

SOUTH & WEST PLANS PANEL

THURSDAY 6th July 2023



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



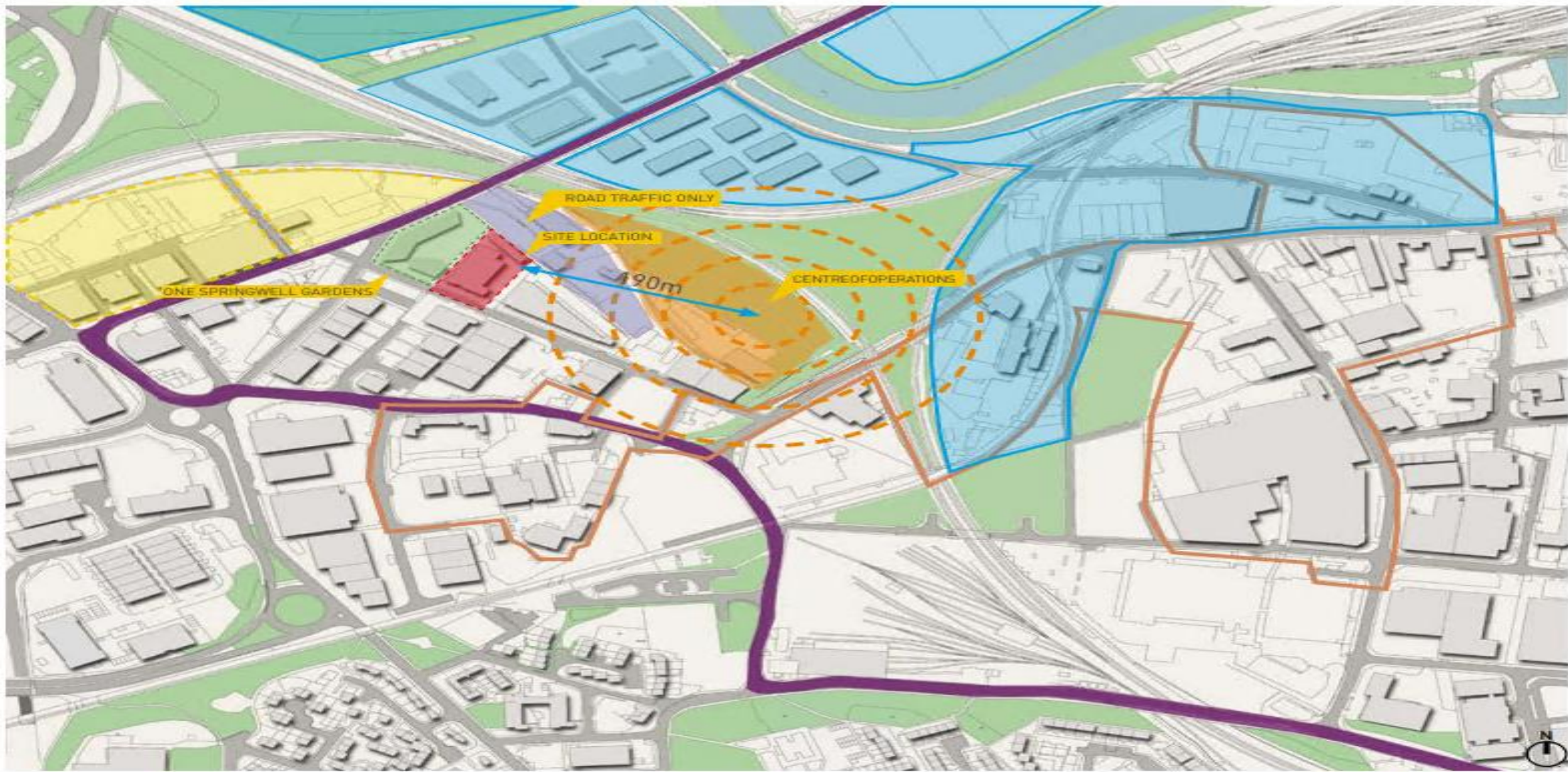
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PLANS PANEL PRESENTATION

SCALE 1:2500



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SOUTH BANK REGENERATION - NTS

3.0 HOLBECK NEIGHBOURHOOD PLAN

HOLBECK NEIGHBOURHOOD PLAN

KEY

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





PHASE 1

PHASE 2

Versa Leeds Studios

Network Rail Whitehall Yard

Christian's Carpets

Unison

Lubetec UK

Mad4mini

Arnold Clark Leeds Motorstore / Fra! / Jeep...

Bevan House

Image © 2023 Airbus

Google











□ Proposal at pre-application stage

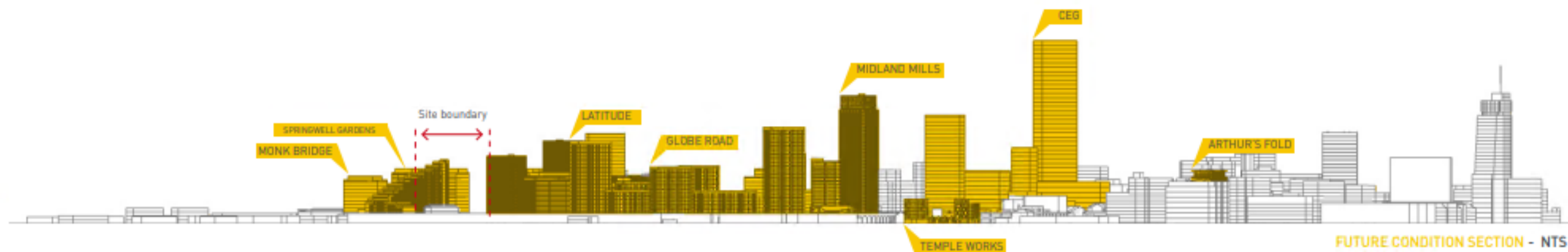


4.3 SCALE STUDY

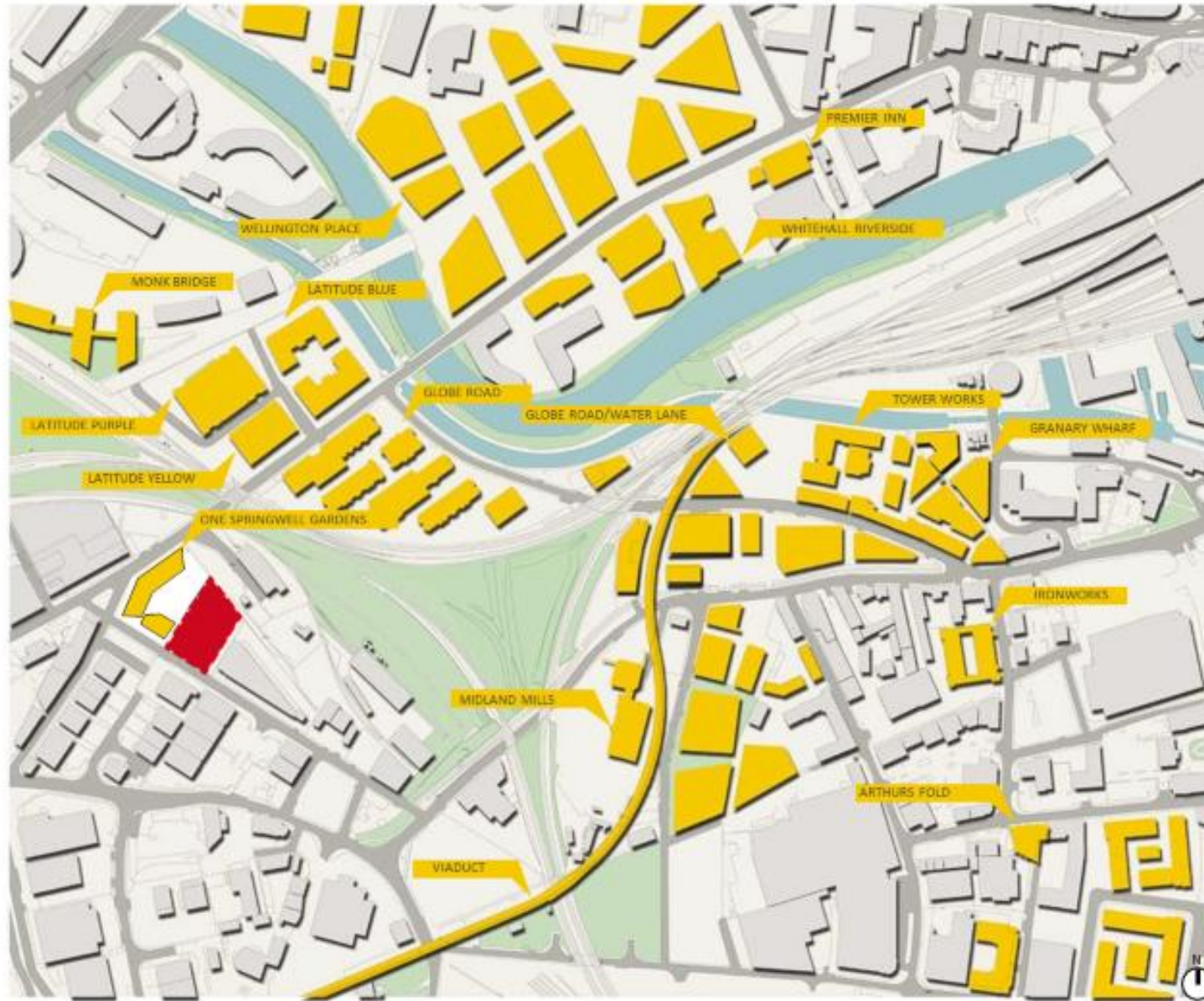
EXISTING CONDITION - Whitehall Road Area and Holbeck Urban Village



