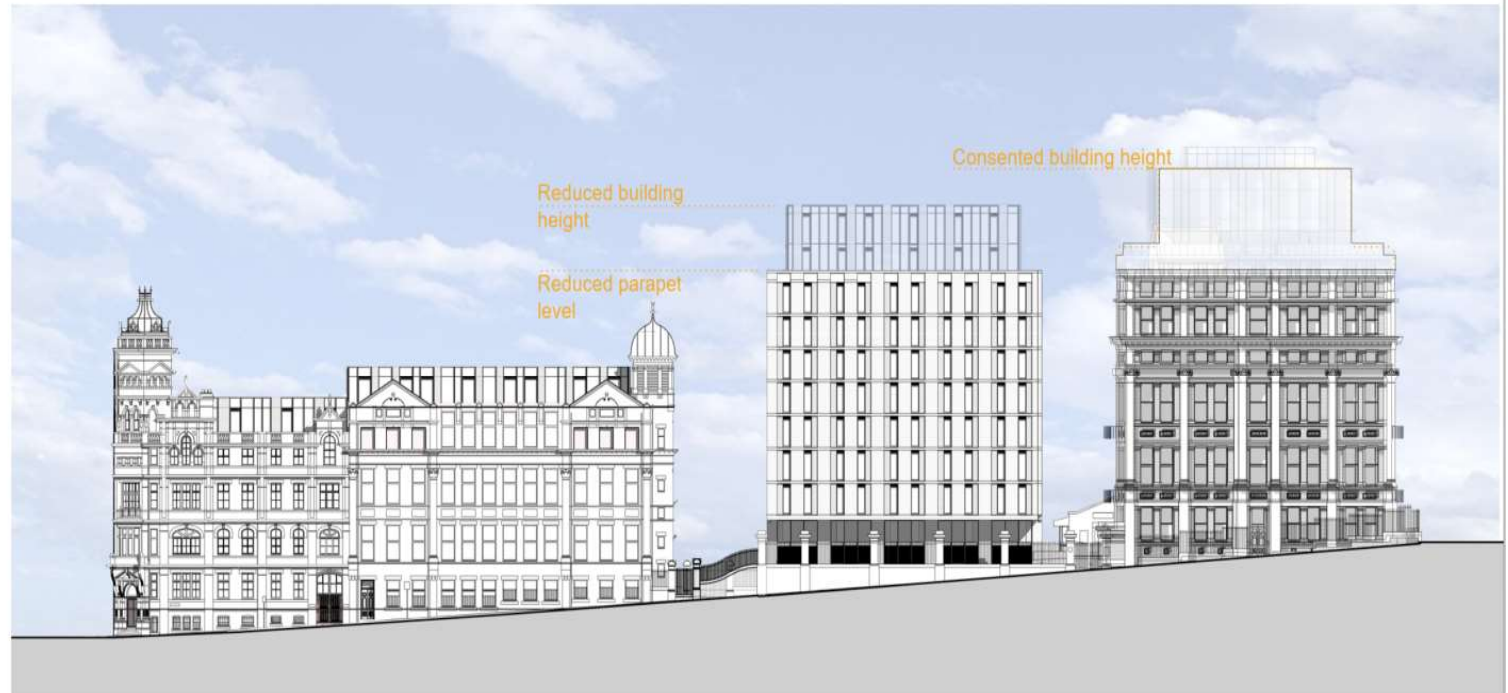
June 2021 proposal



July 2021 proposal

## Reduced massing

- Building height reduced by 1.2m
- Parapet level reduced by 0.75m
- Consented parapet of 2 Great George Street considered



## Reduced massing

- Building line confirmed as setback from Great George Street and the existing listed wall and railings
- Building height reduced
- Parapet level reduced
- Revised materiality to setback and staircore to provide more reflectivity
- Revised parapet detail as a modern nod to 2 Great George Street



June 2021 proposal



July 2021 proposal



## Reduced massing

- Active permeability through the site
- Articulated return elevations
- Setback building line to 2 Great George Street
- Strong materiality, detailing and order to the street elevations as a modern relative to the listed buildings in a non-pastiche manner
- Reflective lightweight material to reduce the visual impact of the top floor accommodation



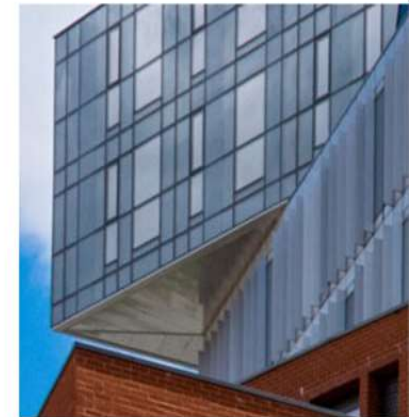
## Building line

- Building line confirmed as setback from Great George Street and the existing listed wall and railings
- Building height reduced
- Parapet level reduced
- Revised materiality to setback and staircore to provide more reflectivity
- Revised parapet detail as a modern nod to 2 Great George Street



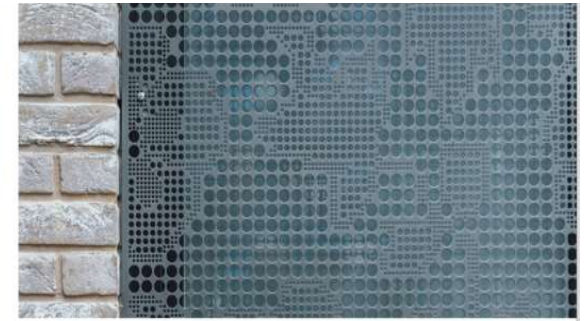
# Materiality

- Materials chosen as a modern relative to the material palette of the listed buildings
- Solid red brick with natural patina through fabrication process
- Reflective top floor look-a-like glazing
- Bronze aluminium



## Perforated design

- Opportunity to articulate perforated design to provide interest to the streetscape
- Design to take a nod from the sites history in Leeds
- External balustrading to streetside
- Window panels
- Top-floor parapet
- Lantern to be perforated and illuminated to create a 'glowing' effect



# Heritage benefits

- 1. Enhanced retention of Leonardo Printworks listed structure
- 2. Re-instating and enhancement of the Leonardo courtyard
- 3. Retention of Thoresby listed elevations
- 4. Improved offsets from 2 Great George Street
- 5. Sustainable retention and re-use of the existing Leonardo structure



1  
1

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Thank

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**APPLICATION: 21/02996/FU &  
21/02845/LI**

**PROPOSAL: Redevelopment of the existing buildings to include rooftop extension and conversion of upper floors to student residential use with ground floor reception entrance**

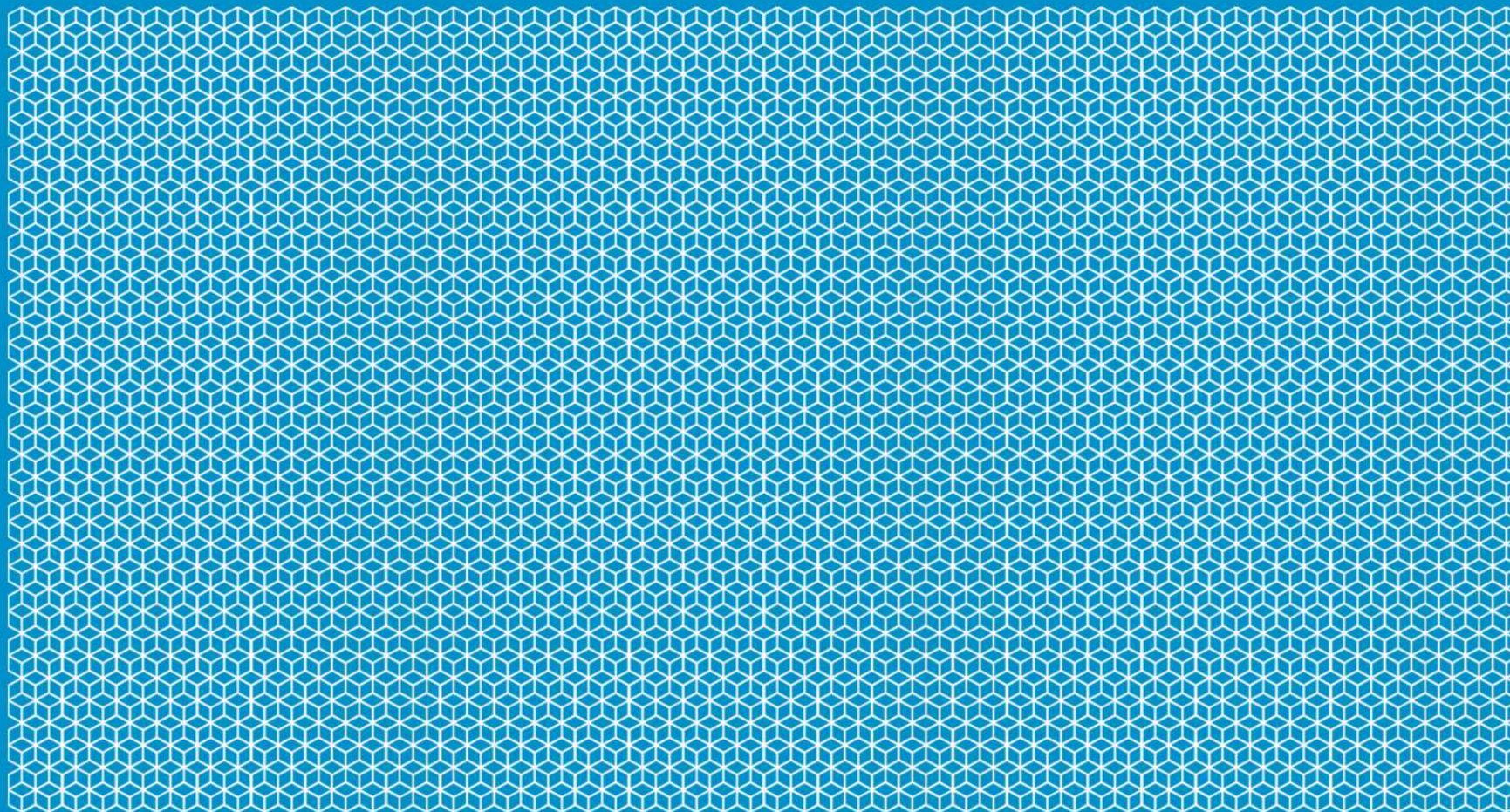
**ADDRESS: 115-126 Briggate, 8-9 Kirkgate  
And 7 Fish Street**

