

Public Document Pack

CITY PLANS PANEL

THURSDAY, 13 JULY 2023

PRESENTATION SLIDES

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CITY PLANS PANEL

THURSDAY 13TH JULY 2023



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



APPLICATION: PREAPP/23/00134

**PROPOSAL: Student residential
development**

**ADDRESS: Soyo
Block A
Quarry Hill
Leeds**



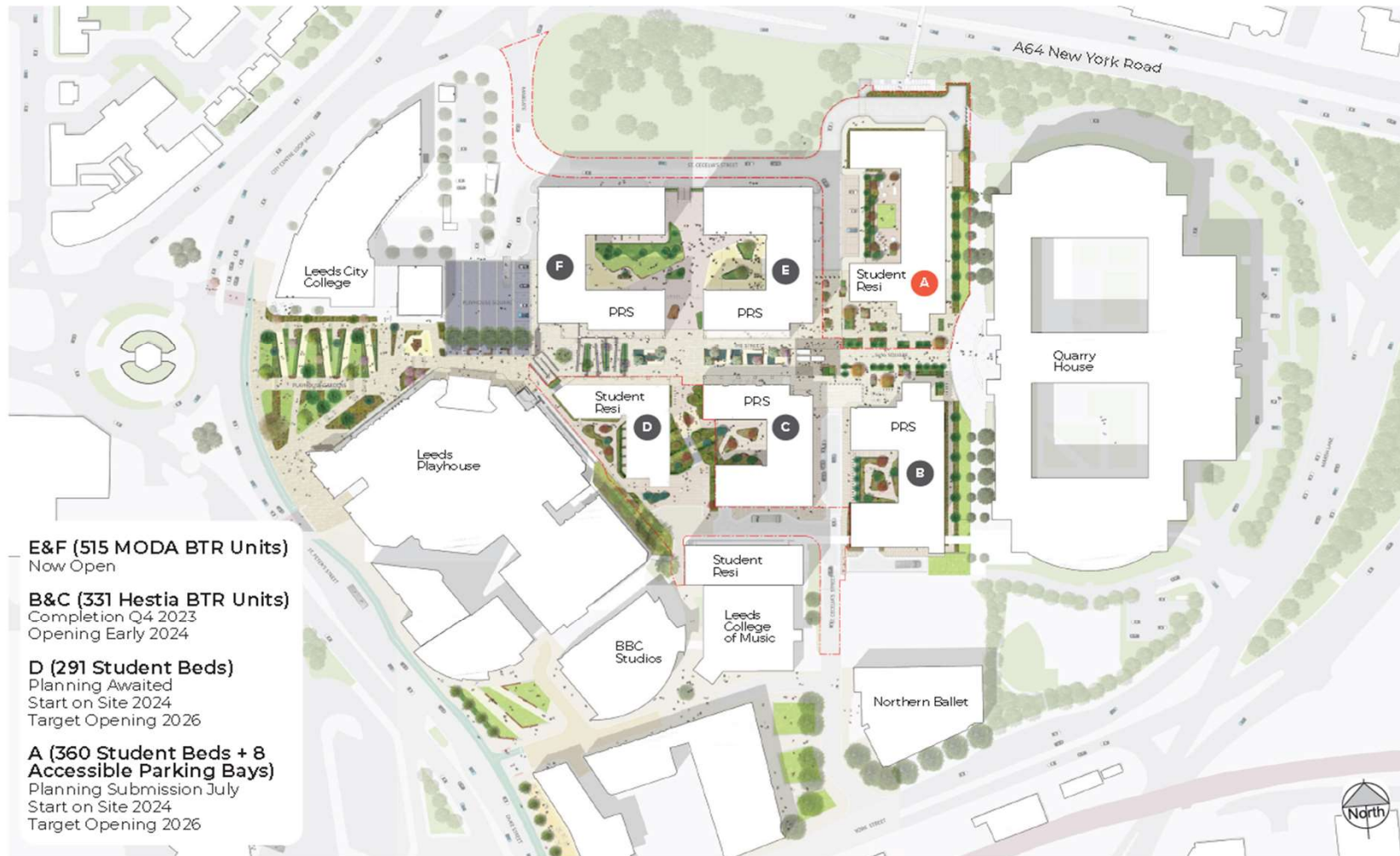
Doing our best – to be the Best Council in the Best City



