

# Public Document Pack

**CITY PLANS PANEL**

**THURSDAY, 22 JUNE 2023**

**PRESENTATION SLIDES**

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# CITY PLANS PANEL

THURSDAY 22<sup>nd</sup> JUNE 2023



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



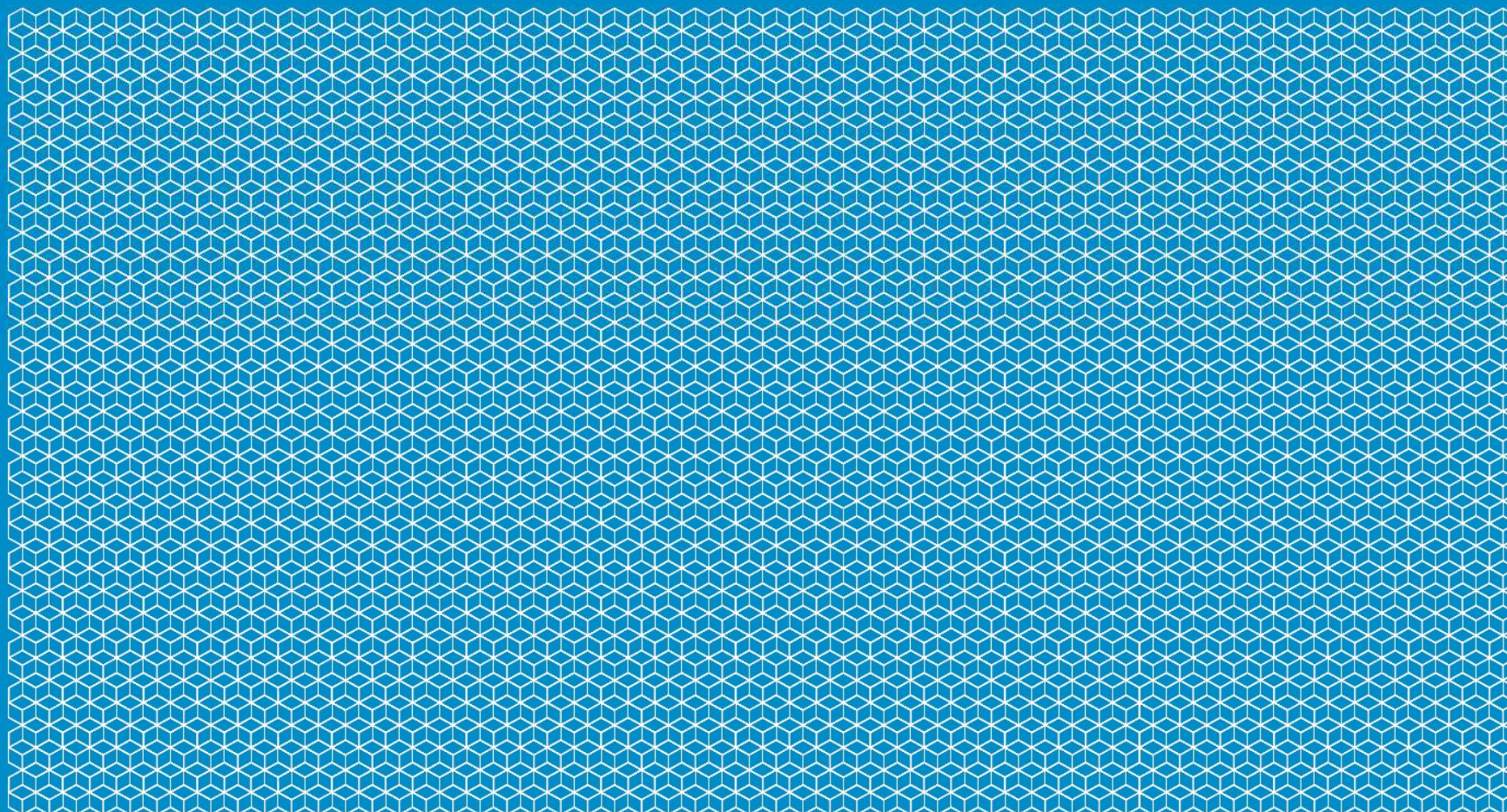
# **APPLICATION: PREAPP/23/00108**

**PROPOSAL: Redevelopment of properties for a mix of uses, including new hotel, which will sit above a range of small commercial (Use Class E and Sui Generis) units and a gym at ground floor level**

**ADDRESS: Land At 4-23 George Street  
Leeds  
LS2**



# George Street - Leeds Mixed use hotel development proposal



 cjctstudios.com

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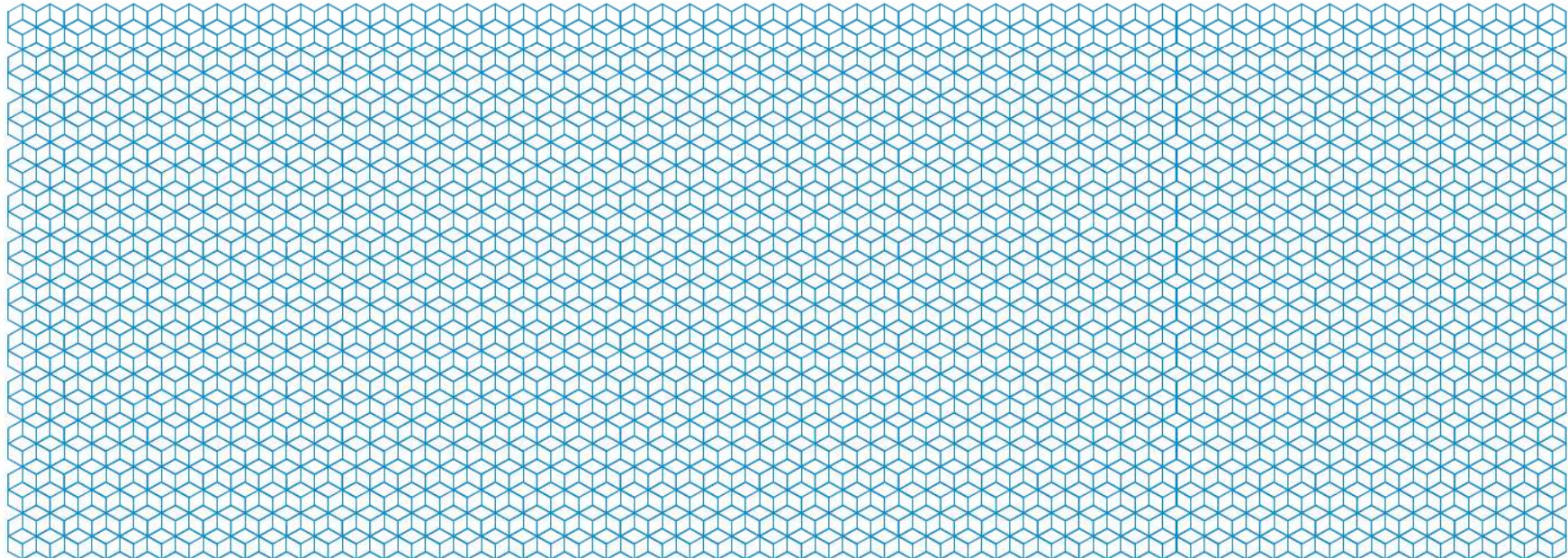
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# 1.0

