

Public Document Pack

CITY PLANS PANEL

THURSDAY, 22nd JUNE 2023

PRESENTATION SLIDES - UPDATED

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THURSDAY 22nd JUNE 2023

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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



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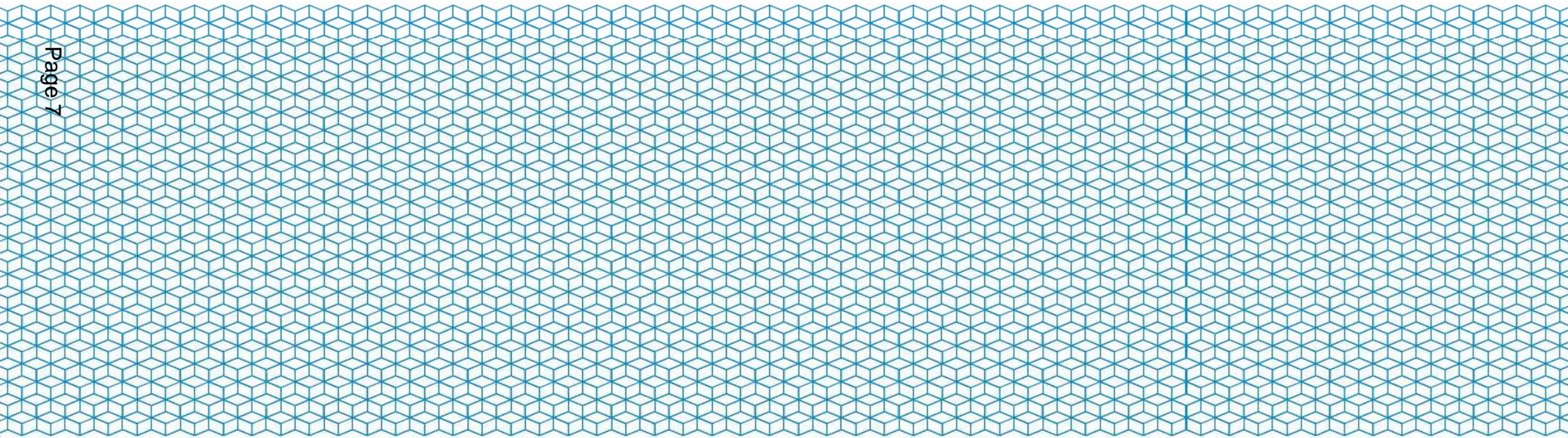
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Introduction

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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

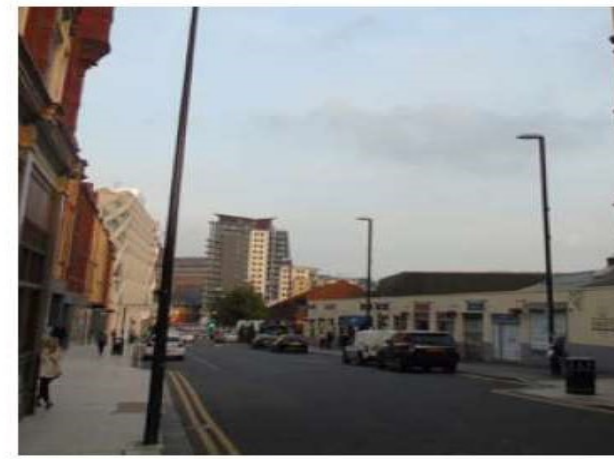
High quality design, respecting heritage of the area

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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Executive Summary

