

# Public Document Pack

**CITY PLANS PANEL**

**THURSDAY, 18 JANUARY 2024**

**PRESENTATION SLIDES**

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# CITY PLANS PANEL

THURSDAY 18<sup>th</sup> 2024



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

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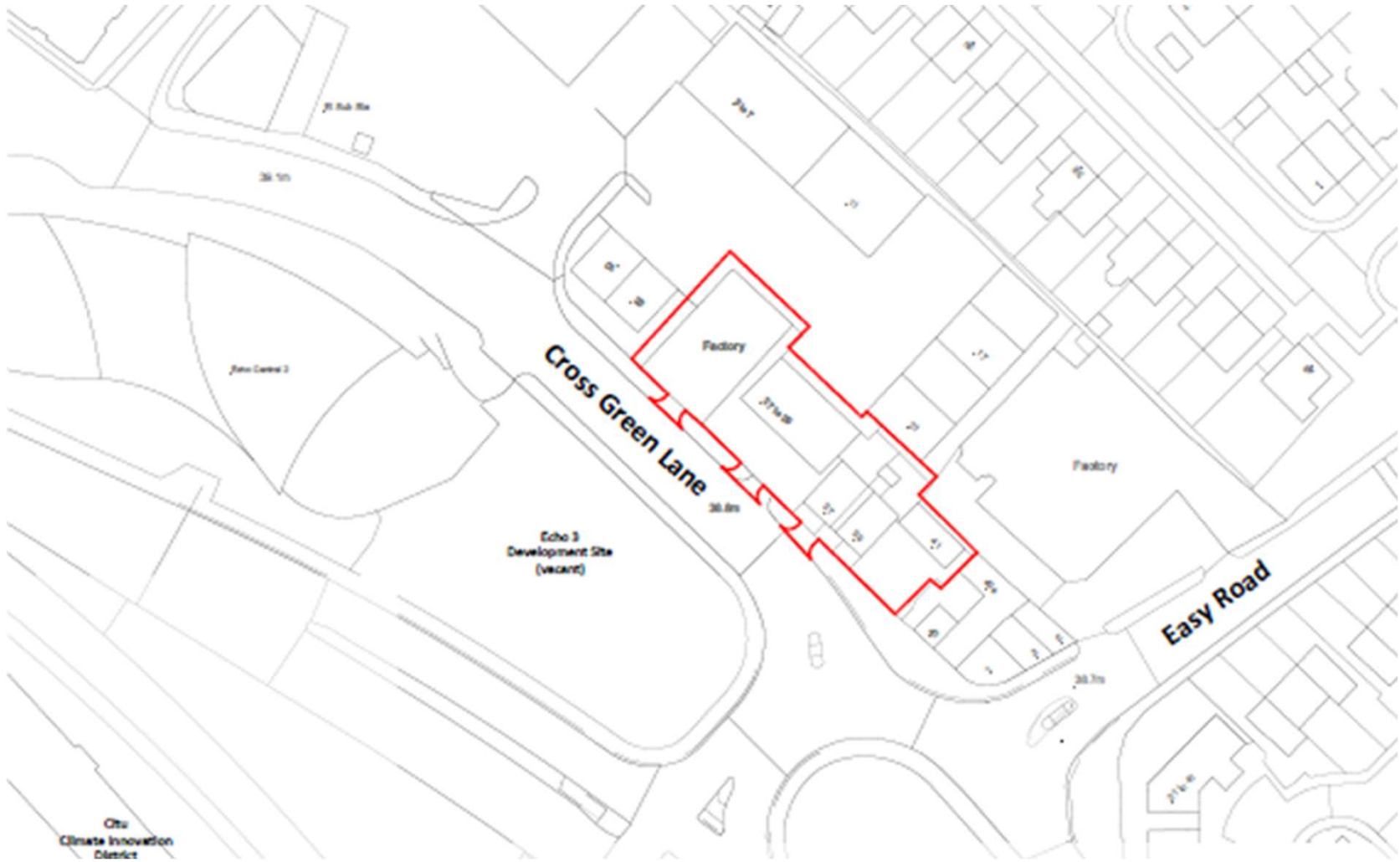
# APPLICATION: 23/02725/FU

**PROPOSAL:** Demolition of existing buildings and the erection of 38 apartments and office space. This will represent a phased development to deliver 28 apartments as part of the western phase and 10 apartments with office space as part of the eastern phase. Associated landscaping and car parking is also sought