FUTURE CONDITION - Whitehall Road Area and Holbeck Urban Village



EMERGING CONTEXT



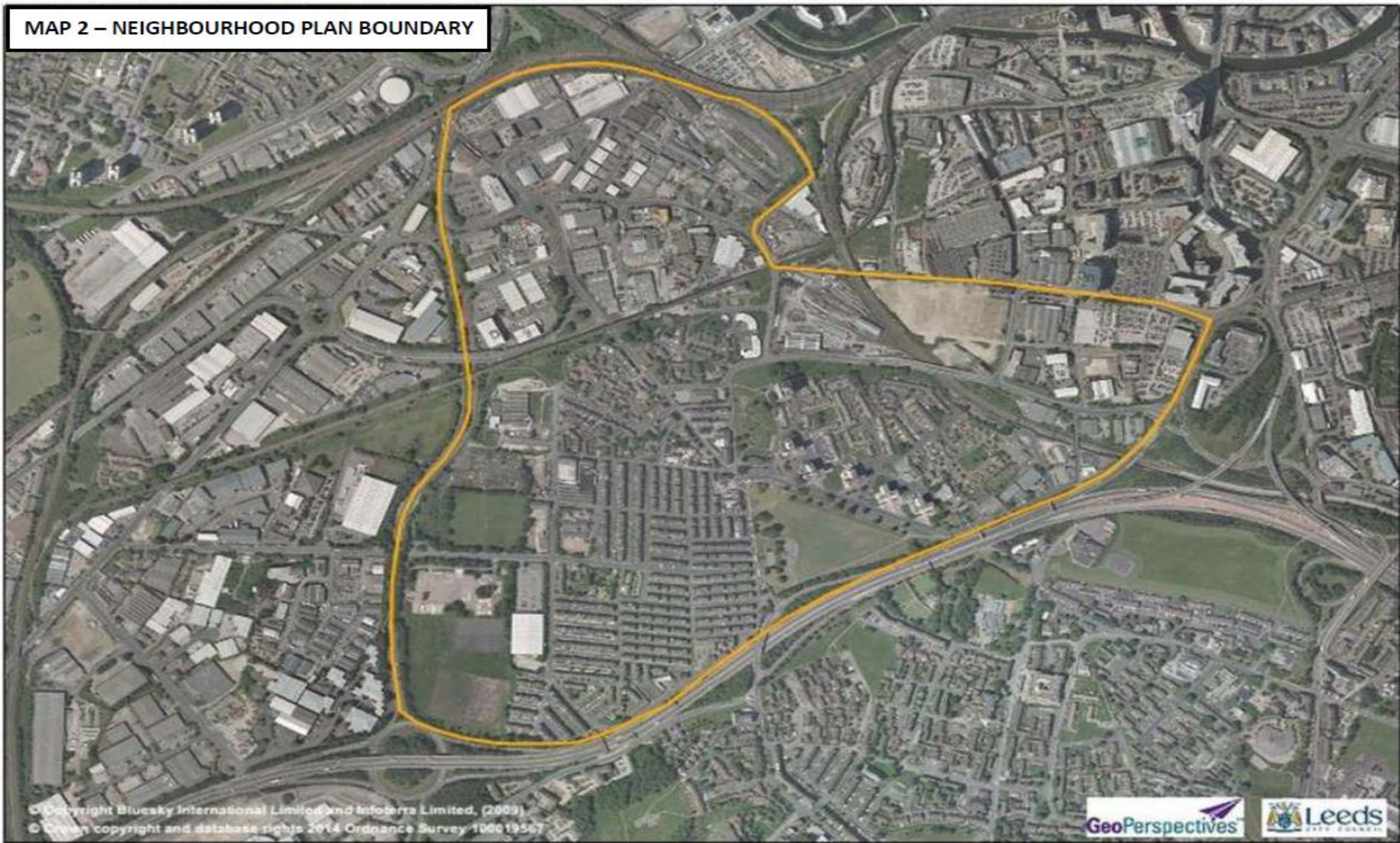
FUTURE CONTEXT - NTS





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



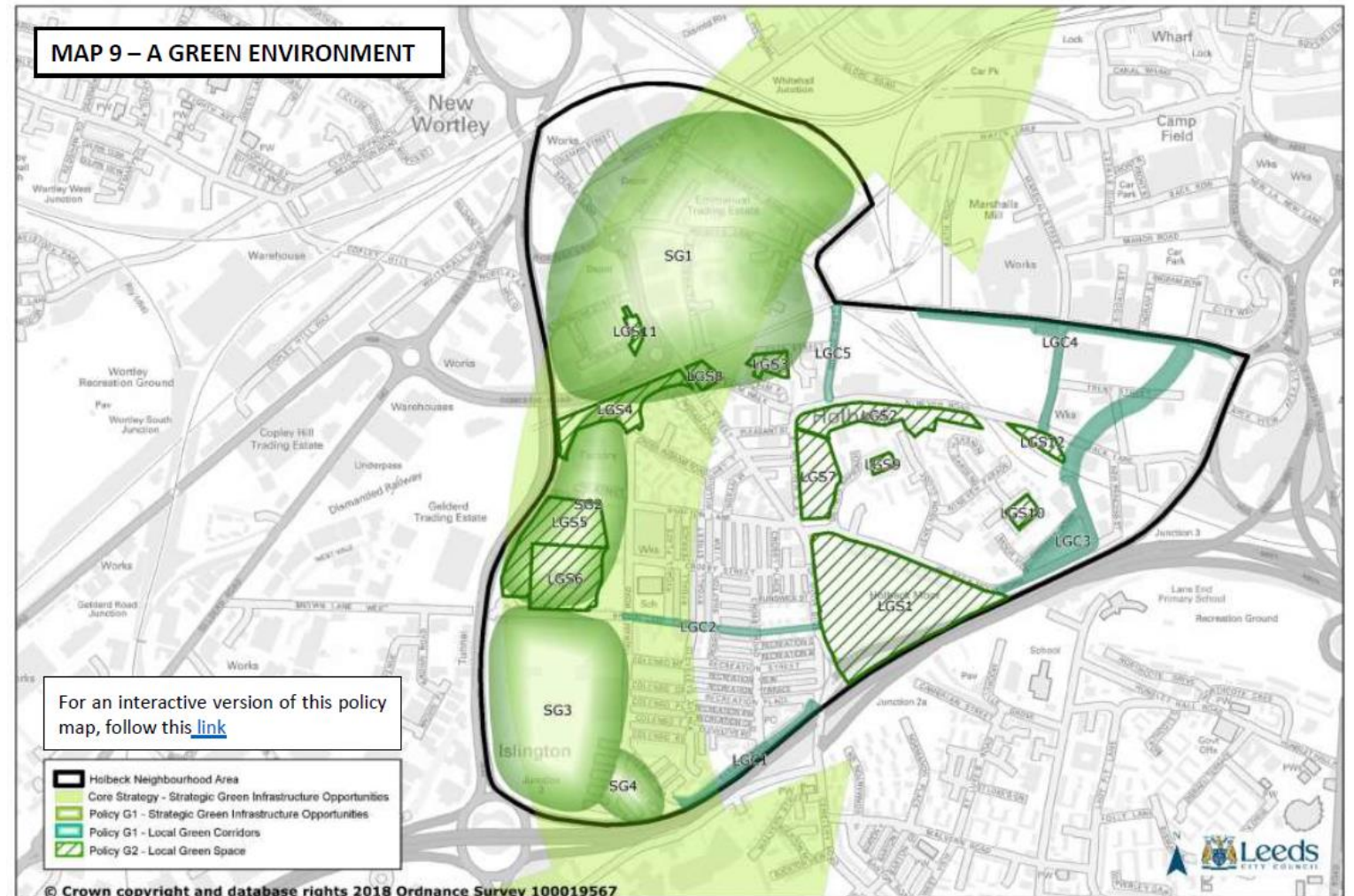
PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

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:

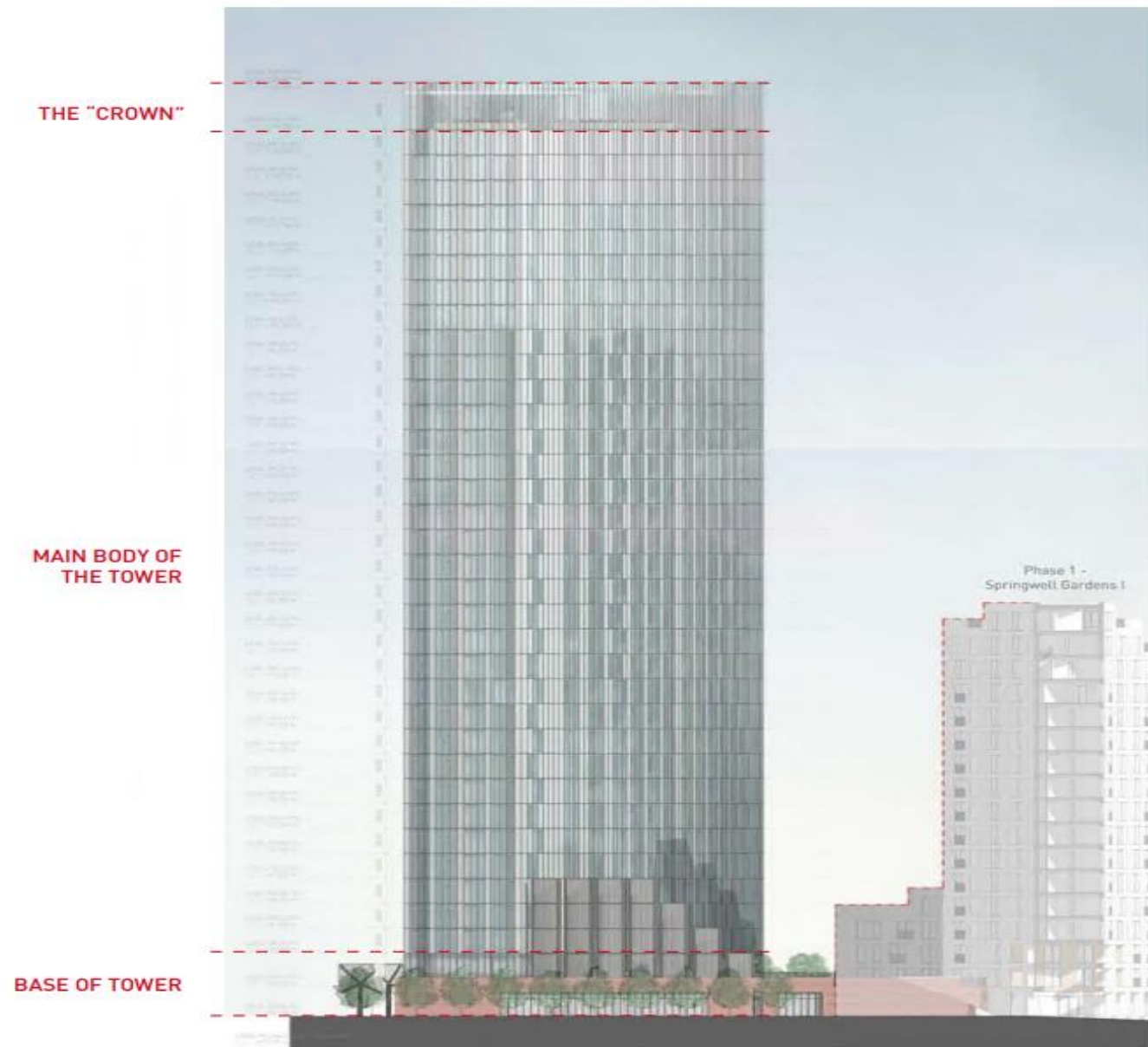
- **SG1** – Viaduct;
- **SG2** – Land west of Ingram Road;
- **SG3** – Matthew Murray Site;
- **SG4** – Tilbury Road;
- **LGC1** – Elland Road;
- **LGC2** – Brown Lane;
- **LGC3** – Holbeck Moor Road/Creskell Road/Nineveh Road/Sweet Street;
- **LGC4** – Sweet Street/Marshall Street;
- **LGC5** – Bridge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