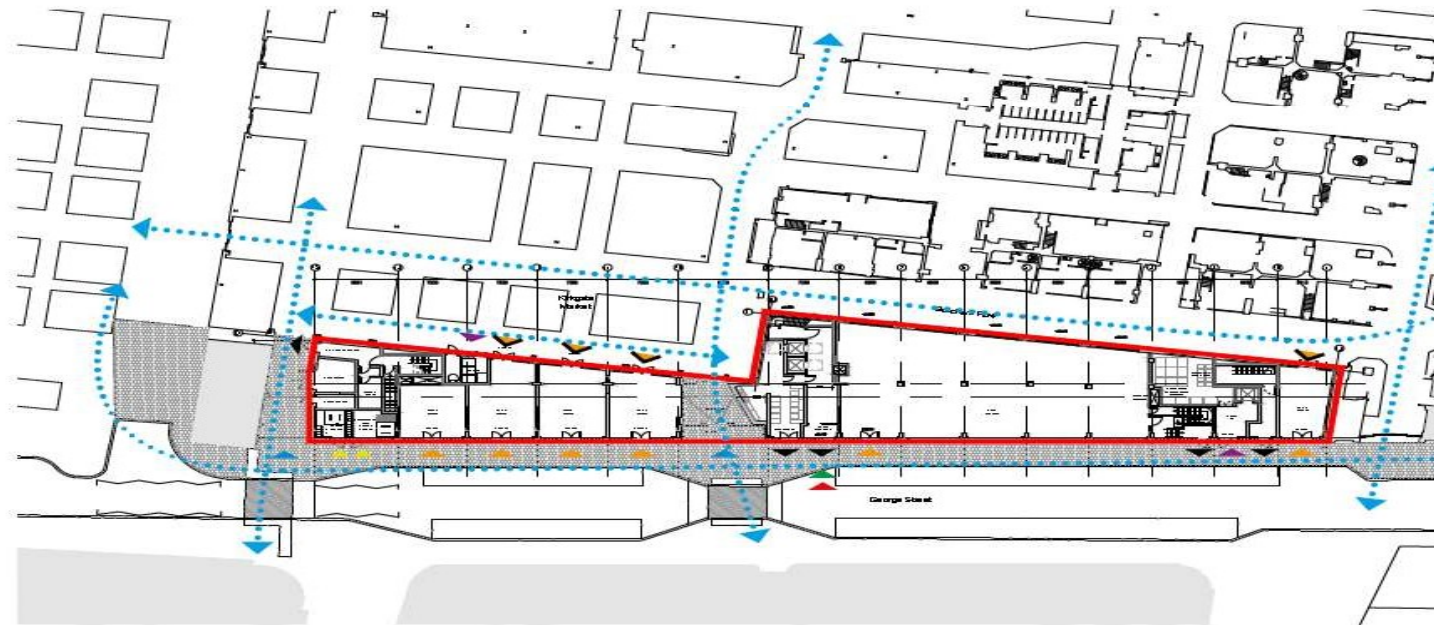
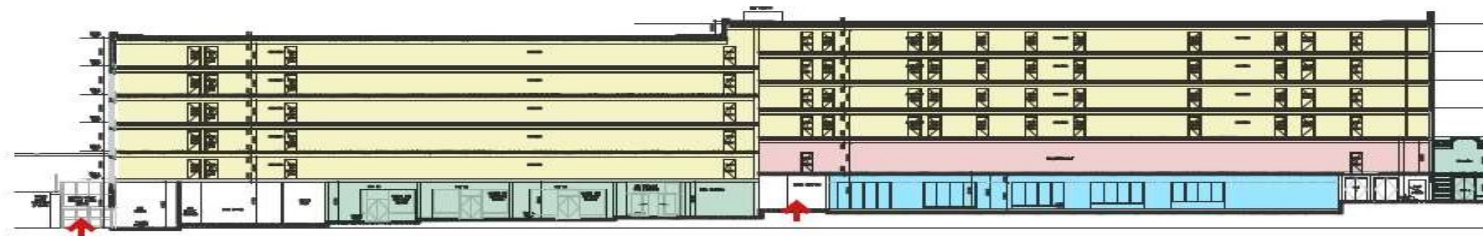
The Scheme involves:

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

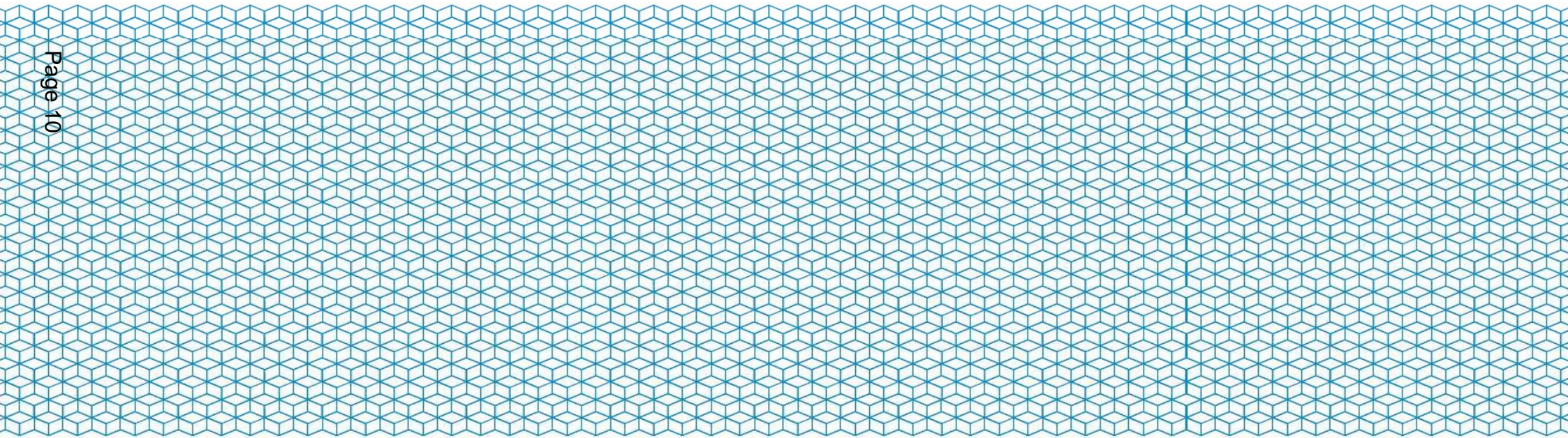


Ground Floor Access

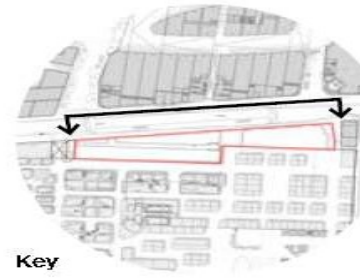
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Mixed use hotel proposals

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George Street Elevation



Materiality

Brickwork elevation

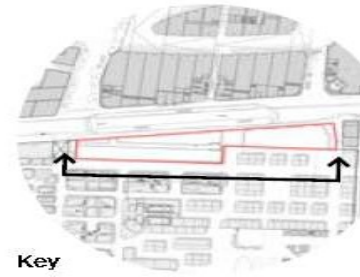
Textured brick detailing including;

- Recessed brick panels
- Linear brick corbelling
- Protruding brick header panels

Central glazed link block denoting market entrance

Zinc mansard roof finish

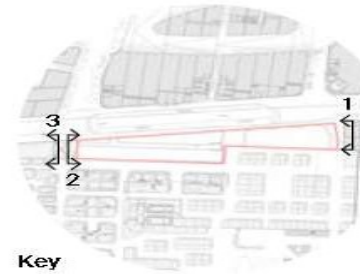
Butchers Row Elevation



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

Side Elevations



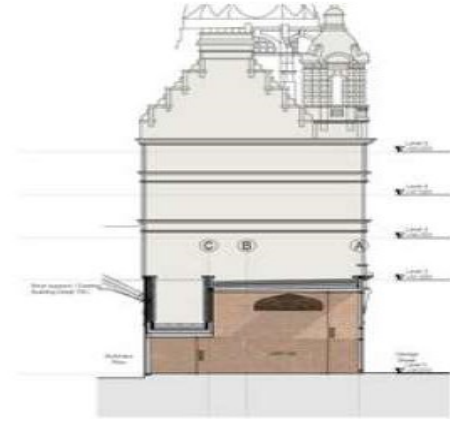
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01 - East Elevation Gable Wall



