

Public Document Pack

South and West Plans Panel

Thursday, 6th July 2023

PowerPoint Presentation

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SOUTH & WEST PLANS PANEL

THURSDAY 6th July 2023

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Agenda Item 7

APPLICATION: 20/02710/FU

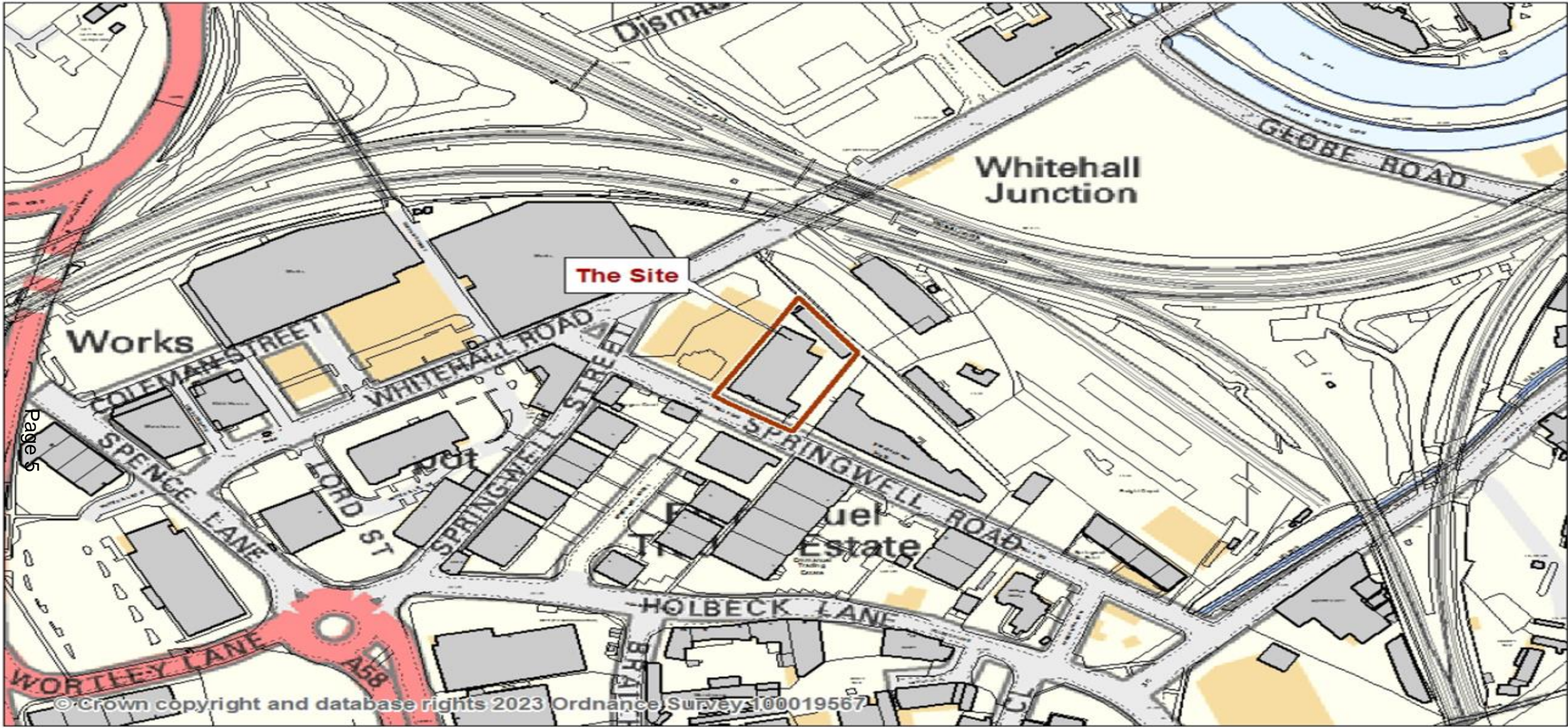
PROPOSAL:

Demolition of existing building and construction of a 36 Storey residential development with ancillary commercial space, landscaping and external amenity space

ADDRESS:

**Cartwright House
Springwell Road
Holbeck
Leeds
LS12 1AX**





PLANS PANEL PRESENTATION

SCALE 1:2500



www.leeds.gov.uk

Pages

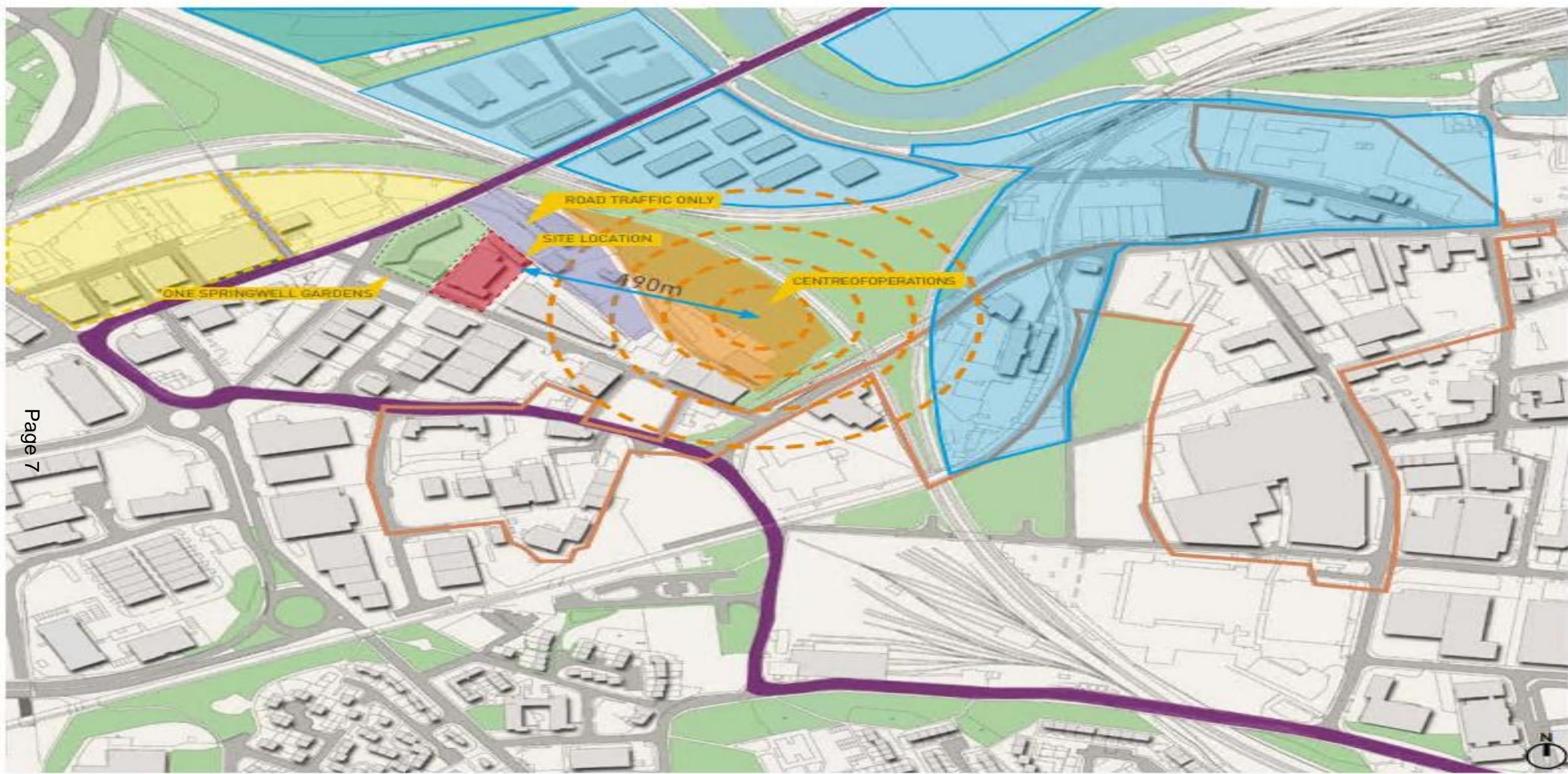
© Bluesky International Ltd and Getmapping Plc [2023]