LEEDS PLANS PANEL
13TH JULY 2023

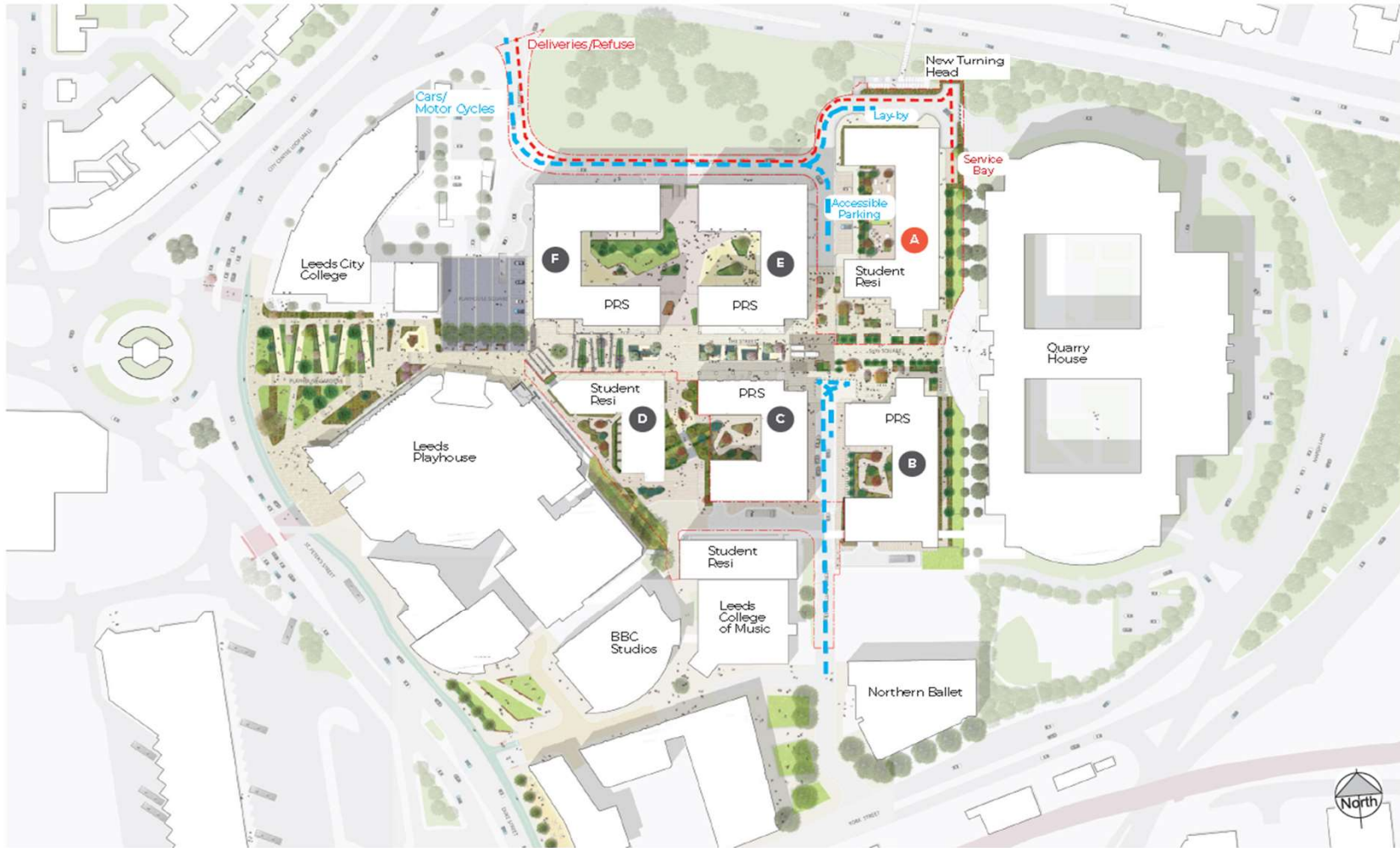
STUDENT RESIDENTIAL SCHEME
BLOCK A, SOYO, LEEDS

SoYo Site Masterplan



- E&F (515 MODA BTR Units)**
Now Open
- B&C (331 Hestia BTR Units)**
Completion Q4 2023
Opening Early 2024
- D (291 Student Beds)**
Planning Awaited
Start on Site 2024
Target Opening 2026
- A (360 Student Beds + 8 Accessible Parking Bays)**
Planning Submission July
Start on Site 2024
Target Opening 2026