Introduction



### 1.1 Executive Summary

#### The Scheme

- A new deliverable scheme for the site
- Site of a now expired planning consent for aparthotel – Local Plan compliant
- Removing existing unsightly buildings
- High quality design, respecting heritage of the area
- Completing the regeneration of George Street
- Suitable and sustainable redevelopment of the site – Local Plan compliant
- Adding to the vitality and viability of the east side of the City Centre and Kirkgate Market



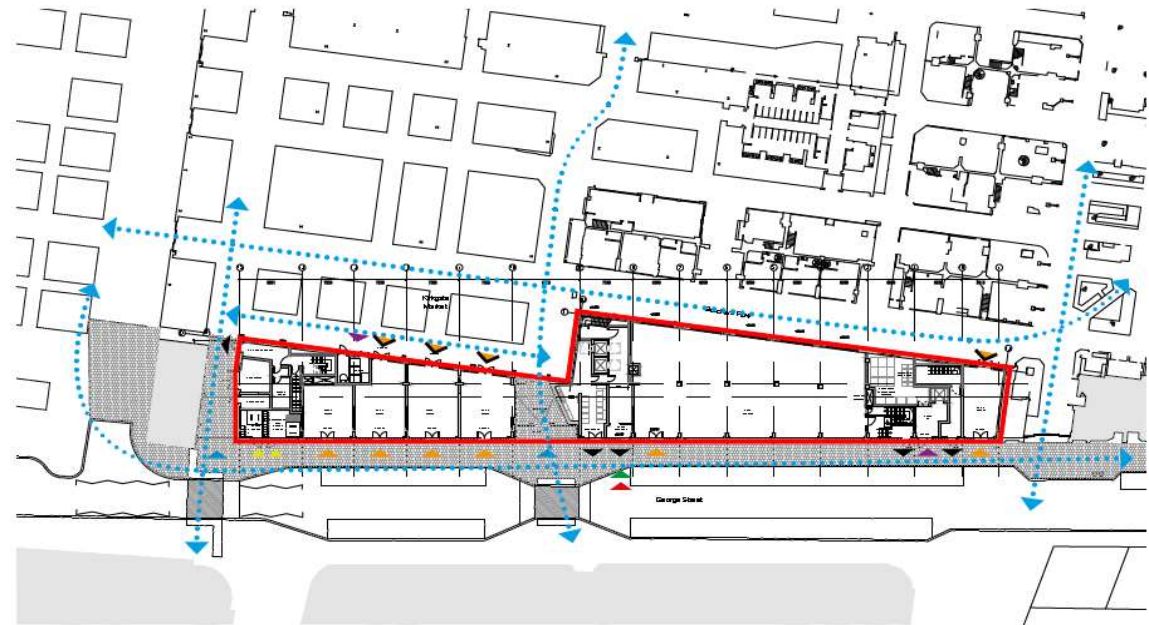
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1.1 Executive Summary

The Scheme involves:

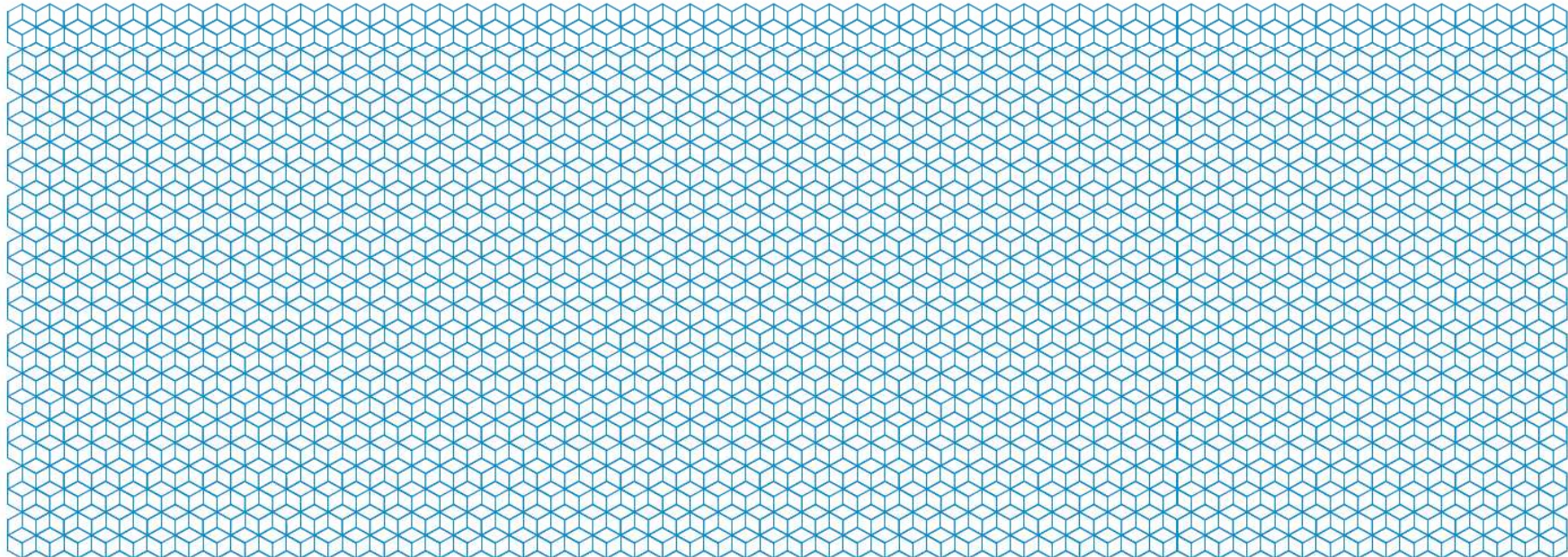
- Hotel (5 floors, including 143 rooms) - National operator
- Commercial Units at ground floor - Flexibility for a range of town centre uses
- New gym - to be operated by LCC
- Retained and enhanced access to the Market from George Street