**ADDRESS: 27-29 And 37-41 Cross Green Lane  
Leeds  
LS9 8LJ**















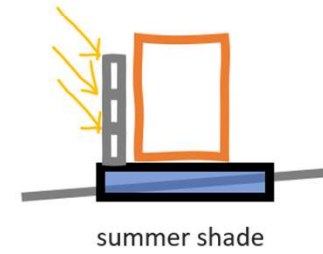
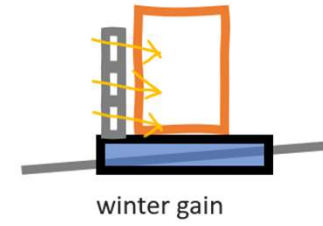
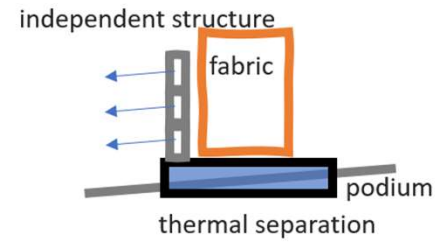


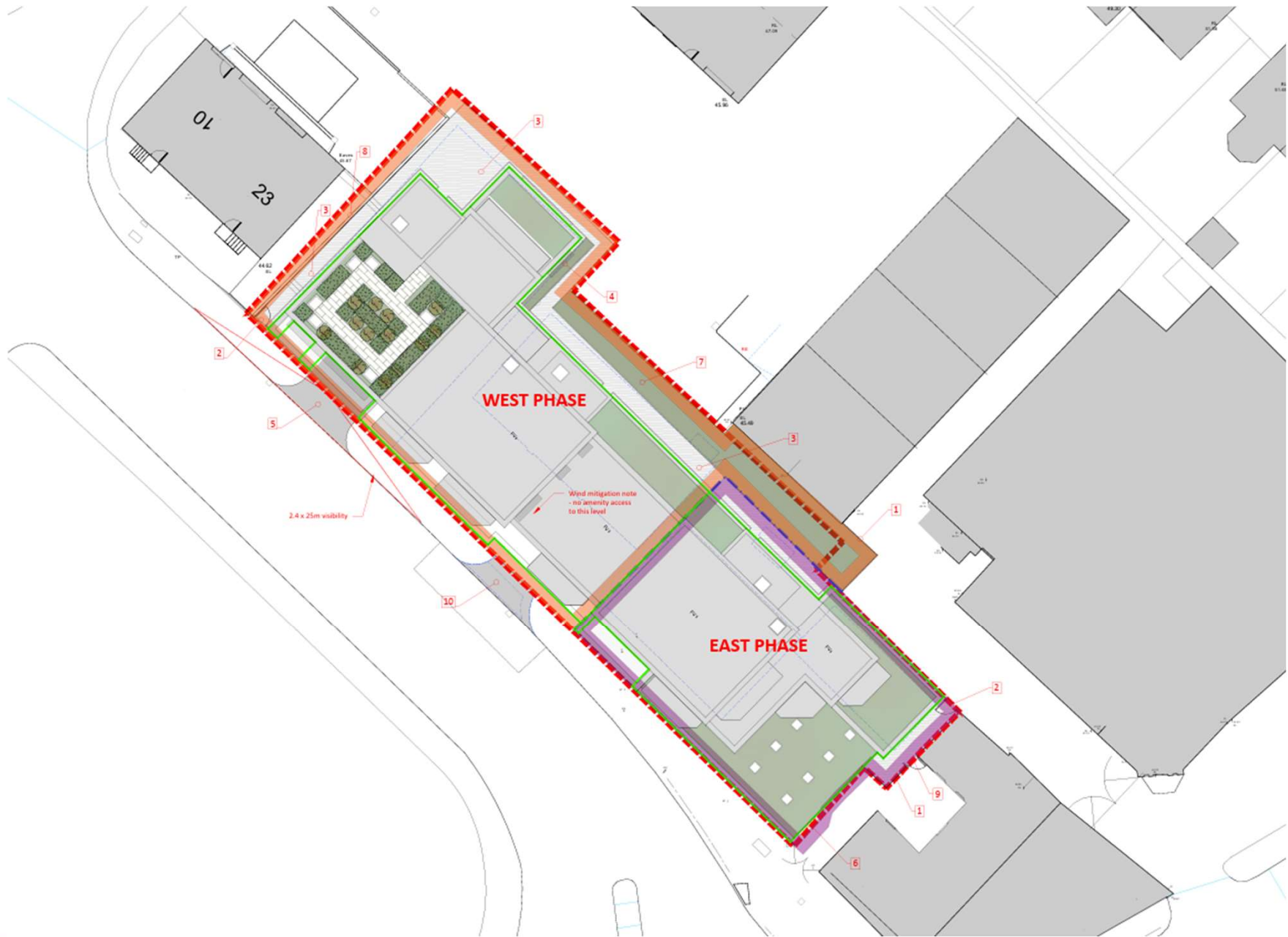




- MATERIALS NOTES:**
1. Grey/ blue brick
  2. Off-white through colour render
  3. Semi-translucent polycarbonate walling
  4. Dark grey PVC aluminium window and door frames and cills
  5. Dark grey PVC aluminium cladding frames
  6. Grey PVC-ali/ galvanised steel balcony/ solar shade
  7. Grey PVC-ali/ galvanised steel balustrade
  8. Performed metal/ solar shading mesh/ screens (colour and pattern tbc)
  9. To ground floor, performed metal screens to car park, solar control mesh to windows. Ground floor screens to be fixed between expressed vertical frame.
  10. Performed metal roller shutters/ ventilation panels and doors with dark grey PVC aluminium frames
  11. Dark grey entrance controls/ dry riser connection panels
  12. External lighting to soffits on daylight sensor
  13. External Air Source Heat Pump production site and location, see also plans
  14. Performed metal entrance signage