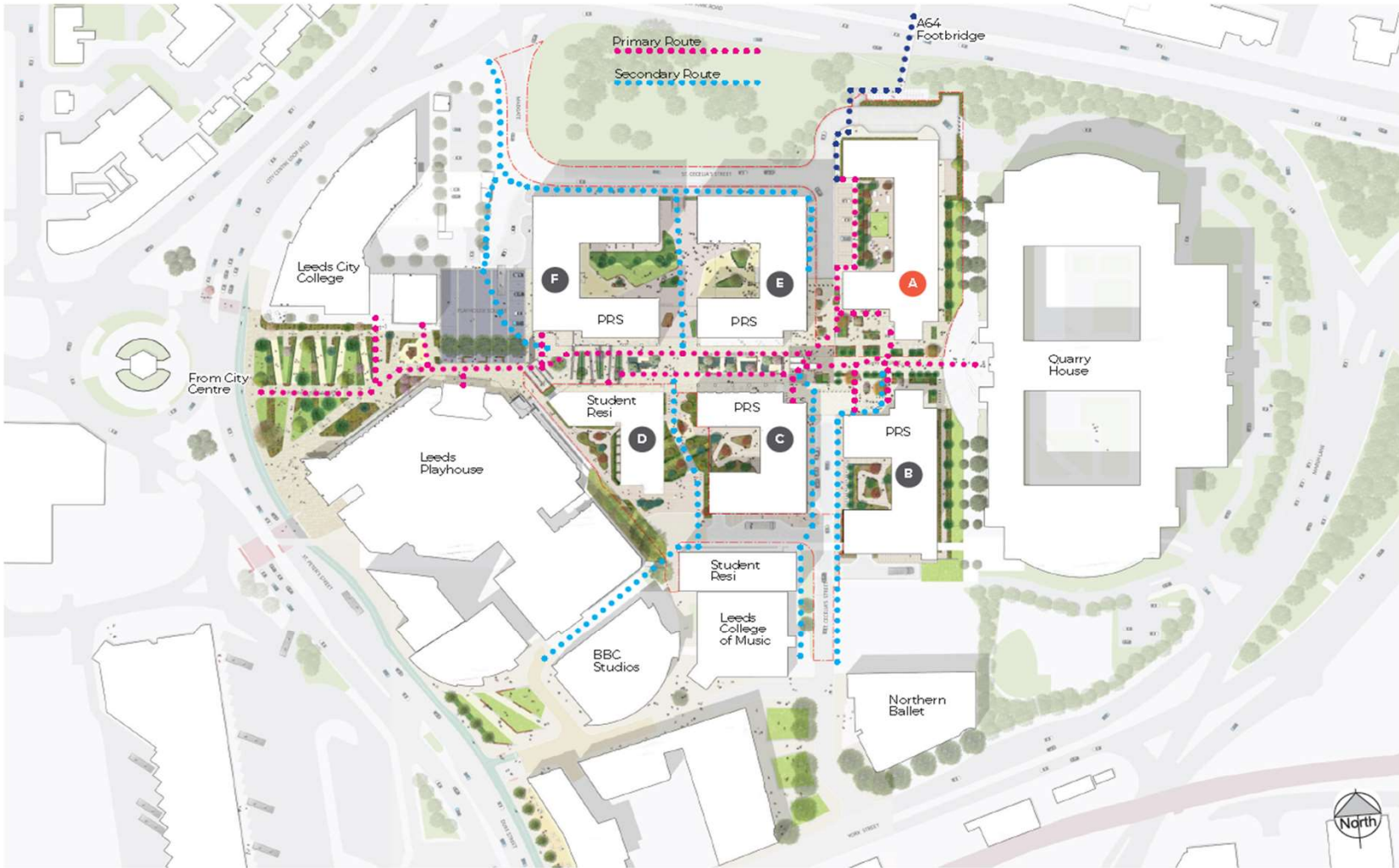
Vehicular Access



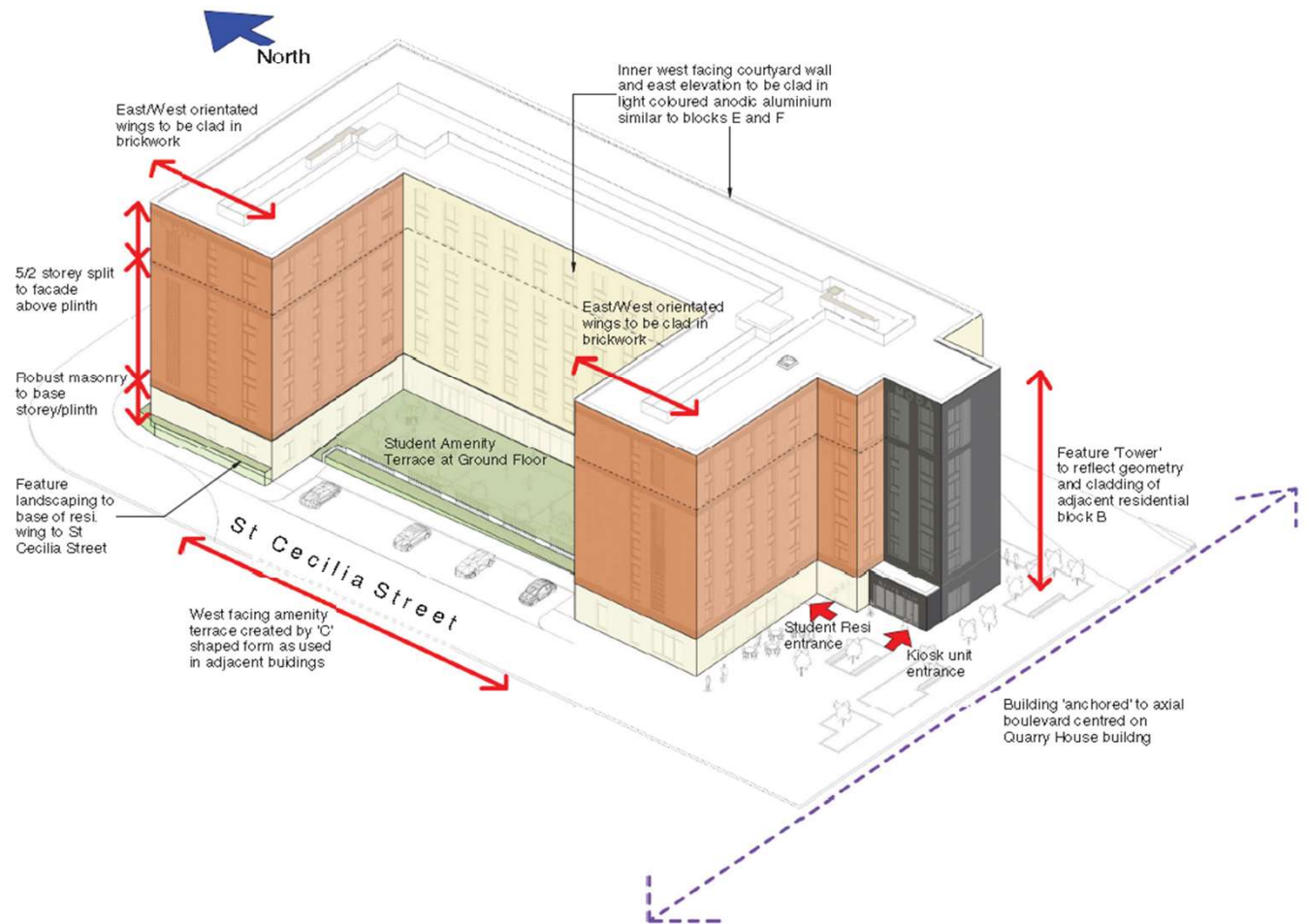
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