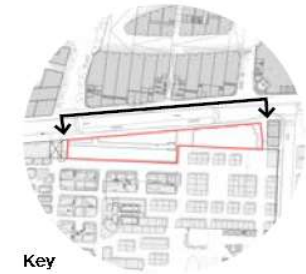
Ground Floor Access Plan

# 2.0

Mixed use hotel proposals



## 2.1 George Street Elevation



Key



### Materiality

- Brickwork elevation
- Textured brick detailing including;
  - Recessed brick panels
  - Linear brick corbelling
  - Protruding brick header panels
- Central glazed link block denoting market entrance
- Zinc mansard roof finish



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## 2.1 Butchers Row Elevation



Key

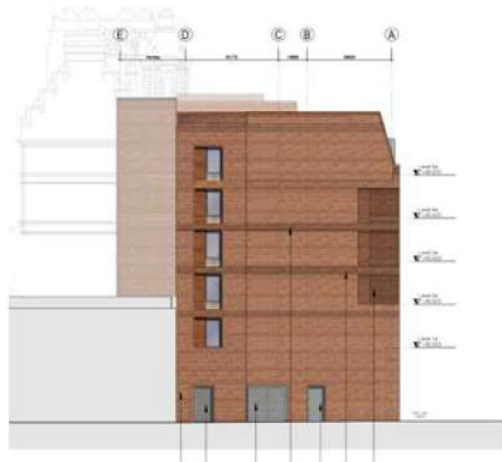
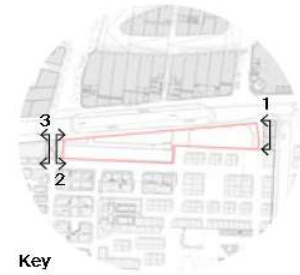


### Materiality

- Brickwork detailing continued
- Service gantry in recessed facade to avoid requirement for plant on roof
- Glazed brick finishes to Butchers row
- Painted blockwork finishes to market



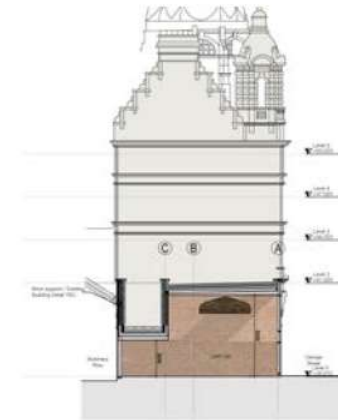
2.1 Side Elevations



01 - East Elevation Gable Wall



02 - Section through Leeming House connection - Looking East



03 - Section through Leeming House connection - Looking West

2.1 George Street Elevation



View West along George Street

## 2.1 George Street Elevation

### Proposed massing & form:

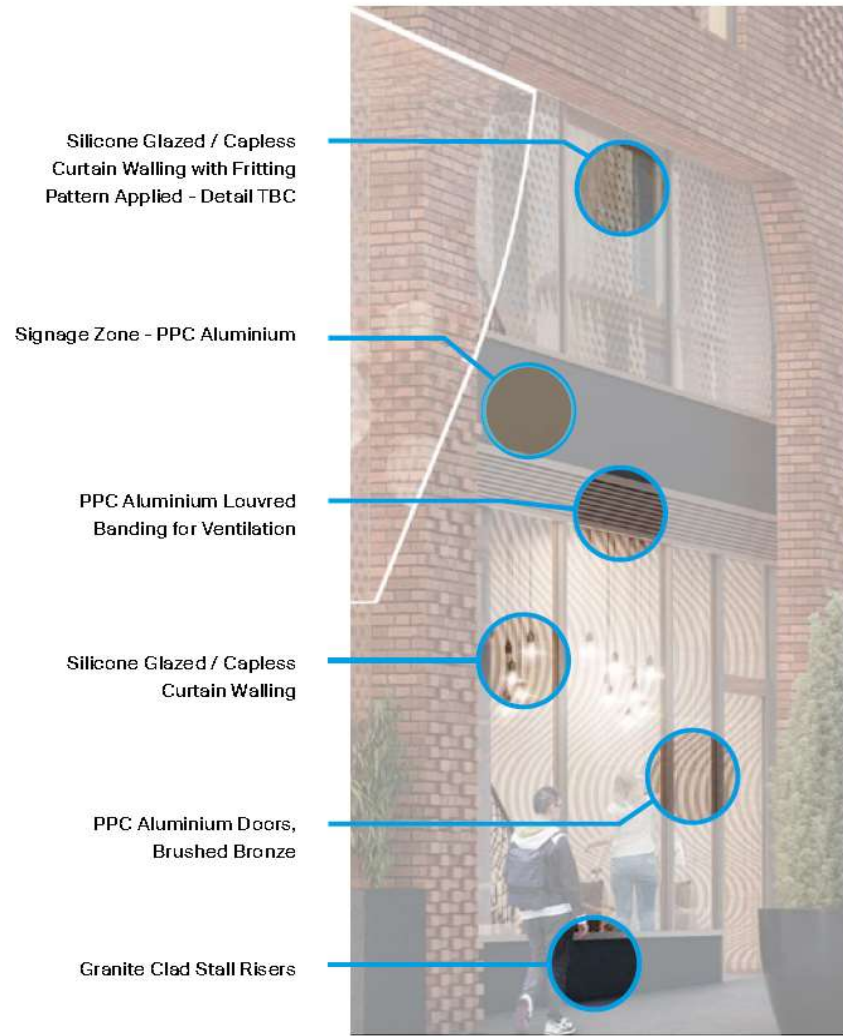
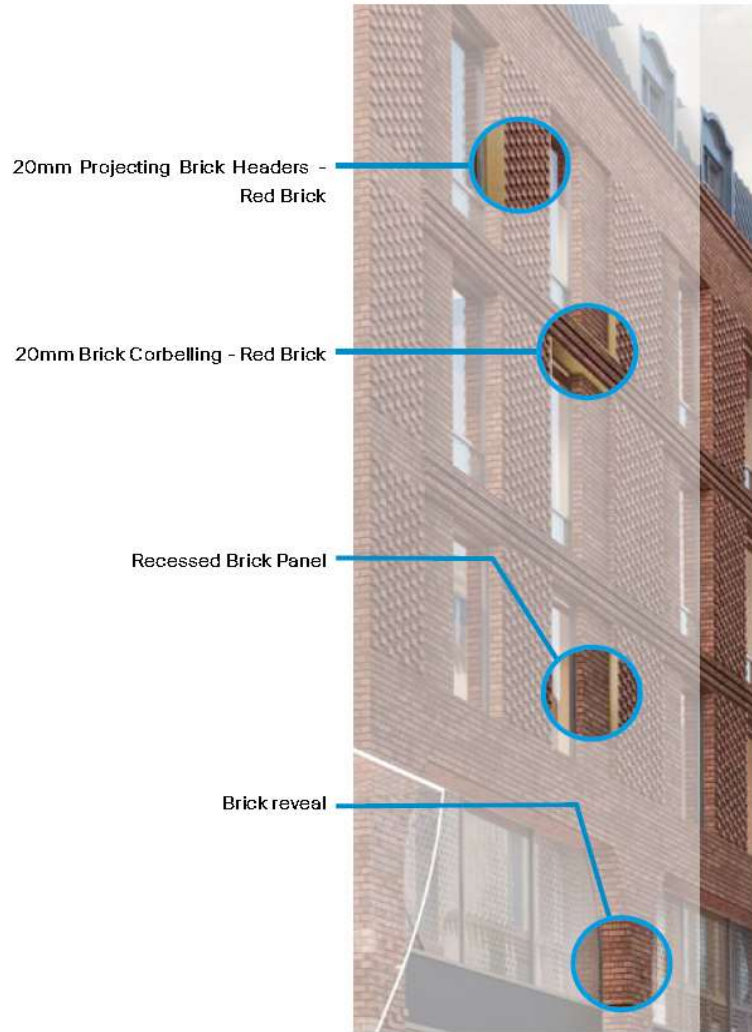
- Proposed appearance retained from previous consented scheme
- Proposed materials are a positive response to historic and modern context
- Combination of layered brickwork and sleek curtain walling
- Building appears to step down the hill in response to the level change across site
- Clear and inviting entrance to market beyond