An animated façade



Comfortable, healthy, thermally efficient homes with high levels of air quality



Accessible roof garden



Adding to the sense of community and belonging



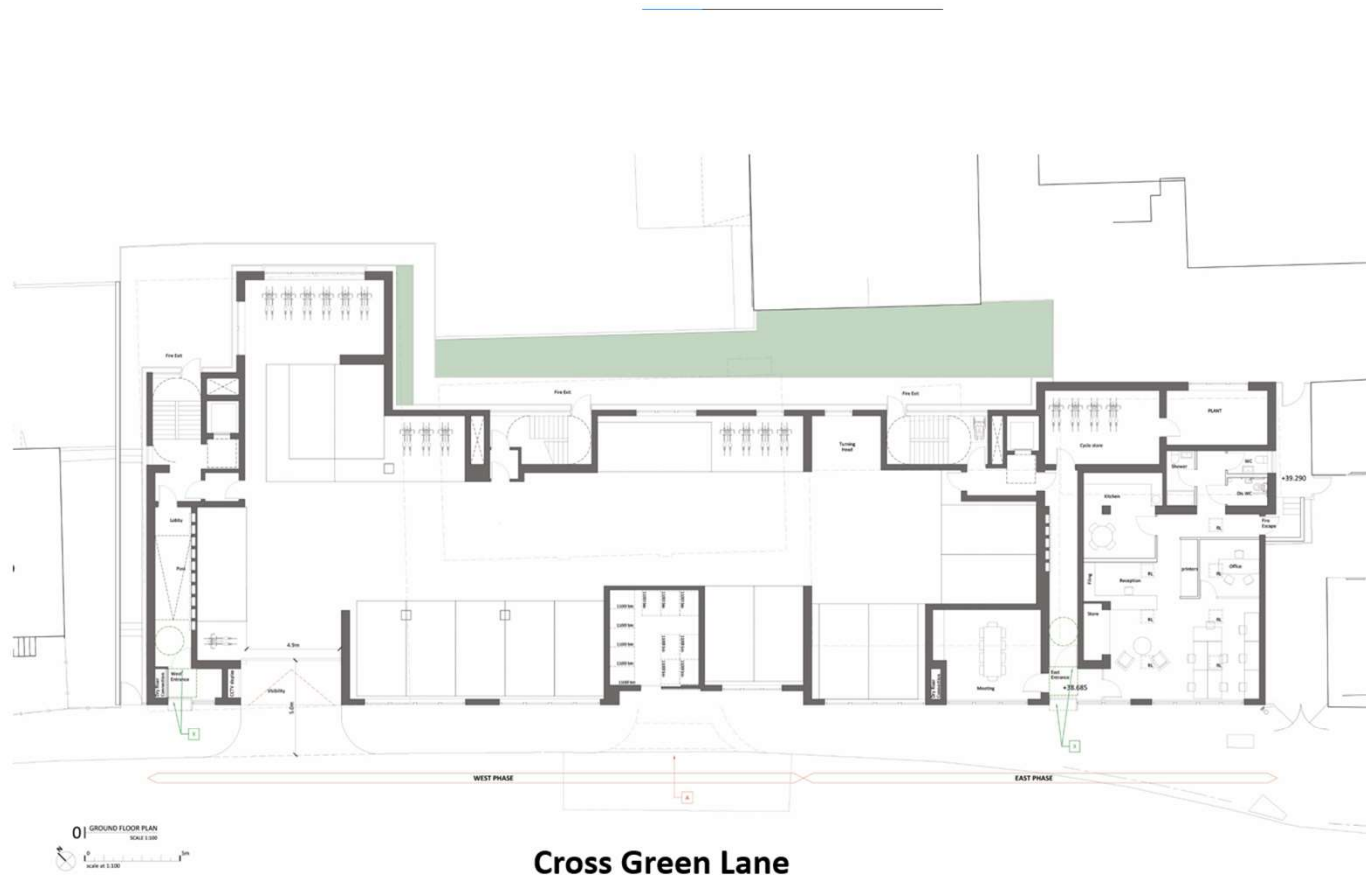






End





**Notes:**  
 The drawings are for information only and do not constitute a contract. The client is responsible for the accuracy of the information provided. Any dimensions shown are approximate and should be used as a guide only. The client is responsible for the accuracy of the information provided. Any dimensions shown are approximate and should be used as a guide only.