PLANS PANEL PRESENTATION

SCALE 1:2500



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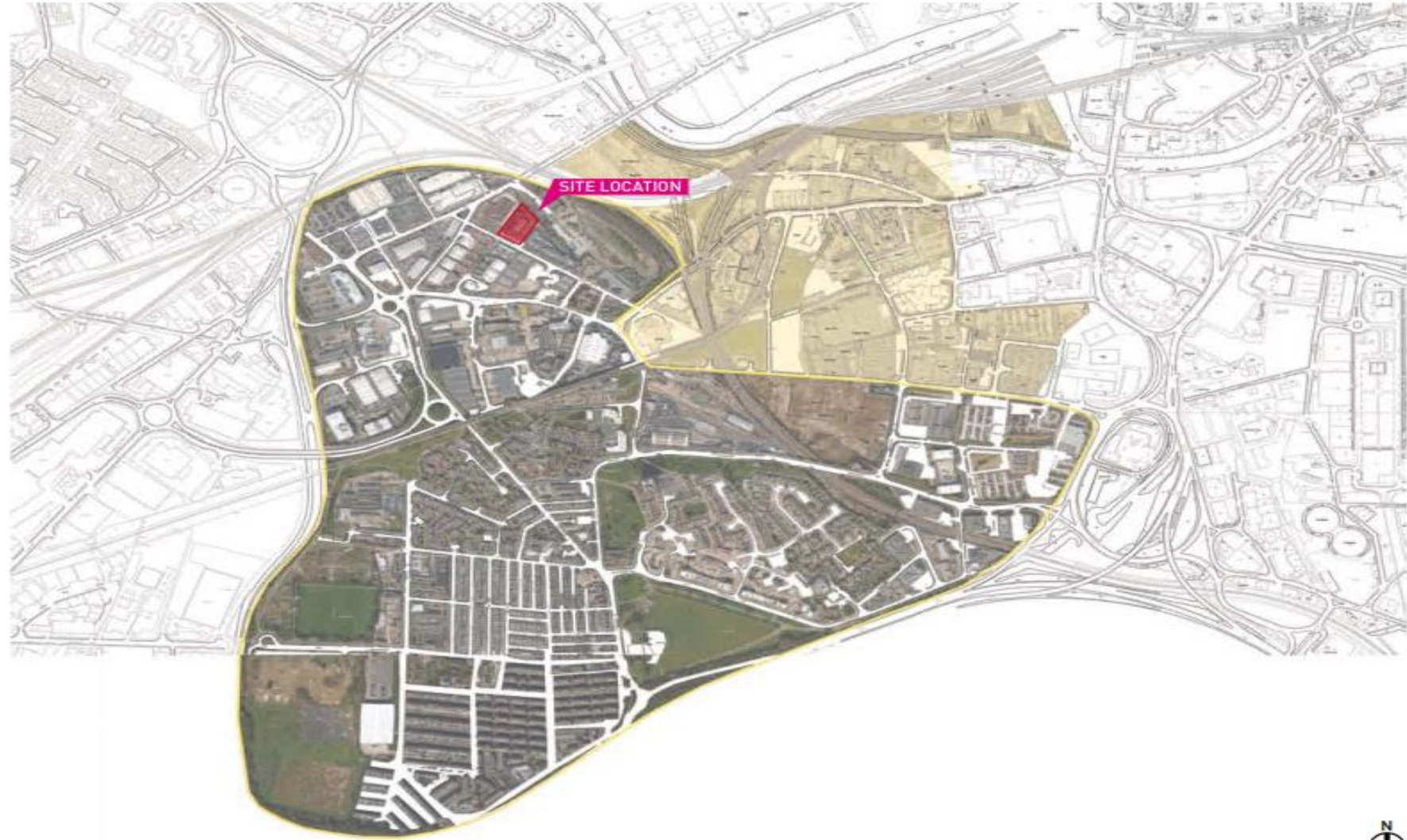


3.0 HOLBECK NEIGHBOURHOOD PLAN

HOLBECK NEIGHBOURHOOD PLAN

KEY

- Site Boundary
- Holbeck Urban Village
- Holbeck Neighbourhood





PHASE 1

PHASE 2











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□ Proposal at pre-application stage

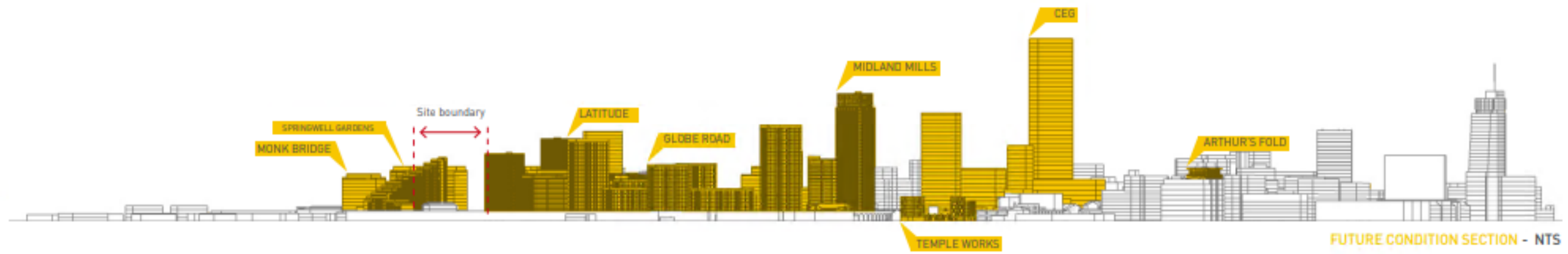


4.3 SCALE STUDY

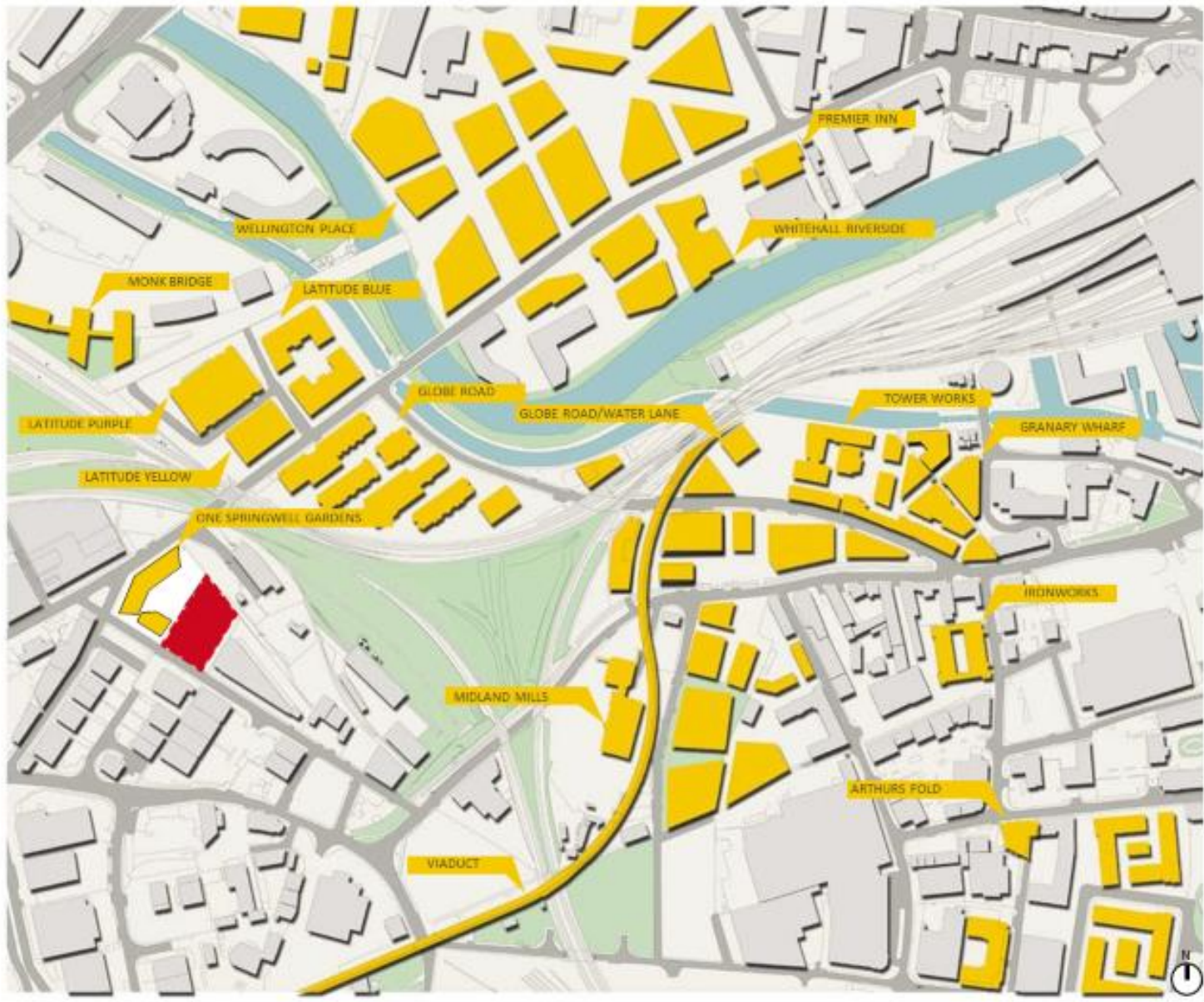
EXISTING CONDITION - Whitehall Road Area and Holbeck Urban Village