View East along George Street

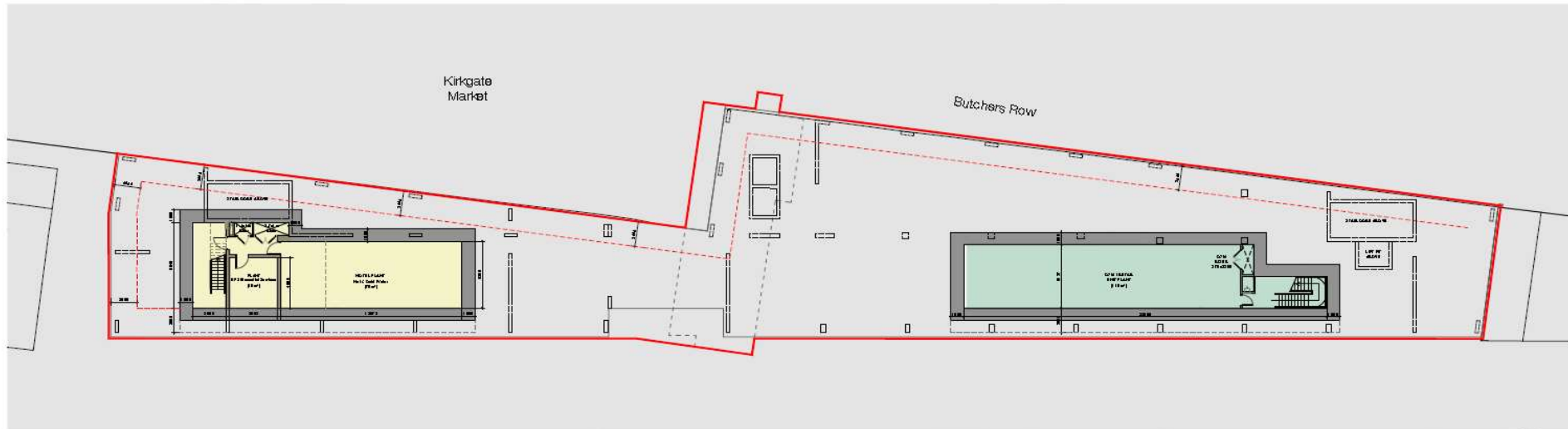
2.1 Materials & Detailing

The proposed materials have been retained from the previous consented scheme.





2.2 Basement Level Floor Plan



**Basement Level**

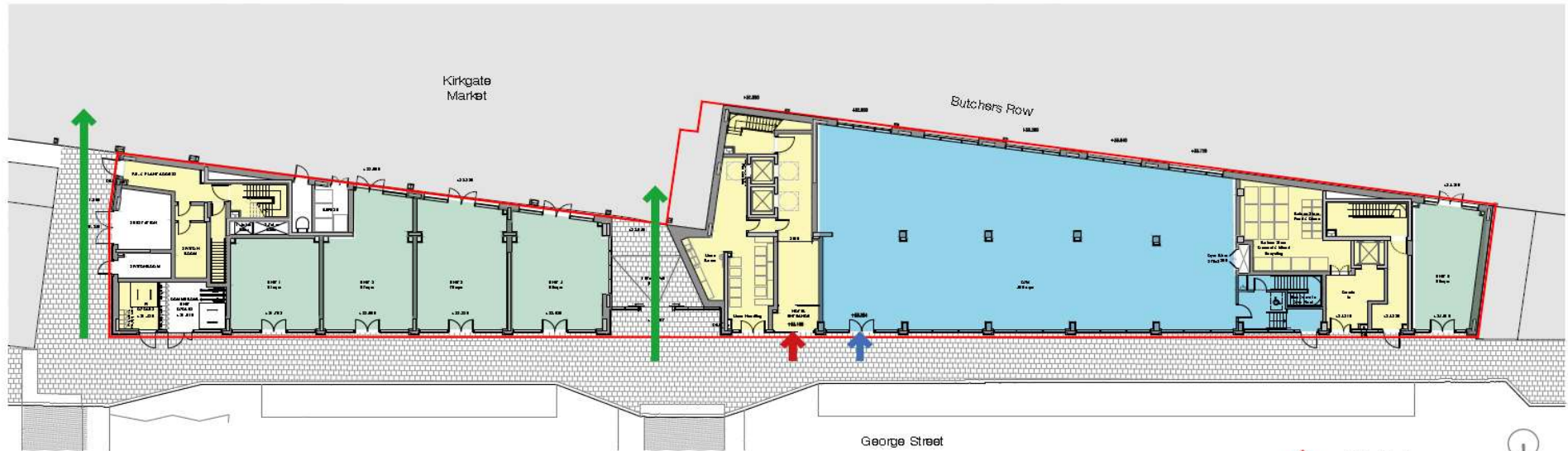
- New proposed basement level to avoid locating required plant on roof
- Basement areas located central to avoid impacting existing building foundations