**Leeds**

**LS1 6LX**



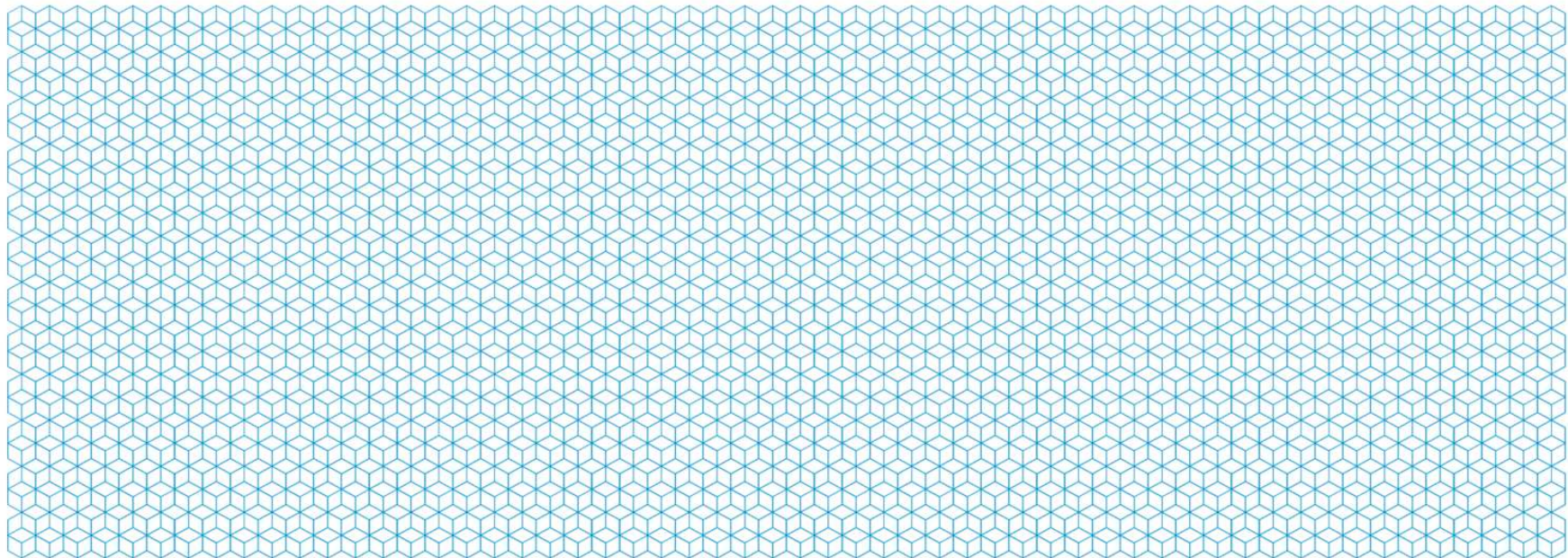
## The Drapery, Leeds





# The Drapery, Leeds

The Drapery - Plans Panel Presentation  
2021-06-24



 OrchardStreet

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**01**

Proposals

**02**

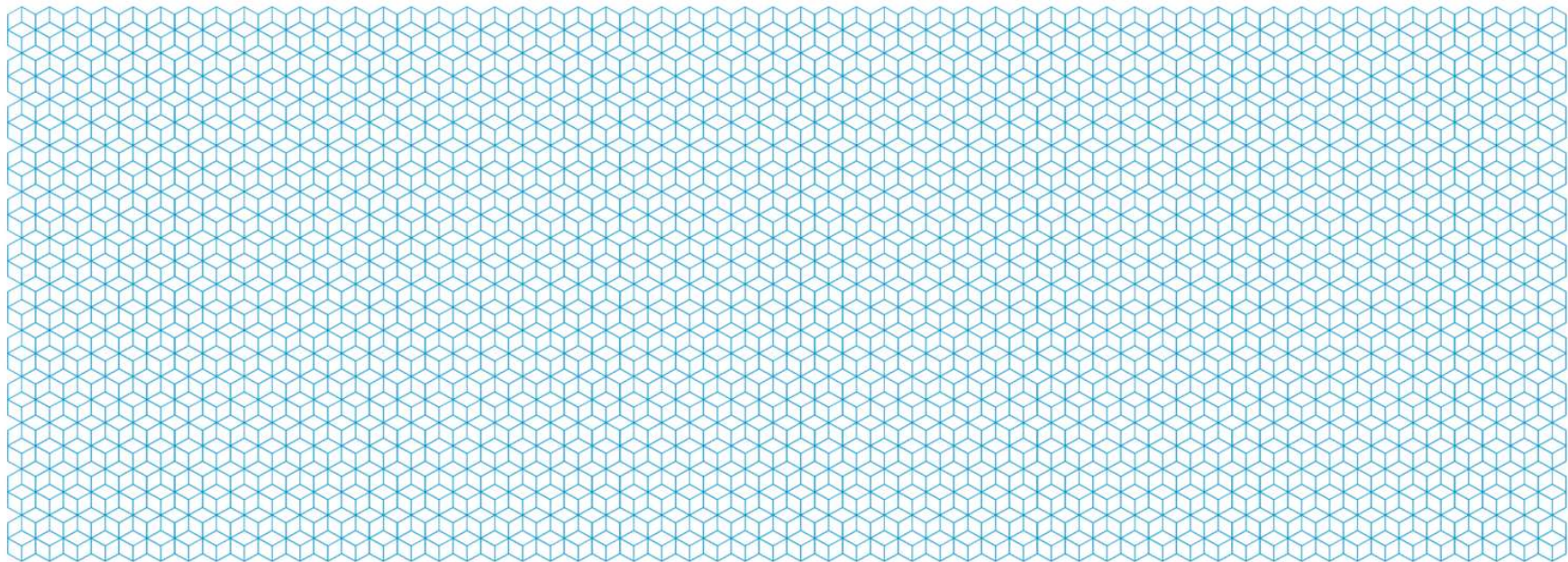
Scheme Summary

**03**

Panel & Consultee  
Feedback

# 01

Proposals



 OrchardStreet

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## Scheme Outline

### Summary of Proposals

- Site: 0.24ha, former Debenhams department store in Leeds
- Key urban site in the heart of the city's retail quarter close to Leeds' universities and college campuses
- Debenhams store will be an empty building in a prime city centre location.
- 3 commercial retail units, c. 40,000sqft class 'E' space retaining the active ground floor frontage.
- 107 student apartments (124 beds) within refurbished upper levels of the existing buildings and additional fifth floor extension.
- 385sqm of internal amenity space offering a variety of uses
- 370sqm of external amenity space split between an internal courtyard and rooftop terrace.

The proposed scheme was presented to LCC planning department at three pre-app meetings in January and February 2021.

The scheme was positively received and the proposed use for Student Accommodation was considered acceptable.