Pedestrian Movement

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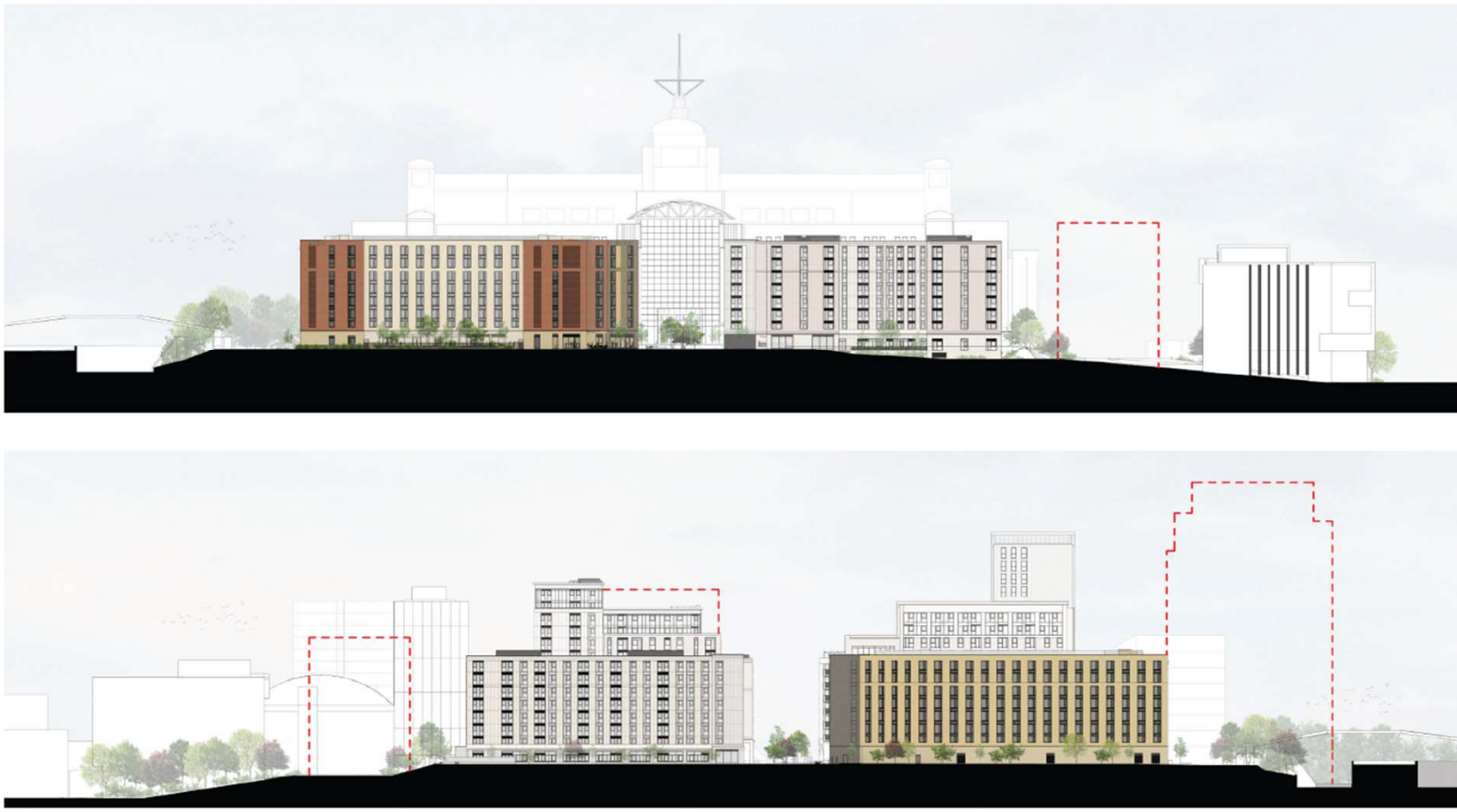