FUTURE CONDITION - Whitehall Road Area and Holbeck Urban Village



EMERGING CONTEXT



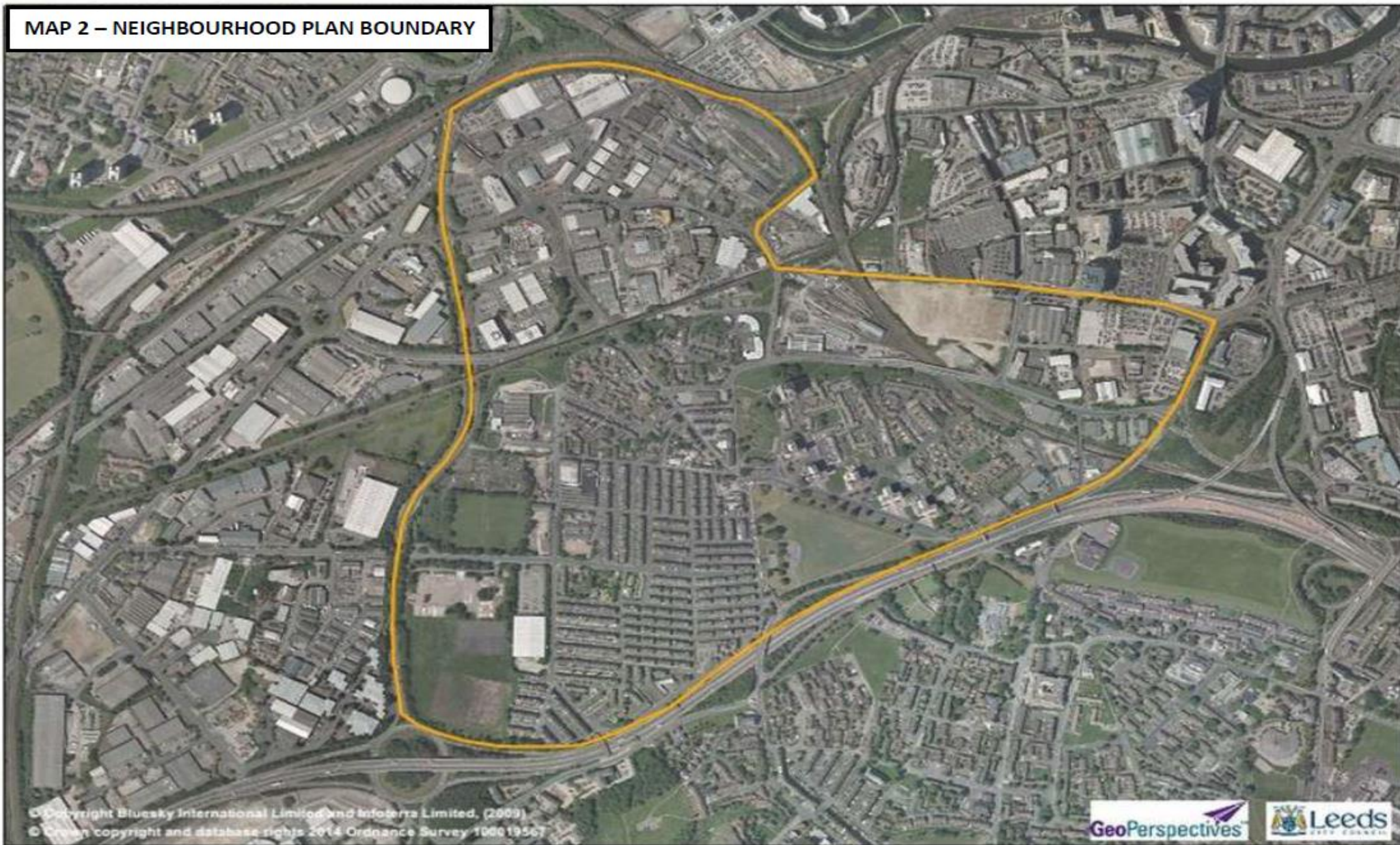
FUTURE CONTEXT - NTS





Plate 2 – Location of the application site in relation to nearby Conservation Areas (1, Holbeck; 2, Central Area Canal Wharf; 3, Leeds City Centre).

MAP 2 – NEIGHBOURHOOD PLAN BOUNDARY



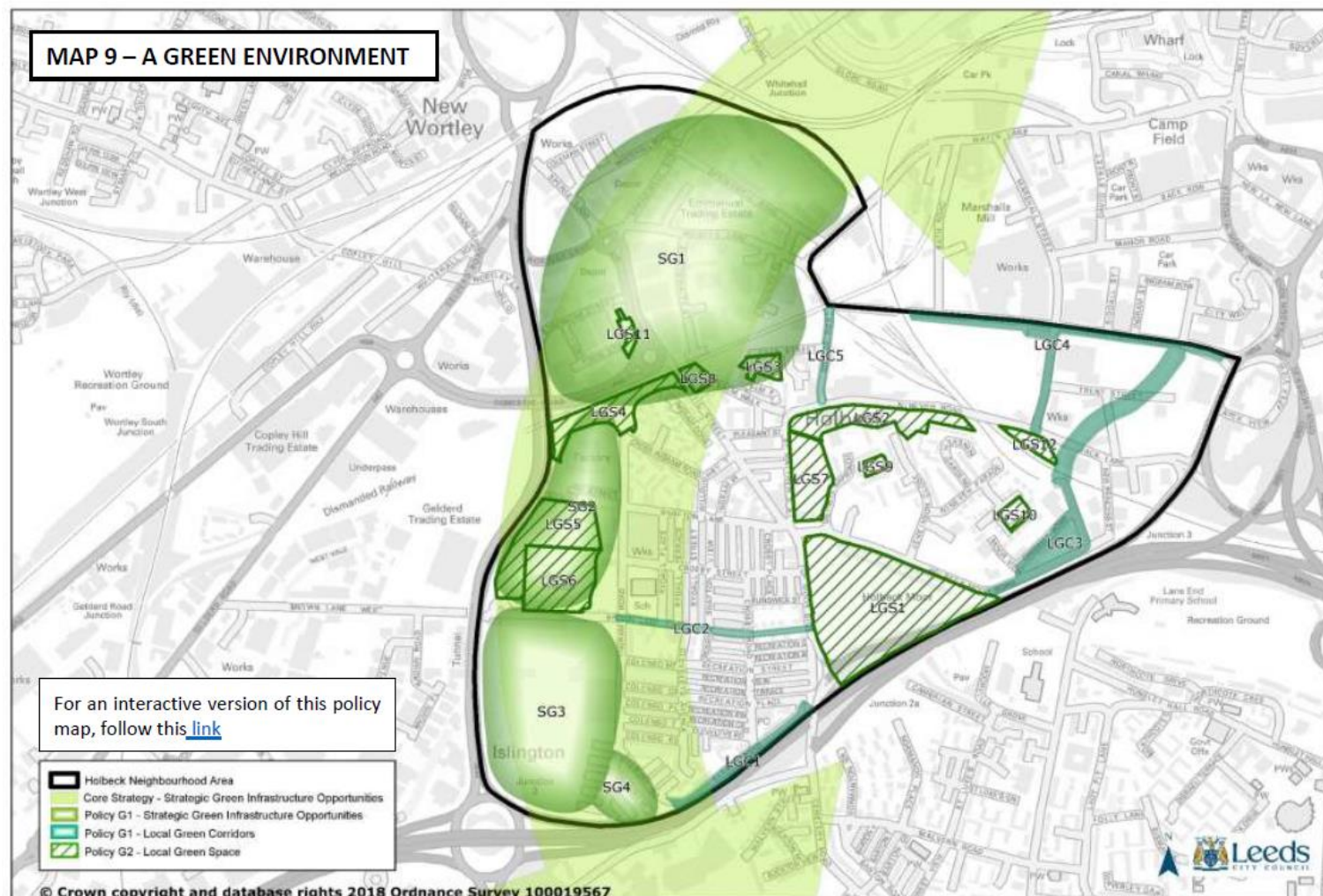
PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

HOLBECK NEIGHBOURHOOD PLAN

Policy G1 – Strategic Green Infrastructure and Local Green Corridors

Development of land which lies within or alongside the strategic green infrastructure (identified on the Policies Maps 4 and 9) and/or includes or lies alongside the proposed local green corridors in the following locations (also identified on the Policies Maps 4 and 9) should include the provision of green space and/or planting appropriate to the scale of development, including street trees, safe cycling routes and footpaths where possible:

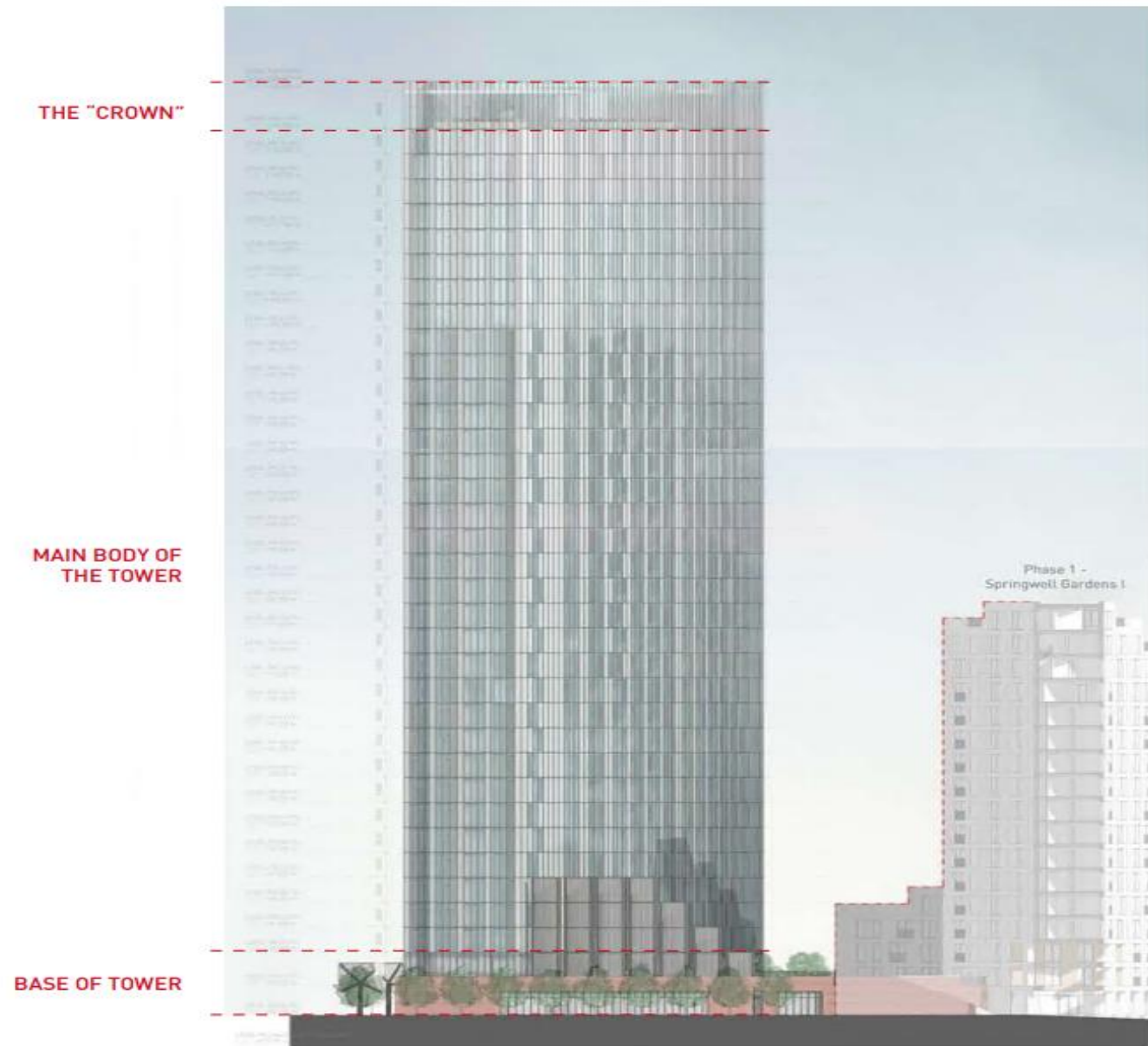
- **SG1** – Viaduct;
- **SG2** – Land west of Ingram Road;
- **SG3** – Matthew Murray Site;
- **SG4** – Tilbury Road;
- **LGC1** – Elland Road;
- **LGC2** – Brown Lane;
- **LGC3** – Holbeck Moor Road/Creskell Road/Nineveh Road/Sweet Street;
- **LGC4** – Sweet Street/Marshall Street;
- **LGC5** – Bridge Road.



PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL Produced by: NI Date: 15/01/2018

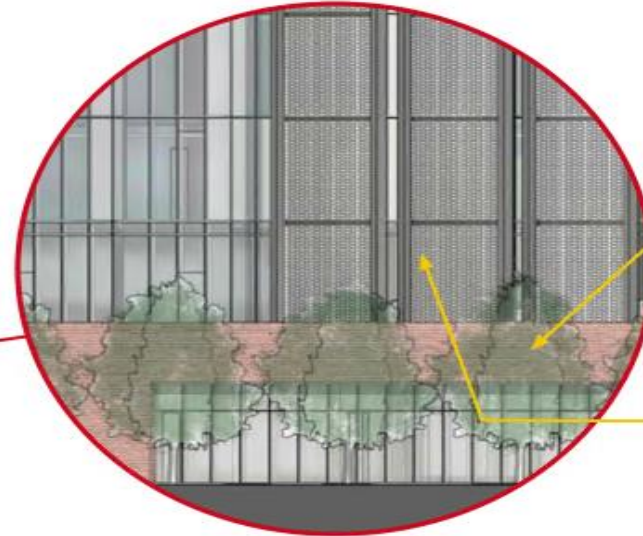
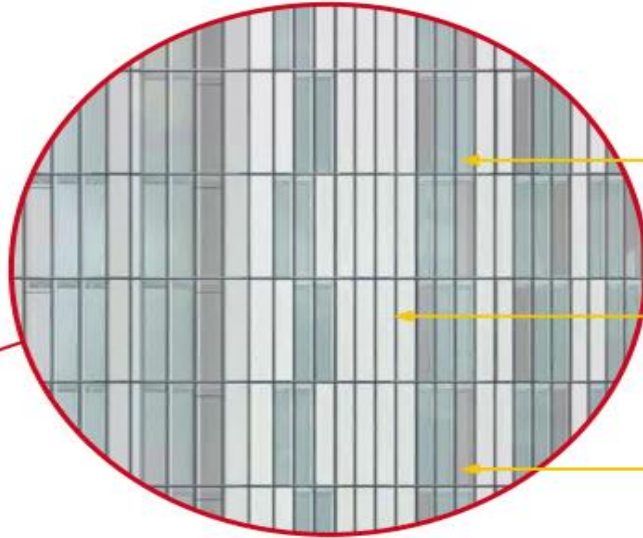
5.7 ELEVATIONS

PROPOSED NORTH EAST ELEVATION



5.9 MATERIALITY - ELEVATIONS

PROPOSED NORTH EAST ELEVATION - MATERIALITY



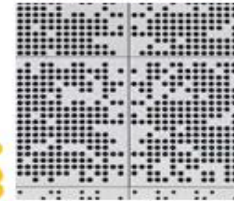
MATERIAL PRECEDENTS



1
UNITISED CURTAIN WALLING SYSTEM, HERMETICALLY SEALED DOUBLE GLAZED UNITS, FLOOR TO CEILING, BARRIER GLASS TO INTERNAL PANE.



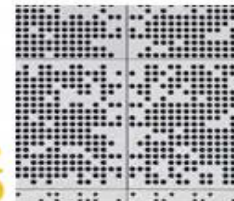
2
FACADE - HERMETICALLY SEALED DOUBLE GLAZED UNIT, WHITE ENAMELLED FINISH TO INNER PANE, ENCAPSULATED INSULATION TO REAR