Feedback regarding design elements from the planners has been taken on board and incorporated into the design proposals.

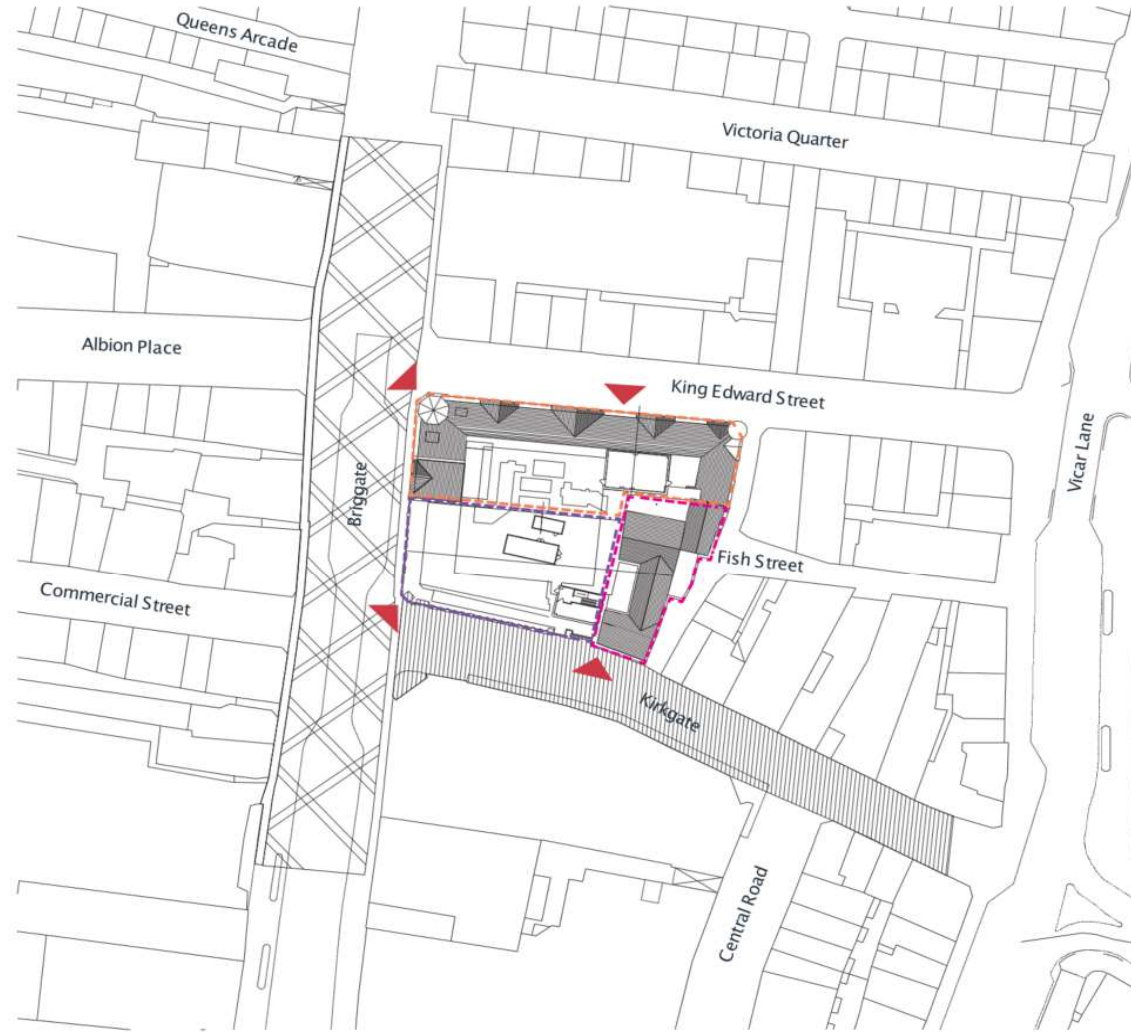


Site photo of the former Debenhams department store in Leeds

## Existing Site

### Existing Site

- 0.24ha site
- Currently occupied by 3 buildings
- Former Debenhams department store occupies two buildings
- Adjacent retail store currently operating as the Kitty Cafe
- Bounded on all sides by pedestrianised streets
- Lies within the Leeds City Centre Conservation Area
- The facade of 115-120 Briggate (outlined in orange) is Grade II listed with none of the other buildings being listed.
- Heritage Appraisal document has been undertaken in regards to the site and its context.



Existing Site Plan

### Key



Existing Site Entrances



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## Proposed Plans

### Proposed Lower Level Plans



Proposed ground floor plan



Proposed basement floor plan



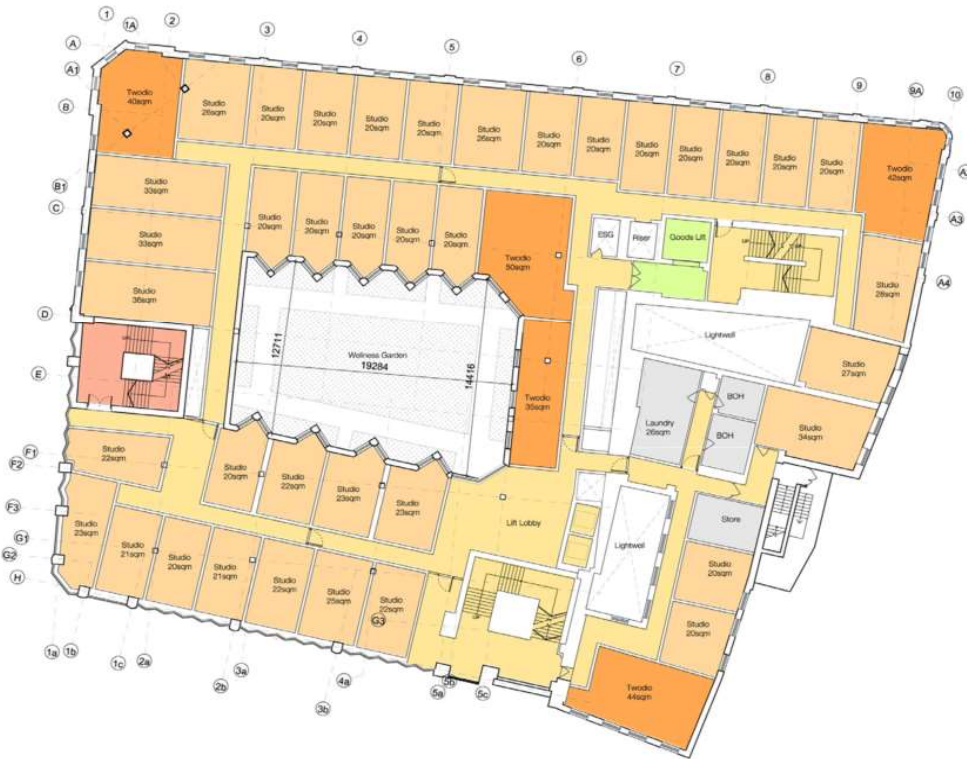
Proposed 1st floor plan

The Drapery, Leeds

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Proposed Plans

Proposed Upper Level Floor Plans



Proposed 2nd floor plan



Proposed 3rd floor plan



Proposed 4th floor plan



## Proposed Plans

### Proposed Upper Floor Levels and Accommodation Schedule

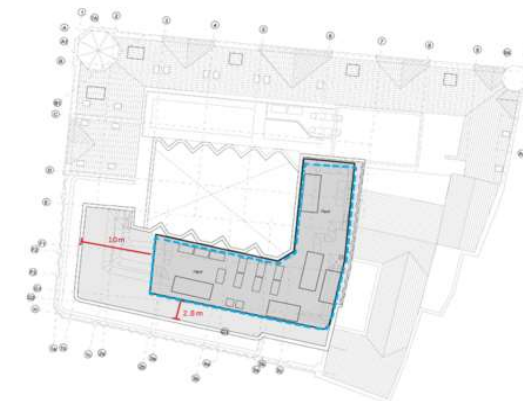
#### Accommodation: Breakdown

Level	Description	Commercial Retail		Int. Amenity (sqm)	Ext. Amenity (sqm)	Studio (20m <sup>2</sup> )	Studio (21-28m <sup>2</sup> )	Studio (>28m <sup>2</sup> )	Twodio (32-54m <sup>2</sup> )	Beds
		(sqm)	(sqft)							
Basement	Commercial Unit B	1052	11320							
Ground Floor	Commercial Unit 1	830	8935							
	Commercial Unit 2	425	4575							
First Floor	Commercial Unit 1	971	10450							
	Commercial Unit 2	447	4810							
	Internal Amenity			292						
	External Amenity				240					
Second Floor	Studios					20no.	14no.	4no.	5no.	48
Third Floor						10no.	16no.	1no.	7no.	41
Fourth Floor						6no.	11no.	0no.	4no.	25
Fifth Floor						0no.	7no.	1no.	1no.	10
	Internal Amenity			92						
	External Amenity				130					
<b>Total</b>		<b>3725</b>	<b>40090</b>	<b>384</b>	<b>370</b>	<b>36no.</b>	<b>48no.</b>	<b>6no.</b>	<b>17no.</b>	<b>124</b>

