

SOUTH & WEST PLANS PANEL

THURSDAY OCTOBER 26TH 2023



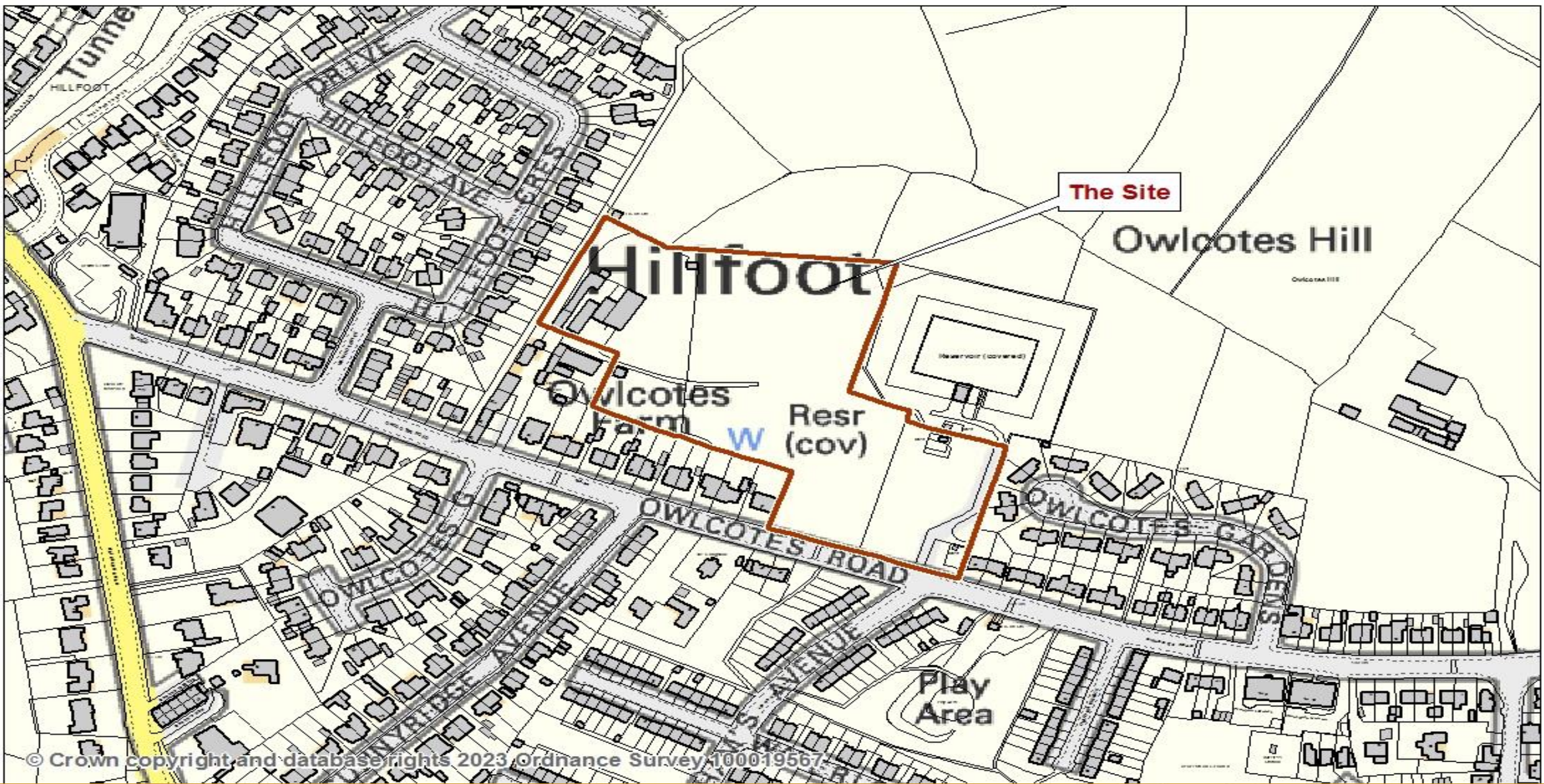
APPLICATION: 22/06335/RM

**PROPOSAL: Reserved matters application
for 50 dwellings and 4 apartments to
outline permission 21/10203/OT**

ADDRESS:

**Land Rear At Owlcotes Road
Pudsey
Leeds**





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Figure 5: View from boundary fence of Parcel B towards western boundary.



Figure 6: Rear view of farm buildings with western boundary.



Figure 7: View of telecommunications mast and reservoir north of Parcel B.



Figure 8: View along track from farm buildings towards eastern boundary.





Schedule of Accommodation

Category	Quantity	Area	Count
Houses			
1B2P House	@58m ²		-01no.
2B3P 2 st. house	@70m ²		-25no.
2B3P Bungalow (CAT 3)	@80m ²		-02no.
3B4P 2 st. house (CAT 2)	@96m ²		-12no.
4B6P 2.5 st. house	@120m ²		-10no.
Walk-Up Apartments			
1B2P GF	@52m ²		-02no.
1B2P FF	@62.3m ²		-02no.
Total			-54no.
Site area	-02.06 ha	-5.09 acres	
Developable area	-01.87 ha	-4.12 acres	
Total Public Open Space	-0.223 ha	-0.55 acres	
Density	-13.11 units/acre	-32.34 units/ha	

Notes
 Layout dependent upon confirmation of legal site boundary, Statutory Services Information & subject to Highway approval

Drainage strategy subject to detailed design, Phase I & II Geo-technical Survey and Drainage Assessment. Layout assumes gravity led drainage system with no pumping station. Boundary Treatments & Finish floor levels subject to further detailed design.

Layout based on Topographical survey by CT Surveys dwg no 4162/A/1 and by Vision Geomatics dwg no KLD_10_SP. Tree position based tree survey by Brooks report ref.: AR-4098-01.01. Landscape Design subject to Yorkshire Water approval.

- Key:**
- Line of Highwall (Proven)
 - Line of Highwall (Interpreted)
 - 1.1m high metal railing edge protection
 - 1.5m High Timber Fence
 - 1.8m High Timber Fence
 - 1.8m High Brick Piers w/ 0.8m High Brick Dwarf Wall and Timber Fence
 - 0.45m High Timber Knee-rail
 - Existing Dry Stone Wall
 - Proposed Dry Stone Wall
 - Indicative line of retainment, heights and design to be confirmed by Engineer.
 - Proposed New Hedge (see landscape design)
 - Tree root protection fencing as Arboricultural report.
 - Proposed FFL's to be confirmed by Engineer.
 - 1 in 3 batter to Engineers design.
 - Proposed Tree Location
 - 1. Adoptable pumping station to engineers design
 - Existing water mains to be retained with 4m easement to each side.

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 The general contractor is responsible for the verification of all dimensions on site and the applicant is to be informed of any discrepancy.
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Revisions:

Rev. No.	Description	Date
Rev. A	Final production drawing and PFI's added to layout following planning officer request.	14/05/2023
Rev. B	Final production drawing and PFI's added to layout following planning officer request.	14/05/2023
Rev. C	Final production drawing and PFI's added to layout following planning officer request.	14/05/2023
Rev. D	Final production drawing and PFI's added to layout following planning officer request.	14/05/2023
Rev. E	Final production drawing and PFI's added to layout following planning officer request.	14/05/2023

Leeds Federated

Drawing Status: preliminary planning information tender contract construction

Scale: 1:500 @ A1

Date: May 2023

Drawn/Checked: MWD/GH

Proj No: 1426/42/198C

Acanthus WSM Architects

Site Layout Owlcotes Road Pudsey

02045 311 100 | 2, THE BIRCHALL, 2, KINGDALE ROAD, LEEDS, LS1 5LN | TEL: 0113 259 3414 | WWW.ACANTHUSWSMARCHITECTS.CO.UK





Key:

- Windows without feature render
- Windows with feature render
- Red brick facing brick with feature render and natural finish

Leeds & Federated

Project No.	1428/23/0001
Client	Leeds City Council
Site No.	1428/23/0001
Scale	1:500 @ A1
Date	10/11/2023
Author	W.S.M.
Check	W.S.M.
Drawn	W.S.M.

Agatha WSM Architects

Materiality
Owlcotes Road
Pudsey



Front Elevation Facing South
1 : 100



Rear Elevation Facing North
1 : 100



Side Elevation
1 : 100



Side Elevation
1 : 100



Roof Plan
1 : 100



Ground Floor Plan
1 : 100

Material Schedule

- 1. FFL, Gable/Trip/Fixed Bars, Half Round Stone
- 2. GGG 1 White approved all other through coloured UPVC
- 3. Anthracite Grey (RAL 7016) UPVC Window Frames
- 4. RAS 26 External Concrete Over Colour To Be Confirmed - Local Council requires a suitable finish
- 5. Grey Trowel Edge Surfacing Concrete Road Tiles
- 6. Black UPVC Down Pipes (External Fixing) and Black High Wall Gutters
- 7. Black UPVC Fascias
- 8. Fixing Brackets (Black T&G UPVC Bars)
- 9. Front external doors Anthracite Grey (RAL 7016)
- 10. Frontal metal cladding Colour to match roof tiles
- 11. Cladding plus angled canopy with stainless steel cladding
- 12. Open Water Bin
- 13. Closed Water Bin
- 14. Opposite Colour Cladding
- 15. Local Council (during 1200 hours) - No front external leaf UPVC front door like panel

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Revisions

Rev	Description	Date	Issued by
P1	Revised drawing set up for 2 checked 19/01/2023 19/01/2023 19/01/2023 19/01/2023	01/04/23	

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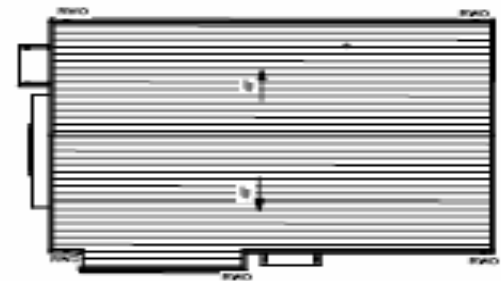
Scale 1 : 100 @ A3
Date 24-02-23
Drawn/Checked MRC / SH
1425-42-AWSM-XX-ES-DR-A-219
Status S2 Rev P1

Plots 1&2 G.A.
plans &
Elevations
Owlcotes road, Pudsey

Acanthus WSM Architects

Studio 11, 110 King Charles Street, Leeds, LS1 2EQ www.acanthuswsm.com 0113 259 3416 email: acanthus@acanthuswsm.com

Rev	Description	Date	Issued by
P1	Drawings and site plan as discussed with planning	03/04/23	



Roof Plan
1 : 100



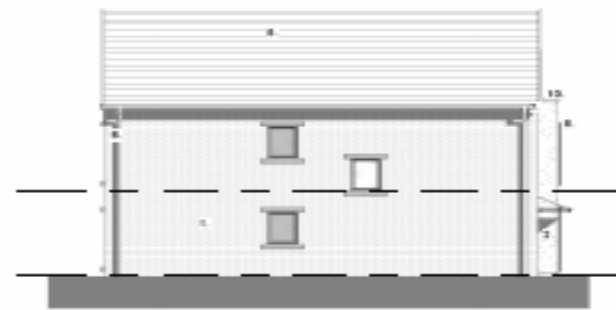
Front Elevation
1 : 100



Side Elevation
1 : 100



First Floor Plan [Plot 4 & 51]
1 : 100



Rear Elevation
1 : 100



Side Elevation
1 : 100



Ground Floor Plan [Plot 3 & 52]
1 : 100

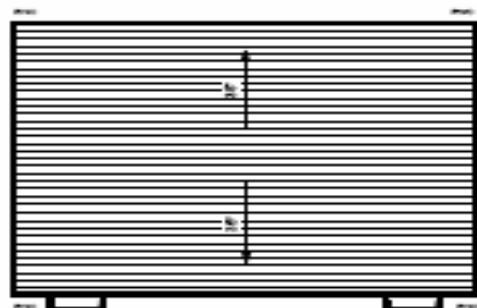


- Material Schedule**
- 1. LVL Gable End / Roof Deck, Vite Fibrecrete Slates
 - 2. E20 / Water proofed off white through coloured water
 - 3. Reddish Grey (RAL 7040) UPVC Window Frames
 - 4. RAL 7040 / Reddish Grey (RAL 7040) UPVC Down Pipes
 - 5. Grey Trip Grip paving
 - 6. Dark UPVC Down Pipes (Double Profile) and Black UPVC Soffits
 - 7. Black UPVC Fascias
 - 8. Cladding (Stone Effect) Black UPVC Soffits
 - 9. Floor and skirting - Reddish Grey (RAL 7040)
 - 10. Porcelain metal roofing - Cobalt to match roof tiles
 - 11. Porcelain plinth (glazed) canopy with stainless steel handrails
 - 12. Gutterline Box
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 - 100. Gutterline Box