3
FACADE - PPC ALUMINIUM WHITE PERFORATED VENTILATION PANEL



4
PLINTH - RED BRICK TO MATCH ONE SPRINGWELL GARDENS

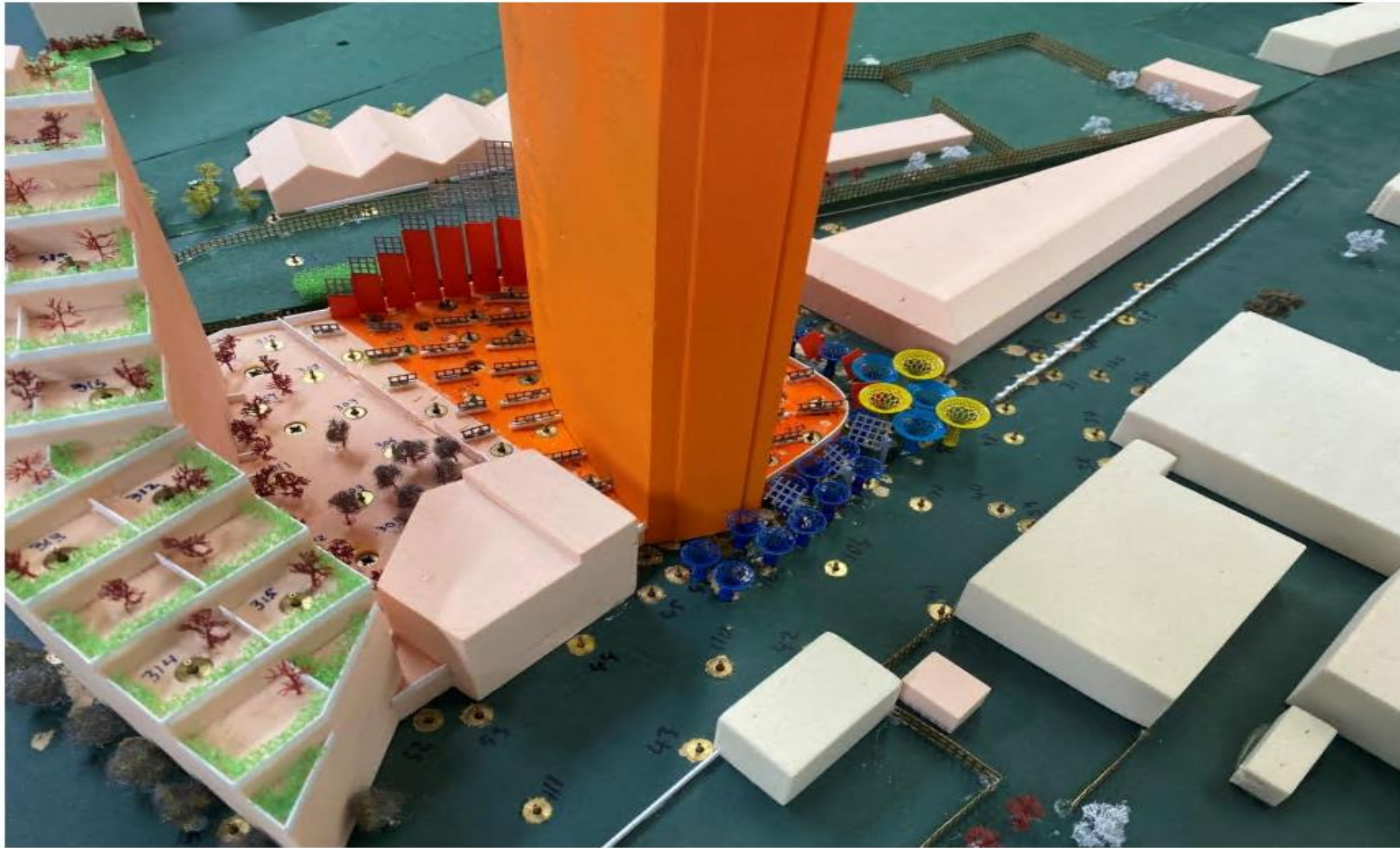


5
FACADE - PPC ALUMINIUM WHITE PERFORATED VENTILATION PANEL TO WIND MITIGATION SCREENS; CONTINUITY OF DETAIL TO ENSURE THAT WIND MITIGATION APPEARS PART OF THE BUILDING.





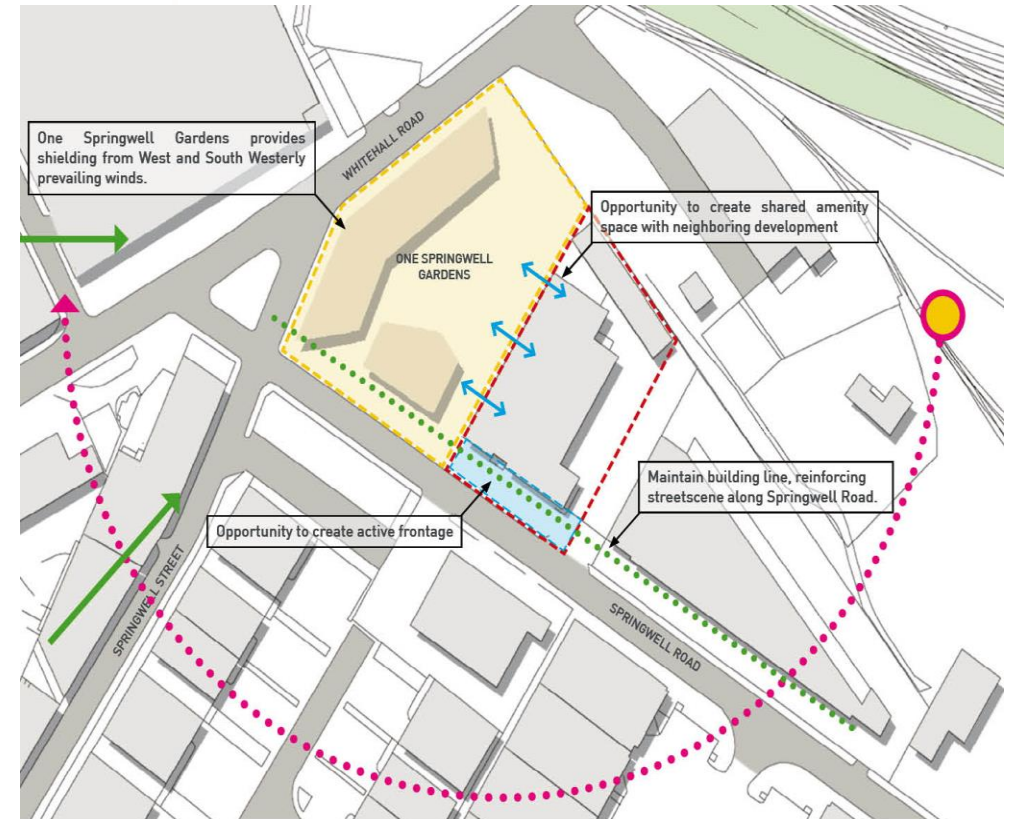
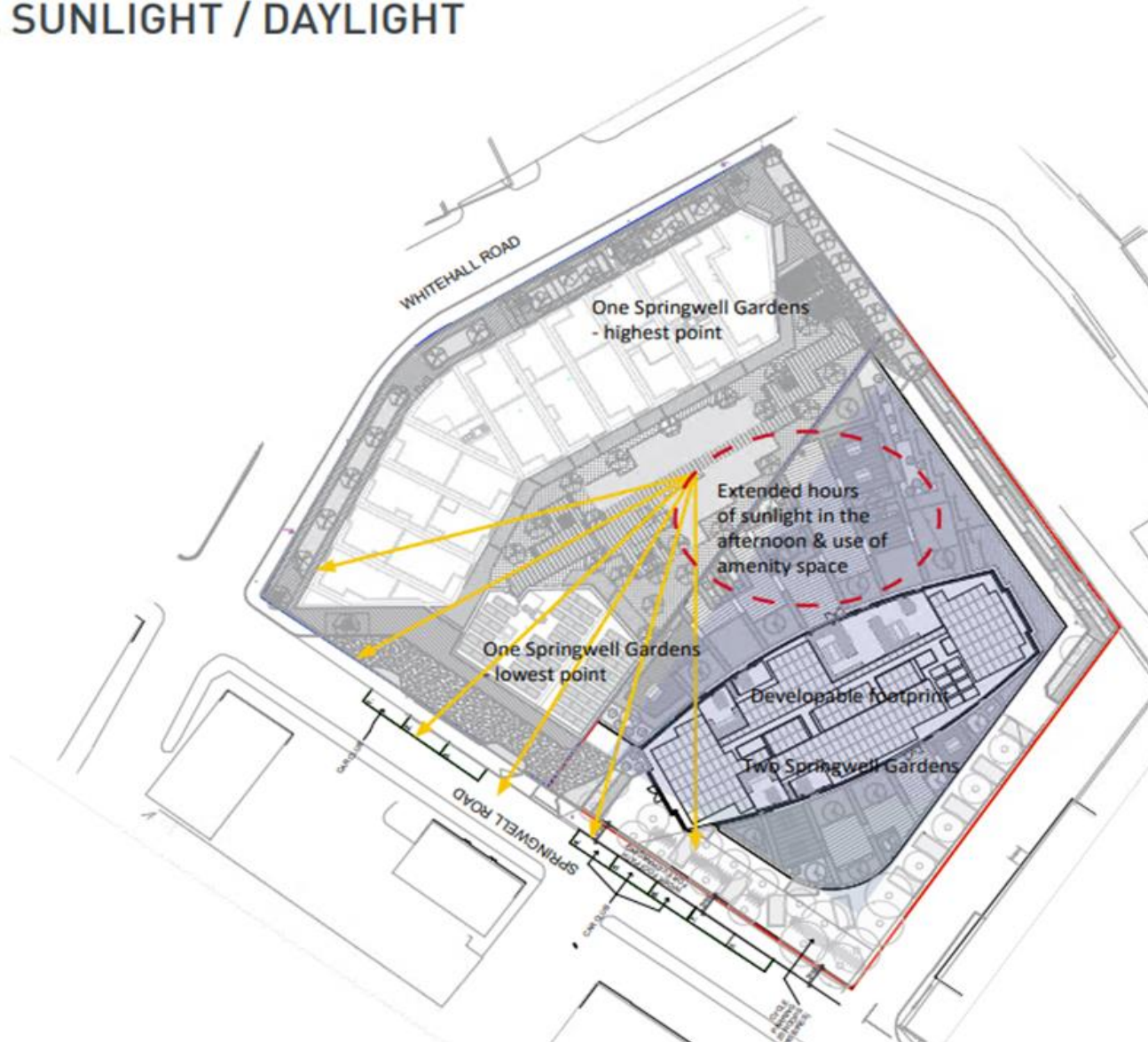
Figure 1.4b – Proposed development, all permanent mitigation measures in place: view from southwest

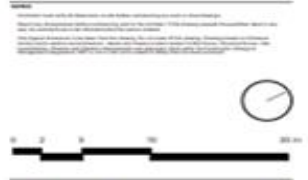






1.4 SUNLIGHT / DAYLIGHT





Note: This is a colour drawing. In order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour

KEY

- - - SITE BOUNDARY
- - - ADDITIONAL SITE OWNERSHIP BOUNDARY

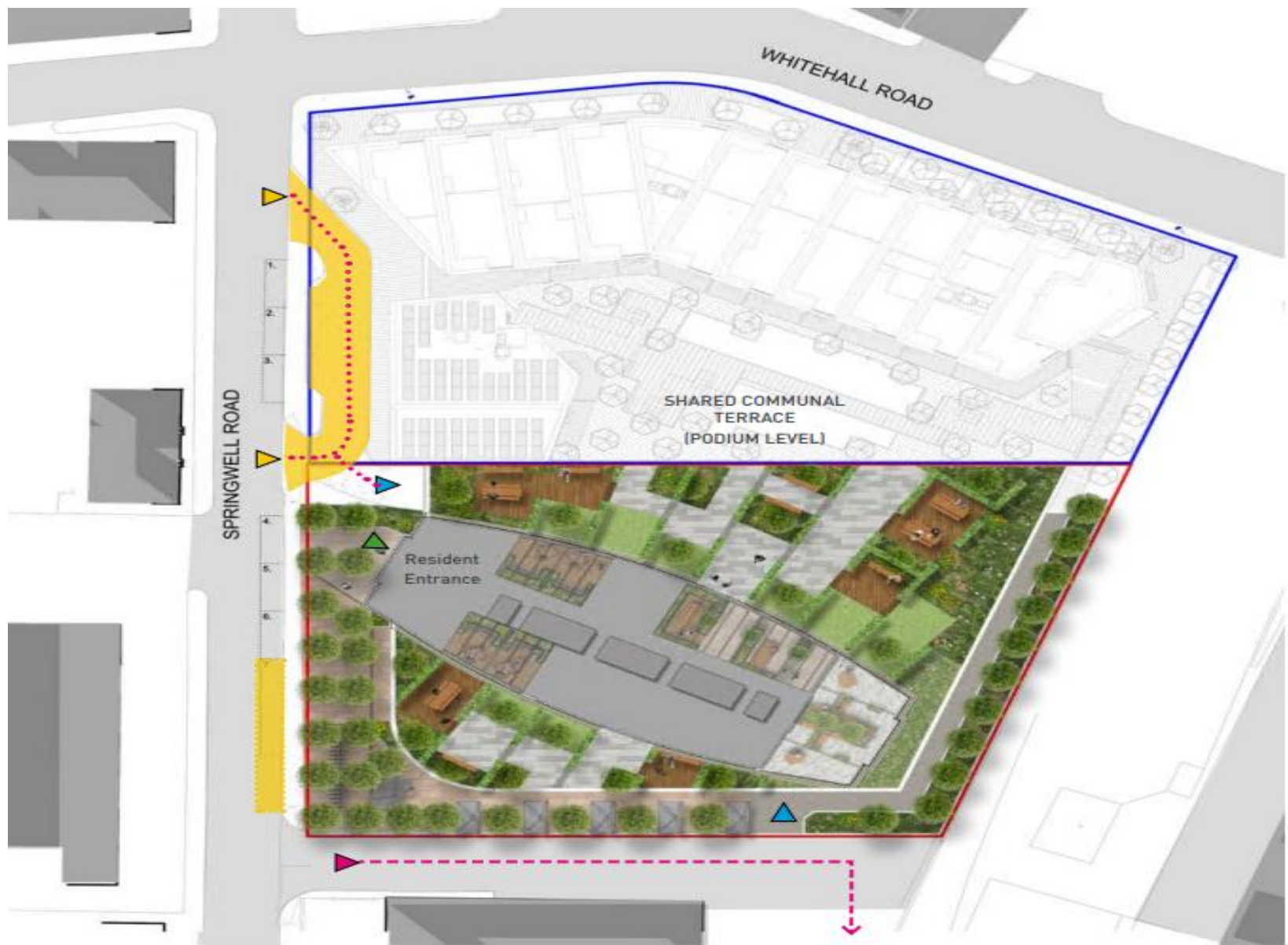
| | |
|--|----------|
| 1. Steel Edgeline Windows & Air Source Heat Pumps | 05.00.00 |
| 2. Roof/Patio system in Solid of PVC panels | 07.00.00 |
| 3. Proprietary windows in concrete for air integrity | 08.00.00 |
| 4. Repetitive in existing concrete | 08.00.00 |
| 5. Repetitive 2017 steel | 08.11.00 |