Total no. Studios - 107
Total no. Beds - 124



Proposed 5th floor plan



Proposed roof plan illustrating plant screen extents



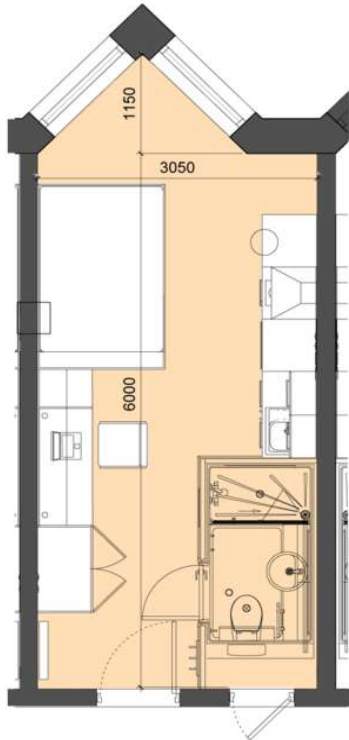


Proposed Plans

Typical Apartment Plans

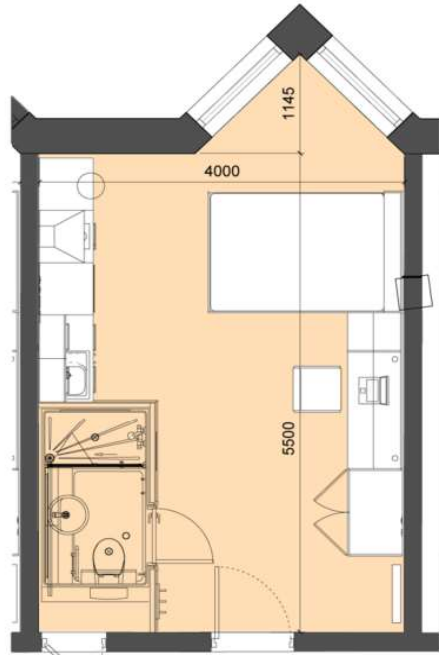
Type 1

Standard Studio Apartment @ 20sqm



Type 2

Premium Studio Apartment @ 23sqm



Location Key (2nd Floor Plan)



Type 3

Typical 2-person 'Twodio' @ 32sqm



Typical Studio Quality Benchmarks



Proposed typical floor highlighting the studio arrangement



The Drapery, Leeds

## Wellness Garden

### Lightwell and External Amenity

#### Wellness garden

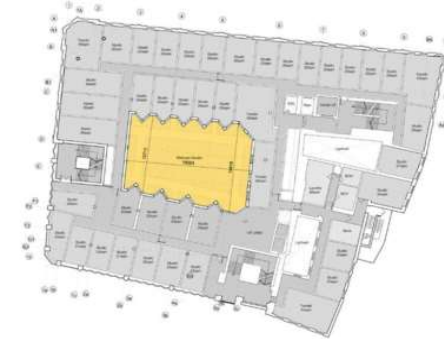
- A calming centre point of the development
- Light coloured external envelope to maximise light
- Studios overlooking the internal courtyard have been tested and designed to achieve suitable daylight levels
- V-bay windows to maximise natural light and privacy

#### Landscaping

- Resilient planting to withstand human and micro-climate pressures
- Informal character
- Lush, shade tolerant shrub species
- Native and ornamental shrubs for year round interest
- Tranquil enclosures within the courtyard to provide a sense of privacy



Light finish to external walls to maximise reflected light into the courtyard



Proposed typical floor highlighting the courtyard location



A tranquil space with soft landscaping



## Communal Amenity Quality Benchmarks

### External Rooftop Terrace

- A flexible space that can support a variety of uses.
- Planting scheme sensitively designed to allow seating amongst the flowers
- Creates a sense of tranquillity within a busy urban environment
- A space with views out over the City
- A variety of native shrubs contributing to the enhancement of the site's biodiversity value
- Pollinator friendly planting
- Ornamental planting responding to the function and use of the roof terrace,
- Providing a diverse species selection



Seating areas within hard and soft landscaping



Proposed 5th floor highlighting the terrace location



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Flexible rooftop landscaping

## Communal Amenity Quality Benchmarks

### 1st Floor Amenity Lounge aspirations



A space for entertaining / socialising



A space for relaxing



Proposed 5th floor plan highlighting the amenity areas

### 5th floor communal amenity - Sky Lounge + Study Room aspirations



A flexible space



Space for a range of activities with views over the city








Separate quiet study room

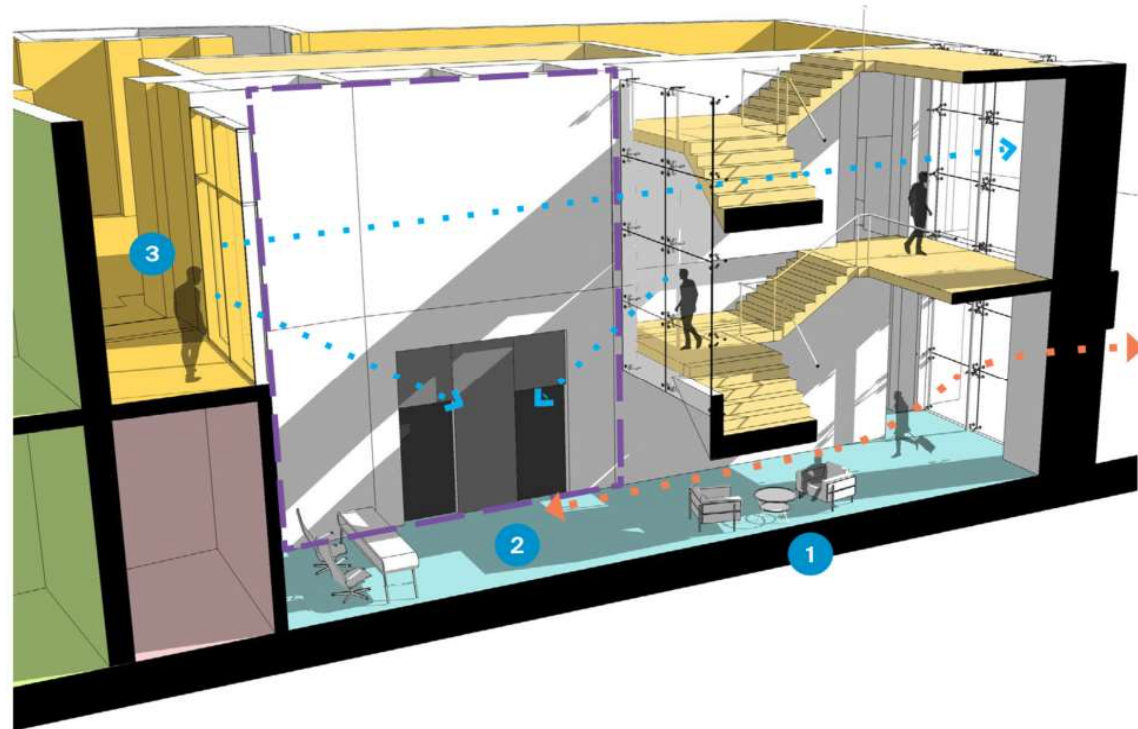
## Entrance Lobby Concept Diagram

### Student Entrance Hall

- 1 Introduce**  
Seating areas are located upon entry
- 2 Inform**  
Reception space provides a formal introduction and a point of contact with building management.
- 3 Explore**  
Lift lobby provides vertical access to all student accommodation and amenity areas.  
The communal amenity lounge can provide visual connections with the entrance hall.

 Opportunity to provide a feature wall. This could be a green wall or a more textured architectural finish.