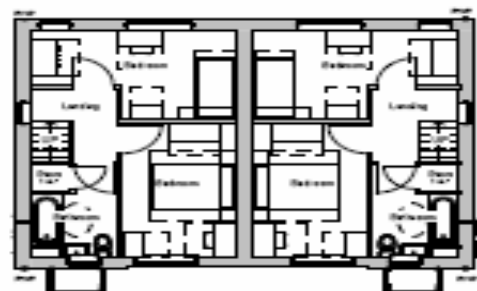
Plots 3&4,
51&52 G.A.
plans &
Elevations
Owlcotes road, Pudsey

Leeds Federated	
Scale	1 : 100 @ A3
Date	24/02/23
Drawn/Checked	MSRC / SH
1428-42-WSM-23-ES-DR-A-211	
Status	S2
Rev	P1

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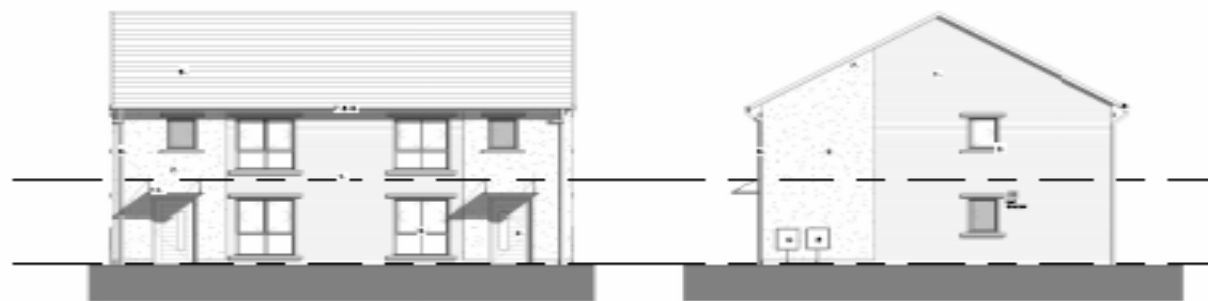
Roof Plan
1 : 100



First Floor Plan
1 : 100

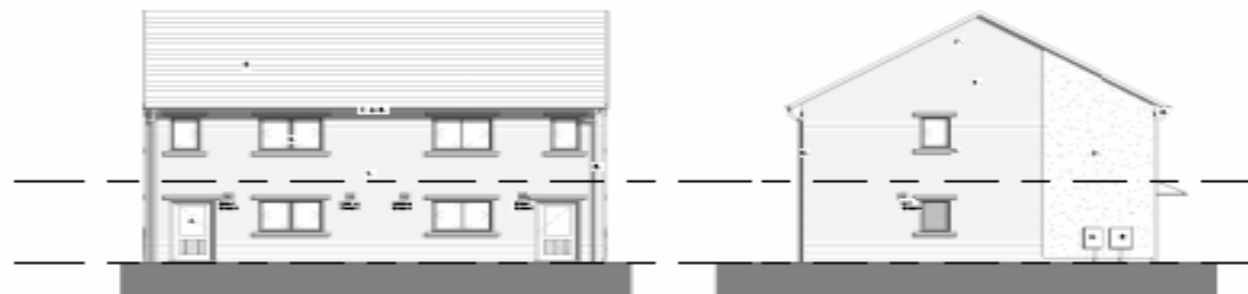


Ground Floor Plan
1 : 100



Front Elevation
1 : 100

Side Elevation
1 : 100



Rear Elevation
1 : 100

Side Elevation
1 : 100

Material Schedule

- 1.1 Quality Red Faced Brick, with Natural Glaze
2. 1200x750mm approx of white Acrylic paint and 10000
3. 1000x1000mm approx of white Acrylic paint and 10000
4. 1000x1000mm approx of white Acrylic paint and 10000
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14. 1000x1000mm approx of white Acrylic paint and 10000

Plots 43,44 & 53,54 G.A. plans & Elevations

Owlcotes road, Pudsey

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The general contractor is responsible for the verification of all dimensions and details. The contractor is to be informed of any discrepancy. The validity of information contained in a computerized drawing shall be limited to the extent of the paper copy.

Revisions

Rev	Description	Date	Issued by
P1	Issue for planning application	20/04/23	MBC/SJH
P2	Final plan set for construction	20/06/23	MBC/SJH

Leeds Federated

Scale	1 : 100 @ A3
Date	24-02-23
Drawn/Checked	MBC/SJH
1428-42-WSM-23-ES-DR-A-231	
Stage	S2
Rev	P2



Studio 11, 210g Charles Street, Leeds, LS2 8LJ | www.acanthuswsm.com | 0113 2083414 | enquiries@acanthuswsm.com



Front Elevation
1:100

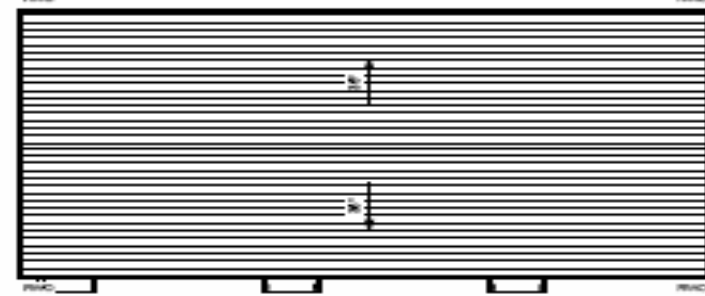


Rear Elevation
1:100



Side Elevation
1:100

Side Elevation
1:100



Roof Plan
1:100



First Floor Plan
1:100



Ground Floor
1:100

10. Acanthus WSM Architects Ltd
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Revisions

Rev	Description	Date	Issued By
P1	Drawn and checked in accordance with the Building Regulations of the property.	03/04/20	WJG/CS

- Material Schedule**
- 1.1. Quality Roof Tiles with Natural Colours
 2. 1200x750mm approved Traffic Slough coloured kerbs
 3. Smooth white Grey (RAL 7035) UPVC Window Frames
 4. UPVC Floor of Composite Door Colour To Be Co-ordinated. Local Resinchip applied to exterior side.
 5. Grey Thin Edge kerbs to match Composite Door/Tile
 6. 1200x2400mm UPVC Down Pipes/external Guttering and Down Pans (Black Colour)
 7. Black UPVC Frontline
 8. Matching Floor Colour Black T&G UPVC Deck
 9. Floor metal frames Anthracite Grey (RAL 7024)
 10. Powder metal roofing Colour to match roof tiles
 11. 1200x600mm glass ground canopy with stainless steel frame
 12. Gas Meter Box
 13. Electric Meter Box
 14. Repoint (Re-render) Gearing
 15. External glazing 100% obscure (Maximum internal height 2m) behind external panel



Scale	As indicated @A2
Date	24-02-20
Drawn/Checked	WJG/CS
1425-42-WSM-SX-ES-DR-A-219	
Status	S2
Rev	P1



Plots 45-50
G.A. plans & Elevations
Owlcotes road, Pudsey

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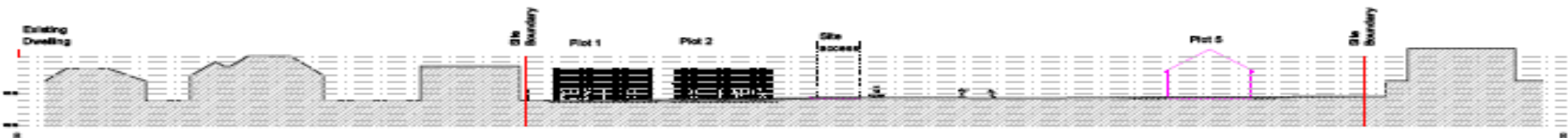
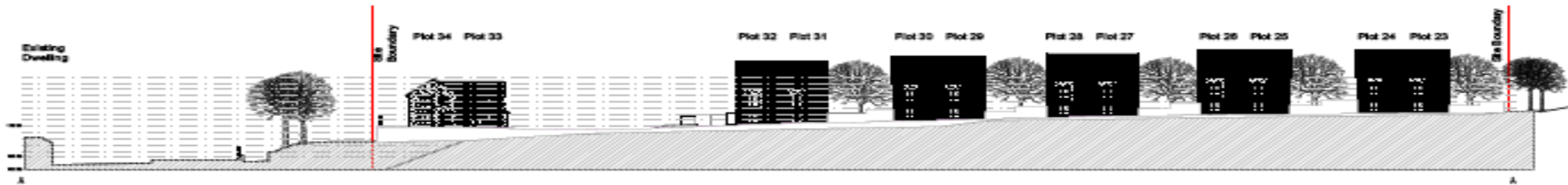








Consultation Notice
 The Council is seeking views on the proposed development of 100 residential units on the site of the former Leeds City Hall, located at the junction of New Street and The City Square, Leeds LS1 2BT. The site is currently occupied by the Leeds City Hall building. The proposed development is a mixed-use scheme comprising 100 residential units, a public square, and a new Leeds City Hall building. The Council is seeking views on the proposed development from the public and interested parties. Views should be sent to the Planning Department, Leeds City Council, City Square, Leeds LS1 2BT. The consultation period is from 15th October 2023 to 15th November 2023.



Proposed Site Sections
 Owlcotes Road
 Pudsey

Leeds Federated

Project Name	100 Residential Units
Client	Leeds City Council
Site Address	Owlcotes Road, Pudsey, Leeds LS18 5JF
Scale	1:250 @ A1
Date	Feb 2023
Author	WSP AECOM
Project No.	100-01-001

Acornhus WSM Architects



Schedule of Accommodation

Houses	Area	Count
1B2P House	@58m ²	-01no.
2B3P 2 st. house	@70m ²	-25no.
2B3P Bungalow (CAT 3)	@80m ²	-02no.
3B4P 2 st. house (CAT 2)	@86m ²	-12no.
4B6P 2 st. house	@120m ²	-10no.

Walk-Up Apartments	Area	Count
1B2P GF	@52m ²	-02no.
1B2P FF	@82.3m ²	-02no.

Total -54no.

Site area	- 02.06 ha	- 5.09 acres
Developable area	- 01.67 ha	- 4.12 acres
Total Public Open Space	- 0.223 ha	- 0.55 acres
Density	- 13.11 units/acre	- 32.34 units/ha

Notes
 Layout dependant upon confirmation of legal site boundary, Statutory Services Information & subject to Highway approval

Drainage strategy subject to detailed design, Phase I & II Geo-technical Survey and Drainage Assessment. Layout assumes gravity led drainage system with no pumping station. Boundary Treatments & Finish floor levels subject to further detailed design.

Layout based on Topographical survey by CT Surveys dwg no 4166JAV1 and by Vision Geomatics dwg no KLD_10_SF. Tree position based tree survey by Brooks report ref : AR-4098-01.01. Landscape Design subject to Yorkshire Water approval.

- Key:**
- Line of Highwall (Proven)
 - Line of Highwall (Interpreted)
 - 1.1m high metal railing edge protection
 - 1.5m High Timber Fence
 - 1.8m High Timber Fence
 - 1.8m High Brick Piers w/ 0.6m High Brick Dwarf Wall and Timber Fence
 - 0.45m High Timber Knee-rail
 - Existing Dry Stone Wall
 - - - Proposed Dry Stone Wall
 - - - Indicative line of retainment, heights and design to be confirmed by Engineer.
 - ~ Proposed New Hedge (see landscape design)
 - ~ Tree root protection fencing as Arboricultural report.
 - ~ Proposed FFL's to be confirmed by Engineer.
 - ~ 1 in 3 batter to Engineers design.
 - ~ Proposed Tree Location
 - ~ 1. Adoptable pumping station to engineers design
 - ~ Existing water mains to be retained with 4m easement to each side.