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

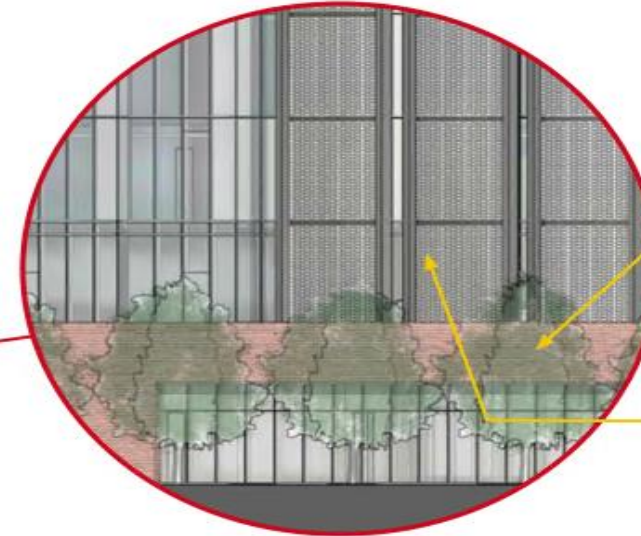
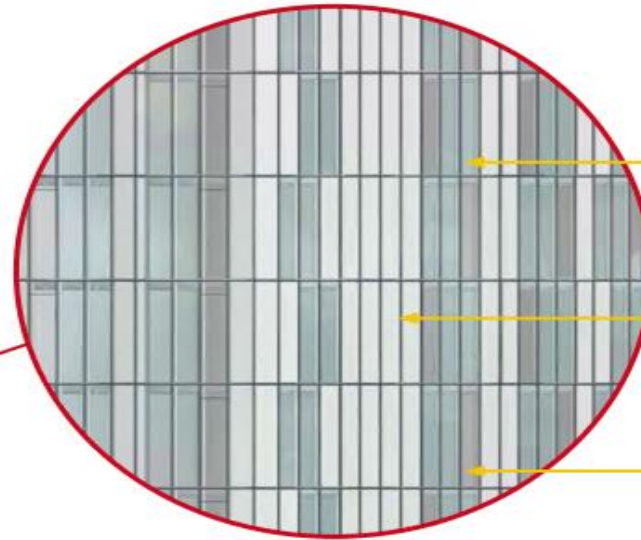
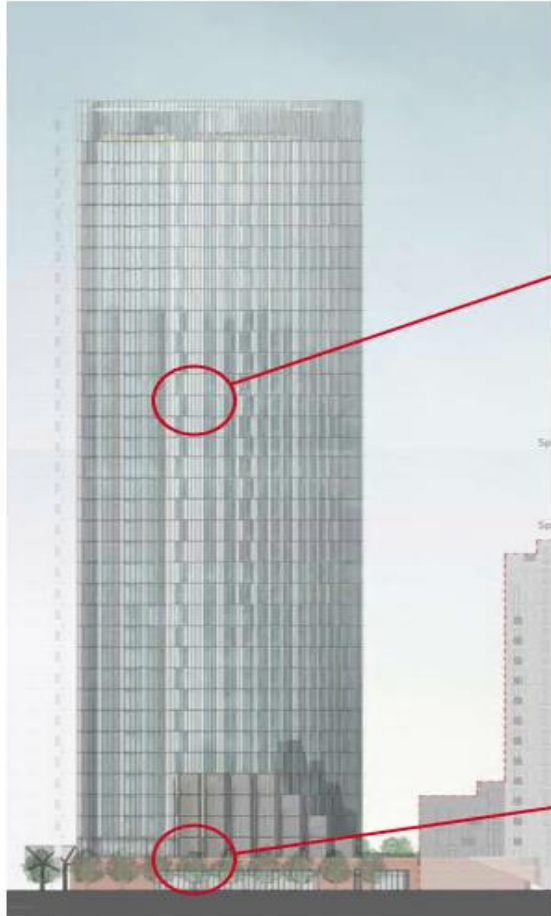
5.7 ELEVATIONS

PROPOSED NORTH EAST ELEVATION



5.9 MATERIALITY - ELEVATIONS

PROPOSED NORTH EAST ELEVATION - MATERIALITY



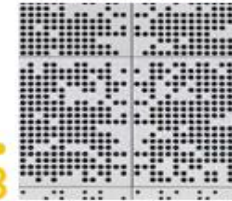
MATERIAL PRECEDENTS



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



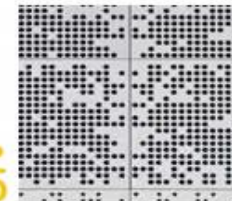
2
FACADE - HERMETICALLY SEALED DOUBLE GLAZED UNIT, WHITE ENAMELLED FINISH TO INNER PANE, ENCAPSULATED INSULATION TO REAR



3
FACADE - PPC ALUMINIUM WHITE PERFORATED VENTILATION PANEL



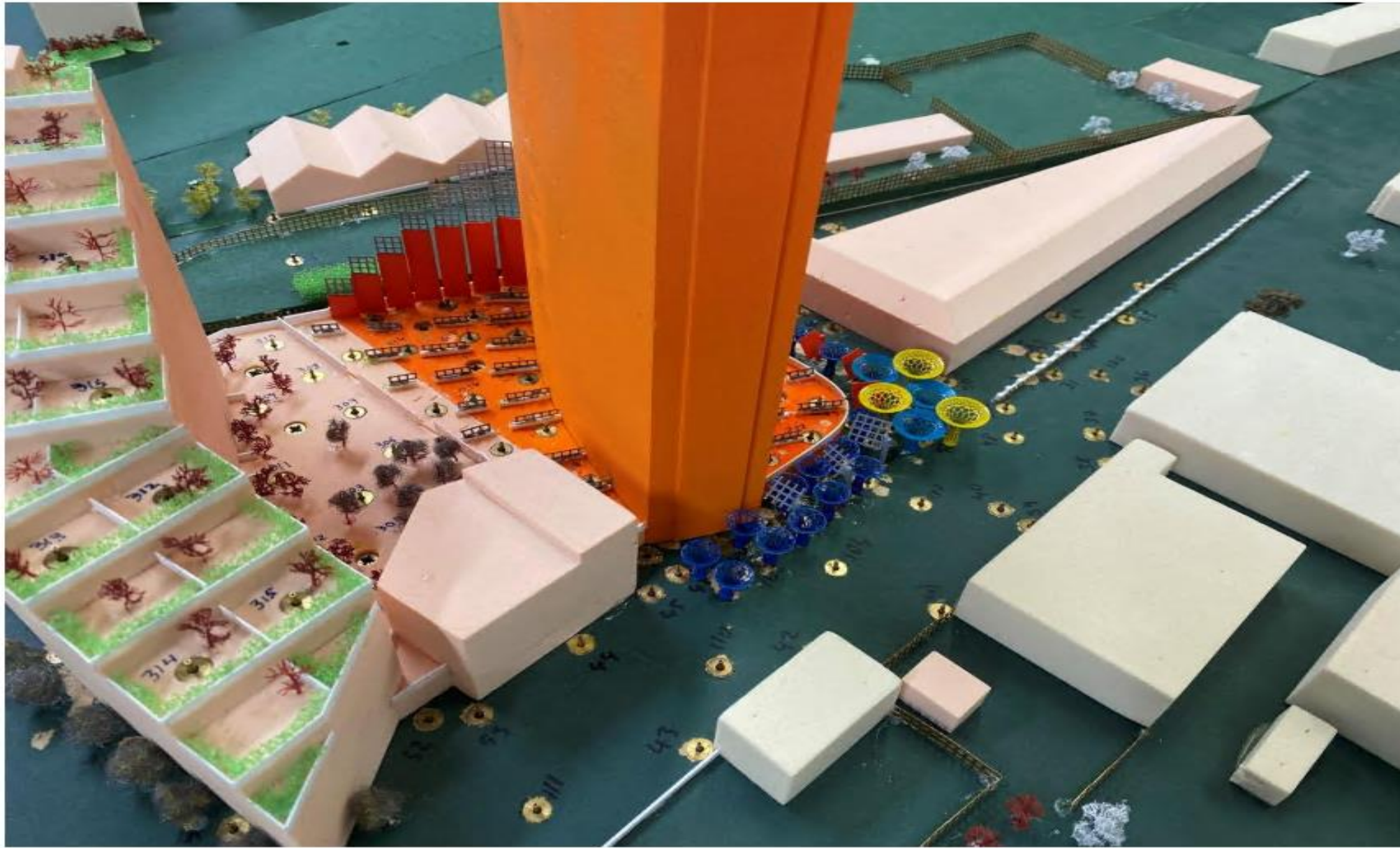
4
PLINTH - RED BRICK TO MATCH ONE SPRINGWELL GARDENS



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.