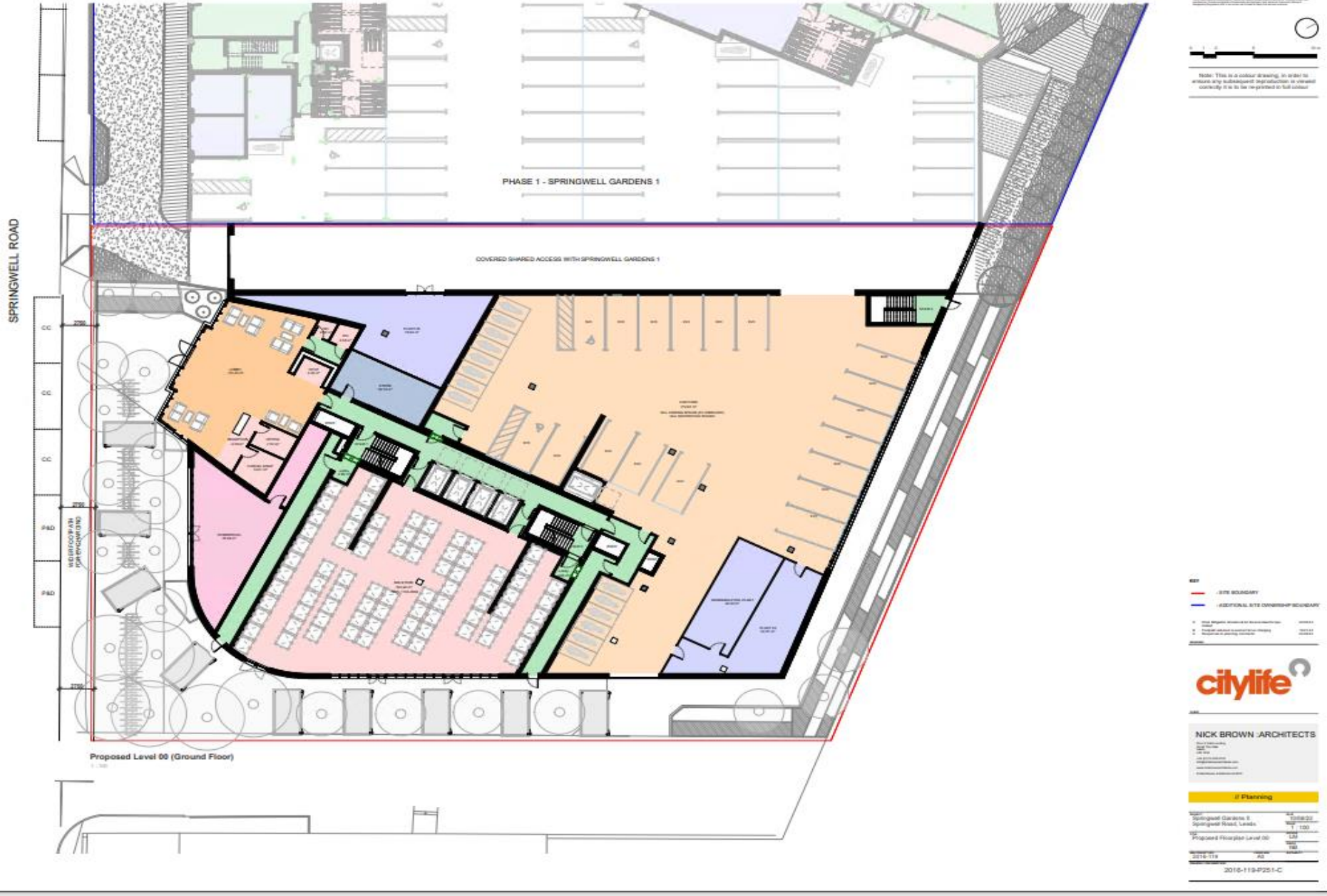
citylife

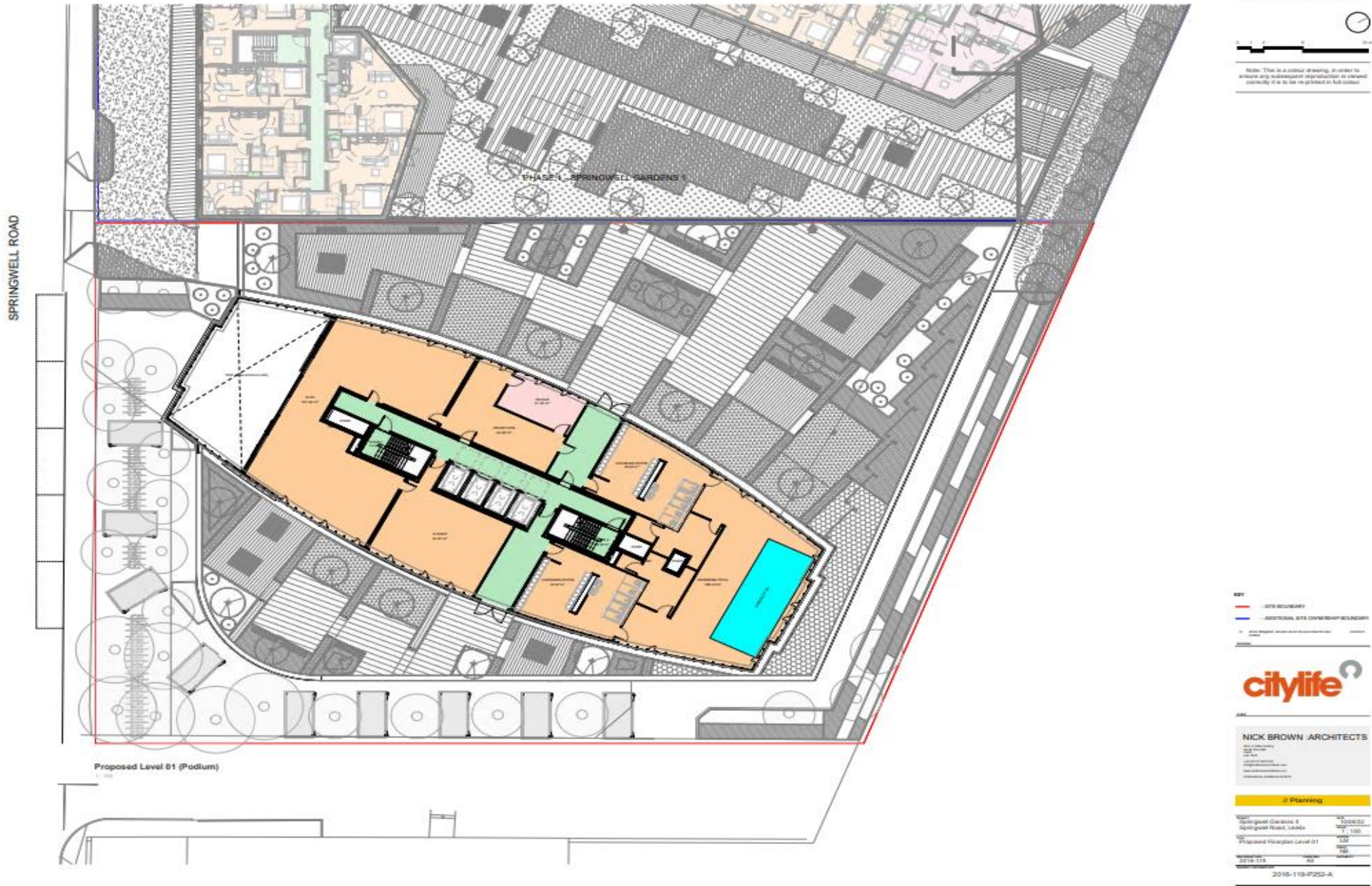
NICK BROWN ARCHITECTS

15/07/22

| | |
|-----------------|---|
| // Planning | |
| Model: | 15/07/22 |
| Project: | Springwell Gardens II Springwell Road, Leeds |
| Scale: | 1:200 |
| View: | Proposed Site Plan |
| Author: | MS |
| 2016-119 | A1 |
| 2016-119-P102-E | |











□ FLOORS 2 - 14



ACCOMMODATION SUMMARY

TOTAL NO. OF UNITS

| | TOTAL NO. | |
|--------|-----------|-----|
| 1 BEDS | 194 | 48% |
| 2 BEDS | 169 | 42% |
| 3 BEDS | 39 | 10% |

TOTAL NO. OF UNITS 402

7.11 POLICY H5 - AFFORDABLE

The proposal provides 7% on site affordable housing units; 29 units in total (mix of 1-bed, 2-bed and 3-bed units, located on floors 02,03,04 & 30.

PROPOSED 2ND 3RD & 4TH FLOORS

KEY

 - AFFORDABLE UNITS

PROPOSED AFFORDABLE UNITS

| | SQM | SOFT | BEDS |
|------|------|------|------|
| A202 | 62.7 | 675 | 2 |
| A203 | 64.0 | 688 | 2 |
| A204 | 64.0 | 688 | 2 |
| A205 | 65.3 | 703 | 2 |
| A206 | 45.2 | 477 | 1 |
| A207 | 45.2 | 487 | 1 |
| A208 | 44.1 | 475 | 1 |
| A209 | 37.9 | 408 | 1 |
| A212 | 38.8 | 417 | 1 |
| A213 | 39.8 | 429 | 1 |
| A302 | 62.7 | 675 | 2 |
| A303 | 64.0 | 688 | 2 |
| A304 | 64.0 | 688 | 2 |
| A305 | 65.3 | 703 | 2 |
| A308 | 44.1 | 475 | 1 |
| A309 | 37.9 | 408 | 1 |
| A312 | 38.8 | 417 | 1 |
| A313 | 39.8 | 429 | 1 |
| A402 | 62.7 | 675 | 2 |
| A403 | 64.0 | 688 | 2 |
| A404 | 64.0 | 688 | 2 |
| A405 | 65.3 | 703 | 2 |
| A408 | 44.1 | 475 | 1 |
| A409 | 37.9 | 408 | 1 |
| A412 | 38.8 | 417 | 1 |
| A413 | 39.8 | 429 | 1 |