Leeds Federated
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 The status of information contained in a certificate copy of this drawing shall be deemed to be conveyed by the paper only.
 Revision: 13/01/23 WSM/SH
 Drawn: MJC
 Checked: MJC
 Approved: MJC
 Date: 14/05/2023
 Drawing No: 1426.42.108C

Leeds Federated

Drawing Status:
 preliminary planning information works construction works to build

Scale: 1:500 @ A1
 Date: May 2023
 Drawn/checked: MJC/SH
 Drawn by: 1426.42.108C

Acanthus WSM Architects

Site Layout
Owlcotes Road
Pudsey

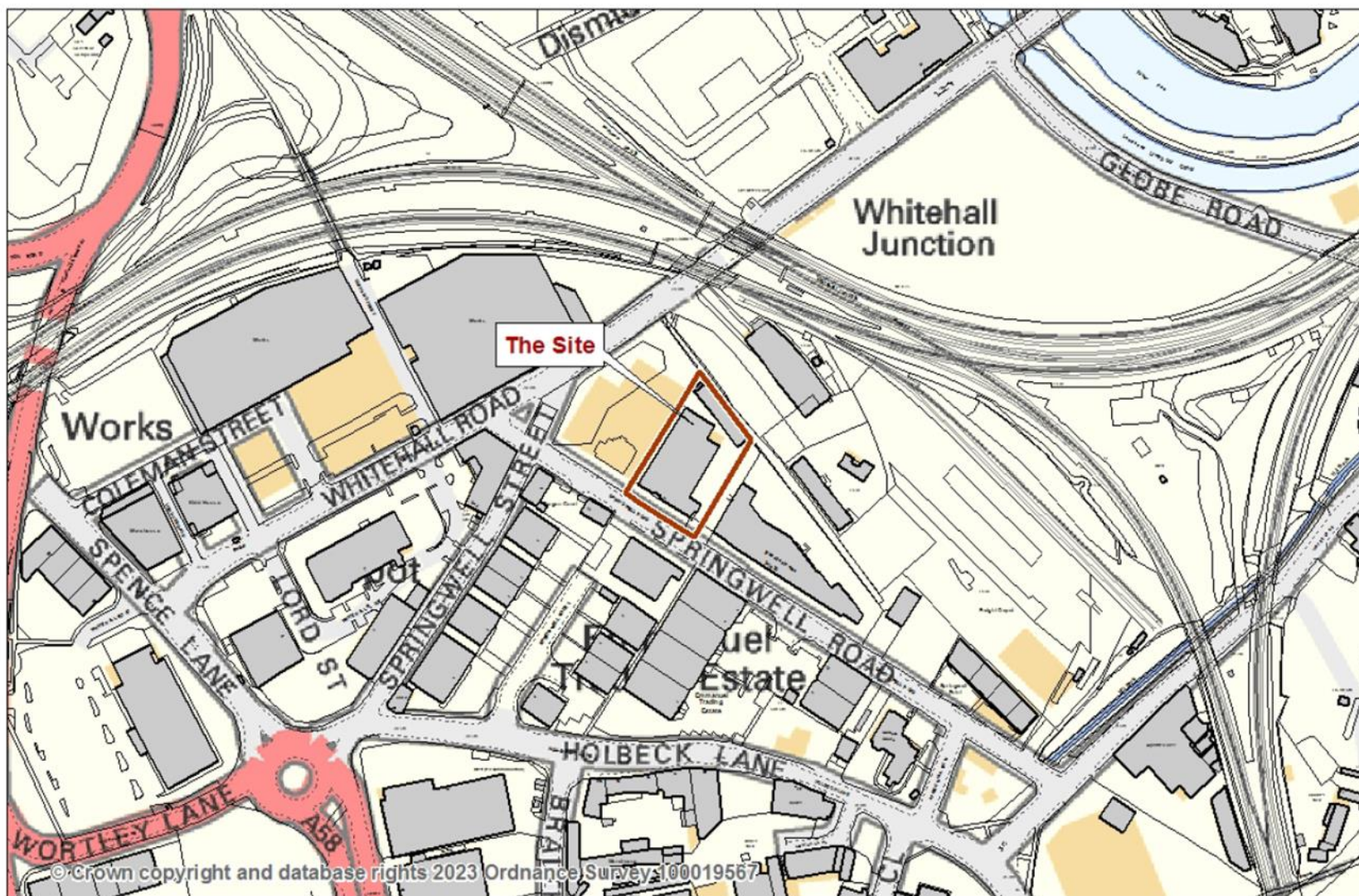
APPLICATION: 20/02710/FU

PROPOSAL: Demolition of existing building and construction of a 30 Storey residential development totalling 345 apartments with ancillary commercial/community space, landscaping, car and cycle parking and external and internal amenity space

ADDRESS:

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





PLANS PANEL PRESENTATION

SCALE 1:2500





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PLANS PANEL PRESENTATION



SCALE 1:2500



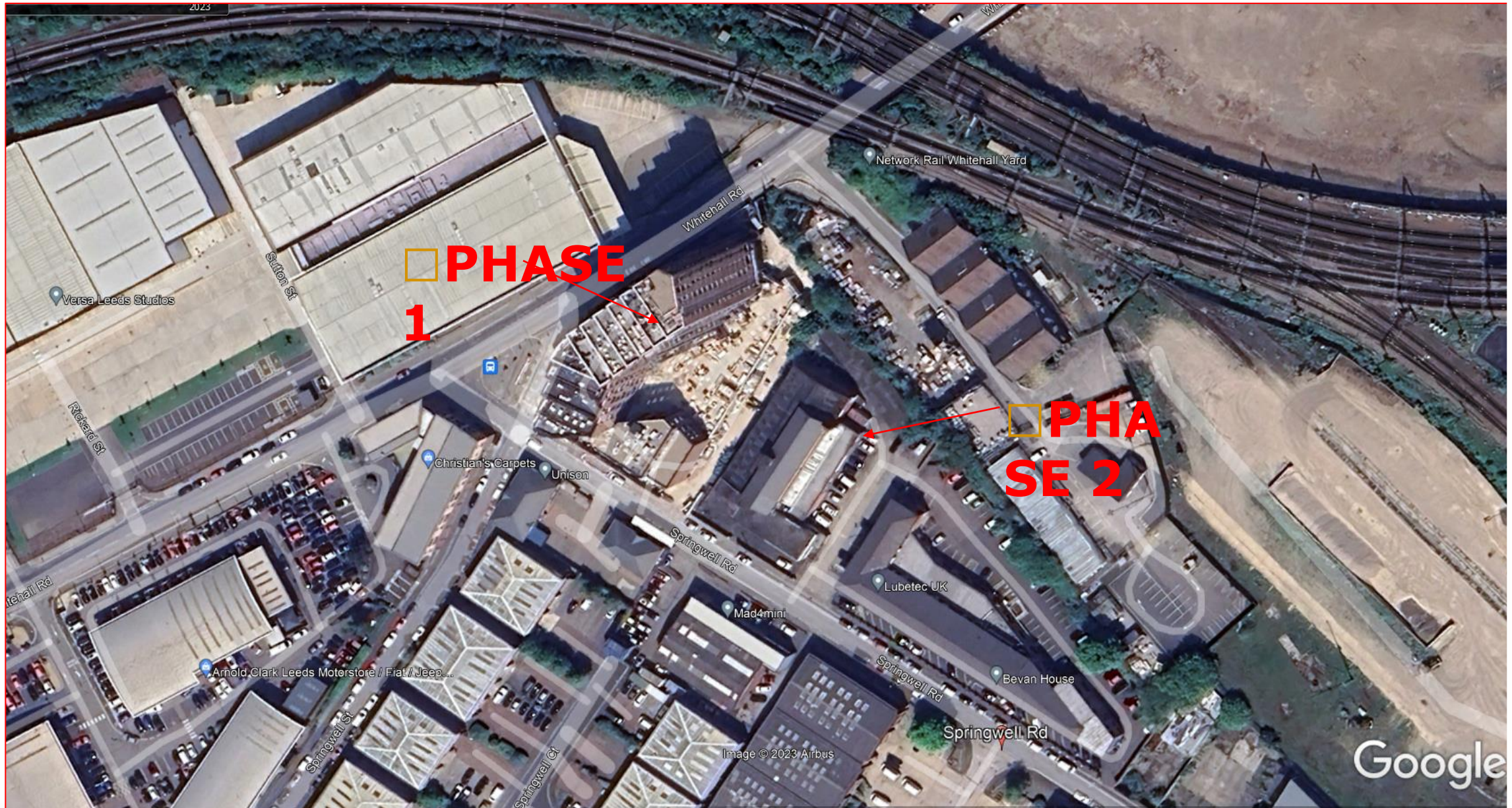
3.0 HOLBECK NEIGHBOURHOOD PLAN

HOLBECK NEIGHBOURHOOD PLAN

KEY

-  - Site Boundary
-  - Holbeck Urban Village
-  - Holbeck Neighbourhood





PHASE 1

PHASE 2







□ EMERGING
CONTEXT



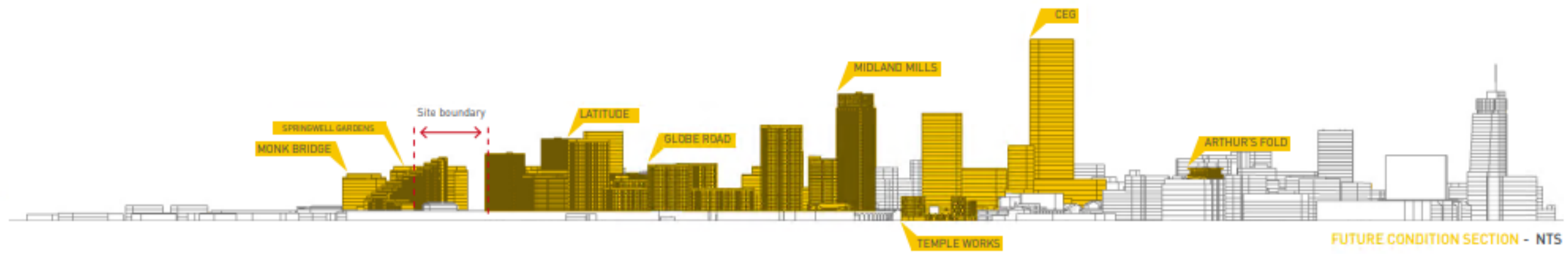
FUTURE CONTEXT - NTS

4.3 SCALE STUDY

EXISTING CONDITION - Whitehall Road Area and Holbeck Urban Village

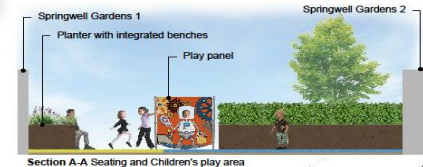


FUTURE CONDITION - Whitehall Road Area and Holbeck Urban Village

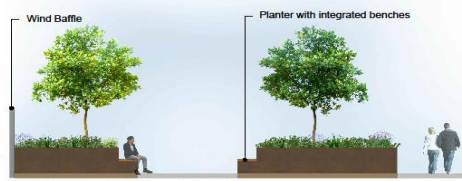




Rotator play equipment



Section A-A Seating and Children's play area



Section B-B Integrated benches and raised planters



Section C-C Seating, benches and wind mitigation features

KEY

Ground Level

- Blumen macadam: Decking grade, with gray capping to match paving
- Blumen macadam: Vehicular grade, with gray capping to match paving
- Concrete plank paving: Random course 600x600x20mm, reared finish, red brick shades to match building
- Dimensional planting: Sited by Materials Conservation form, turf with 100mm spacers, 400mm topsoil over 100mm subsoil
- Evergreen tree in soft landscape: 6.0m tall x 3.0m diameter canopy spread, 400mm topsoil over 400mm subsoil
- Evergreen tree in hard landscape: 6.0m tall x 3.0m diameter canopy spread with 100mm topsoil over 400mm subsoil, 10% include irrigation system, soil sensor, underground piping and using artificial tree and
- Artificial trees to Engineers specification, in accordance with Architectural Amendments Ltd requirements (6.0m tall, 3.0m crown spread and 2.0m clear height)
- Artificial trees to replicate Quercus ilex

Podium Level

- Composite decking system, light weight, laid flush with adjacent plank paving, 100mm board finish
- Well pour rubber crumb safety surfacing laid to 100mm depth, F10 (Class B) and 'Sky Blue' mix or similar
- Ornamental planting: 800mm high steel Vase Rapid Edge Logic plant, 400mm topsoil over lightweight subsoil
- Arboretum turf (Thames Arena or similar approved) laid on 100mm lightweight top soil with galvanneal steel edging
- Pre-green: light weight custom matting for biodiversity and low maintenance, laid over 100mm lightweight topsoil
- Plank paving, random course with a mixed grey colour palette
- 500mm wide flush gravel maintenance with grey colour to match building, with galvanneal steel edging
- FSC timber 'Planer' table and benches by Logis or equal approved
- FSC timber 'Planer' integrated benches by Logis or equal approved
- 1.2m high evergreen hedge planted in 600mm high Vase Rapid Edge planter
- Evergreen tree: 3.0m tall x 2.0m diameter canopy spread planted in 600mm high raised planter
- Artificial trees to Engineers specification, in accordance with Architectural Amendments Ltd requirements (3.0m tall, 2.0m crown spread), Artificial trees to replicate Pinus nigra

Wind Mitigation

Mitigation measures shown are indicative of those specified in the wind microclimate report, to be referenced for further details.