Design Concept & Principles



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Site Context Elevations



Site Context Elevations

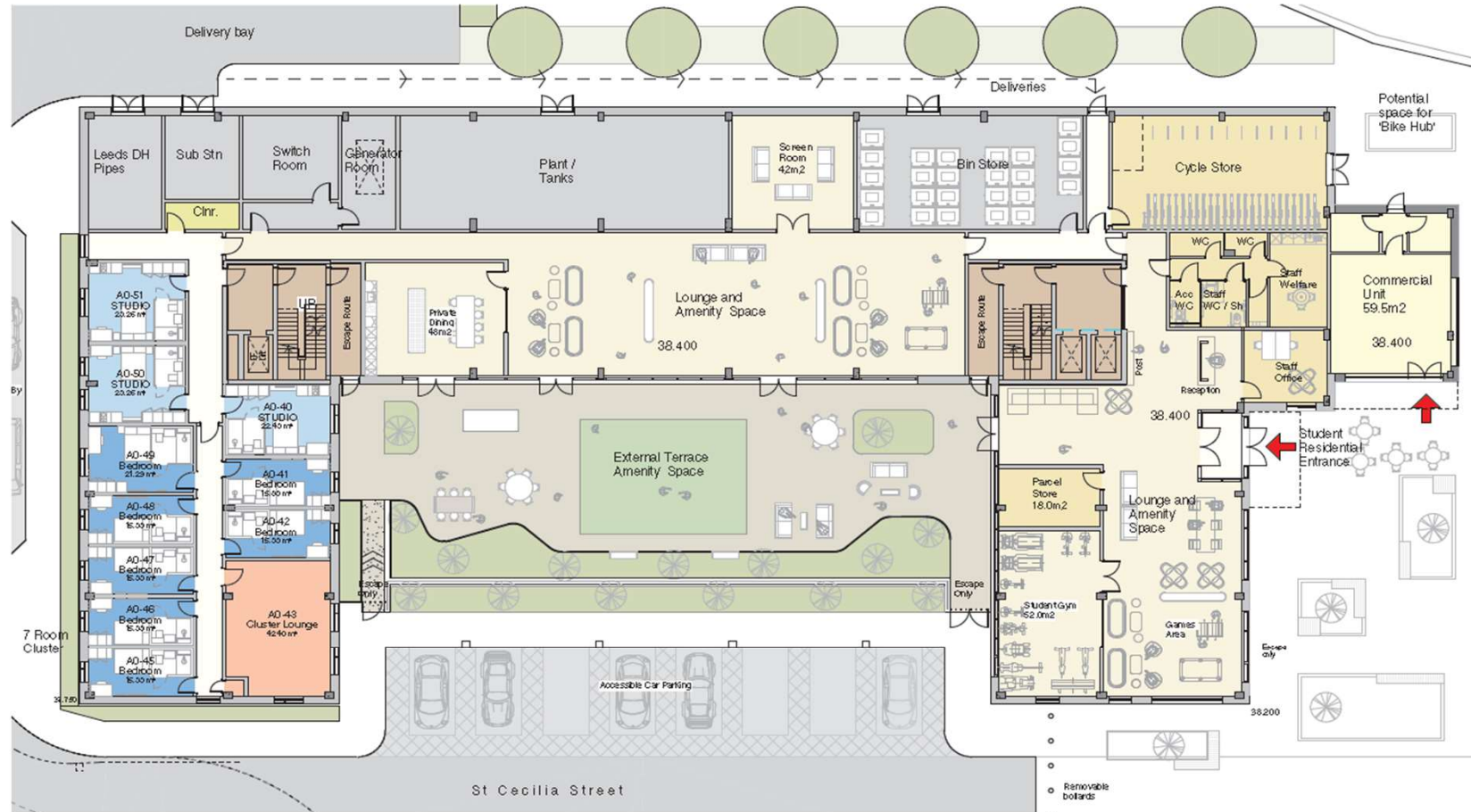


Block A - Site Plan

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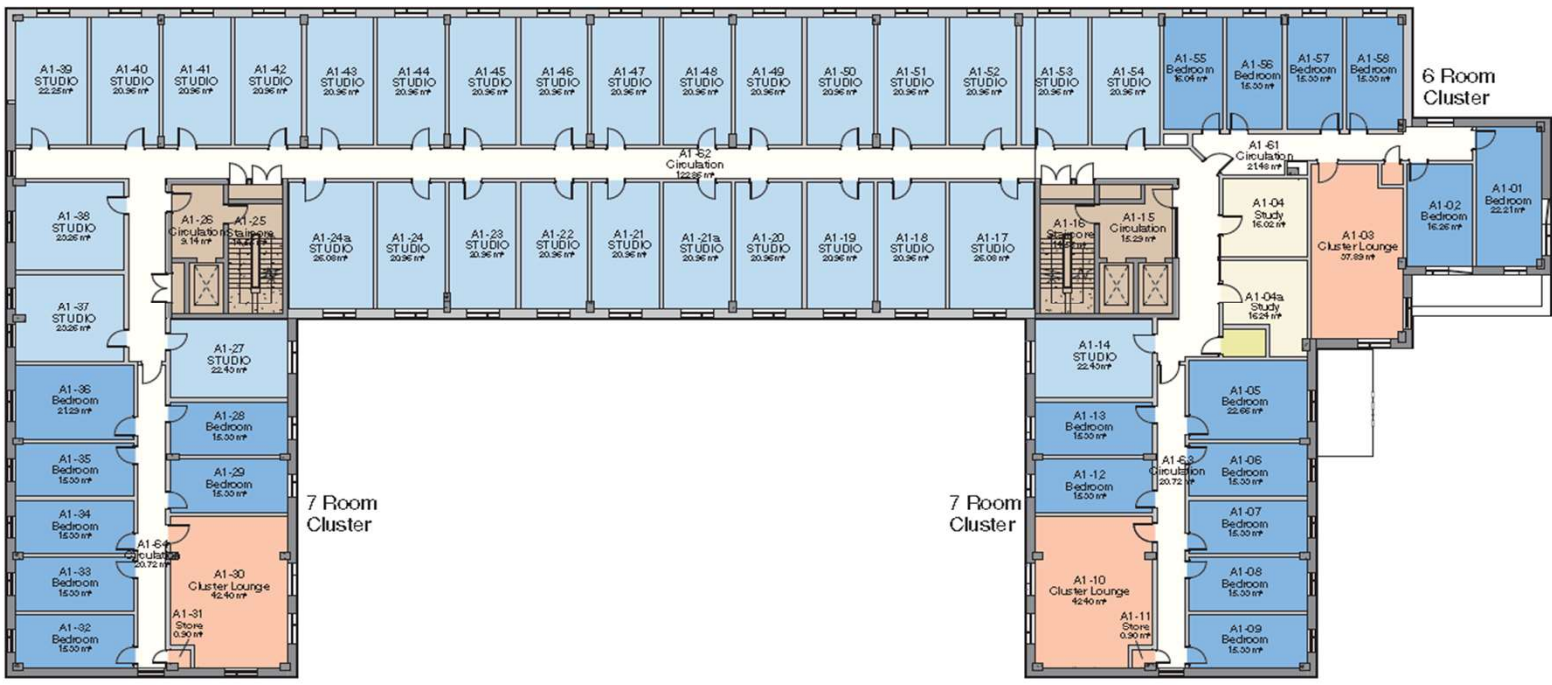
Ground Floor Plan