02 - Section through Leeming House connection - Looking East



03 - Section through Leeming House connection - Looking West



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

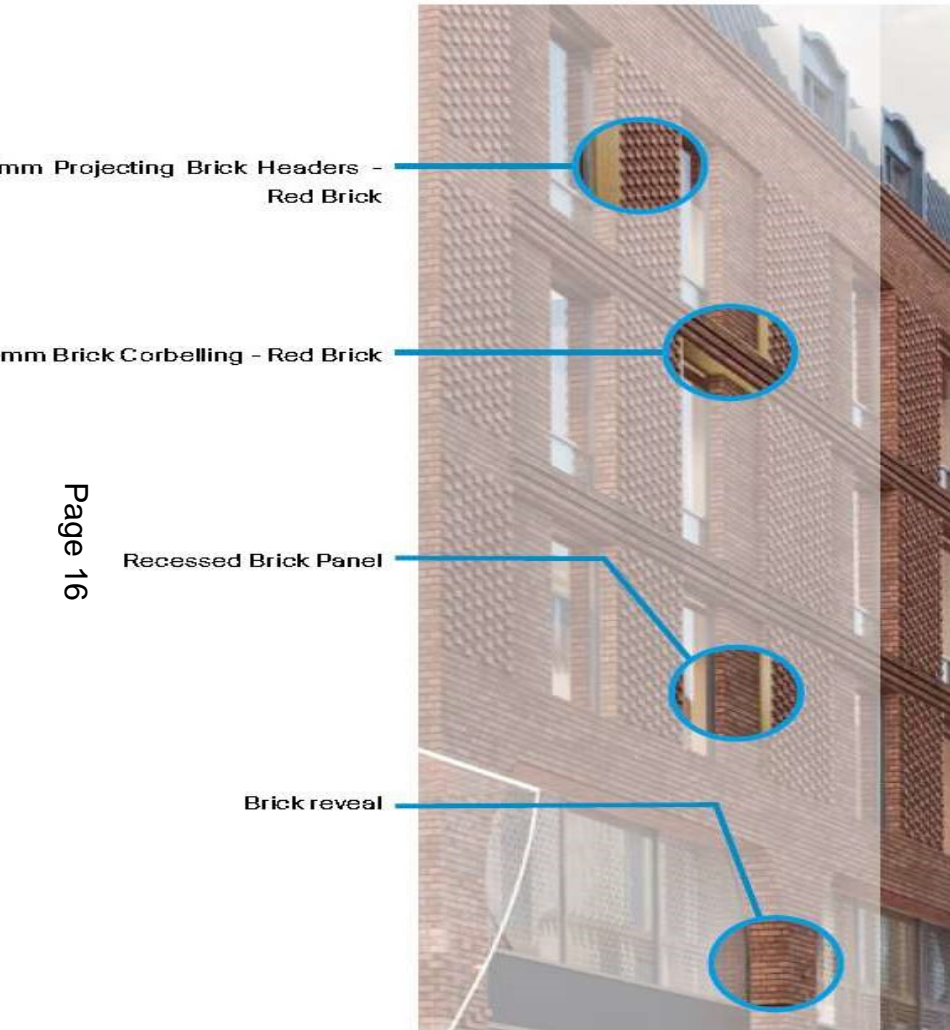
Clear and inviting entrance to market beyond