- ① 75% solid wind screens 13.1m to 4.1m high
- ② 2.1m high screen partitions between podiums
- ③ 50% solid wind baffles, 4m x 4m at 30° incline
- ④ Artificial trees to Engineers specification, in accordance with Architectural Amendments Ltd requirements
- ⑤ Public access exclusion zone

Design Features

- ⑥ Potential connection points with Springwell Gardens 1 podium area
- ⑦ u20 (checked) site access
- ⑧ Unobstructed access to parking
- ⑨ Children's play area with well pour safety surfacing. Equipment includes:
 - 1m spring for tree users;
 - 1m spring for one user; and
 - 1m play panel

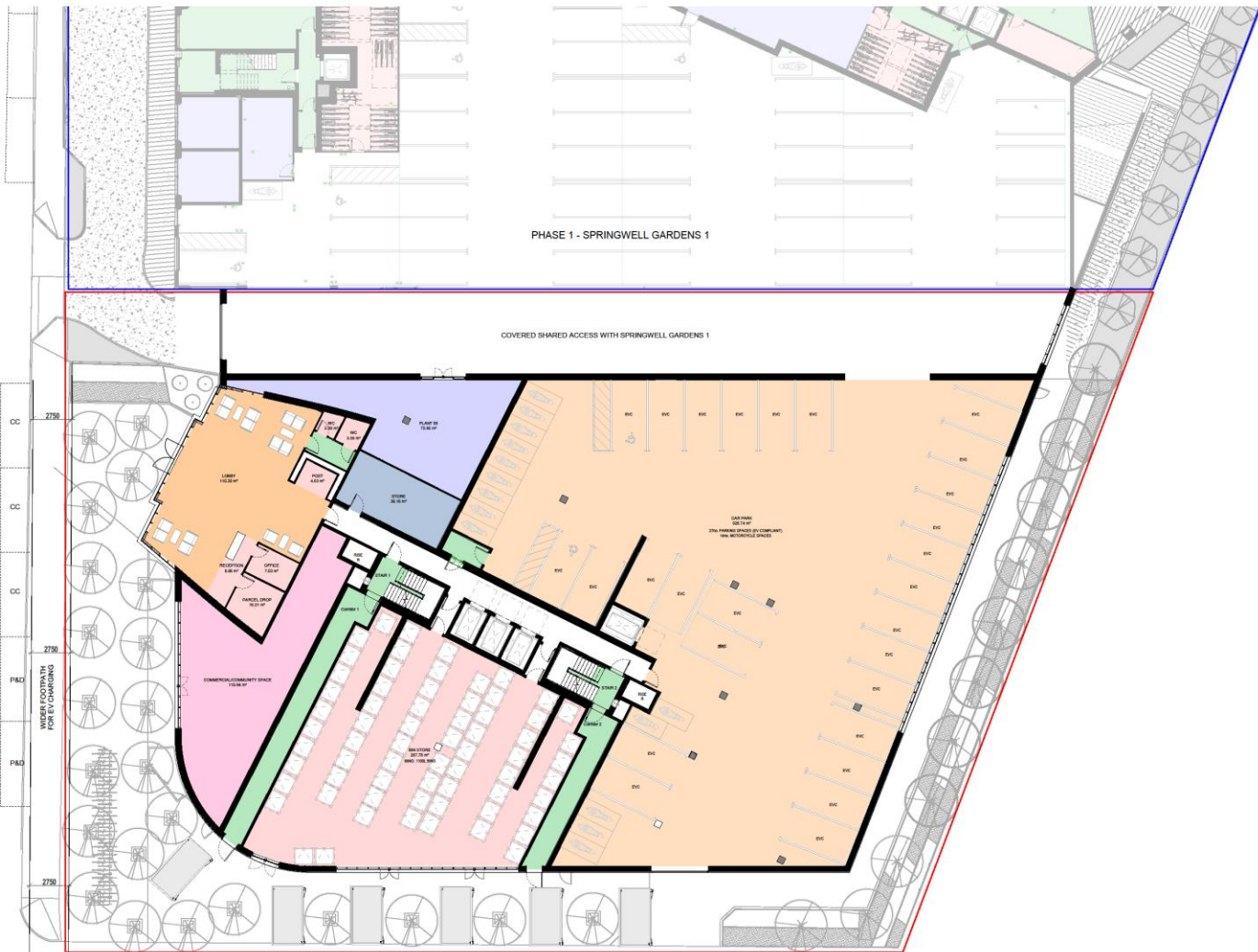
CityLife Limited
Springwell Gardens 2
Springwell Road, Leeds
Landscape Masterplan

A1 1:150 23.08.23 CD NR

130-01-D1 H

DRaW

SPRINGWELL ROAD



PHASE 1 - SPRINGWELL GARDENS 1

COVERED SHARED ACCESS WITH SPRINGWELL GARDENS 1

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

#	London Road	04/01/11
#	1st Floor	04/01/11
#	2nd Floor	04/01/11
#	3rd Floor	04/01/11
#	4th Floor	04/01/11
#	5th Floor	04/01/11
#	6th Floor	04/01/11
#	7th Floor	04/01/11
#	8th Floor	04/01/11
#	9th Floor	04/01/11
#	10th Floor	04/01/11
#	11th Floor	04/01/11
#	12th Floor	04/01/11
#	13th Floor	04/01/11
#	14th Floor	04/01/11
#	15th Floor	04/01/11
#	16th Floor	04/01/11
#	17th Floor	04/01/11
#	18th Floor	04/01/11
#	19th Floor	04/01/11
#	20th Floor	04/01/11
#	21st Floor	04/01/11
#	22nd Floor	04/01/11
#	23rd Floor	04/01/11
#	24th Floor	04/01/11
#	25th Floor	04/01/11
#	26th Floor	04/01/11
#	27th Floor	04/01/11
#	28th Floor	04/01/11
#	29th Floor	04/01/11
#	30th Floor	04/01/11



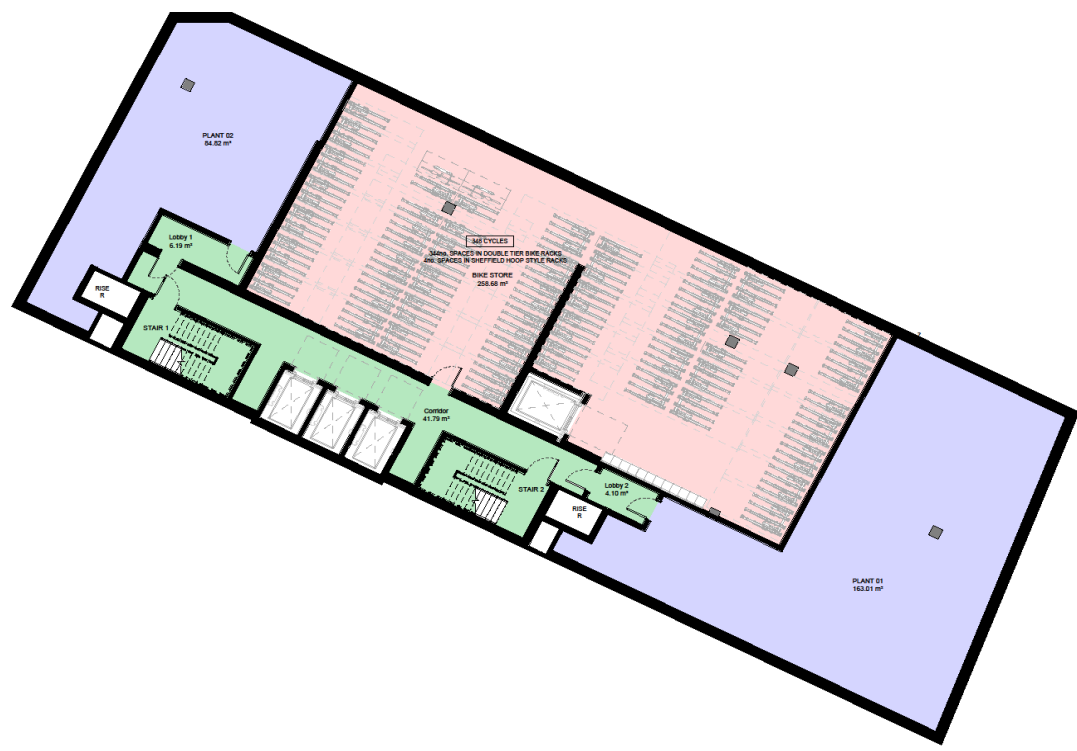
NICK BROWN ARCHITECTS
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 100, The Quadrant, Leeds LS2 9JF
 Tel: 0113 275 1111
 Fax: 0113 275 1112
 www.nickbrownarchitects.co.uk
 @ Nick Brown Architects Ltd

// Planning

Project	Springwell Gardens 1	Date	10/06/22
Client	Springwell Road, Leeds	Scale	1:100
Drawn		Scale	1:100
Proposed Floorplan Level 00		Scale	1:100
2016-119	AD	Scale	1:100
2016-119-P251-F		Scale	1:100

Proposed Level 00 (Ground Floor)
 1 : 100


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



Proposed Level -01 (Basement)
 1 : 100

B July 2023 Planning Amendment
 A Responses to planning comments
 28/07/23
 04/08/22

client



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 Tel: 0113 232 9779
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// Planning	
PROJECT Springwell Gardens II Springwell Road, Leeds	DATE 10/06/22
TITLE Proposed Floorplan Level -01	SCALE 1 : 100
NO PROJECT REF 2016-119	APPROVAL LM
DRAWING DOCUMENT REF 2016-119-P250-B	CHECK NB
	APPROVAL NB

SPRINGWELL ROAD



Scale: 1:100
 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

DATE: 22/05/2016
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN



NICK BROWN ARCHITECT
 100-102 THE ARCADE
 LEEDS LS1 2JF
 TEL: 0113 275 1111
 WWW.NICKBROWNARCHITECT.CO.UK

// Planning	
Project:	Springwell Gardens II
Location:	Springwell Road, Leeds
Scale:	1:100
Level:	Proposed Floorplan Level 01
Version:	01
Author:	AD
Project No:	2016-119-P252-D

Proposed Level 01 (Podium)
 1:100

7.11 POLICY H5 - AFFORDABLE

The proposal provides 7% on site affordable housing units; 24 units in total (mix of 1-bed, 2-bed and 3-bed units, located on floors 02,03 & 04.