	Hotel Plant
	Commercial Unit / Gym Plant

The proposed scheme includes the addition of basement



2.3 Ground Floor Plan

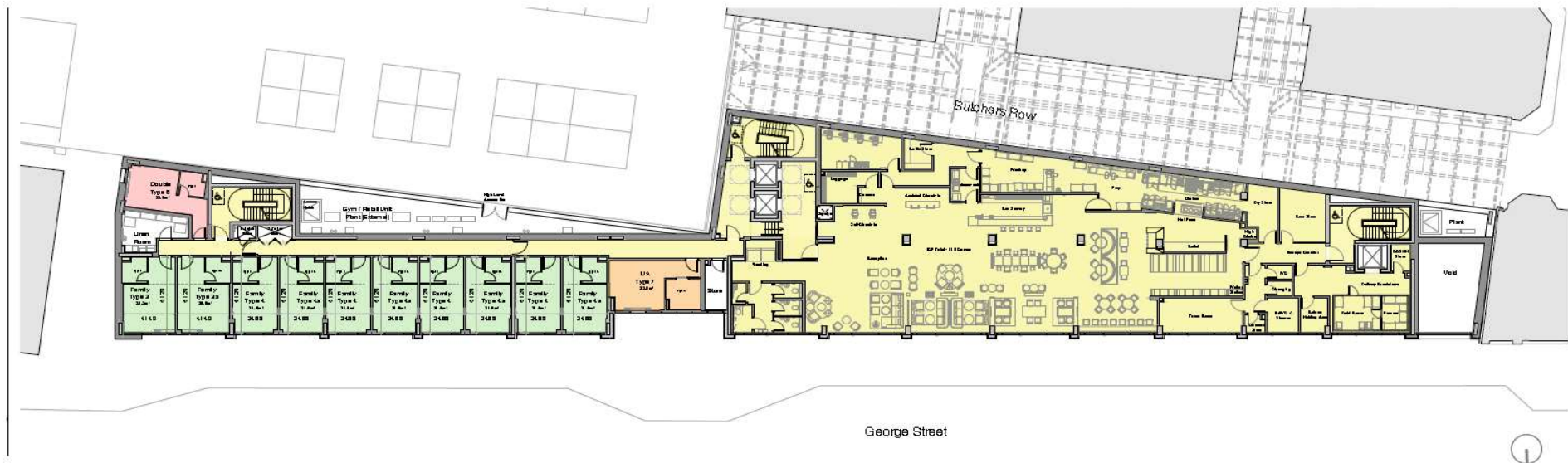


Ground Floor Level

- Commercial and LCC operated Gym units located at ground floor
- Entrance to marketplace retained and enhanced
- Hotel entrance located centrally
- Market refuse strategy now serviced from street level and not through market

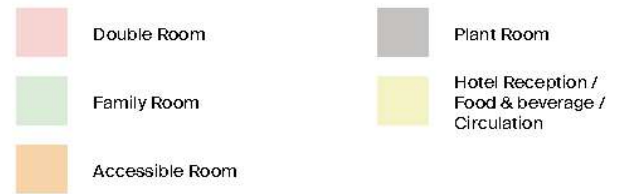


2.2 First Floor Plan

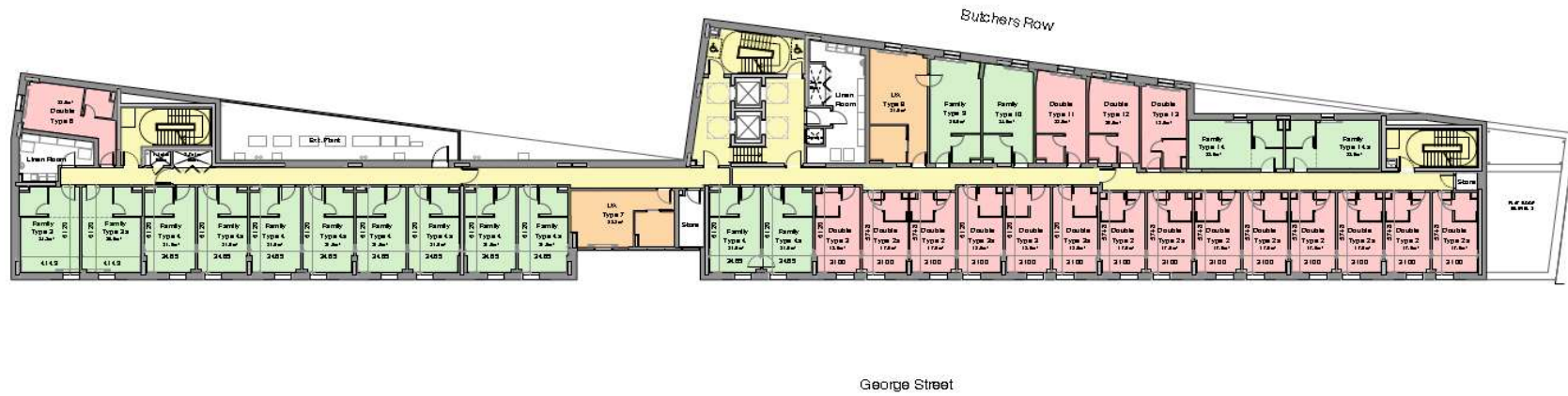


First Floor Level

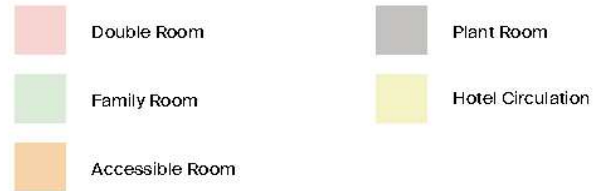
- Hotel reception / food & beverage facilities located at first floor plan



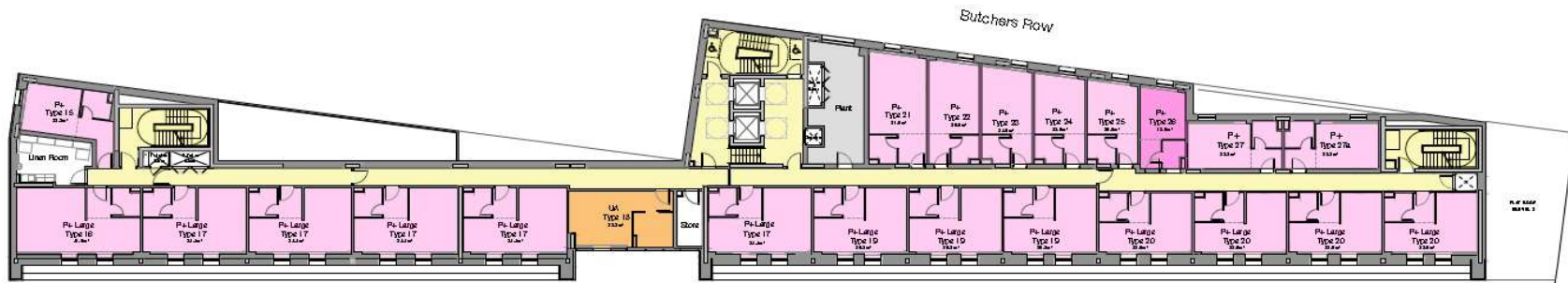
2.2 Second to fourth floor plan (Typical Floor)