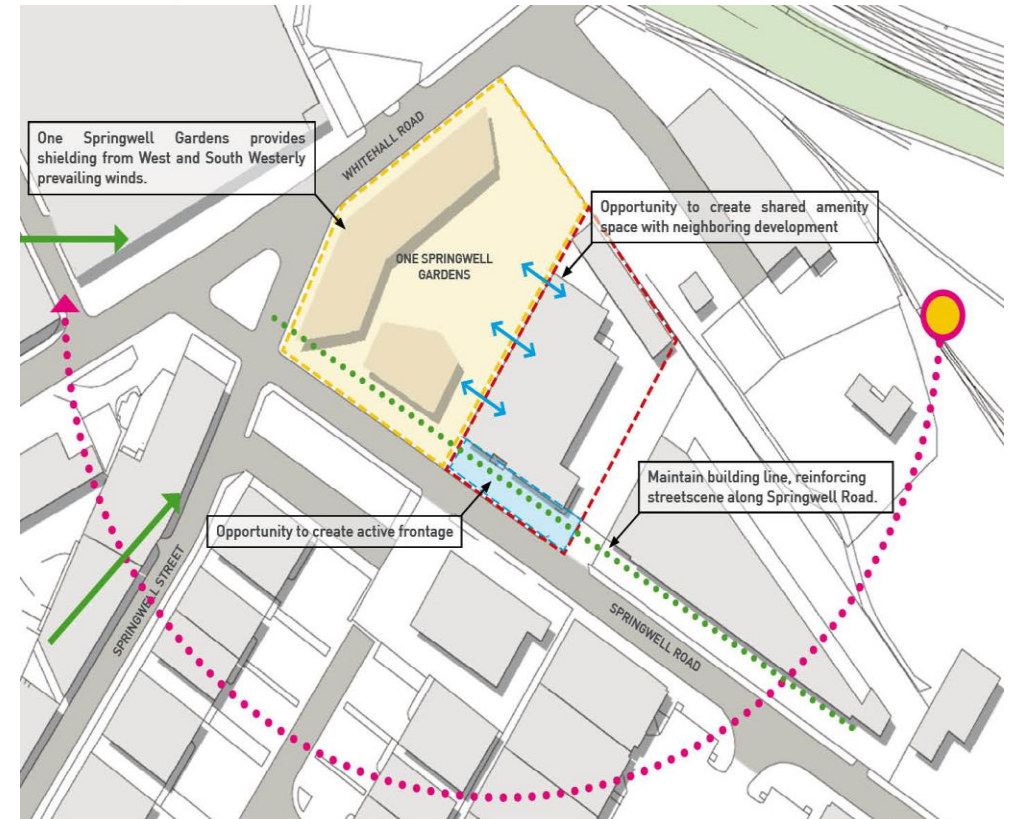
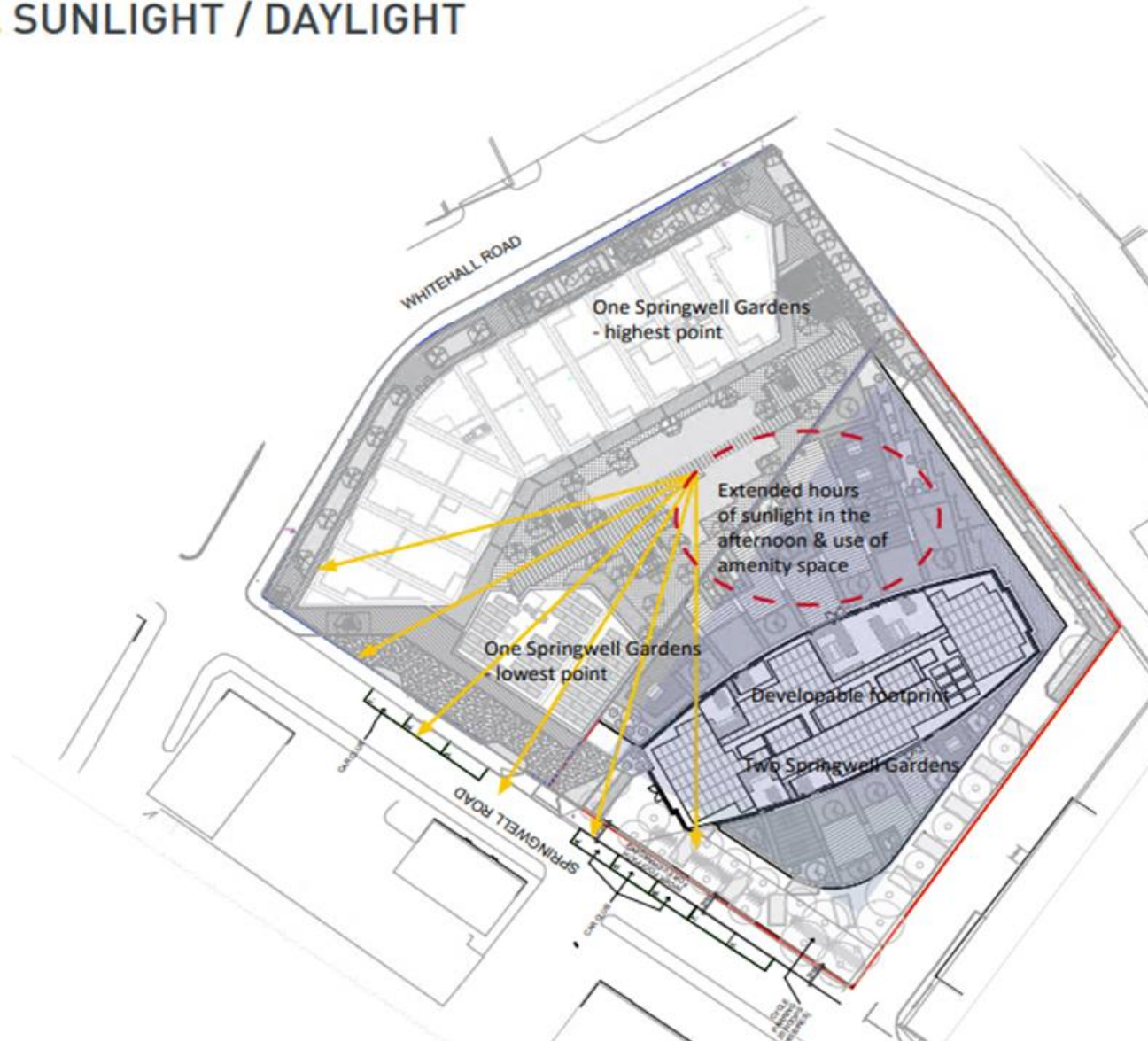
Figure 1.4b – Proposed development, all permanent mitigation measures in place: view from southwest