PROPOSED 2ND & 3RD FLOORS

KEY

 - AFFORDABLE UNITS

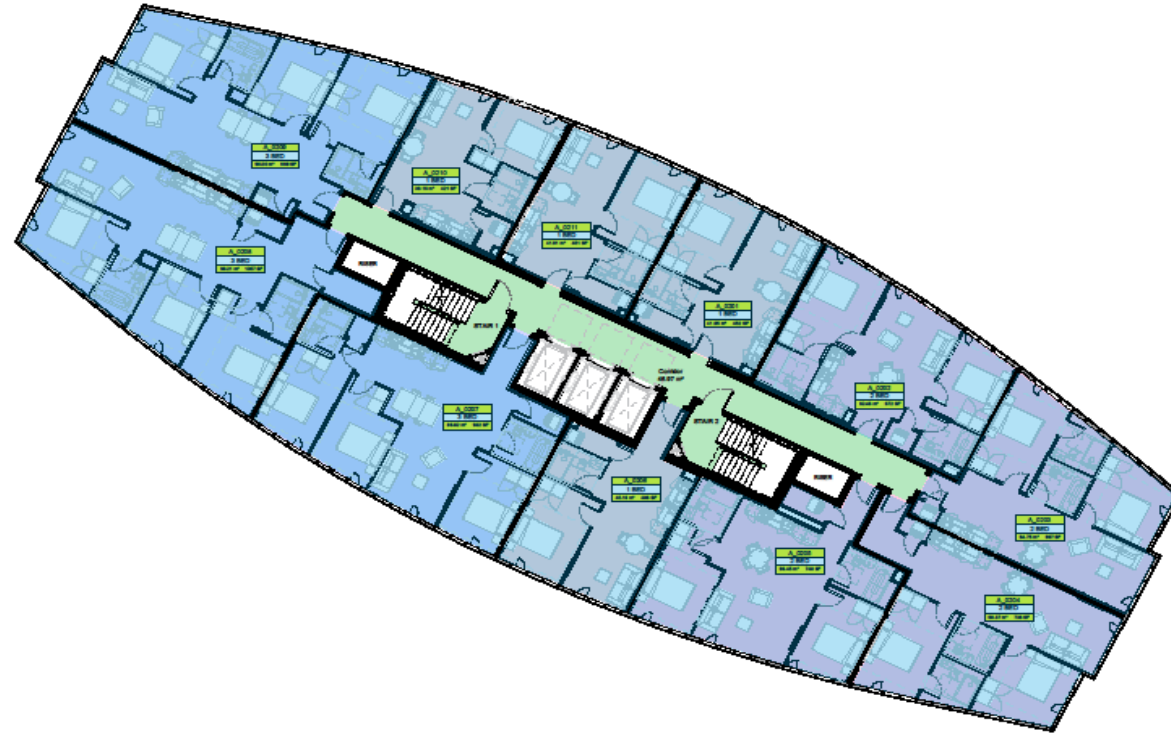
PROPOSED AFFORDABLE UNITS

	SQM	SQFT	BEDS
A201	41.9	451	1
A202	42.7	475	2
A203	44.7	496	2
A204	44.0	488	2
A205	48.3	535	2
A206	45.1	485	1
A207	86.6	932	3
A208	98.2	1057	3
A209	90.0	969	3
A210	39.1	421	1
A211	41.9	451	1
A301	41.9	451	1
A302	42.7	475	2
A303	44.7	496	2
A304	44.0	488	2
A305	48.3	535	2
A306	45.1	485	1
A307	86.6	932	3
A308	98.2	1057	3
A309	90.0	969	3
A310	39.1	421	1
A311	41.9	451	1

SUMMARY: FLOORS 02 & 03

	TOTAL NO.
1 BEDS	8
2 BEDS	8
3 BEDS	6

TOTAL NO.OF AFFORDABLE UNITS 22



AFFORDABLE HOUSING - NTS





Proposed Levels 04 - 14
1:100

NOTES
 1. Consultant shall retain all drawings and files until completion of the project or as otherwise agreed.
 2. All drawings shall be submitted to the Council for approval. It is the responsibility of the Consultant to ensure that all drawings are submitted in accordance with the Council's requirements.
 3. This drawing is to be used for the purposes of the planning application only. It is not to be used for any other purpose without the written consent of the Consultant.
 4. The Consultant shall be responsible for ensuring that all drawings are submitted in accordance with the Council's requirements.
 5. The Consultant shall be responsible for ensuring that all drawings are submitted in accordance with the Council's requirements.
 6. The Consultant shall be responsible for ensuring that all drawings are submitted in accordance with the Council's requirements.
 7. The Consultant shall be responsible for ensuring that all drawings are submitted in accordance with the Council's requirements.
 8. The Consultant shall be responsible for ensuring that all drawings are submitted in accordance with the Council's requirements.
 9. The Consultant shall be responsible for ensuring that all drawings are submitted in accordance with the Council's requirements.
 10. The Consultant shall be responsible for ensuring that all drawings are submitted in accordance with the Council's requirements.

0 1 2 5 10 m

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A July 2023 Planning Amends 25/07/23



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 www.nickbrownarchitects.com
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// Planning

PROJECT	Springwell Gardens II Springwell Road, Leeds	DATE	10/06/22
SCALE	1:100		
WORK	Proposed Floorplan Level 04 - 14		
SCALE PROJECT REF	2016-119	PAPER SIZE	A1
DESIGNED BY	NB	CHECKED BY	NB
ISSUED / DOCUMENT REF.	2016-119-P254-A		

NOTES

1. All dimensions are shown in millimetres unless otherwise stated.

2. All dimensions are shown in millimetres unless otherwise stated.

3. All dimensions are shown in millimetres unless otherwise stated.

4. All dimensions are shown in millimetres unless otherwise stated.

5. All dimensions are shown in millimetres unless otherwise stated.

6. All dimensions are shown in millimetres unless otherwise stated.

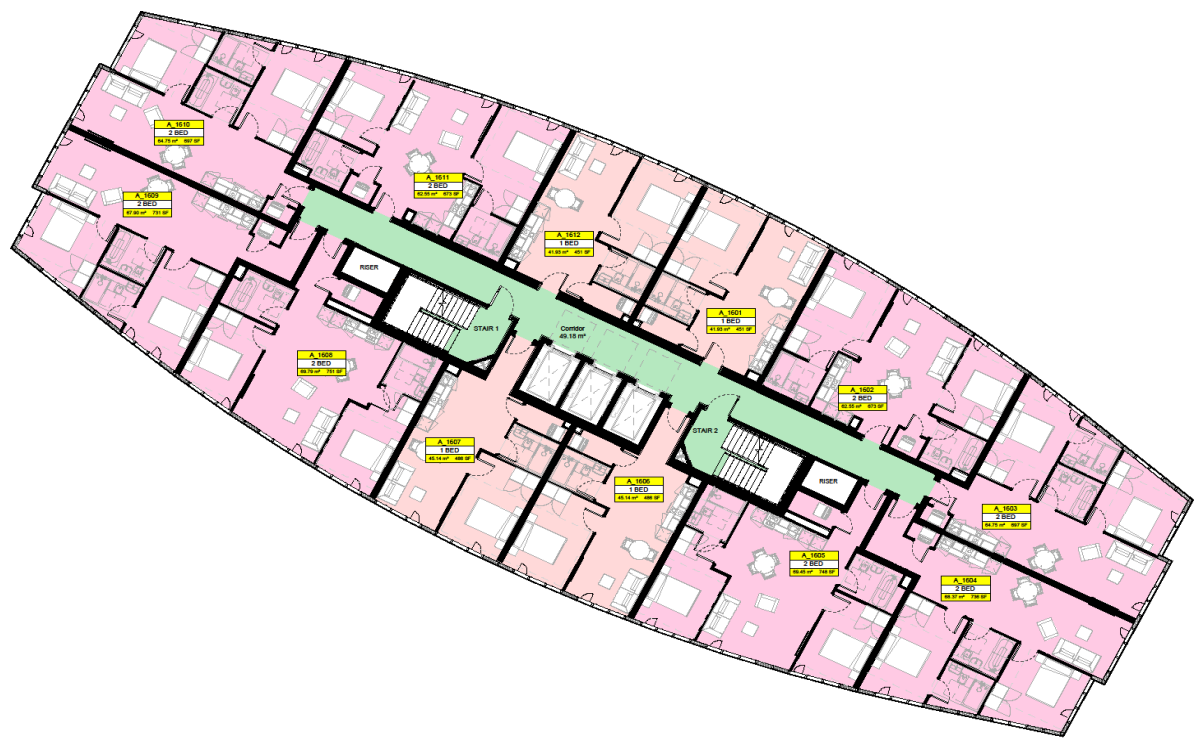
7. All dimensions are shown in millimetres unless otherwise stated.

8. All dimensions are shown in millimetres unless otherwise stated.

9. All dimensions are shown in millimetres unless otherwise stated.

10. All dimensions are shown in millimetres unless otherwise stated.

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Proposed Levels 16 - 25
1 : 100

A July 2023 Planning Amendments 25/07/23



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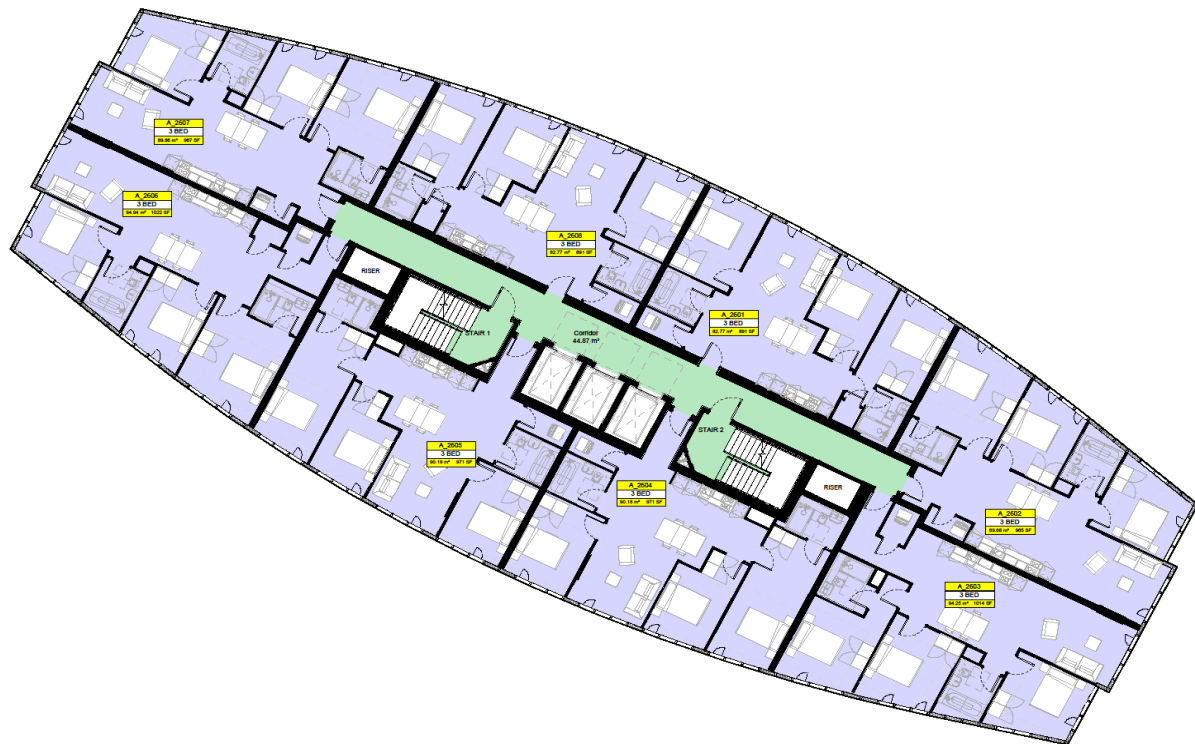
// Planning

PROJECT	Springwell Gardens II Springwell Road, Leeds	DATE	10/06/22
SCALE		SCALE	1 : 100
TITLE	Proposed Floorplan Levels 16-25	APPROVED	LM
		DATE	NE
ISSUED BY	2016-119	REVISION	A1
ISSUE DOCUMENT REF.	2016-119-P256-A		

NOTES:
Detailed view of all dimensions and details must be in accordance with the Building Regulations.
Please refer to the drawings for any specific requirements or conditions.
This drawing is for information only and does not constitute a contract. The Client is responsible for ensuring that the drawings are used correctly and that any necessary changes are made to the drawings as the project progresses.
All dimensions are in metres unless otherwise stated. Units are given in metres and millimetres.



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.