GROUND FLOOR
Residents Lounge, Games Lounge, Private Dining and Gym



Typical Upper Floor Plan



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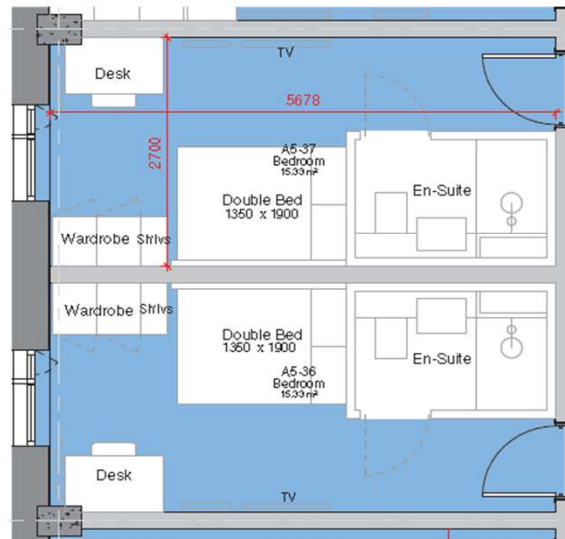
TYPICAL FLOOR
Cluster Flats and Studio Bedrooms, Private Study Rooms



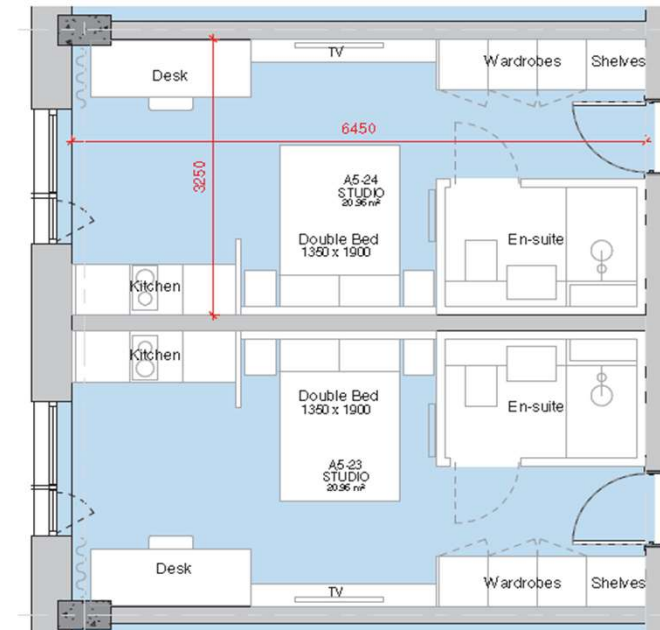
Typical Room Types



Typical Floor
3no. Clusters/20no. Bedspaces
30no. Studios



Typical Cluster Room
15m²



Typical Studio Room
21m²

Accommodation Schedule



Room Type	Studio 20/21m2	Studio 22-25m2	Acc Ready Studio 25m2	Cluster Room 15/16m2	Cluster Room 22m2	Acc Ready Cluster Room 22m2	Beds/Floor
Level 0		3	1	6			10
Level 1	23	5	2	17	2	1	50
Level 2	23	5	2	17	2	1	50
Level 3	23	5	2	17	2	1	50
Level 4	23	5	2	17	2	1	50
Level 5	23	5	2	17	2	1	50
Level 6	23	5	2	17	2	1	50
Level 7	23	5	2	17	2	1	50
Total	161	38	15	125	14	7	360
Mix %	44.7%	10.6%	4.2%	34.7%	3.9%	1.9%	
Total Studios 213 - 59%				Total Cluster Rooms 147 - 41%			
Total Student Internal Amenity area 790m2 - Internal Amenity area per room - 2.2m2							
Total Student External Amenity 392m2 - External Amenity area per room - 1.1m2							
Total Car Parking - 8No Accessible/EV spaces							