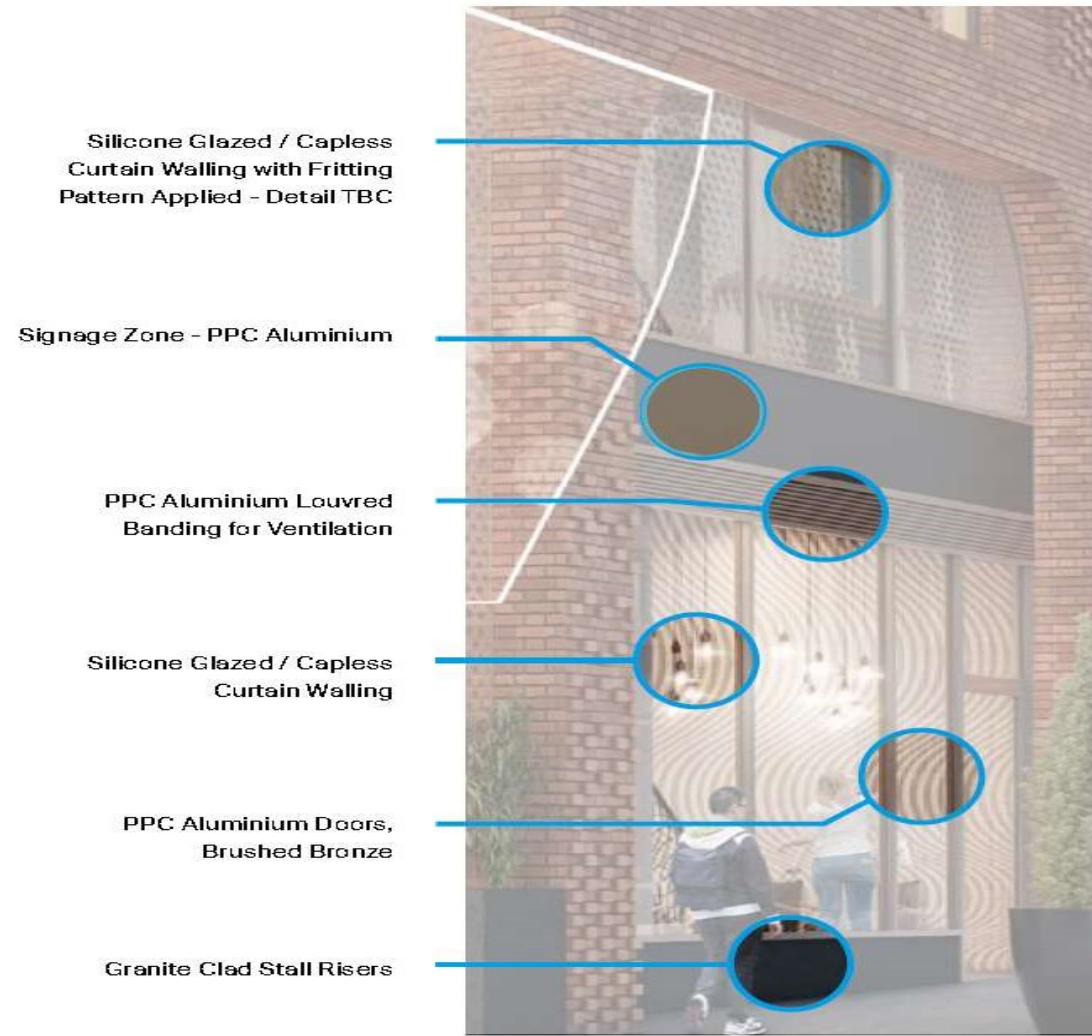
View East along George Street

Materials & Detailing

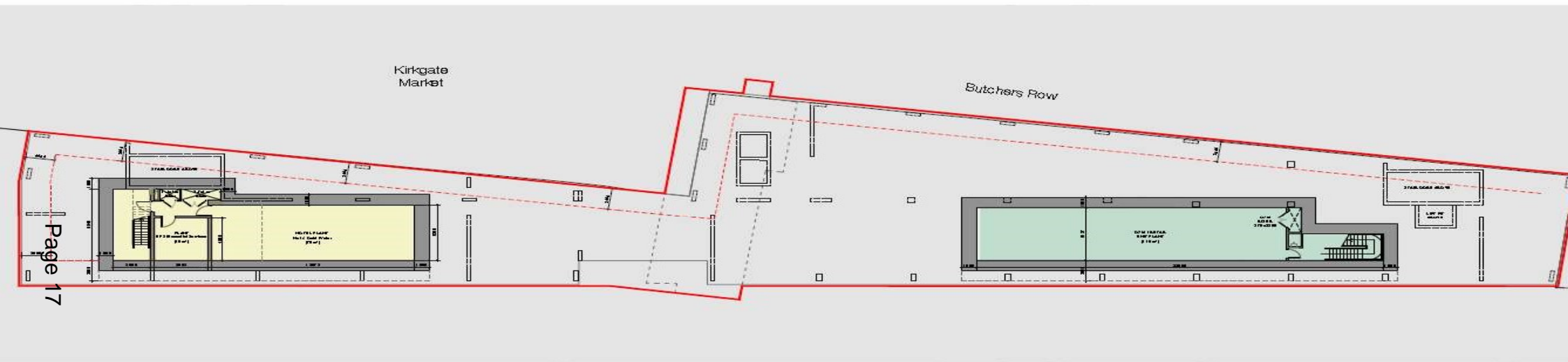
The proposed materials have been retained from the previous consented scheme.



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2 Basement Level Floor Plan