Proposed Levels 26 - 28
1:100

A July 2023 Planning Amends 28/07/23



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// Planning

PROJECT	Springwell Gardens II Springwell Road, Leeds	DATE	10/06/22
TITLE	Proposed Floorplan Level 26 - 28	SCALE	1:100
NO PROJECT REF	2016-119	AUTHOR	LM
DRAWING / DOCUMENT REF.	2016-119-P257-A	CHECK	NB
		DATE	28/07/23

NOTES
 Contents and scale of drawings on this sheet conforming any work or shop drawings.
 This drawing is intended for use as a guide only and is not to be used for construction purposes. It is the responsibility of the contractor to ensure that the drawings are used in accordance with the relevant Building Regulations and other applicable legislation. The drawings are not to be used for any other purpose without the written consent of the architect.
 0 1 2 5 10 m

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



Proposed Level 29
 1:100

A July 2023 Planning Amend 25/07/23



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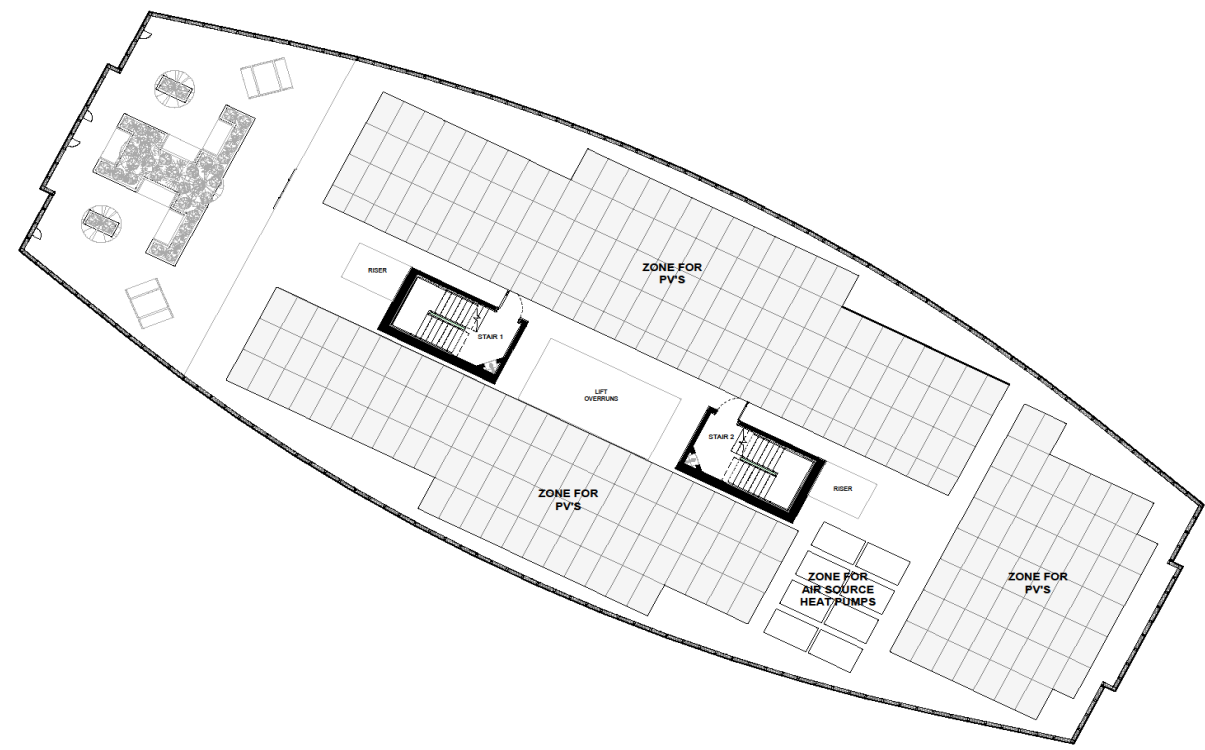
// Planning

PROJECT	Springwell Gardens II Springwell Road, Leeds	DATE	10/06/22
TITLE	Proposed Floorplan level 29	SCALE	1:100
DESIGNED BY	LM	APPROVED	LM
CHECKED BY	NB	ISSUED	NB
DATE	2016-119	PAPER SIZE	A1
DRAWING / DOCUMENT REF.	2016-119-P258-A		

NOTES
 1. General note only of alterations or additions to the existing structure and work of this drawing.
 2. Refer to the drawings for details of construction and materials.
 3. This drawing is intended for the purposes of planning.
 4. Any material shown to be taken from the existing structure should be clearly identified as such.
 5. This drawing is intended for the purposes of planning and should not be used for any other purpose.
 6. The drawings are intended for the purposes of planning and should not be used for any other purpose.
 7. The drawings are intended for the purposes of planning and should not be used for any other purpose.



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



Proposed Roof Level
1:100

C	July 2023 Planning Approval	26/07/23
B	Wind Mitigation Analysis & Air Source Heat Pumps	22/03/23
A	Roof Plan Update to 945m2 of PV panels	17/03/23



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// Planning

PROJECT	Springwell Gardens II Springwell Road, Leeds	DATE	10/06/22
SCALE	1:100		
TITLE	Proposed Floor Plan_Roof	VERSION	LM
		DATE	NE
WAL PROJECT REF	2016-119	PANEL NO	A1
REVISION / DOCUMENT REF.	2016-119-P259-C		

7.15 POLICY H10: PART M4(3)

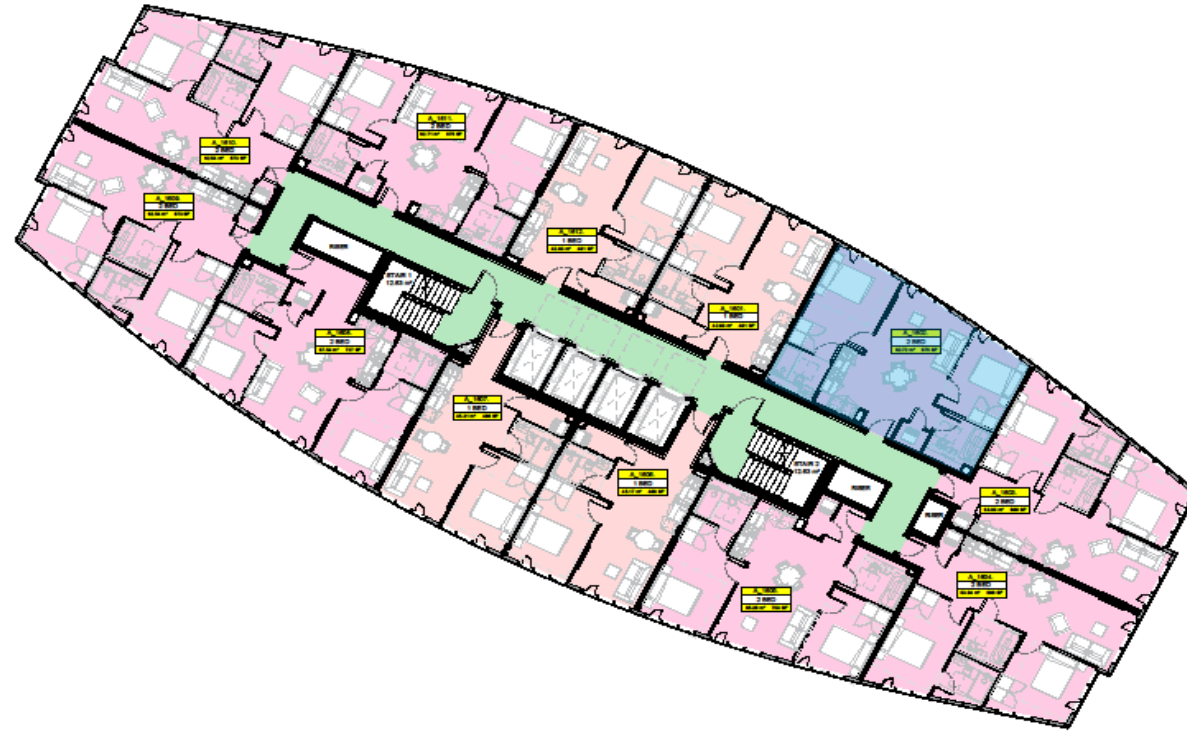
PART M4(3)

The proposal provides 8 wheelchair accessible apartments; apartment 02 on floor levels 18-25 (unit 02 highlighted blue)

This equates to over 2.0% provision.

KEY

 - PART M4(3) APARTMENTS



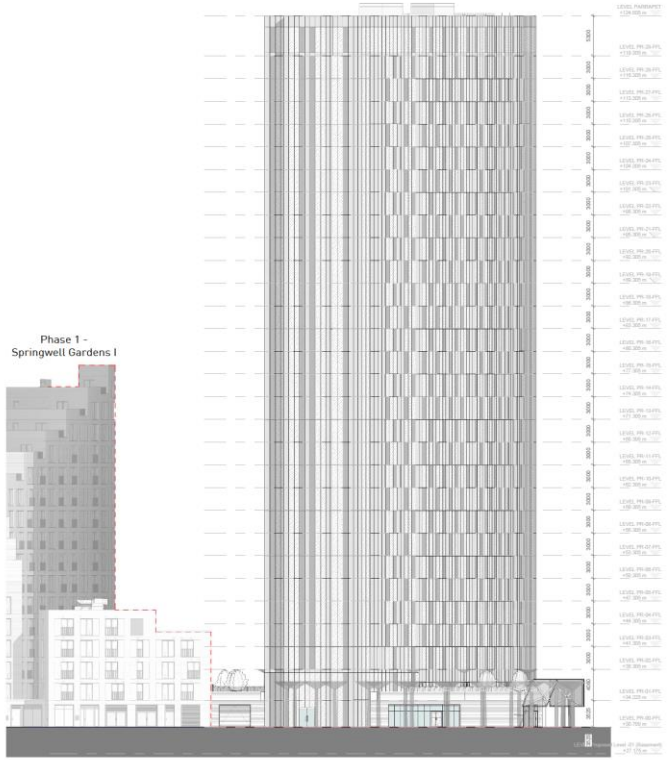
Notes:
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2. This drawing is a colour drawing. In order to ensure any subsequent reproduction is viewed correctly it is to be re-printed in full colour.



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REFER TO DESIGN & ACCESS STATEMENT FOR MATERIALS



South West Elevation
1 / 200

0. City of Leeds Planning & Environment
1. City of Leeds Planning & Environment
2. City of Leeds Planning & Environment
3. City of Leeds Planning & Environment



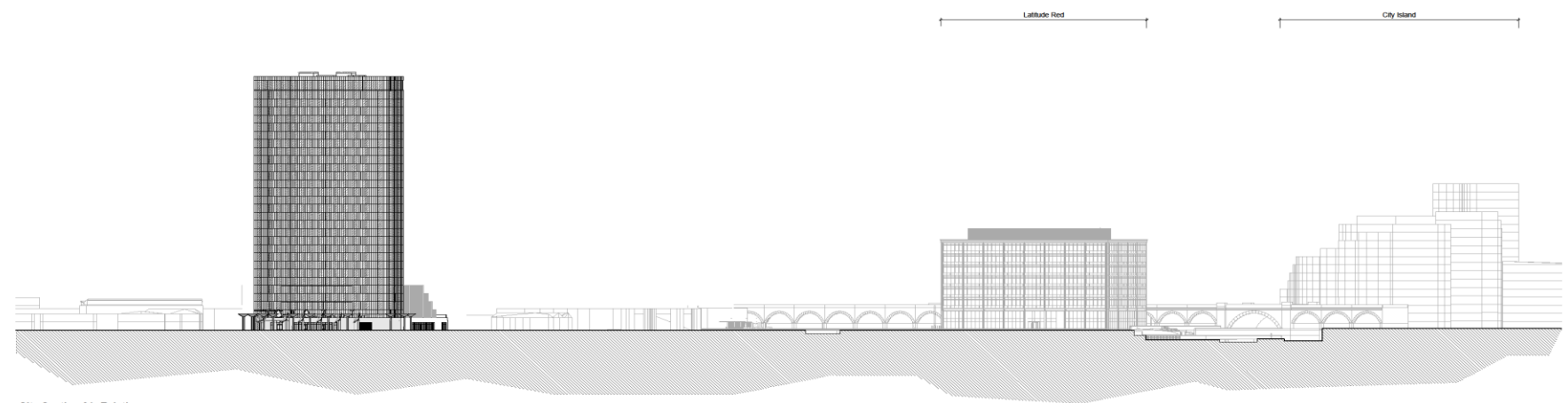
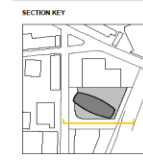
NICK BROWN ARCHITECTS
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Address: Leeds
City: Leeds
Postcode: LS2 9JT
Phone: 0113 275 1111
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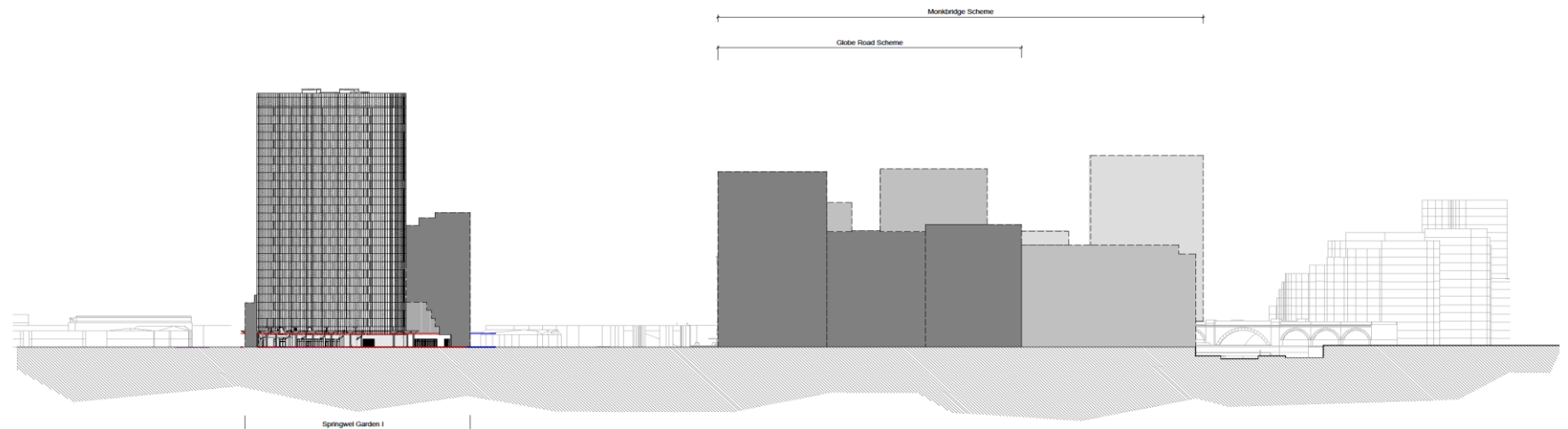
Project Name	Springwell Gardens II
Location	Springwell Road, Leeds
View	South West Elevation
Scale	1/200
Date	10/04/22
Author	AK
Checked	LM
Approved	
Notes	NI
Version	AT
Drawn by	AK
Checked by	LM