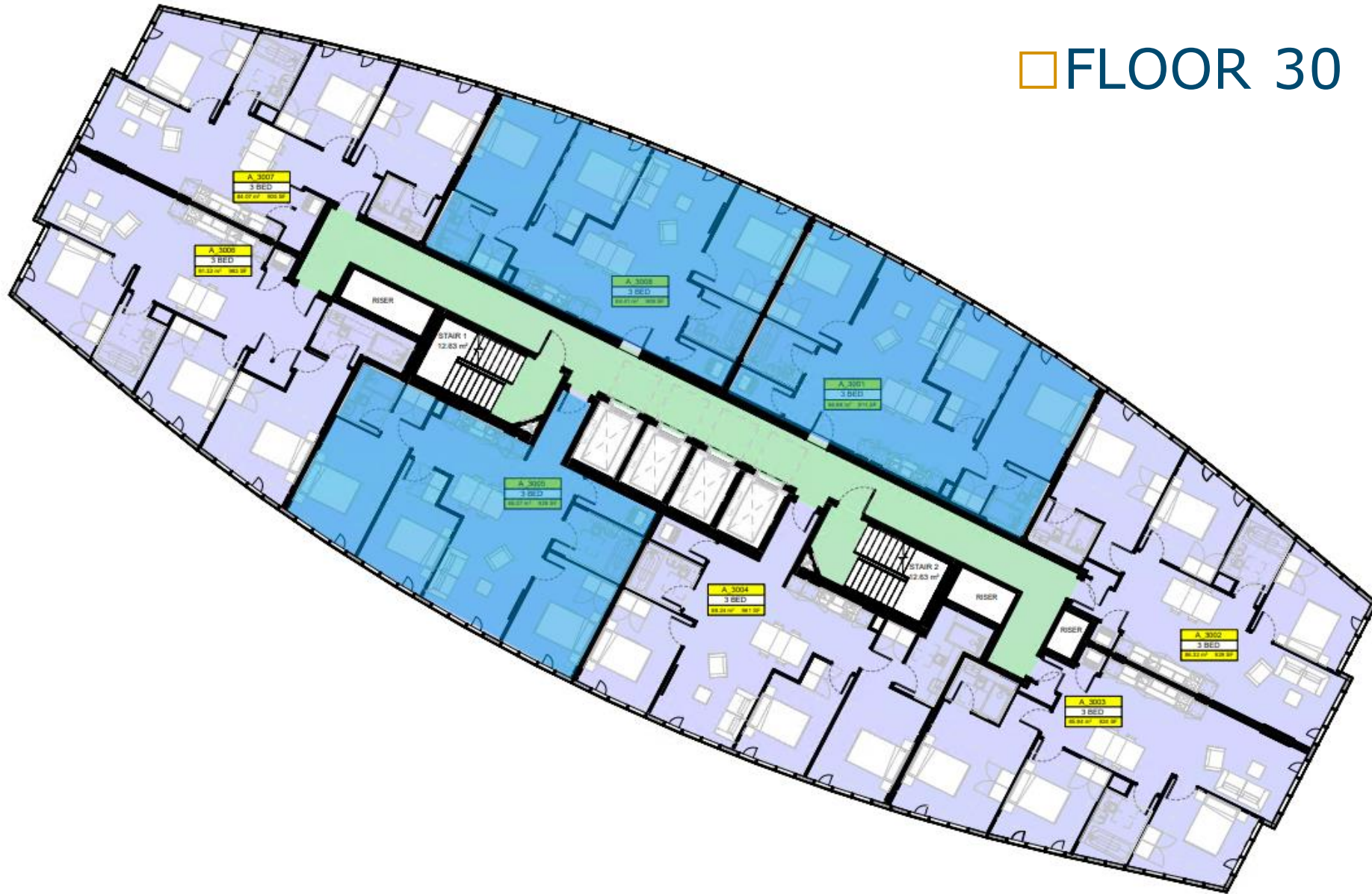
A30

SUMMARY

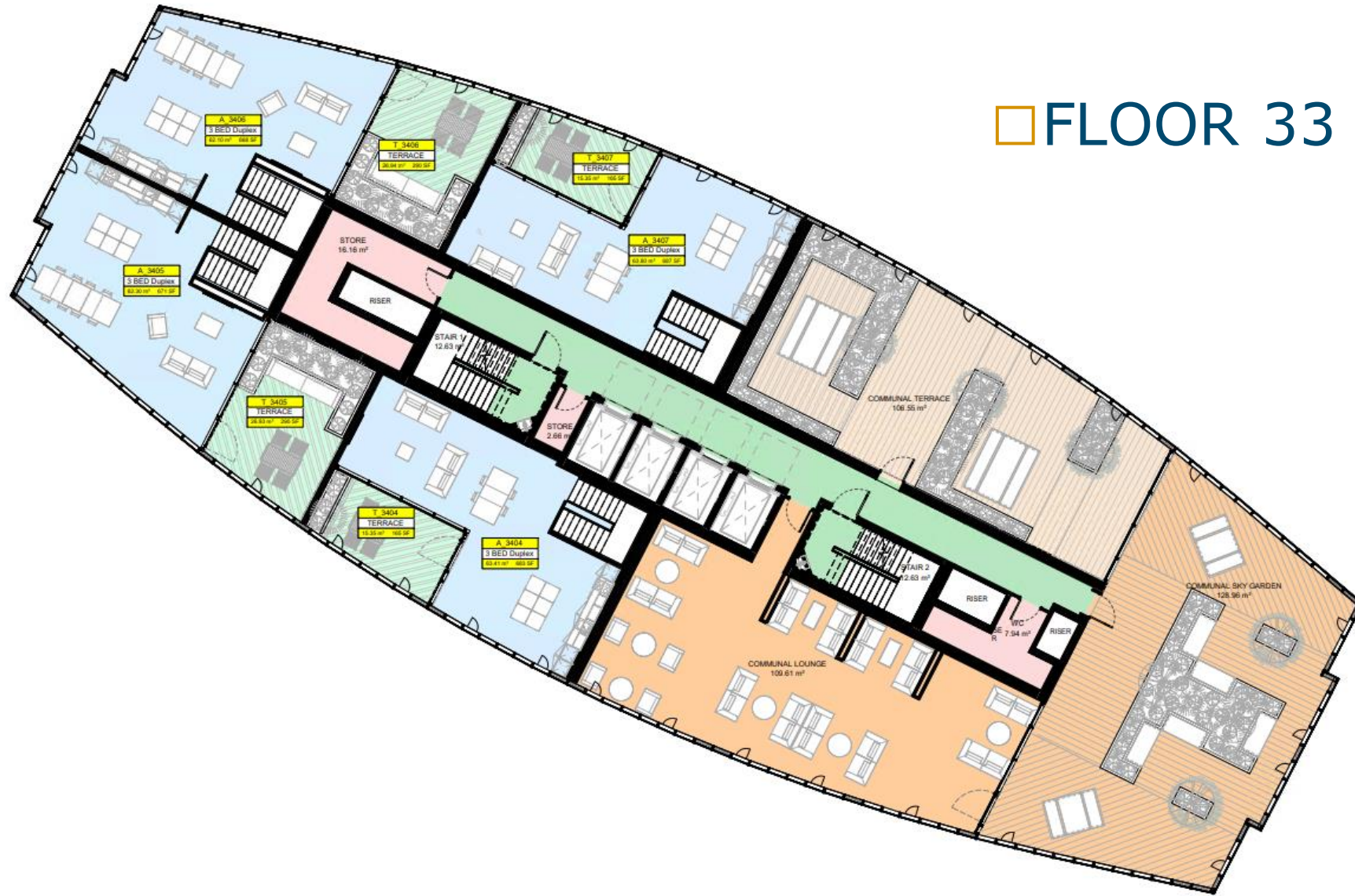
| | TOTAL NO. |
|-------------------------------------|-----------|
| 1 BEDS | 14 |
| 2 BEDS | 12 |
| 3 BEDS | 0 |
| TOTAL NO.OF AFFORDABLE UNITS | 26 |



□ FLOOR 30

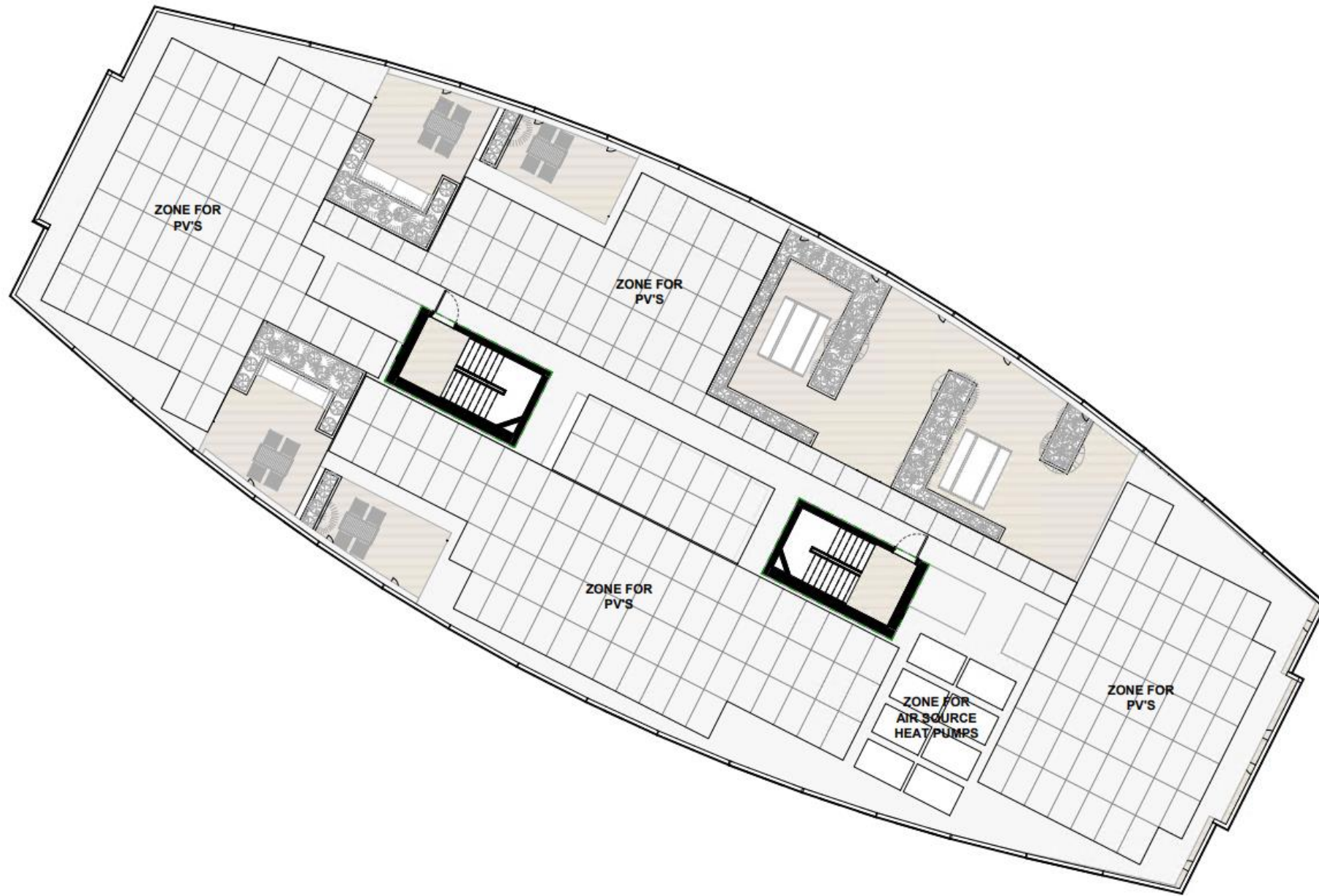


FLOOR 33









Question 1. Do Members continue to support the Principle of a residential tower in this location?

Question 2. If so, do Members support the height of the tower at 36 storeys?

Question 3. Do Members support the design of tower including use of materials?

Question 4. Do Members support the proposed Housing Mix?

Question 5. Do members support the provision of Affordable Housing across floors 2,3,4 and 30?

Question 6: Do Members consider the levels of amenity provided for residents to be sufficient?

Question 7: Do Members consider the relationship between Phases 1 and 2 to be acceptable?

Question 8: Do Members consider the provision of funding towards local green space projects an acceptable alternative to on-site provision?

Question 9: Are Members happy with the low level of parking being off-set by the requirement of a contribution towards cycling infrastructure?

Question 10: Do Members consider the amount of wind mitigation required and the emerging design solutions acceptable in principle?



SOUTH & WEST PLANS PANEL

THURSDAY () 2022

END OF PRESENTATION

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