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

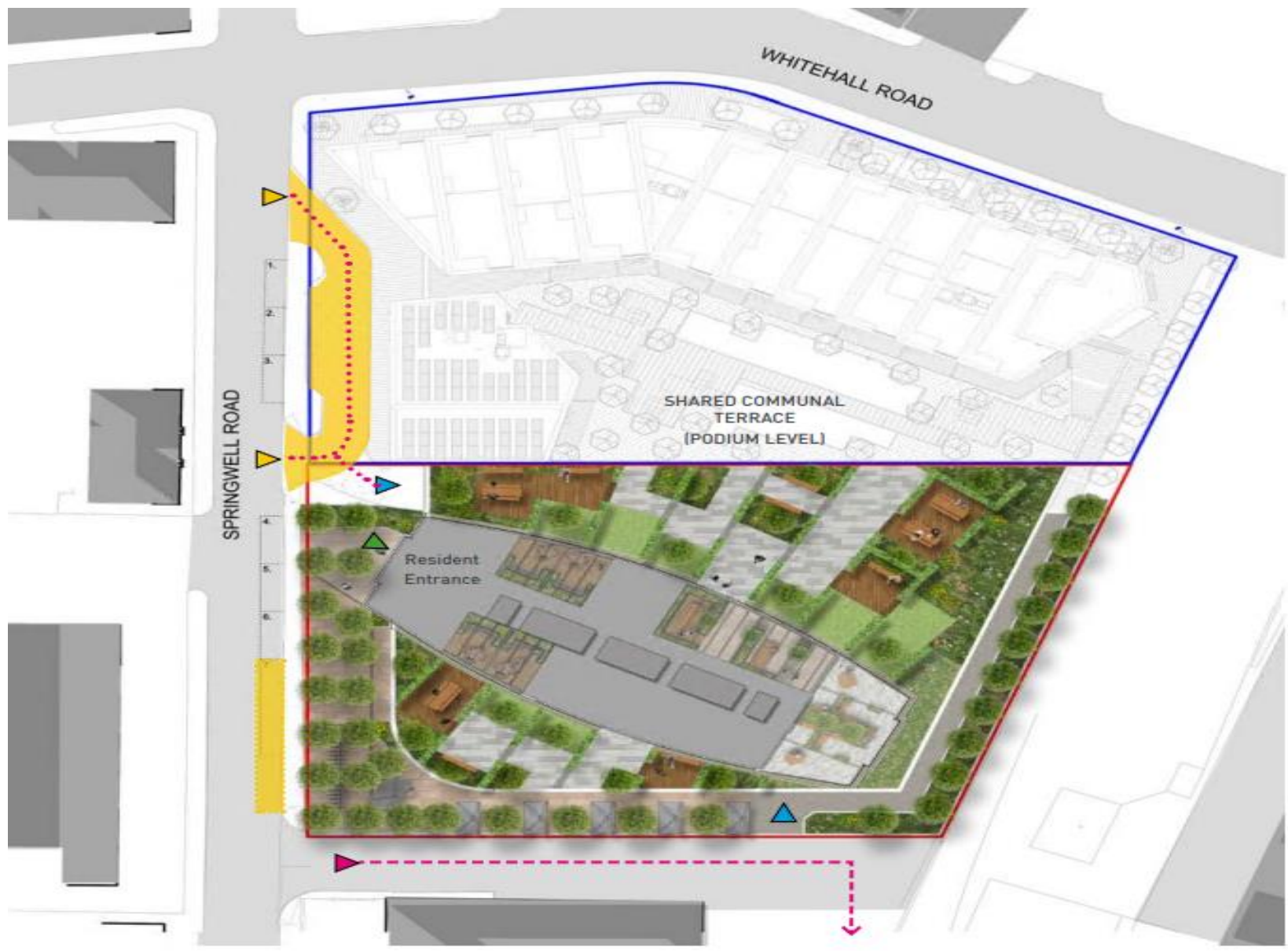
1. Steel Edgeline Windows & Air Source Heat Pumps	05.09.20
2. Part-Plan update to reflect PC updates	07.09.20
3. Proposed updates to contract for materials	08.07.20
4. Revisions to planning conditions	08.08.20
5. Revisions 2017 issue	08.11.21

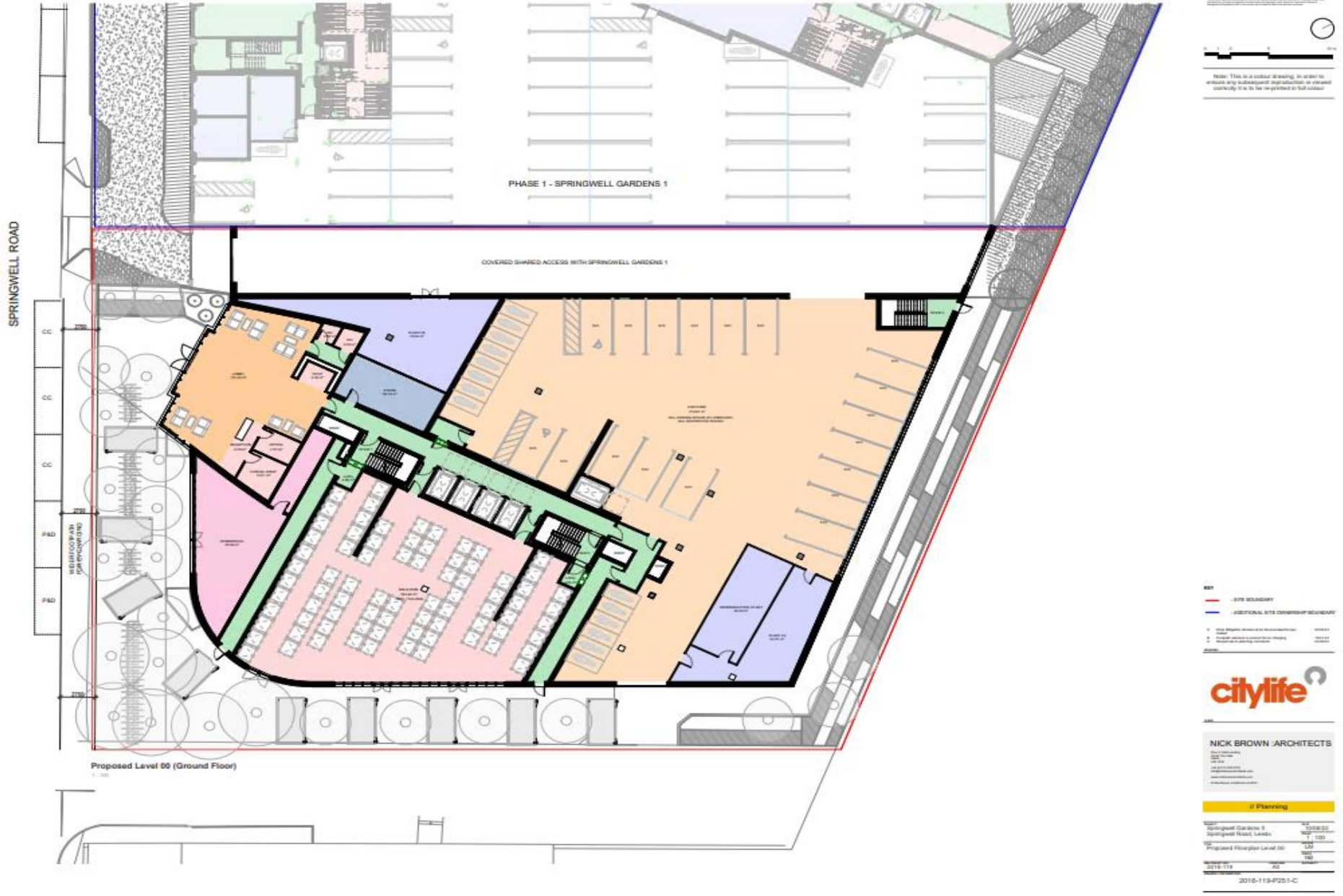
citylife

NICK BROWN ARCHITECTS

15/07/22

// Planning	
Model:	15/07/22
Springwell Gardens II	15/07/22
Springwell Road, Leeds	T 200
Scale:	100
Proposed Site Plan	MS
2016-119	A1
2016-119-P102-E	





NICK BROWN ARCHITECTS
 100 Park Square
 Leeds LS2 9PL
 Tel: 0113 275 6200
 www.nickbrownarchitects.co.uk
 info@nickbrownarchitects.co.uk

if Planning

Springwell Gardens 1	10/20/2016
Springwell Road, Leeds	10/20/2016
Proposed Floorplan Level 00	10/20/2016
2016-119	10/20/2016
2016-119-0251-C	

SPRINGWELL ROAD



Proposed Level 01 (Podium)