Second to Fourth Floor Levels



2.2 Fifth Floor Plan



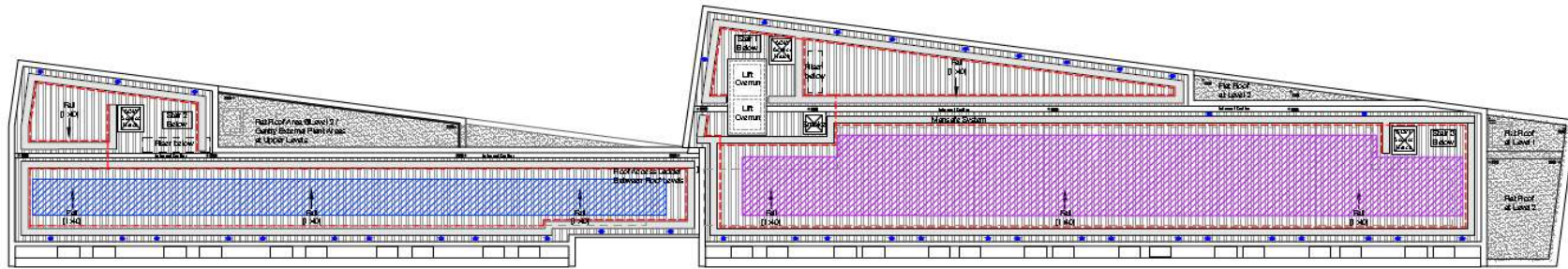
Fifth Floor Levels

George Street



- Plus Rooms
- Plus Large Rooms
- Accessible Room
- Plant Room
- Hotel Circulation

2.2 Roof Plan



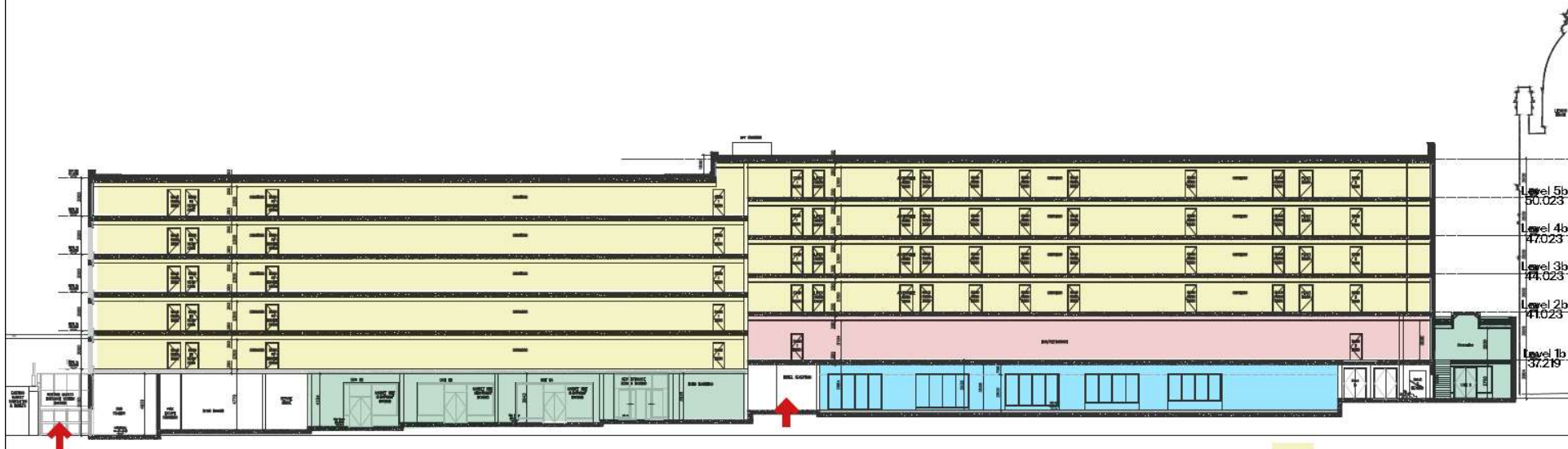
Roof Plan

- Potential PV panels at roof level

-  Potential photovoltaic panels serving the hotel.
-  Potential photovoltaic panels serving the retail / Gym units.

Note: PV panel provision subject to design development and planning approval.