**NOTES:**  
 All car parking to have Electric Car Charging facilities. Each bay 2.8m wide.  
 Total Car Parking Spaces: 15  
 Total Bicycle Storage Spaces: 40

**Demolition**  
 A 15m Double yellow lines to existing access for refuse collection.  
 B 1500mm x 1500mm Wheelchair turning.  
 C Communal entry doors to be power assisted. To be fitted with push pad. Intake to be between 900mm - 1200mm high.

mesh ARCHITECTS  
 11 Harrington Road, Chapel Allerton, Leeds, LS12 3PQ  
 www.mesharchitects.co.uk

Client: Vision Properties Development Group Ltd

Project: Residential Development Cross Green Lane Leeds

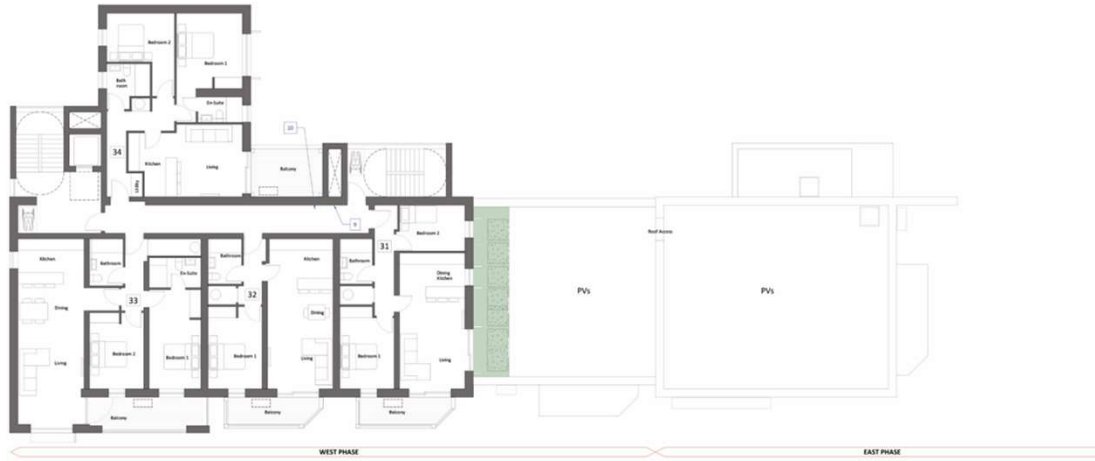
Drawing Title: Proposed Ground Floor Plan	Scale: 1:500@A1
Rev No: 308 (P1) S1	Revision: L
Date: April 2022	Drawn: JB
Project: Planning	Checked: IC

Ground Floor Plan – Car Parking and Office Space

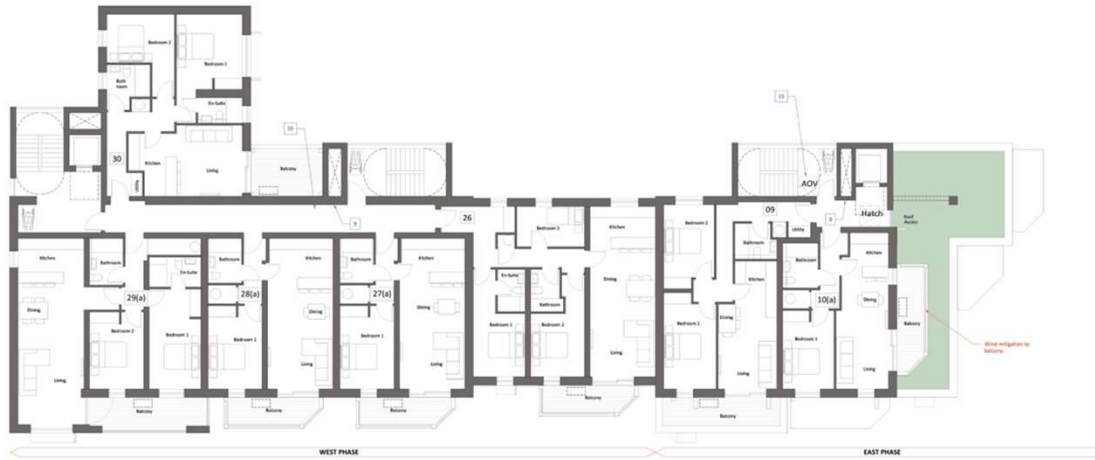








5 | FIFTH FLOOR PLAN  
SCALE 1:100



4 | FOURTH FLOOR PLAN  
SCALE 1:100

Fourth and Fifth Floor Plans

**Client's address:**  
The building is complete and must not be operated without permission. Do not allow the structure and its components to be used for any purpose other than that for which it was designed. The client shall be responsible for the safety of the building and its contents.