2016-119-P273-C

DATE: 14.06.22
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: Springwell Gardens II, Leeds
 SHEET: 2016-119-P276-C



Site Section 01- Existing
 1:100



Site Section 01- Proposed
 1:100

C: All 2022 Planning scheme
 A: All 2022 Planning scheme
 A: All 2022 Planning scheme
 A: All 2022 Planning scheme

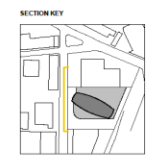


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 100-102
 100-102
 100-102
 100-102

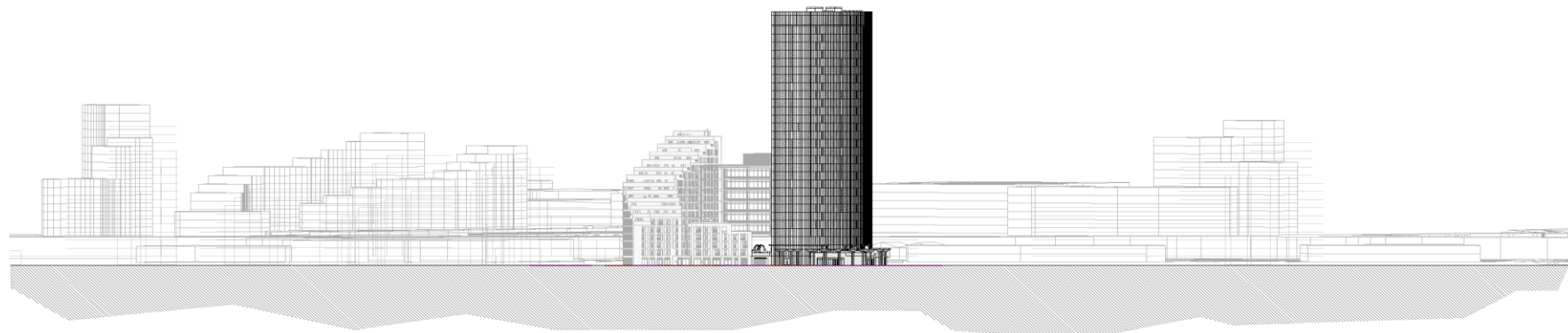
// Planning

REVISION	NO.	DATE
Springwell Gardens II	T06/22	14.06.22
Springwell Road, Leeds	As indicated	
Site Section 01	1/1	
2016-119	AU	
2016-119-P276-C		

Notes:
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 3. The drawing is the property of Nick Brown Architects and should not be reproduced without their written consent.
 4. The drawing is for the use of the client only and should not be used for any other purpose.

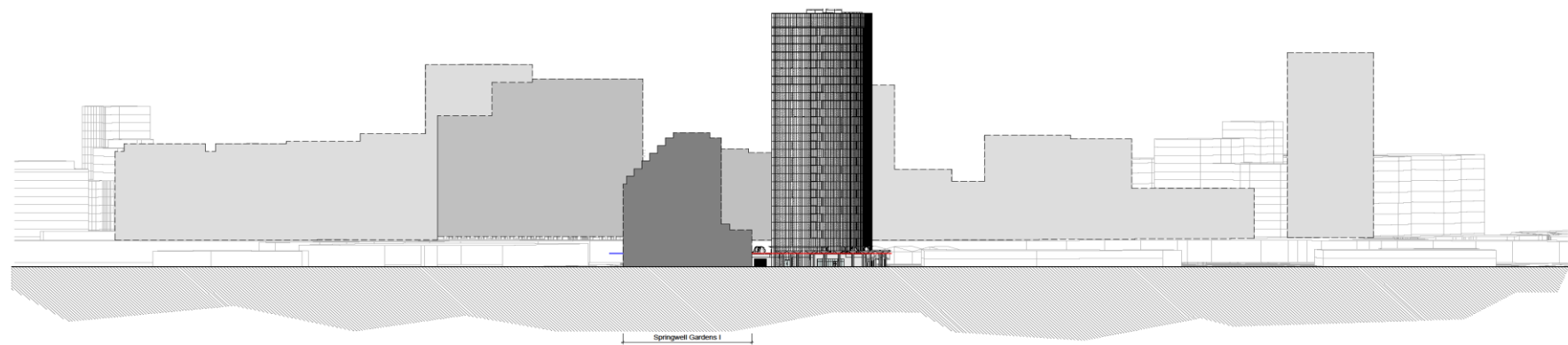


City Island



Site Section 02- Existing
 1:500

Monk Bridge Scheme



Site Section 02- Proposed
 1:500

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 2016-119



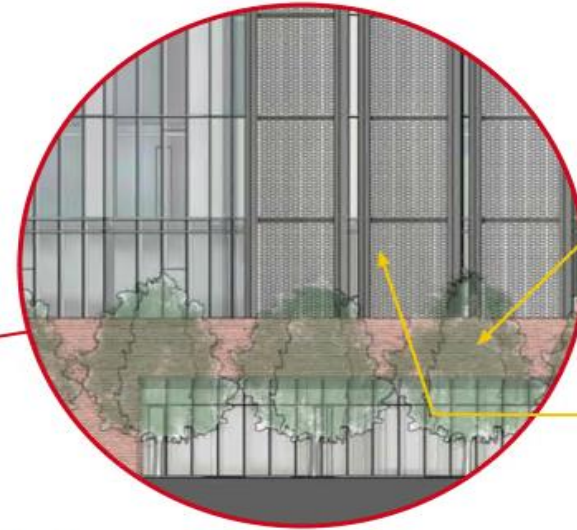
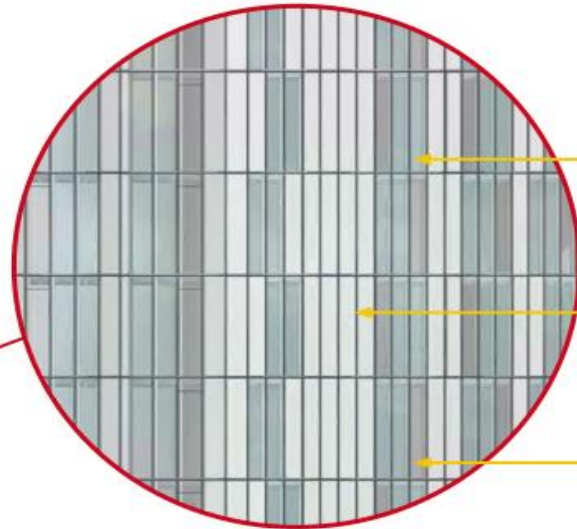
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 Tel: 0113 244 0000
 www.nickbrownarchitects.com
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// Planning

REVISION	DATE
Springwell Gardens II	TU05/22
Springwell Road, Leeds	As indicated
Site Section 02	1/21
2016-119	1/21
2016-119	AD
2016-119-P277-C	

5.9 MATERIALITY - ELEVATIONS

PROPOSED NORTH EAST ELEVATION - MATERIALITY



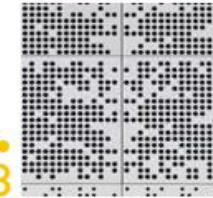
MATERIAL PRECEDENTS



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



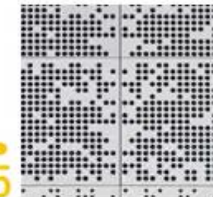
2
FACADE - HERMETICALLY SEALED DOUBLE GLAZED UNIT, WHITE ENAMELLED FINISH TO INNER PANE, ENCAPSULATED INSULATION TO REAR.