2.4 Section A-A



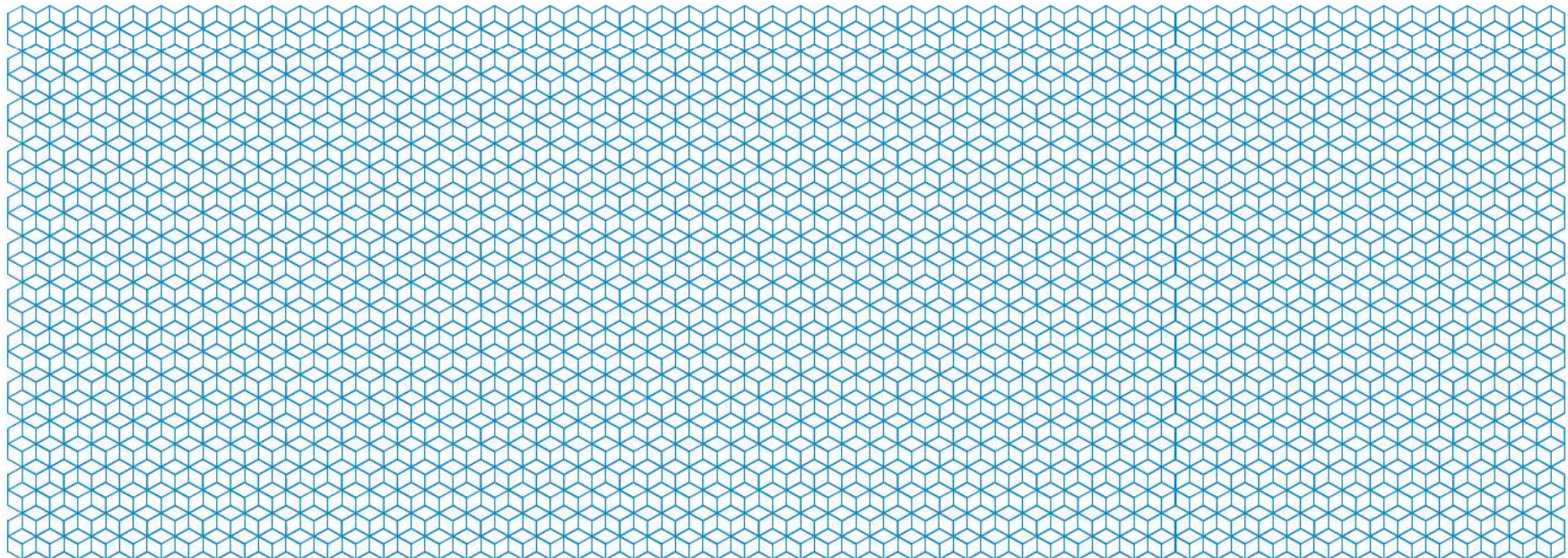
**Section**

- Floor-to-floor height amended at level 01 to accommodate hotel restaurant requirements
- Ground floor slab lowered to avoid increase in building height

	Hotel Circulation
	Bar/ Restaurant & Kitchen
	Commercial Units
	Gym Facility
	Market Entrances

# 3.0

Comparison to previous planning application (2018)





### 3.1 George Street Elevation Amendments



Planning Approved Elevation

Approved George Street elevation



Amended Elevation

- 1 Window setting out amended to fit the updated hotel arrangement
- 2 3 windows added to the right side of the elevations to fit the hotel arrangement
- 3 Central glazed facade set back to emphasise entrance. Market entrance design amended to have strong connection to existing entrances.

Proposed George Street elevation



3.1 South Elevation Amendments



Planning Approved Elevation

Approved Butchers Row elevation

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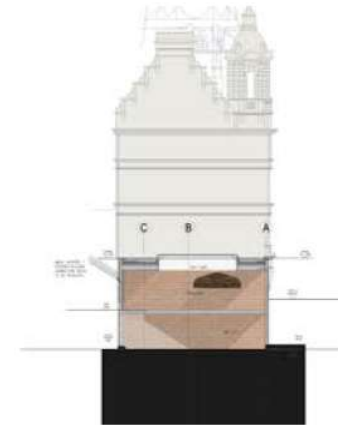
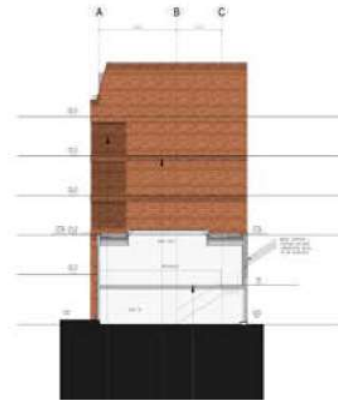
Amended Elevation

- 1 Window locations amended to suit the updated hotel arrangement.
- 2 External plant gantry concealed in building facade recess to rear.

Proposed Butchers Row elevation



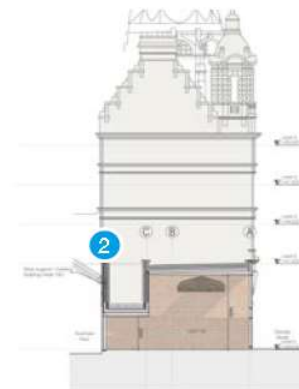
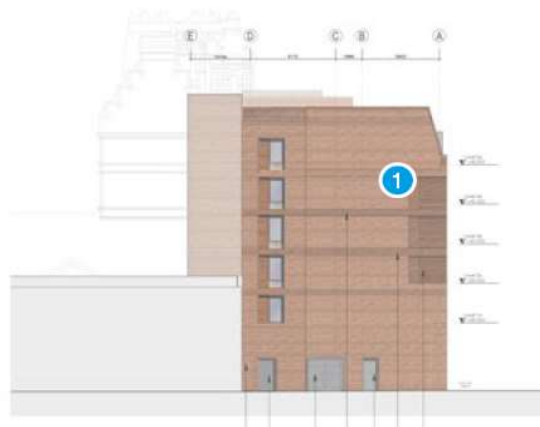
3.1 Side Elevation Amendments



Planning Approved Elevations

Approved side elevations

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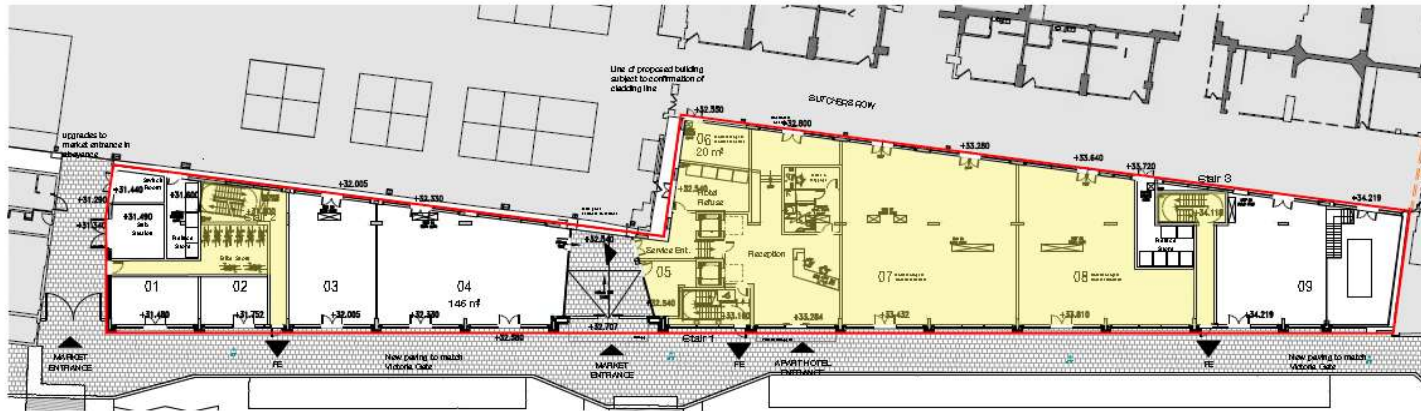
Amended Elevations

- 1 Windows relocated / omitted to accommodate updated hotel room arrangement.
- 2 Amendment to retail unit mezzanine to accommodate required plant.