- NOTES:**
- (wheelchair icon) Wheelchair Accessible (adaptable) unit
  - (A) Accessible and adaptable unit
  - (P) Potential Air Source Heat Pump Location
  - Substructure to the 3rd, 4th and 5th floors to be 1.5m high in accordance with microclimate assessment.

- Fire Safety:**
1. All building elevations to be 100% fire resisting construction
  2. Residential areas separated from car park areas by 60 minute fire resisting construction
  3. Doors discharging from lobbies to open automatically in case of fire to ensure ventilation of lobbies
  4. Food boxes construction to non-combustible
  5. Direct exit from protected stairways
  6. Bin storage areas to be provided with 0.2m<sup>2</sup> permanent vent openings
  7. Car parks provided with commercial sprinkler system to BS EN 13243 and mechanical ventilation of 2.0 air changes per hour during a fire
  8. Dry riser inlet location
  9. Dry riser outlet
  10. Lobby/Corridor mechanically ventilated
  11. All areas of Phases 1 and 2 to have sprinkler system to reduce fire spread
  12. All elements of structure to achieve 60 minutes fire resisting construction
  13. All floors to be 60 minute compartment floors
  14. All shafts to be enclosed to 60 minutes fire resisting standard
  15. AOV to top floor corridors, lobbies and stairs

Rev: Description Issue Date

**mesh**  
ARCHITECTS

83 Hunsingale Road, Chapel Allerton, Leeds, LS7 3PQ  
www.mesharchitects.co.uk

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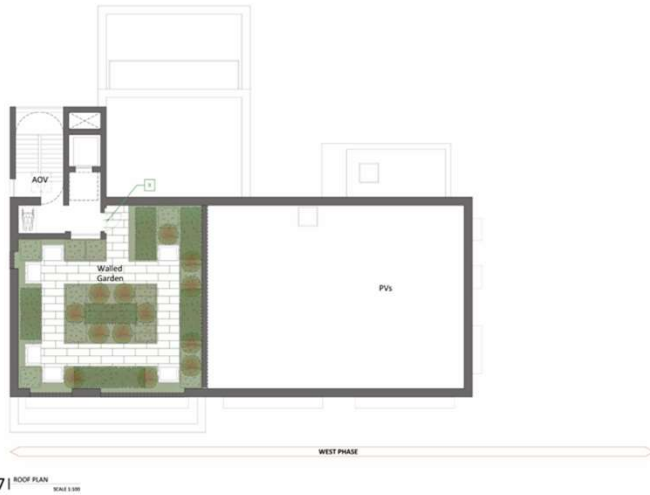
Client: Vision Properties Development Group Ltd

Project: Residential Development  
Cross Green Lane  
Leeds

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Issued For: Proposed Fourth & Fifth Floor Plans Issue Ref: 13/008A1

Job No:	368	Proj:	(R) 54	Revision:	K
Date:	April 2022	Drawn:	Planning	Checked:	JB IC



**NOTES:**  
 (bca) Wheelchair Accessible (adaptable) unit  
 (a) Accessible and adaptable unit  
 Potential Air Source Heat Pump Location