-  Student Entrance Hall
-  Student Communal Amenity
-  Student Feature Staircase
-  Reception Office
-  Service Corridors



Indicative perspective diagram illustrating the key spaces and concept ideas for the student residential entrance hall

## Entrance Lobby Quality Benchmarks

### Entrance Arrival Hall



Double height entrance provides a sense of luxury and space



Dedicated reception area and hard materials to suit high traffic areas

## Building Height and Massing

Vu.City massing analysis

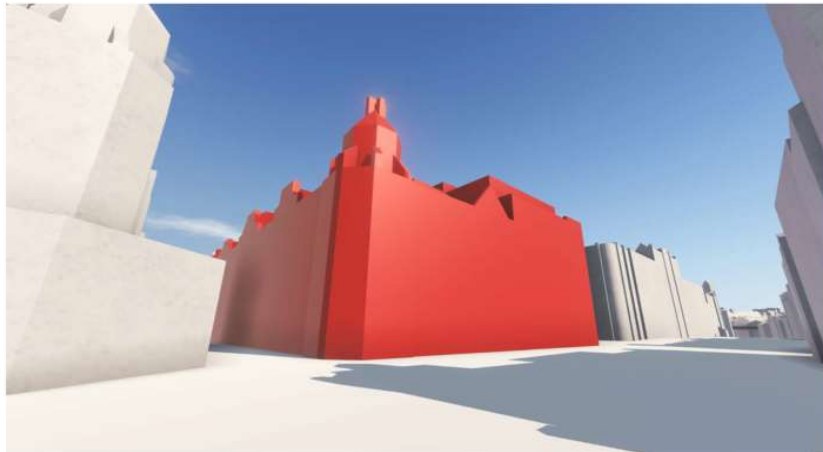
The following studies compare the proposed massing to the existing roofline from key views.



Existing View South from Briggate



Proposed View South from Briggate



Existing View South East from Briggate



Proposed View South East from Briggate

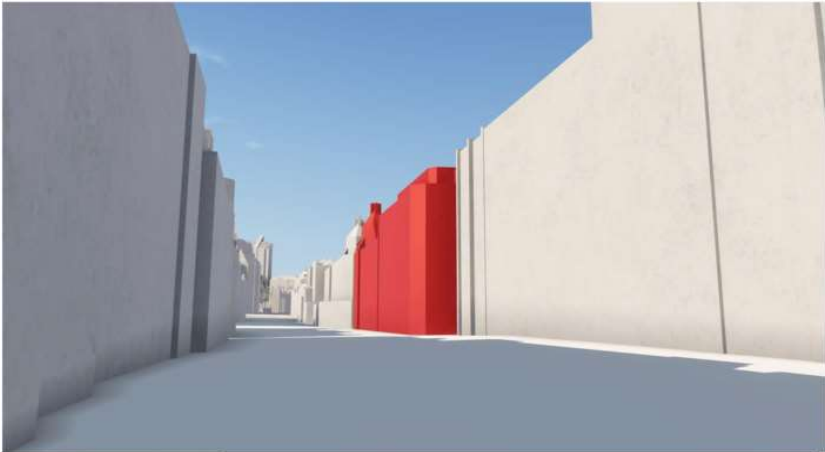
The Drapery, Leeds

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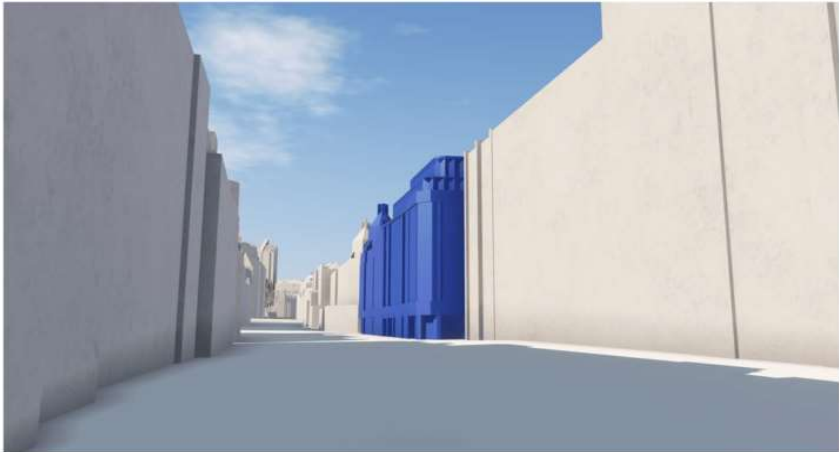


**Building Height and Massing**

Vu.City massing analysis



Existing View West from Kirkgate



Proposed View West from Kirkgate



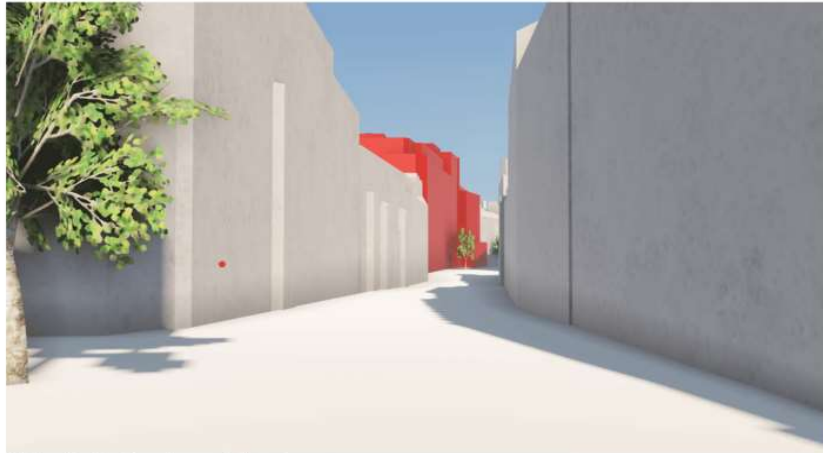
Existing View North East from Briggate



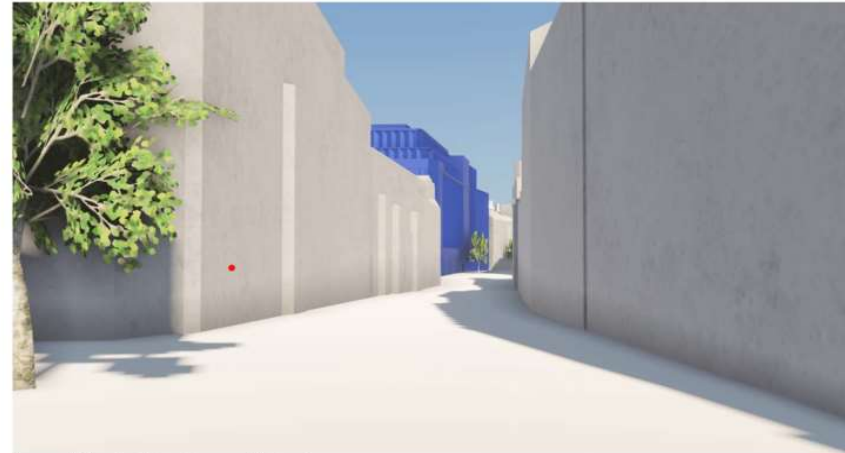
Proposed View North East from Briggate

## Building Height and Massing

Vu.City massing analysis



Existing View East from Commercial Street



Proposed View East from Commercial Street

## Design and materials

### Proposed cladding profile

The proposed sawtooth cladding has been designed to have the same profile and align with the existing curtain wall below.

The angular detail at the head of the cladding sits well with the existing art deco building and reflects the geometric pattern which occurs above the ground floor fenestration.

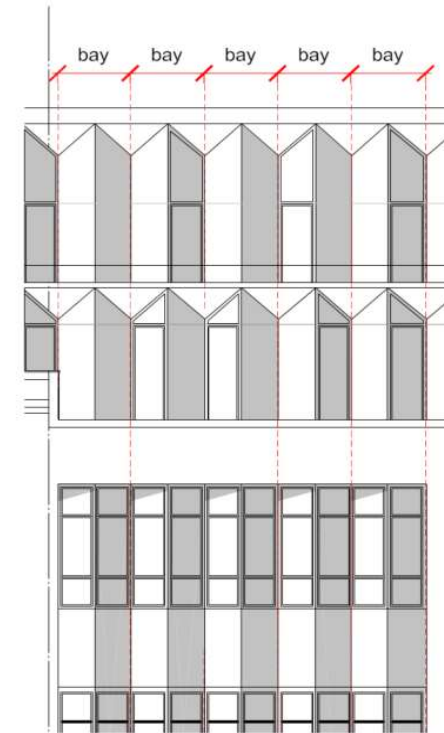
It is also proposed that the existing curtain wall will be cleaned and painted to refresh the facade and match the tones of the new extension to further integrate the new and the old.