1:100

0 2 4 6 8 10

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



NICK BROWN ARCHITECTS

100% Leeds City Council owned

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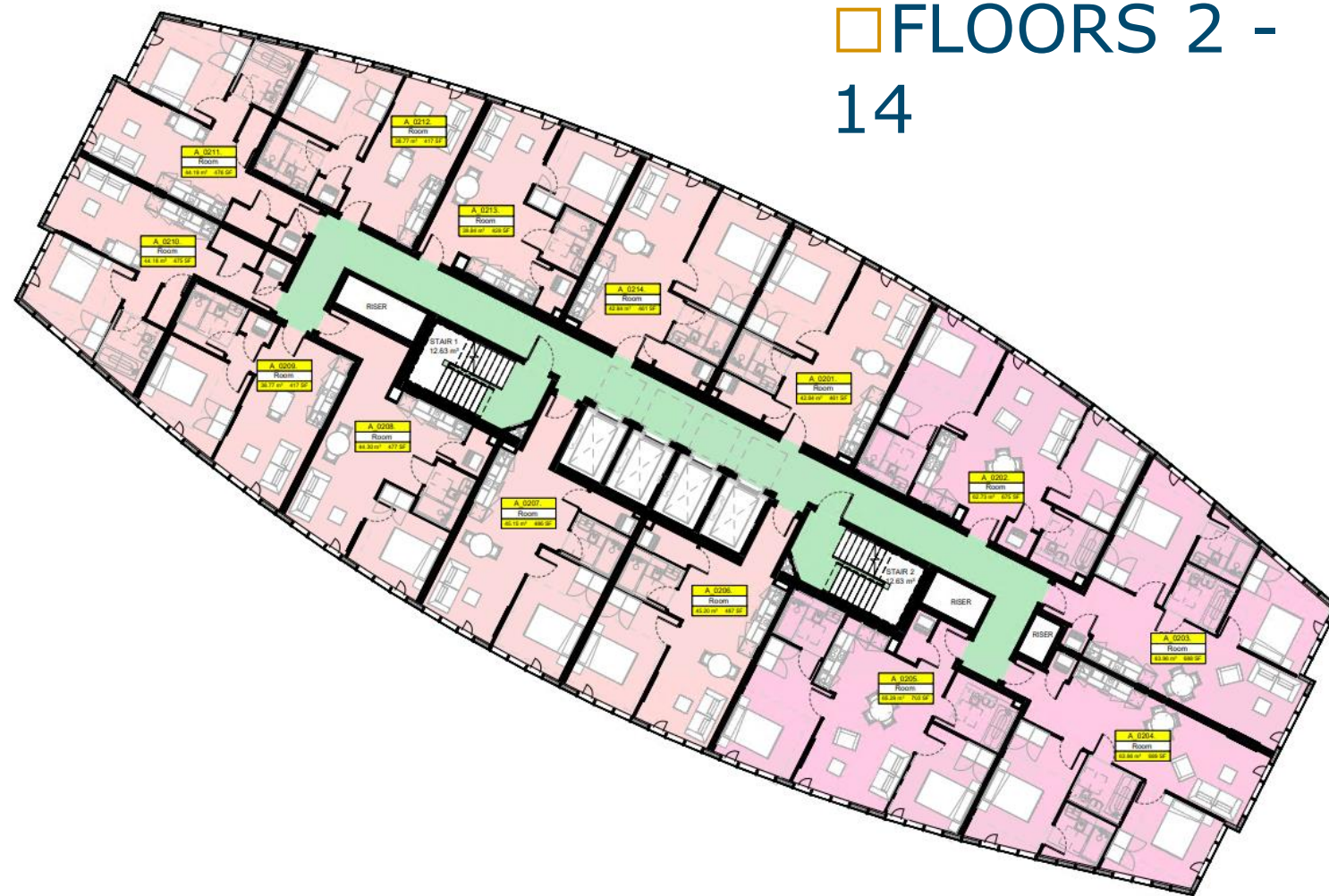
Planning	
Project	Springwell Gardens 3
Location	Springwell Road, Leeds
Scale	1:100
Version	Proposed Floorplan Level 01
Author	MB
Check	MB
Date	03

2016-119-P252-A





□ 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

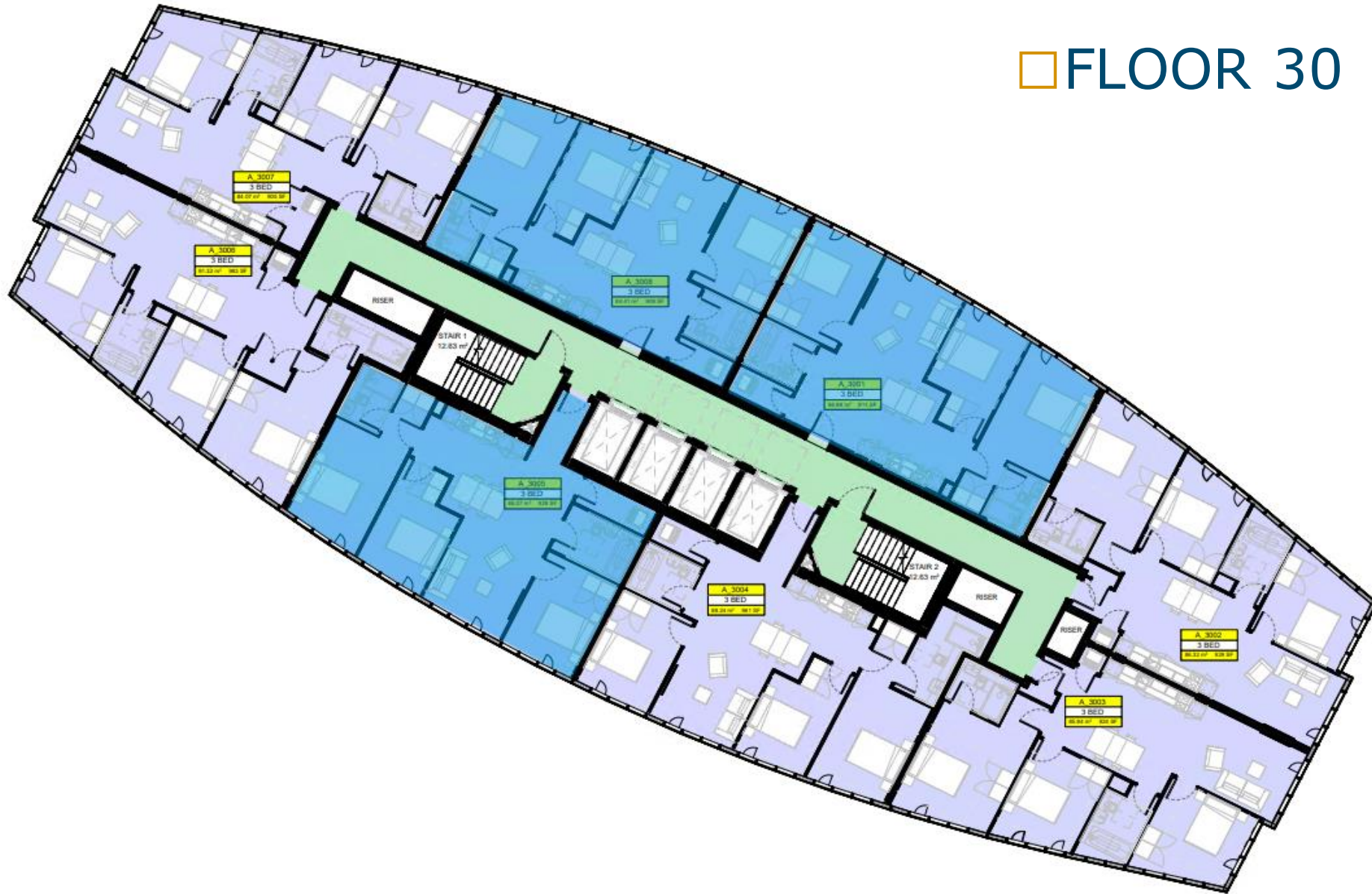
	SQM	SOFT	BEDS
A202	62.7	675	2
A203	64.0	688	2
A204	64.0	688	2
A205	65.3	703	2
A206	45.2	477	1
A207	45.2	487	1
A208	44.1	475	1
A209	37.9	408	1
A212	38.8	417	1
A213	39.8	429	1
A302	62.7	675	2
A303	64.0	688	2
A304	64.0	688	2
A305	65.3	703	2
A308	44.1	475	1
A309	37.9	408	1
A312	38.8	417	1
A313	39.8	429	1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