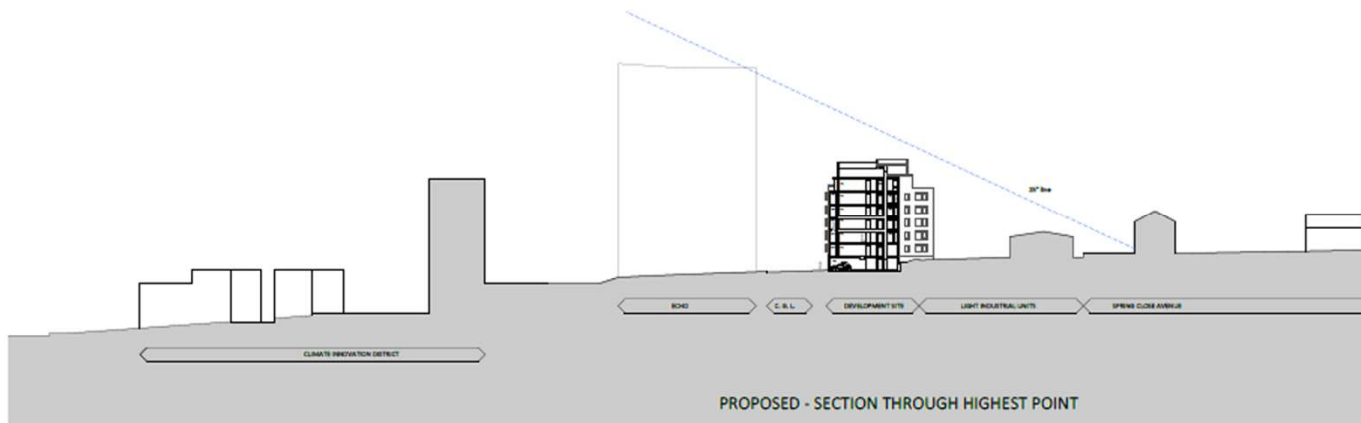
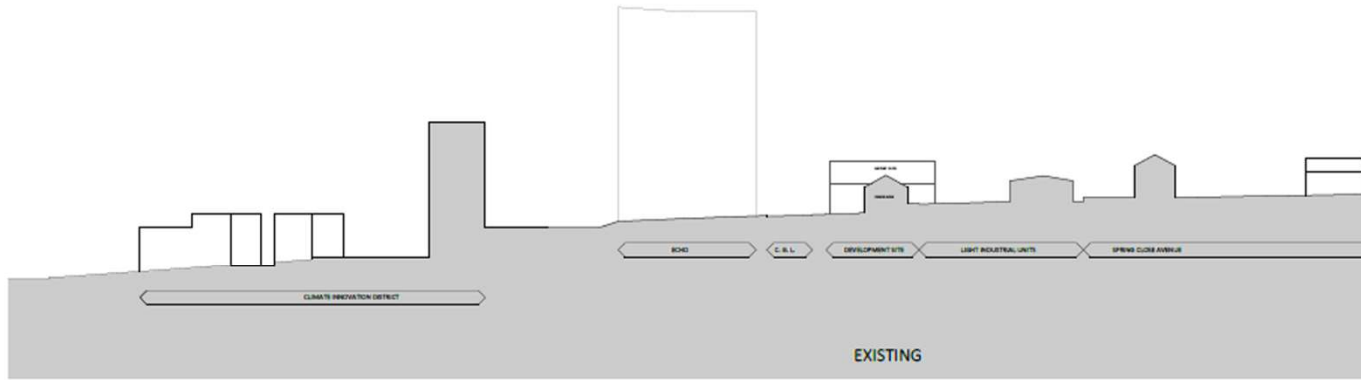
- Fire Safety:**
- All building elevations to be 100% fire resisting construction
  - Residential areas separated from car park areas by 60 minute fire resisting construction
  - Doors discharging from lobbies to open automatically in case of fire to ensure ventilation of lobbies
  - Pool boxes construction is non-combustible
  - Direct exit from protected stairways
  - Bin storage areas to be provided with 0.2m<sup>2</sup> permanent vent openings
  - Car parks provided with commercial sprinkler system to BS EN 12843 and mechanical ventilation of 20lit charges per hour during a fire
  - Dry riser inlet location
  - Dry riser outlet
  - Lobby/ Corridor mechanically ventilated
  - All areas of Phases 1 and 2 to have sprinkler system to reduce fire spread
  - All elements of structure to achieve 60 minutes fire resisting construction
  - All Floors to be 60 minute compartment floor
  - All walls to be enclosed to 60 minutes fire resisting standard
  - AOV to top floor corridors, lobbies and stairs

**ACCESS NOTES:**  
 Communal door to be power assisted. To be fitted with push pad.

35 Haregate Road, Chapel Allerton, Leeds, LS7 3PQ  
 www.mesharchitects.co.uk

Project:  
 Residential Development  
 Cross Green Lane  
 Leeds

Drawing Title: Proposed Sixth Floor & Roof Plans  
 Scale of sheet: 1:100/A1  
 Job No: 368  
 Rev: J (PL) 55  
 Date: April 2022  
 Status: Planning  
 Drawn: JB  
 Checked: IC