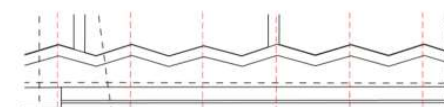
Image of Existing building detail at Ground floor level



CGI illustrating proposed materials



01 Proposed Elevation Extract



02 Proposed cladding profile to upper floors - 4th Floor Plan



03 Existing building curtain wall to lower floors - 1st Floor Plan

Key Elevation Concepts

- Existing 1930s facade exhibits some striking details which have helped inform the design of the proposed upper floors



- Existing faceted storefront facade provides strong precedent form



- The faceted design detail is also exhibited in the detailing of the storefront stained glass windows



- Faceted metalwork respectful of the existing building




- Full height glazing panels a simple contemporary take on the existing facade

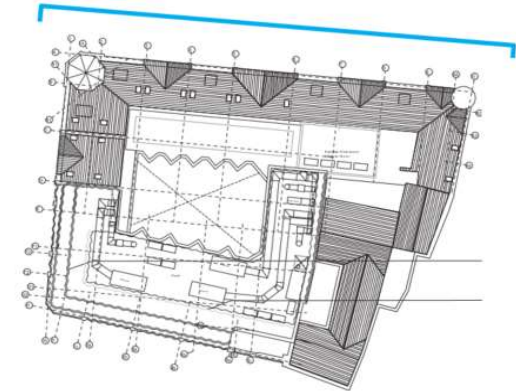


- (Recessed out of view) perforated acoustic plant screening

## Key Elevation Concepts

### Lighting Solutions for the Listed Facade

-  Existing dormer window
-  3no. Proposed dormer windows of the same style as existing
-  Proposed conservation rooflights to student bedrooms



Proposed Elevations

Street Elevation along Briggate

Material Palette



Faceted metalwork



Full height glazing



Coloured street elevation illustrating the proposed building within the wider context of Briggate

The Drapery, Leeds

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## Proposed Elevations

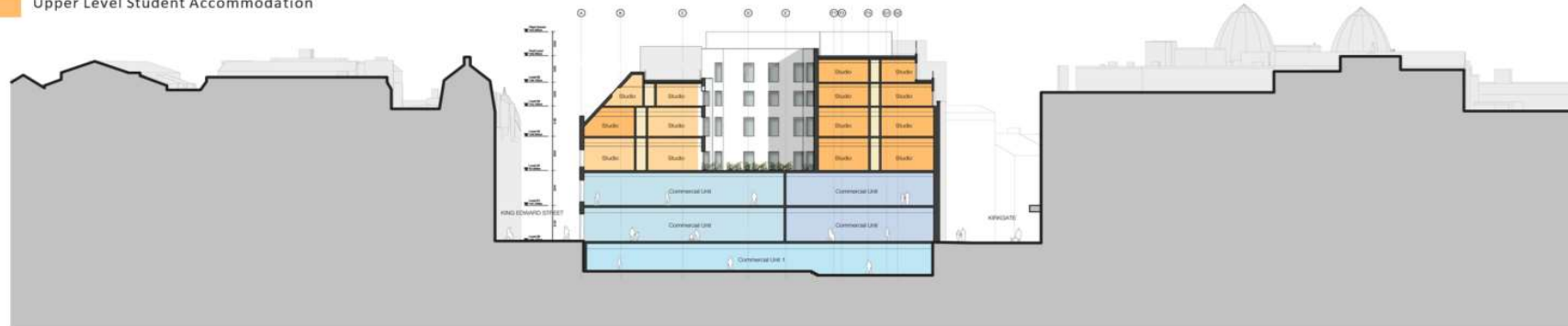
Street Elevation along Briggate and North / South Section through GL 3



Coloured street elevation illustrating the proposed building within the wider context of Kirkgate / Commercial Street

### Section Key

- Class E Commercial Unit
- Upper Level Student Accommodation



Coloured building section illustrating the proposed building set within the city building fabric

Appearance

Proposed CGI - View Northwest from Briggate



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Appearance

Proposed CGI - View Southwest from Briggate

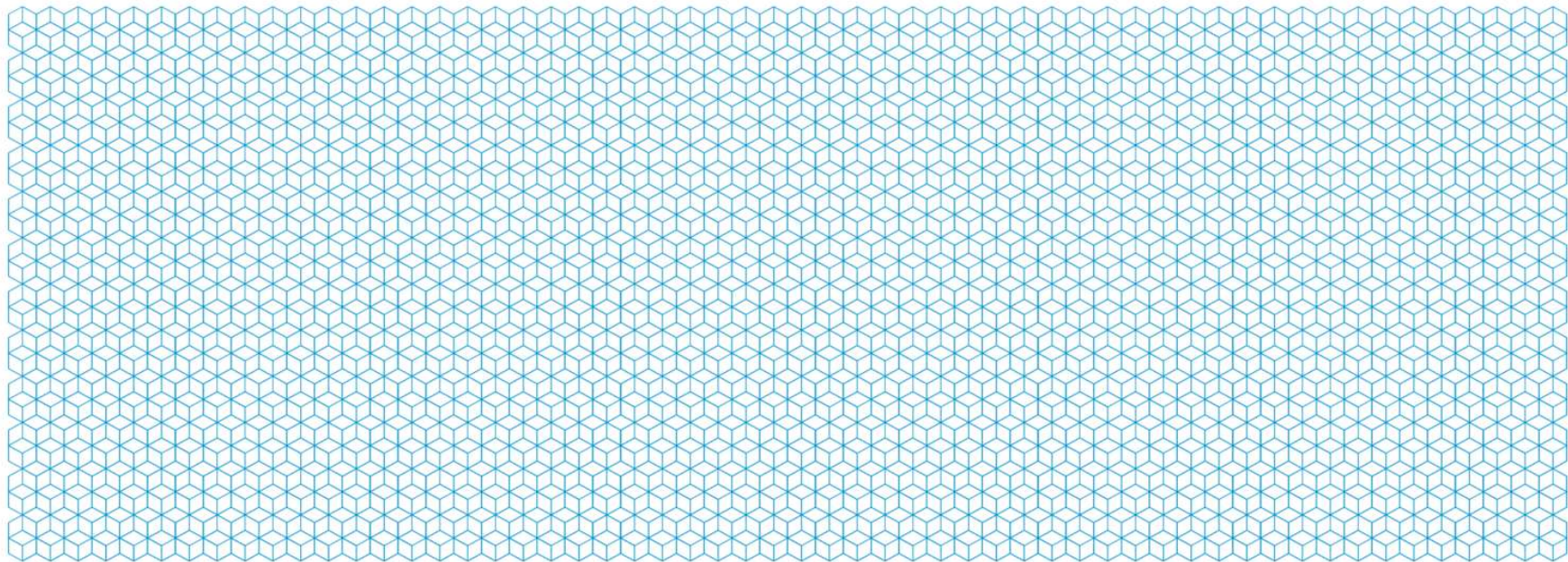


 OrchardStreet

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# 02

## Summary



## Summary

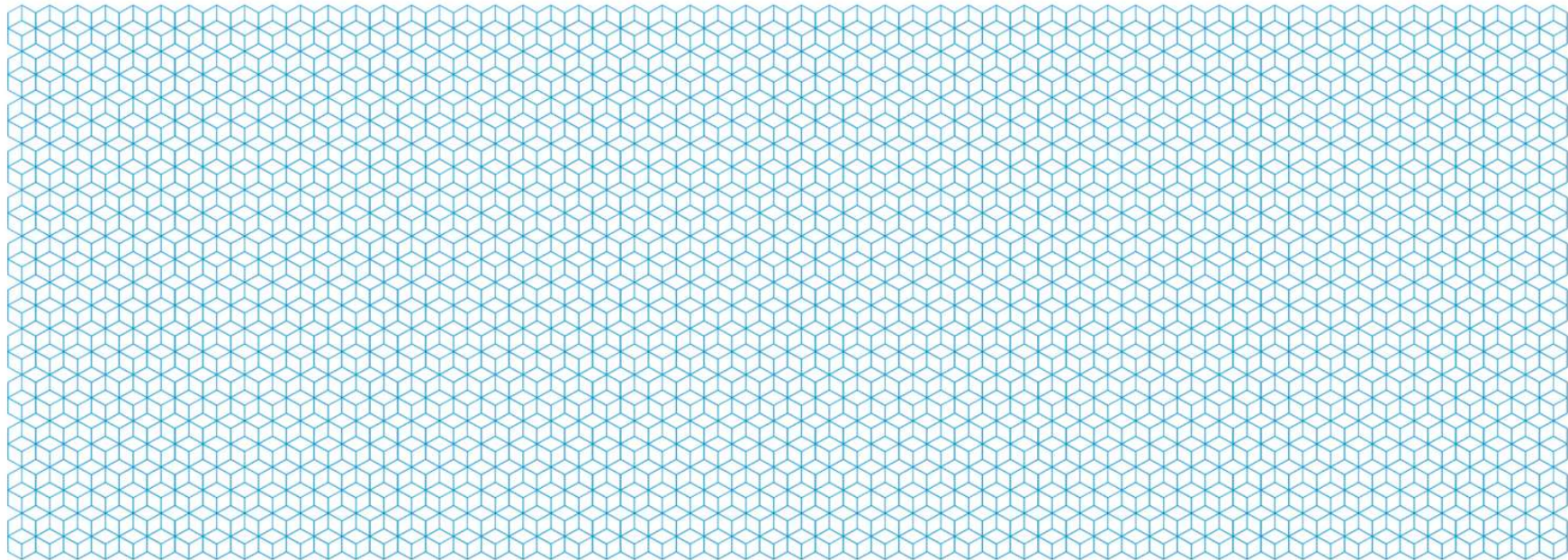
### Executive Summary

- Proposals seek to sensitively redevelop a redundant department store in the centre of the city
- Providing 3 commercial units, c. 40,000sqft class 'E' space
- Providing 107 prestige student apartments (124 beds) within refurbished upper levels of the existing buildings and additional fifth floor extension
- Key urban site in the heart of the city's retail quarter close to Leeds' universities and college campuses
- The proposed design is sensitive to the existing listed building and is in keeping with the architectural intent of the 1930s building
- The proposal reads as a complementary addition to a positive townscape contributor
- Strong focus on sustainability will be a key design driver throughout the detailed design stage