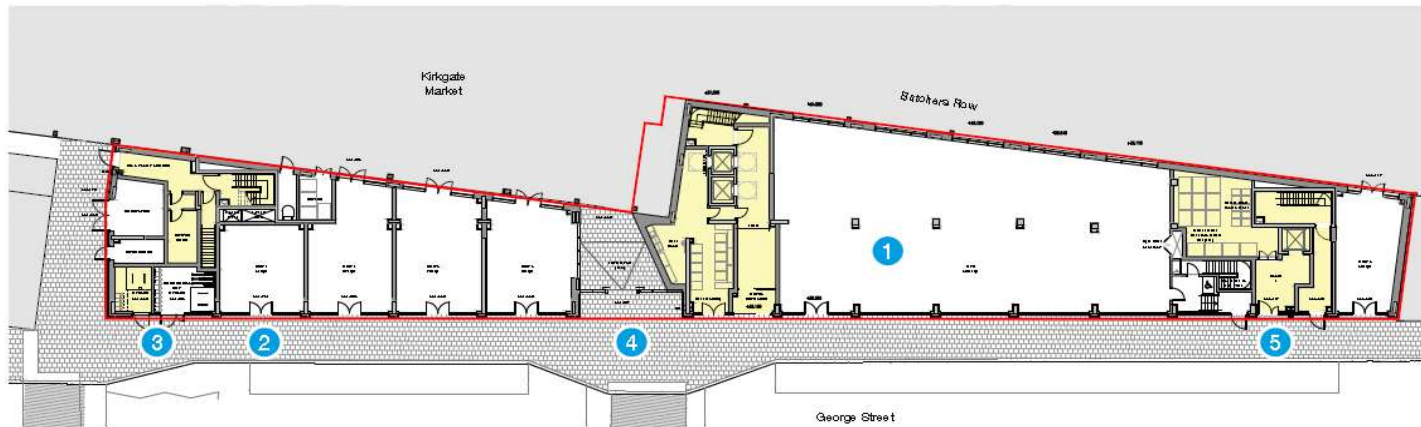
Proposed side elevations



3.2 Ground Floor Plans



Approved Ground Floor Plan



Proposed Ground Floor Plan

Amendment Description

- 1 LCC operated Gym located on ground floor. Hotel facilities moved to level 1.
- 2 Retail units amended to accommodate revised hotel entrance and BOH.
- 3 Separate hotel and commercial unit cycle storage added.
- 4 Market entrance stepped back to create a stronger defined entrance.
- 5 Hotel refuse strategy amended to be serviced from street and not through market.





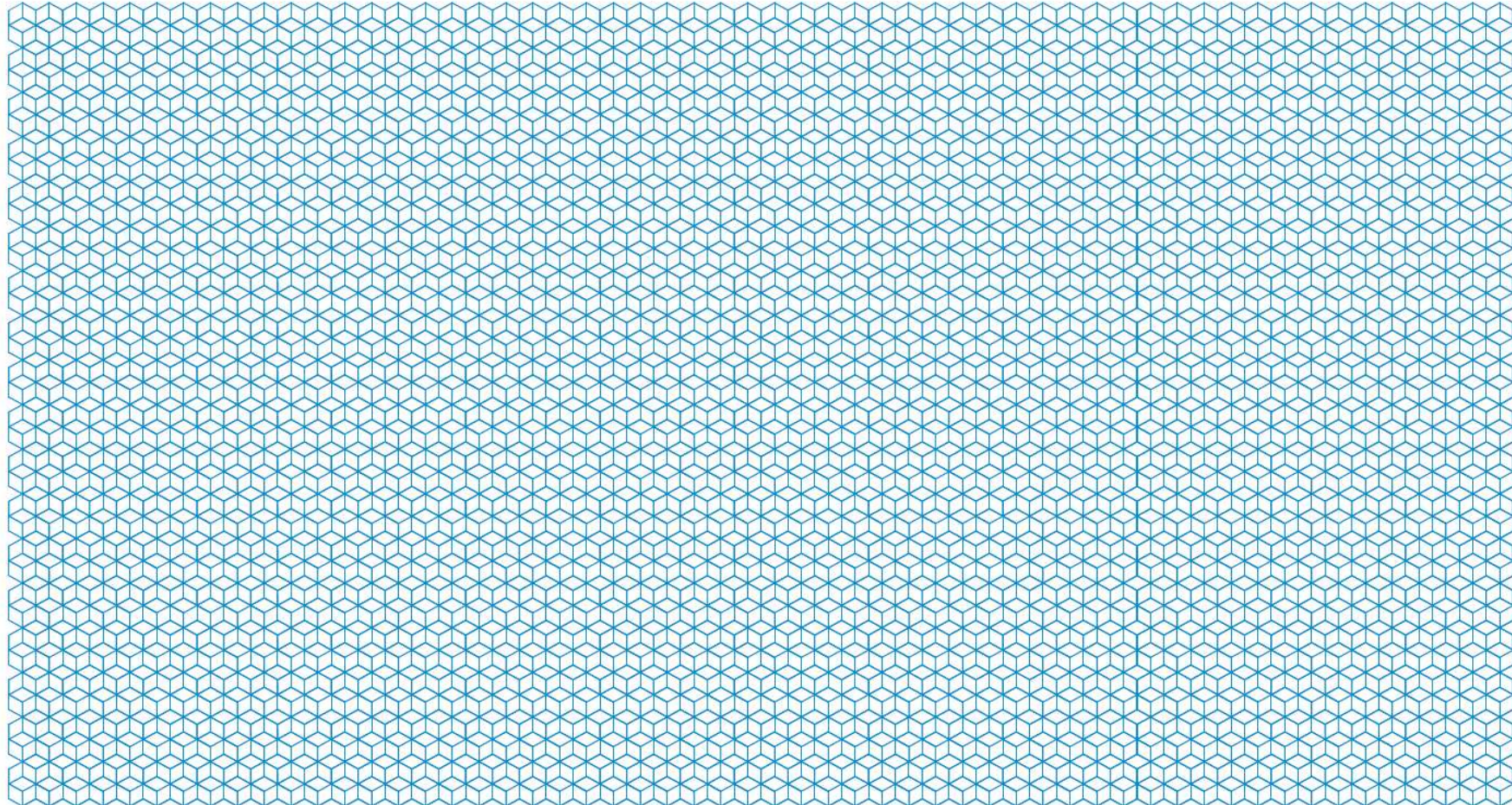
View West along George Street

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# CITY PLANS PANEL

THURSDAY 22<sup>ND</sup> JUNE

## END OF PRESENTATION



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