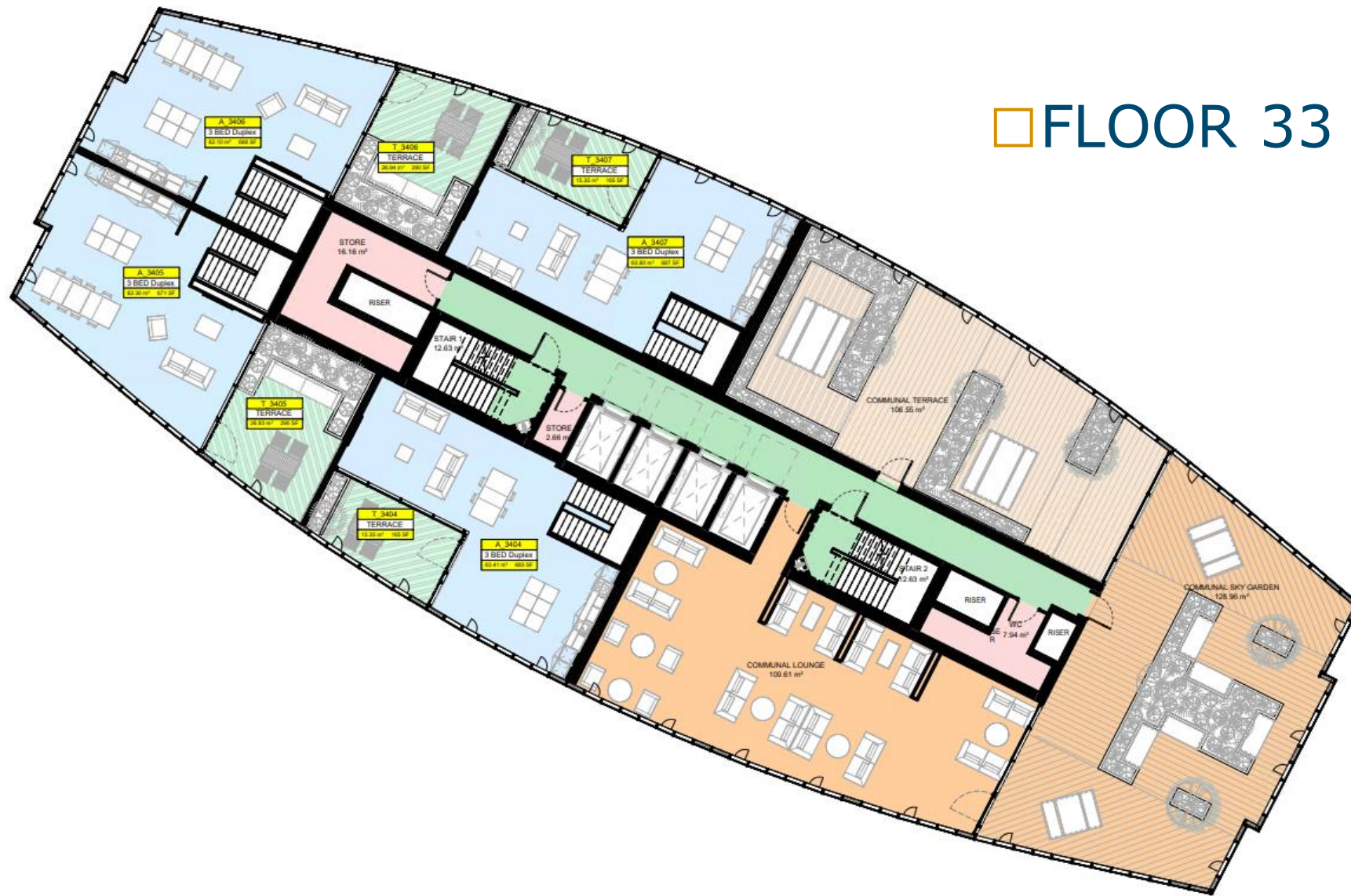
	TOTAL NO.
1 BEDS	14
2 BEDS	12
3 BEDS	0
TOTAL NO.OF AFFORDABLE UNITS	26



□ FLOOR 30

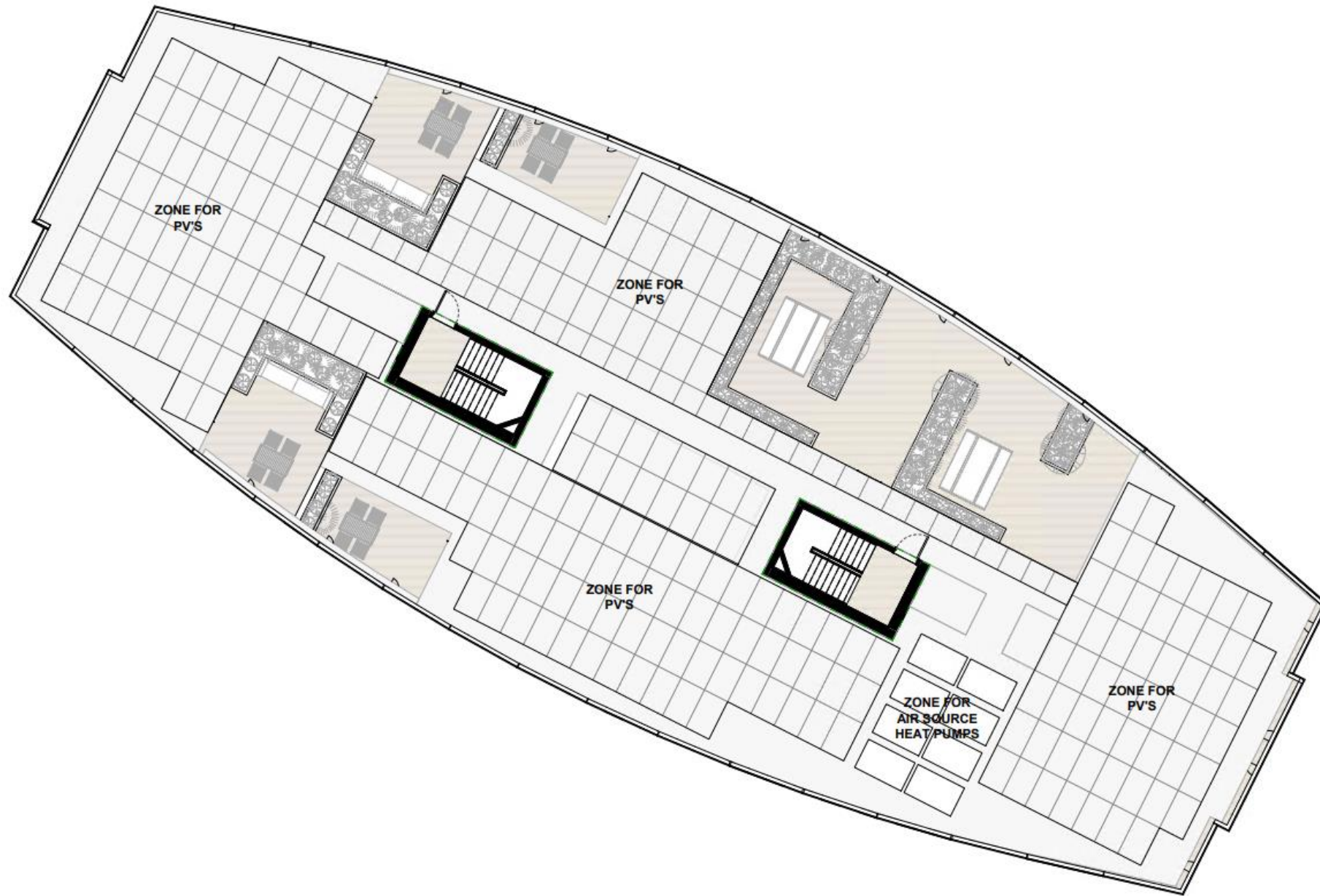


FLOOR 33









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: 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