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Basement Level

New proposed basement level to avoid locating required plant on roof

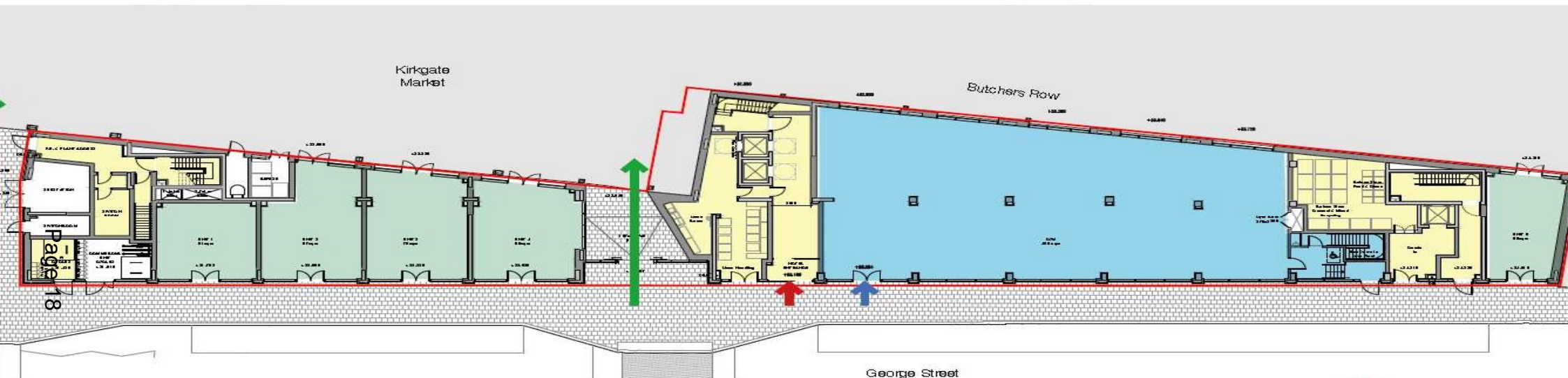
Basement areas located central to avoid impacting existing building foundations