3
FACADE - PPC ALUMINIUM WHITE PERFORATED VENTILATION PANEL



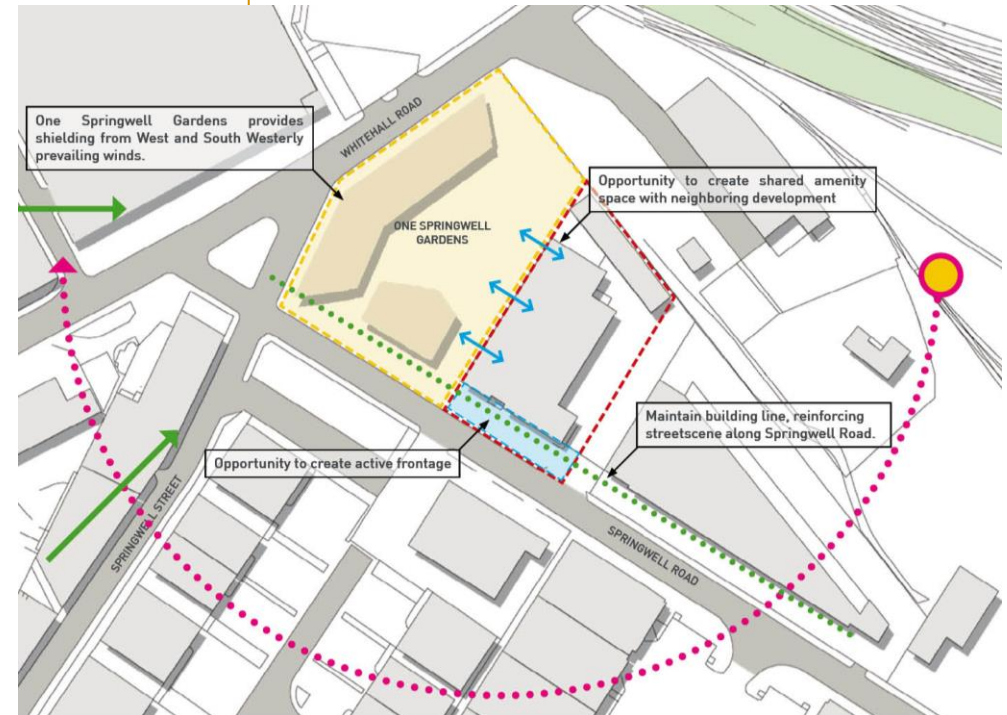
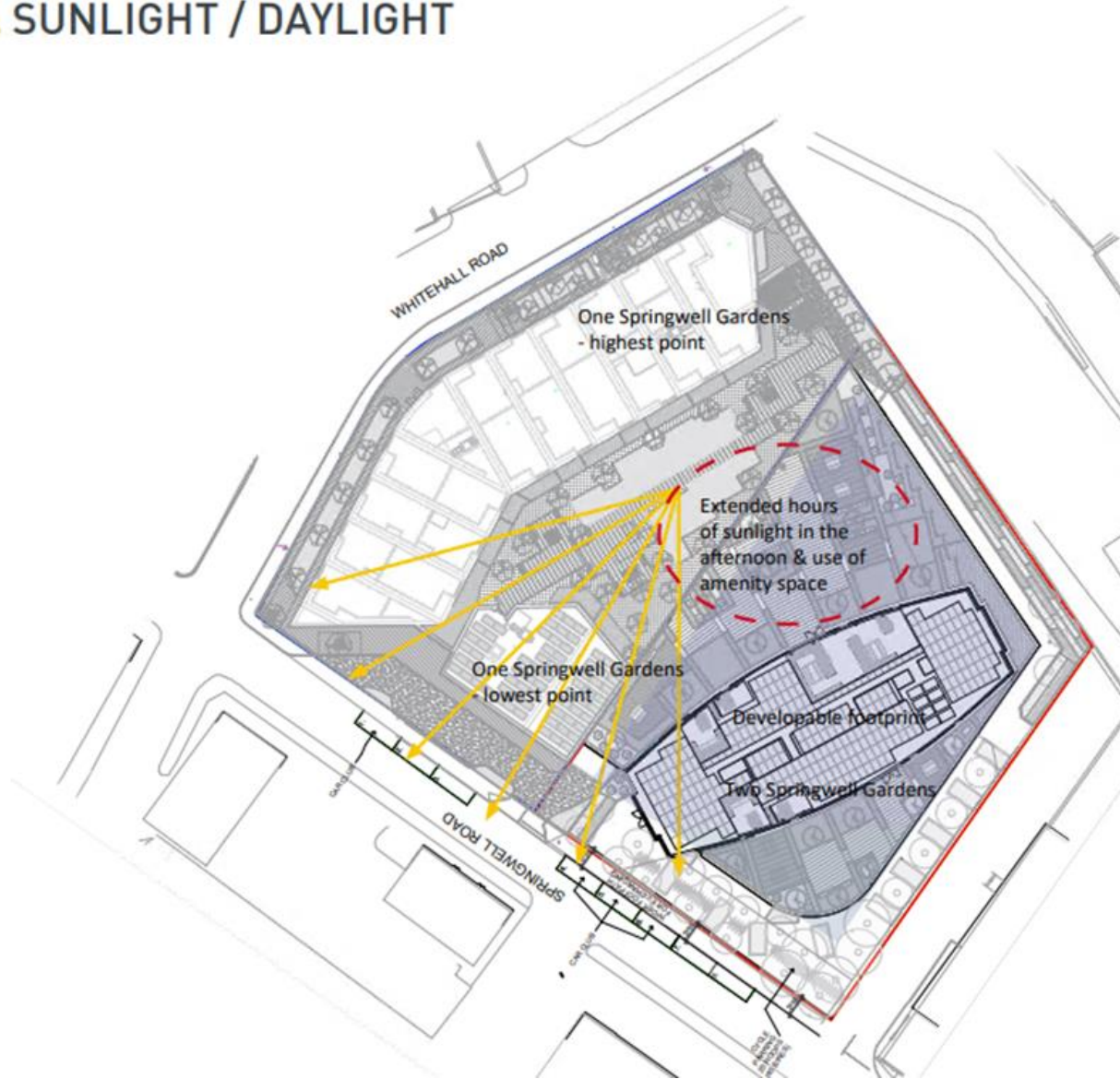
4
PLINTH - RED BRICK TO MATCH ONE SPRINGWELL GARDENS

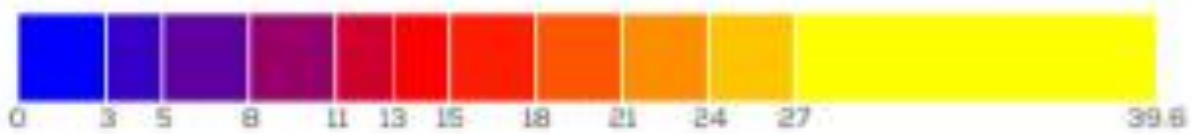
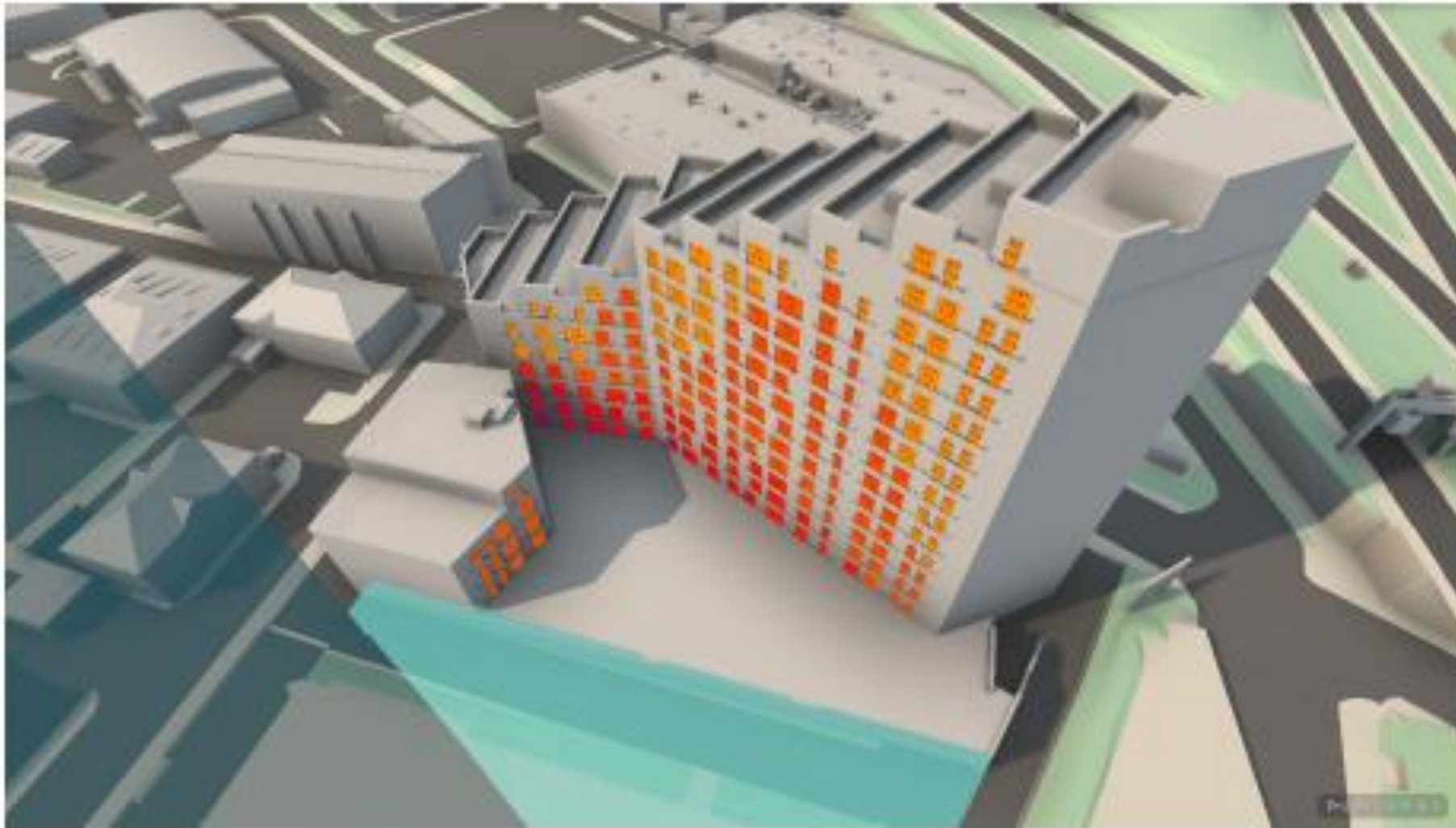


5
FACADE - PPC ALUMINIUM WHITE PERFORATED VENTILATION PANEL TO WIND MITIGATION SCREENS; CONTINUITY OF DETAIL TO ENSURE THAT WIND MITIGATION APPEARS PART OF THE BUILDING.



1.4 SUNLIGHT / DAYLIGHT





















APPLICATION: 23/05968/S106

PROPOSAL: Application under S106A for the modification or discharge of Planning Obligations pursuant to Section 106A of the Town and Country Planning Act 1990 Application to vary the existing S106 Agreement (S106) to application 18/01501/OT to remove the build to rent /

PRS covenant

ADDRESS:

Land At Former Airedale Mills

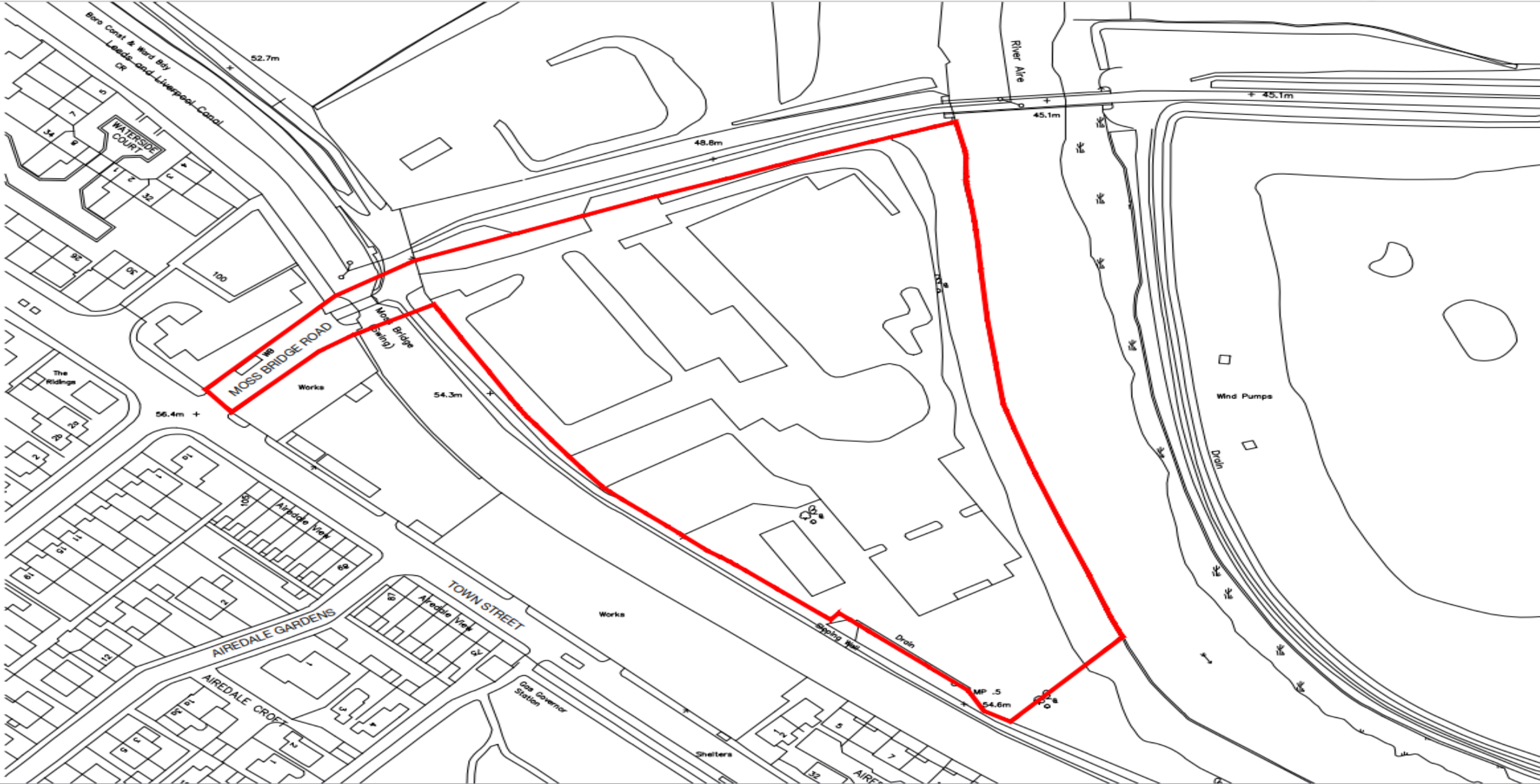
Moss Bridge Works

Town Street

Rodley

Leeds









SOUTH & WEST PLANS PANEL

THURSDAY 28th September 2023

END OF PRESENTATION

