



Report of the Chief Planning Officer

PLANS PANEL CITY CENTRE

Date: 4th AUGUST 2011

Subject: PRE-APPLICATION PRESENTATION OF PROPOSED STUDENT ACCOMMODATION AT LEEDS MET CITY CAMPUS, CALVERLEY STREET AND WOODHOUSE LANE, LEEDS (PREAPP/11/00400).

Electoral Wards Affected:

City and Hunslet

No

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Plans Panel for information. The Developer will present the details of the scheme to allow Members to consider and comment on the proposals.

1.0 INTRODUCTION

1.1 This presentation is intended to inform Members of the emerging proposals for a new building containing student accommodation at the Leeds Metropolitan University City Campus site in advance of a planning application later in the year. Downing, the developer of Broadcasting Place acquired the north, west and southern parts of the campus in 2010.

2.0 PLANNING HISTORY

2.1 The developer's team presented emerging proposals for the site to Plans Panel in October 2010 following a Panel site visit. As one of many issues, some Members stated that an unacceptable loss of greenspace would result if proposals for the development plot (the site which is subject of the current proposals) are brought forward. Plans Panel considered the application for the first phase of Downing's proposed development across the northern half of the campus in February 2011 (10/05541/FU). Those works are now underway.

3.0 SITE AND SURROUNDINGS

- 3.1 Leeds Metropolitan University city campus is a large rectangular area bounded by Calverley Street, Willow Terrace Road, Portland Way, Woodhouse Lane and the Inner Ring Road to the north of the city centre. It is currently characterised by denser built forms towards the eastern side and a more open setting with generous grassed spaces containing protected trees on the northern and western edges. The southern portion of the site was cleared of redundant educational buildings during 2007/8. Levels fall by more than 10 metres from the northern to southern extremes of the site. The Inner Ring Road to the north is in a cutting.
- 3.2 The existing buildings were constructed in the late 1960's to the designs of Yorke, Rosenberg and Mardall Architects. The buildings are on a northeast-southwest axis casting shadows over the landscape for much of the day.
- 3.3 The application site comprises land on the north western fringe of the campus between existing buildings and the Inner Ring Road. The land is currently grassed and contains several trees. The area has no formal protection other than for a group Tree Preservation Order that applies to all the trees on the campus. Block G and part of block H have recently been demolished in advance of works to create a new, level, public space at the heart of the campus which will link directly with the new and enhanced routes across the campus.
- 3.4 The surrounding area is mainly characterised by institutional and civic uses. The University of Leeds campus is located directly to the north of the Inner Ring Road. Leeds General Infirmary is across Calverley Street to the west and beyond Portland Way to the south are the Civic Hall and the Rosebowl building. The Dry Dock, greenspace and the Woodhouse Lane multi-storey car park are situated to the east beyond Woodhouse Lane.
- 3.5 The campus is located between the University Conservation Area, the City Centre Conservation Area and Queen Square Conservation Area. The Civic Hall is grade II* listed. Trees around the campus are protected by Tree Preservation Order (No.22) 2007.

4.0 PROPOSAL

- 4.1 As with the ongoing works the current proposals have been prepared by John McAslan architects on behalf of Downing.
- 4.2 When considering the earlier application (10/05541/FU) Plans Panel was informed that the tight programme for the delivery of the student accommodation did not allow for proposals to be brought forward on the development plot, to the north-west of the proposed public square, at that time. However, those proposals were developed in response to the developer's aspirations in that part of the site. Accordingly, the current proposals bring forward an earlier component of the developer's masterplan.
- 4.3 The proposals involve the construction of a new building on the north-western edge of the proposed square. The building would be 21 storeys in height and contain a maximum of 346 student bedrooms. The ground floor of the building is likely to contain a café/bar along with typical building facilities such as a cycle store, laundry room, offices and a substation.
- 4.4 The building would align with the western edge of blocks C and D south of the proposed square. The outline of the ground floor of the building would comprise two

overlapping rectangles of accommodation centred on a common core (total length 34 metres). The south eastern elevation of the ground floor of the building would terminate approximately half way between existing blocks F and H1, at a distance of 8 metres from block F and 11 metres from block H1. Above ground floor level the central spine of the building would be longer (42 metres) in order to accommodate a 22 bedroom floorplate (two 6 and two 5 bedroom clusters). As a result, these extended parts of the spine would be cantilevered and project further towards the square and the Inner Ring Road than the proposed ground floor footprint. The clusters either side of the spine would terminate 2 and 4 storeys beneath the top storey in the spine.

5.0 TIMESCALES

5.1 It is intended that the student accommodation is ready for occupation in September 2013. In order to achieve this deadline it is proposed to submit a planning application at the end of August to enable commencement early in 2012.