# 03

## Plans Panel & Consultee Feedback



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## Plans Panel Meeting - 11/03/21

### Plans Panel Comments Response

The scheme was presented to Members at the Plans Panel meeting on 11th March 2021 and was generally well received with support expressed for the principle of the proposed student use.

Comments regarding the scheme design and responses to the comments are outlined on the following pages;

#### 1 External Design - Window treatment / Materiality

*'Can the Elevation be developed to add more verticality and improve the transition between the lower and upper levels?'*

It was suggested that the profile of the new cladding on the 4th and 5th floors appeared different from the existing sawtooth curtain walling in the CGI images. The Design Team confirmed that the profile of the new cladding did match the existing curtain wall and the perceived variance was due to the depth of the angled panel at the head of the cladding in the CGI.

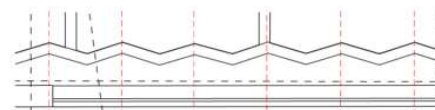
Following an examination of several design options, the current proposal has been developed to omit the angled panels to the head of the 4th floor cladding, achieving a more subtle transition between the old and the new whilst retaining a strong capping at the top of the building.

*'Can the existing metal railing around the 4th floor parapet be removed?'*

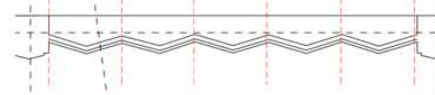
The current design proposes to remove the existing metal railing around the 4th floor parapet to tidy the appearance of the existing 1930's building and improve the integration of the new extension.



Proposed cladding aligned with existing below



Proposed cladding profile to upper floors - 4th Floor Plan



Existing curtain wall profile to lower floors - 1st Floor Plan



Proposed cladding amended at head of level 4 to improve transition between old and new

Plans Panel Meeting - 11/03/21

Plans Panel Comments Response

2. Quality of Living Space and communal facilities

'Members were satisfied that room sizes are in line with Space Standards but noted a variety of communal facilities should be provided to give students a choice of amenity'.

It was highlighted that the provision of both internal and external amenity space exceeds that of recent similar schemes in Leeds and that the facilities provided in the communal areas would be developed with the operator.

Communal areas provided include;

External Amenity -	Roof Terrace	130sqm
	Internal Courtyard	240sqm
	<b>Total</b>	<b>370sqm</b>
Internal Amenity -	Sky Lounge	74sqm
	Study Room	18sqm
	Communal Lounge	292sqm
	<b>Total</b>	<b>384sqm</b>

No. of student beds -	124
Internal amenity per bed	3.1sqm/bed
External amenity per bed	3.0sqm/bed
<b>Total</b>	<b>6.1sqm/bed</b>



Proposed 1st floor plan highlighting the communal lounge



Plans Panel Comments Response

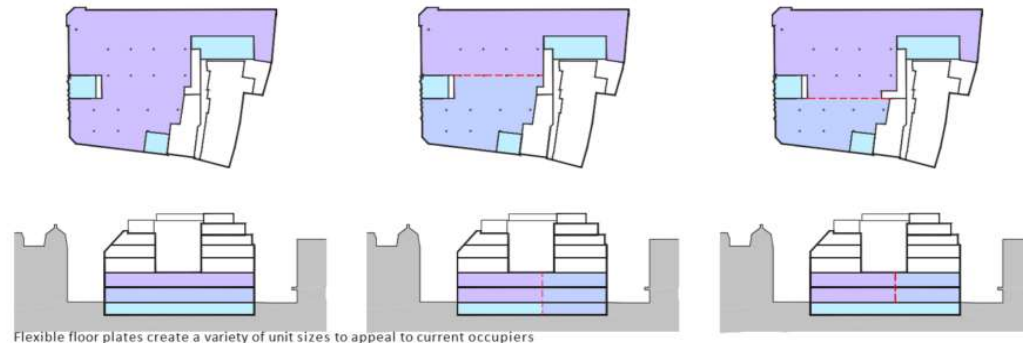
3. Retention of Ground Floor Commercial space

*'It is important that a commercial retail use is retained at Ground Floor level':*

It was highlighted that the proposed development will retain commercial uses at basement, ground and first floor, which will necessarily maintain active street level frontages.

Given that there is currently no single occupier who is willing to take occupation of the entirety of the retained commercial space, the applicant is in discussions with a selection of high quality tenants with the aim of ensuring that the reoccupation of this floorspace is appropriate and efficient.

The proposals retain flexible floorplates which can potentially offer a variety of tenancy splits maximising the opportunity and appeal to current occupiers. The diagrams opposite illustrate how the floorplates can be split to accommodate either single or multiple occupiers.



Flexible floor plates create a variety of unit sizes to appeal to current occupiers



Prominent entrance locations



Active frontage at ground floor level

Plans Panel Comments Response

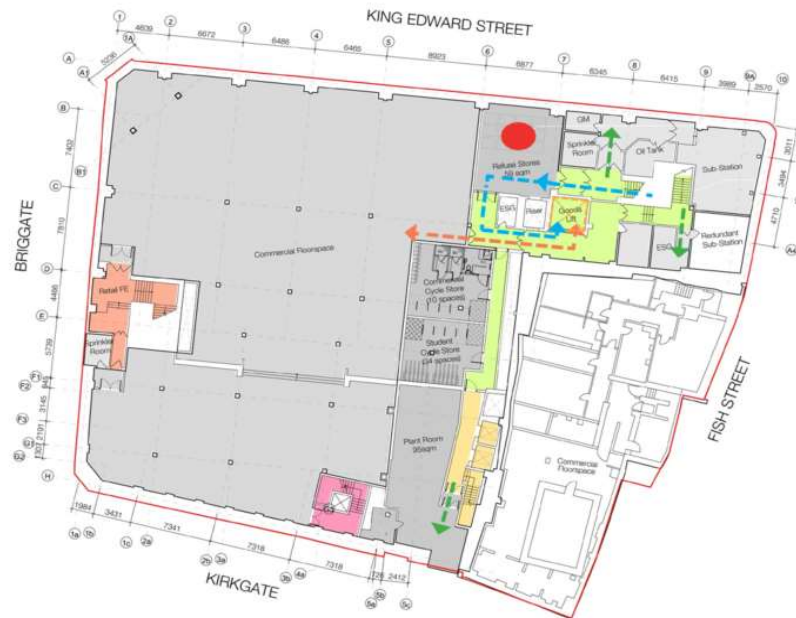
4. Bin store location and management

'Members noted that Bins in a city centre can be a problem if stored externally and queried the waste storage strategy'.

It was highlighted that secure refuse storage is provided internally at Basement and GF level and will be managed by the student accommodation management company and commercial retail operators.

The plans below outline the refuse storage and servicing strategy.

- Back of House, Goods Lift & Servicing Corridor
- Basement Refuse Strategy
- Retail Goods Servicing
- Access to Plant Areas
- Refuse Store



Proposed basement servicing strategy



Proposed ground floor servicing strategy

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**Consultee Queries**

**Consultee Comments Response**

In addition to the Panel comments, the following matters were raised by Consultees during the consideration of the application.

**5. Highways management Plan confirmation**

*'Clarification on the management of student arrivals / departures at the beginning and end of each year was requested.'*

A Student Management Plan has been produced and submitted which has been imposed by condition and will control how and when students can access the site when moving in and out of the building during these times.

All moving activities will be strictly controlled to ensure there is no wider impact upon transport network.