Courtyard Cross-Section

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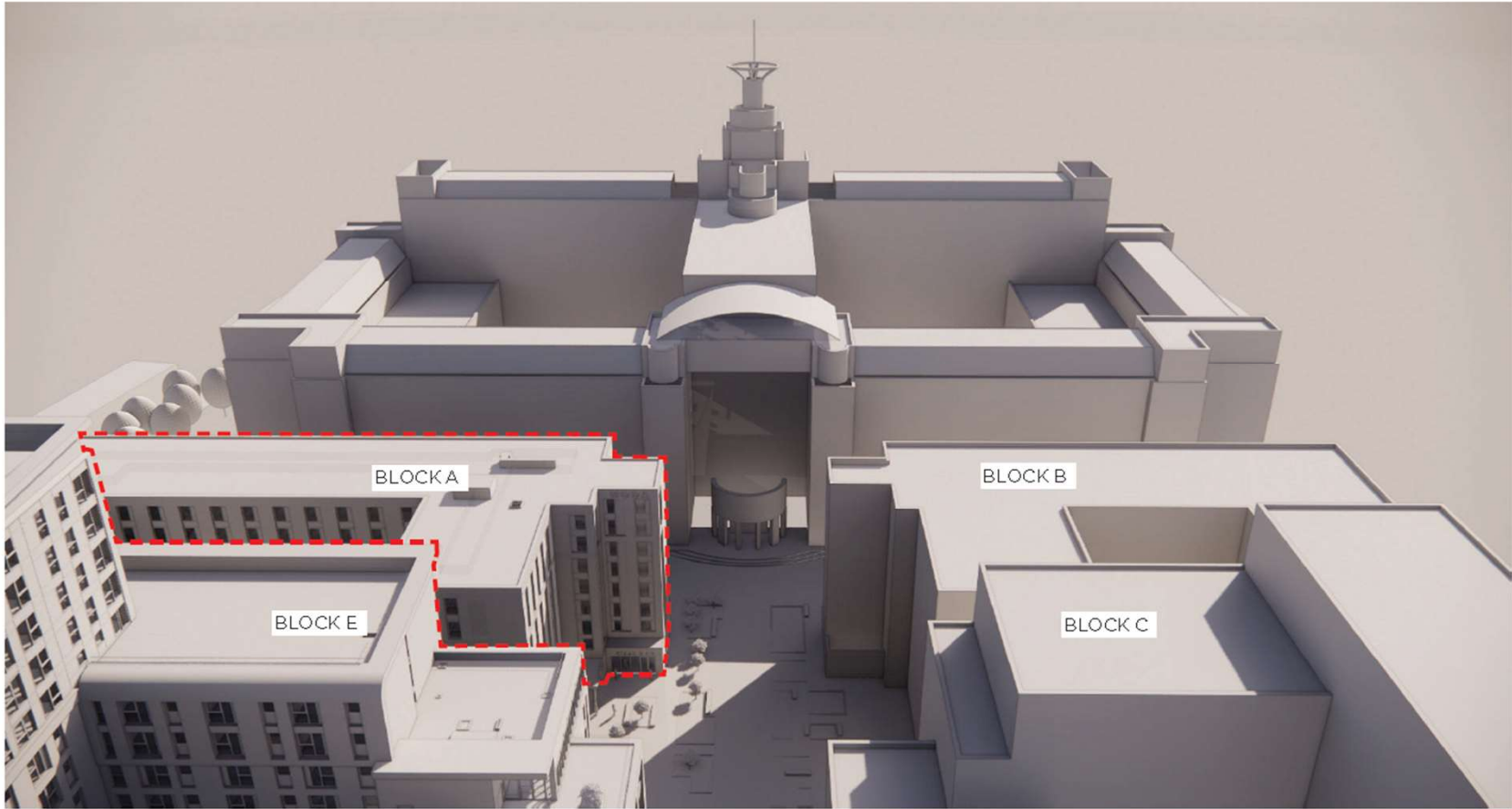


Longitudinal Section

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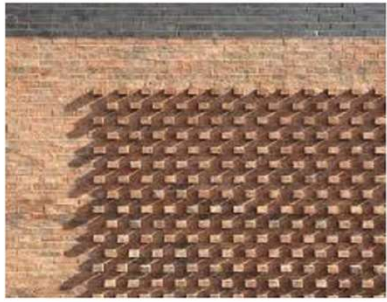
Aerial Boulevard View



Aerial 3D Massing



Materials

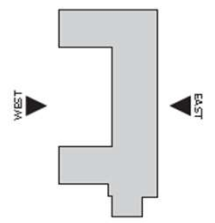


Building Elevations East & West



Materials Key

- Light Coloured Facing brickwork
- Red Multi Facings brickwork
- Aluminium Cladding Panel - 'Gold'
- Aluminium Cladding Panel - Dark Bronze
- Perforated Window Panel - Black



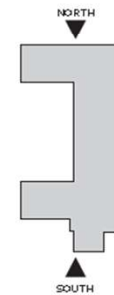
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Building Elevations North & South



Materials Key

- Light Coloured Facing brickwork
- Red Multi Facing brickwork
- Aluminium Cladding Panel - 'Gold'
- Aluminium Cladding Panel - Dark Bronze
- Perforated Window Panel - Black



dlg



dlg



CITY PLANS PANEL

THURSDAY 13TH JULY

END OF PRESENTATION