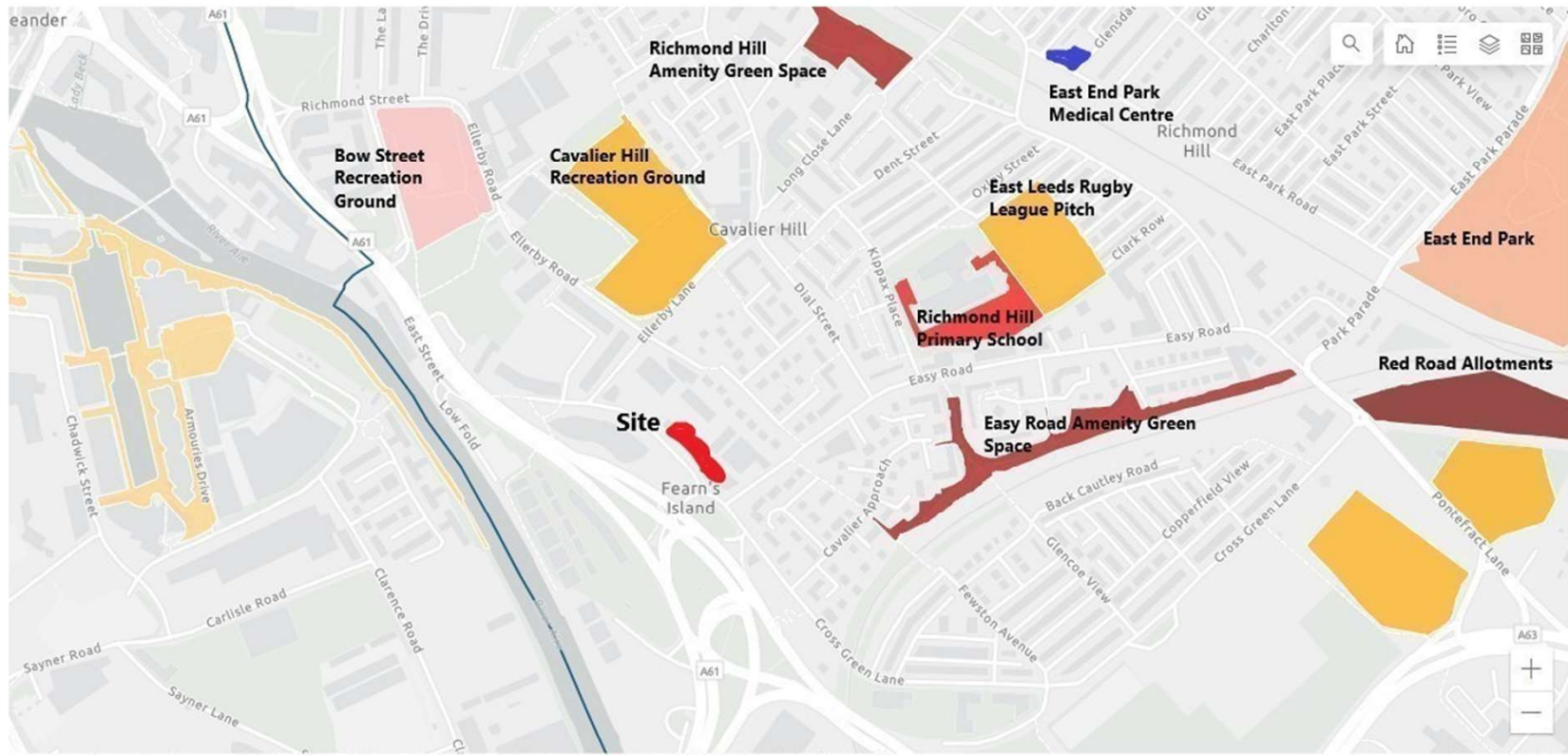


**Approach from East on Cross Green Lane**



**Approach from West on Cross Green Lane - with potential for local art work/ mural**

# Location of Green Space and other facilities





