**6. Confirmation of proposed accessible studios**

*'The number and location of accessible studios was queried.'*

The floorplans opposite illustrate the Studios which have been designed to accommodate accessible bedrooms.

Accessible Studios are generally located close to the lift locations for ease of access with other units providing a variety of room types.

Key:

 Proposed Accessible Studio location

Total no. of Studios = 107

Total no. Beds = 124

Total no. accessible beds @ approx. 5% = 6



Proposed 2nd floor plan



Proposed 3rd floor plan



Proposed 4th floor plan



Proposed 5th floor plan



## Consultee Queries

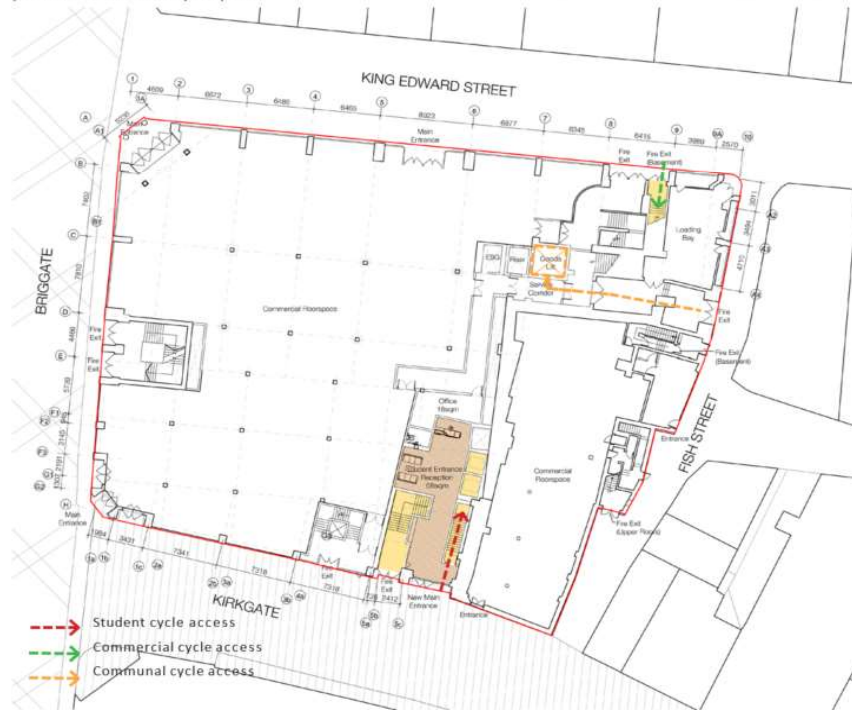
### Consultee Comments Response

#### 7. Confirmation of Cycle Storage provision

The cycle stores are located at basement level and are accessed via a bicycle stair ramp or by using the Goods Lift as illustrated on the plans below.

High quality bespoke cycle facilities are incorporated to the cycle store with a range of cycle racks provided to accommodate all users including 2-tier cycle racks, hoop stands and half-height stands with several bays incorporating a 1.5m access zone from the side to assist with accessibility.

The proposed student accommodation scheme includes 34no. cycle spaces (32no. student and 2no. staff) which exceeds LCC's parking SPD guidance of 25no. spaces in order to meet BREEAM requirements. The commercial cycle provision includes 10no. cycle spaces.



Proposed ground floor plan illustrating cycle access



Proposed basement plan highlighting the cycle store

## Consultee Queries

### Consultee Comments Response

#### 8. Confirmation of Landscape Proposals

*'The soil depths and feasibility of the planting strategy were queried.'*

The proposed scheme includes 2 main landscaped areas - the internal courtyard 'Wellness Garden' at level 2 and the roof terrace area.

The Wellness Garden provides a private tranquil courtyard for student residents to overlook and utilise. The courtyard's planting will comprise shade tolerant amenity planting with wildlife friendly species providing an attractive, sensory experience to the courtyard users whilst offering biodiversity enhancements.

The landscape aspiration for the roof terrace is to provide a flexible space that can support a variety of uses, with a planting scheme sensitively designed to allow the user to sit amongst the flowers to experience a sense of tranquillity within a busy urban environment. Opportunity is provided for seating and gatherings associated with the Sky Lounge, allowing residents to grab a coffee and sit outside within a green setting.

It was noted that confirmation of the achievable soil depths to the wellness garden is subject to a full structural survey of the existing building. It has not been possible to carry out this survey at this stage as the building has been occupied and therefore full details of the landscaping scheme are to be submitted and approved following the undertaking of the survey and prior to occupation of the student premises.



Formal timber bench integrated into landscaping



Roof Terrace Illustrative Masterplan

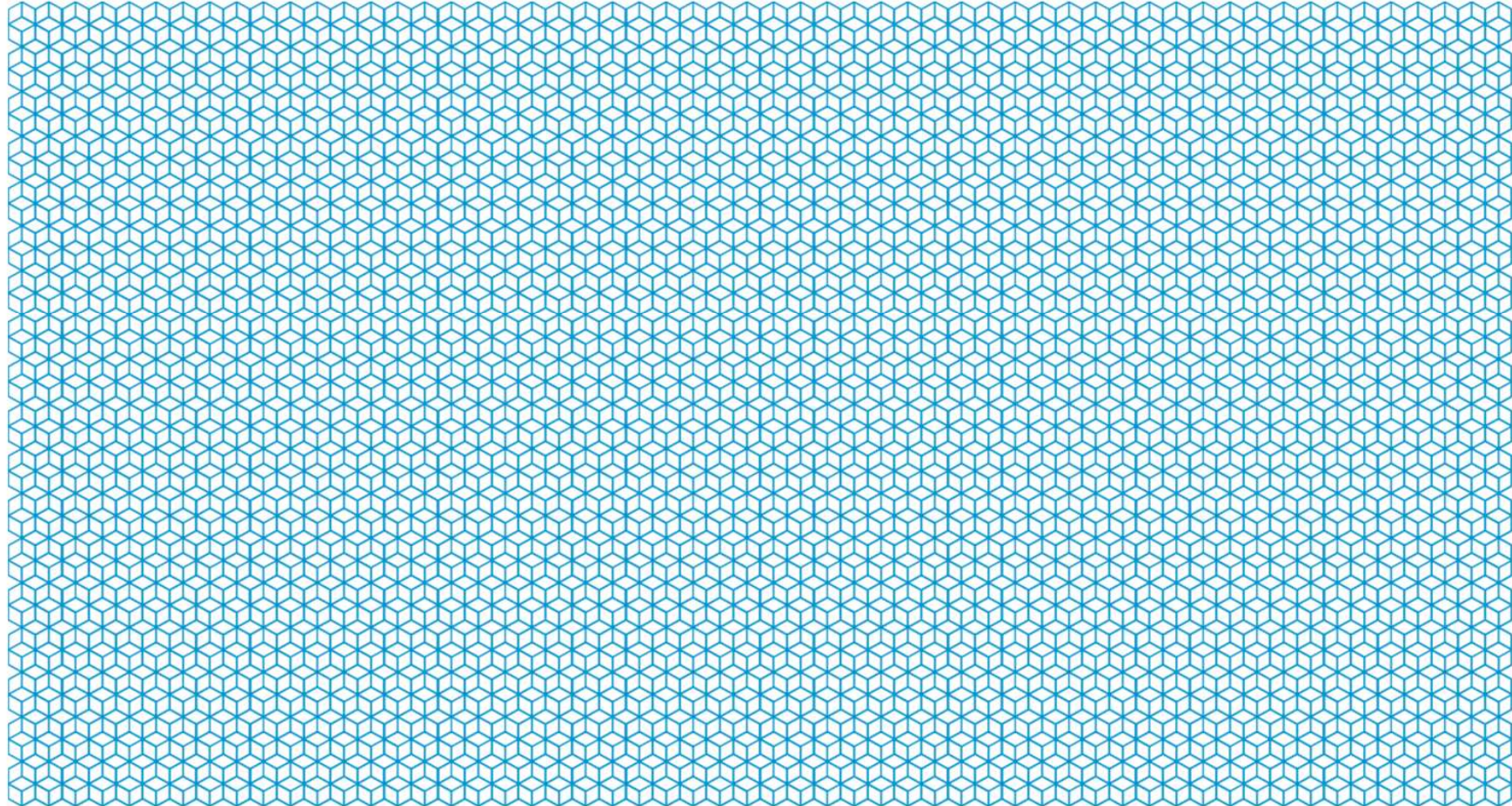


Wellness Garden Illustrative Masterplan

For further information please contact

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# CITY PLANS PANEL

THURSDAY 8<sup>TH</sup> JULY 4PM

## END OF PRESENTATION