6.0 ISSUES

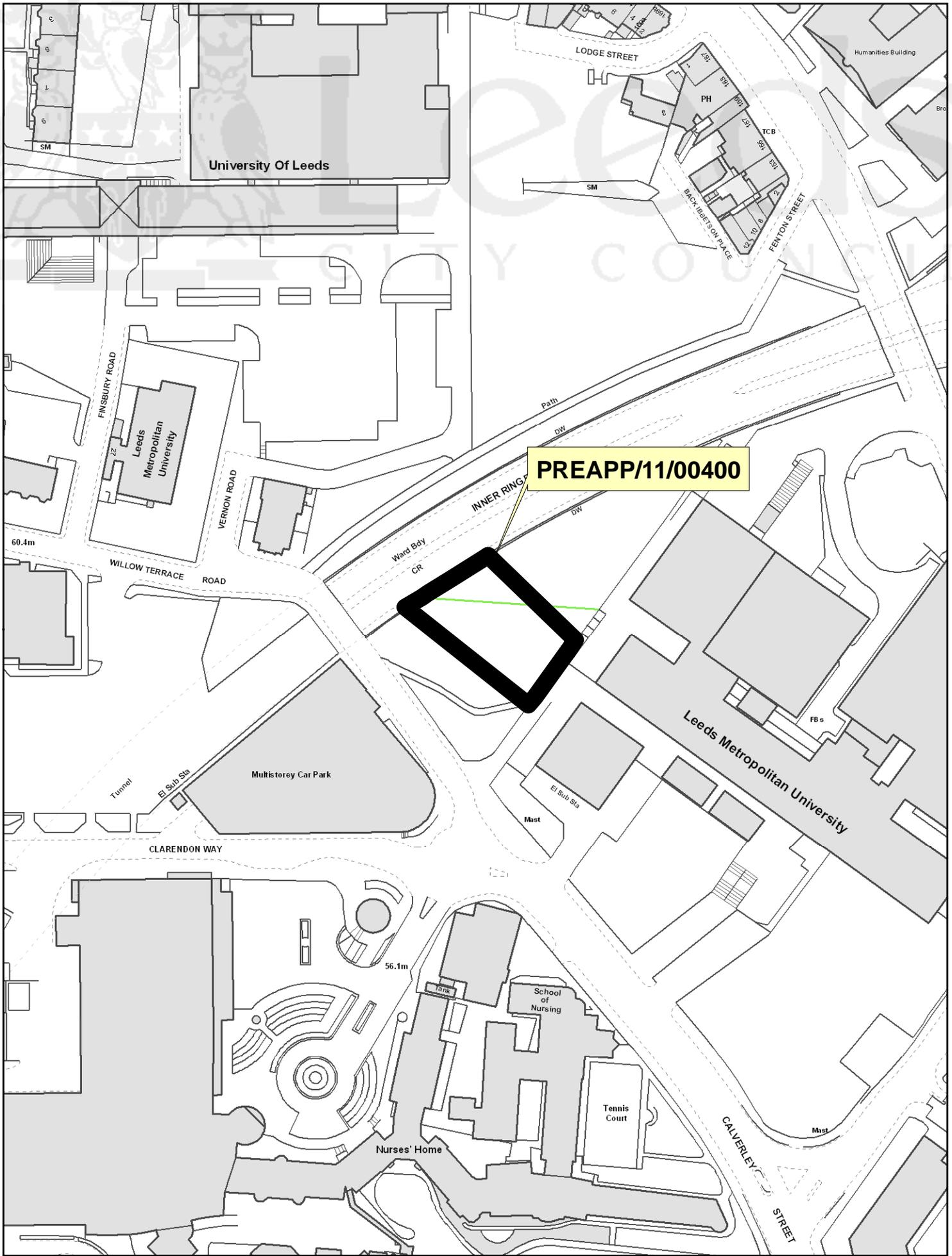
Members are asked to comment on:

- (i) The area on which development is proposed has no formal protection other than for the Tree Preservation Order. Consequently, there is no policy presumption against development on the site. Similarly, it is unnecessary to provide a direct replacement of the space in terms of site area. However, in accordance with Unitary Development Plan Review policy CC10, a minimum of 20 per cent of the developable area of the wider site should be provided as public usable space. It should also be demonstrated how the quality and accessibility to public space within the site is to be improved.
- (ii) The need for appropriate and meaningful mitigation for the removal of trees protected by the Tree Preservation Order. This could include replacement planting along the Calverley Street edge which the Unitary Development Plan Review identifies as an area for an improved pedestrian route.
- (iii) The building projects into the area previously identified as the public square to a limited degree at ground level and more so at upper levels. The position of the proposed building in relation to the scale and form of the proposed public square, the neighbouring buildings blocks F and H1, and the Inner Ring Road therefore needs to be considered.
- (iv) The Tall Buildings Design Guide SPD identifies key principles for the location and design of tall buildings. The proposed building would be visible in distant panoramic views of the city on the existing north-south spine of tall buildings. The SPD identifies the northern part of the campus as part of a larger area, following the Inner Ring Road, where there is opportunity for a string of tall buildings. At the local level, the building would be situated in a restricted tall building zone where acceptable height is determined by the visual impact of the building on the setting. In this respect views from Millennium Square alongside and over the Civic Hall are important, as are views back towards the city centre past the Parkinson Building. The scale of the building and its impact upon the skyline therefore needs to be carefully analysed.

Background papers

PREAPP/11/00400

Planning permission 10/05541/FU



CITY CENTRE PANEL