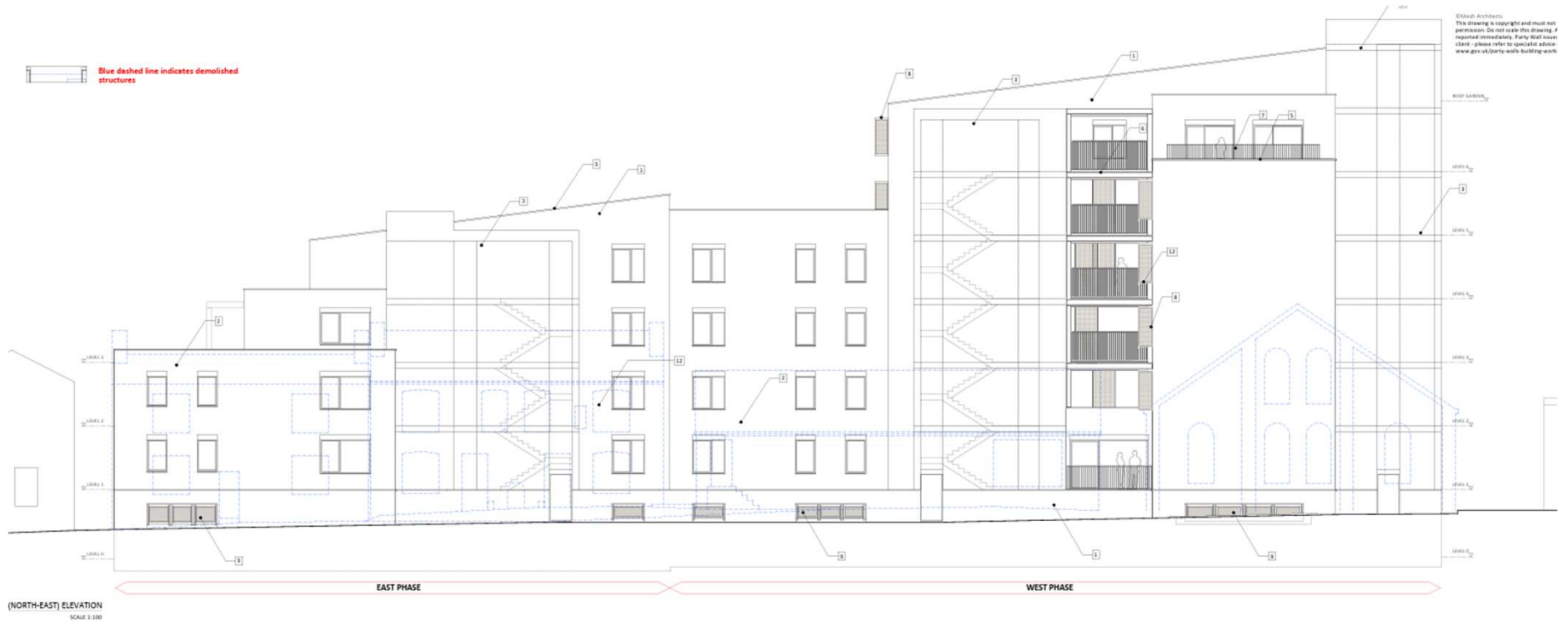










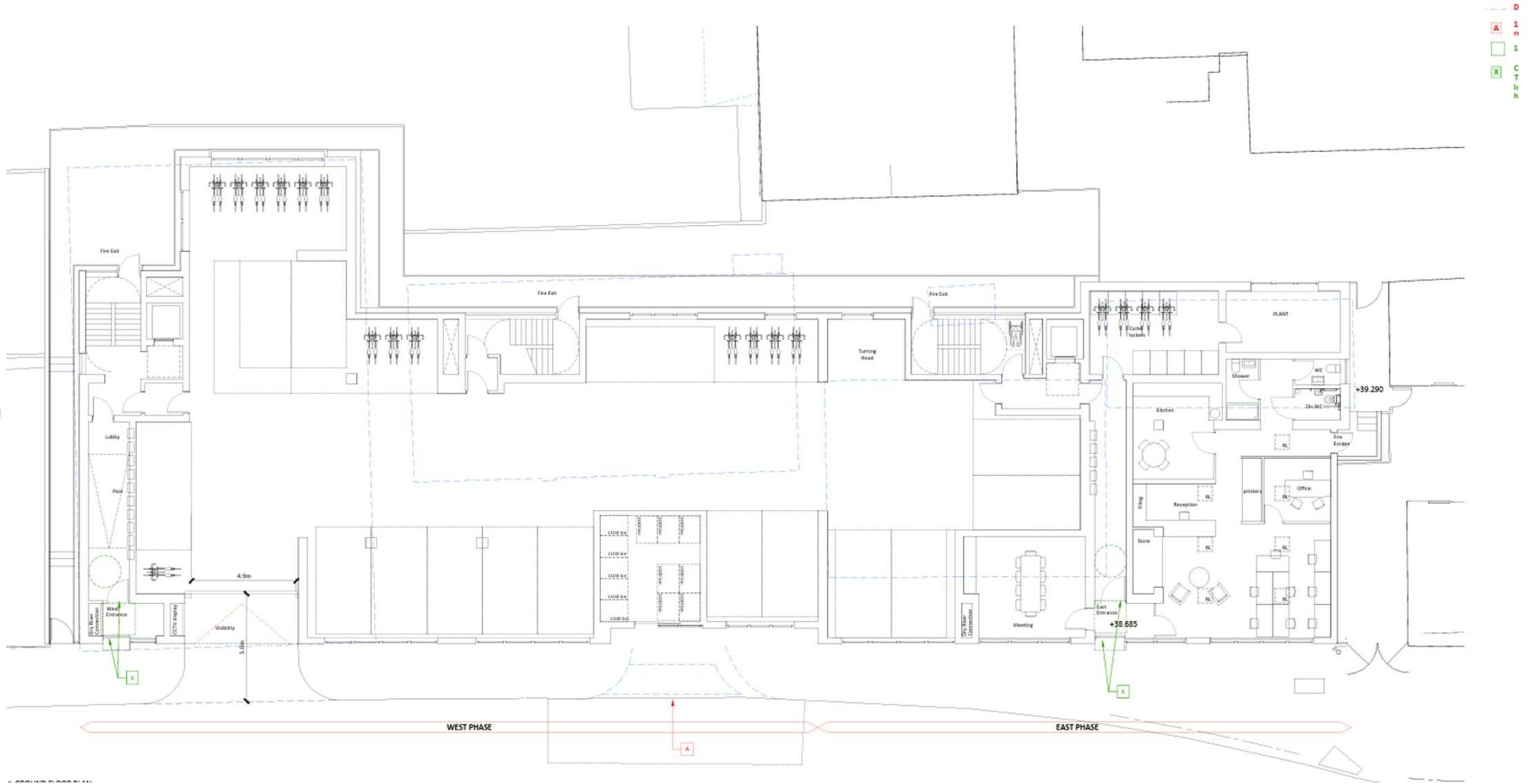














# CITY PLANS PANEL

THURSDAY 18<sup>th</sup> 2024

## END OF PRESENTATION





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