-  Hotel Plant
-  Commercial Unit / Gym Plant

The proposed scheme includes the addition of basement



3 Ground Floor Plan



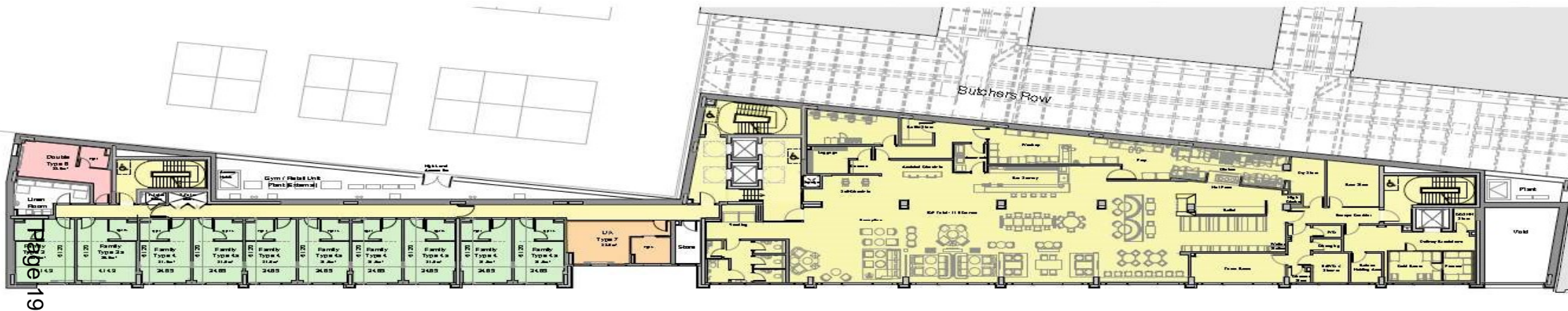
Ground Floor Level

- 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

- Hotel Entrance
- Market Entrances
- Gym Entrance
- Hotel Circulation
- Commercial Units
- Gym



2 First Floor Plan

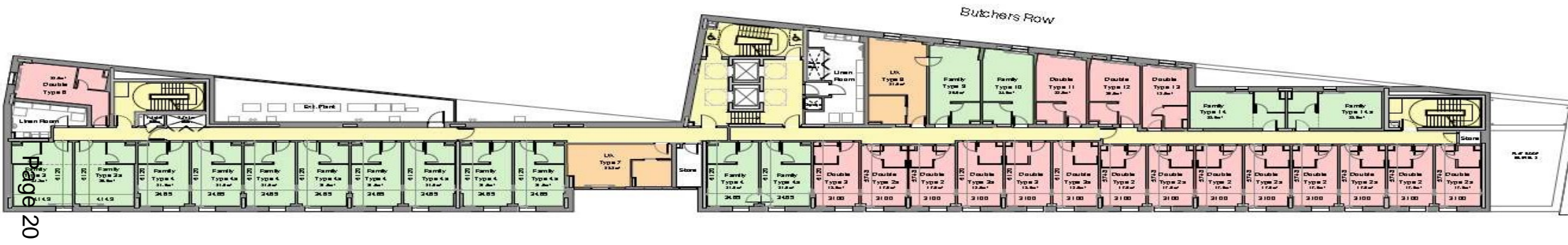


1st Floor Level

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

- Double Room
- Family Room
- Accessible Room
- Plant Room
- Hotel Reception / Food & beverage / Circulation

2 Second to fourth floor plan (Typical Floor)

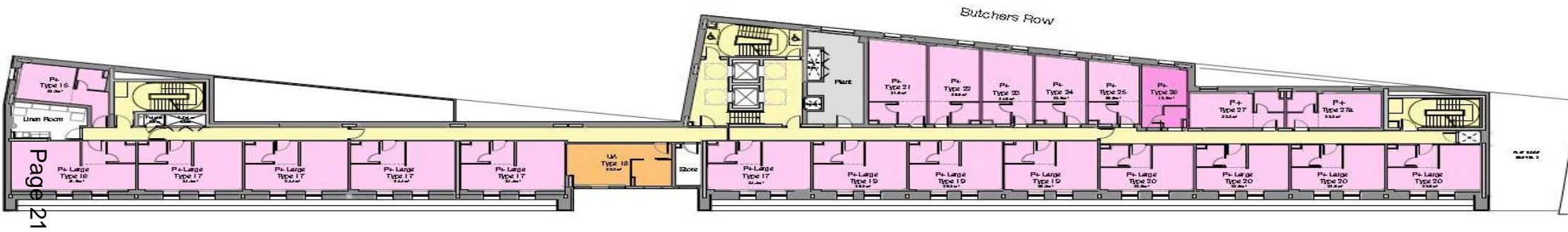


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Second to Fourth Floor Levels



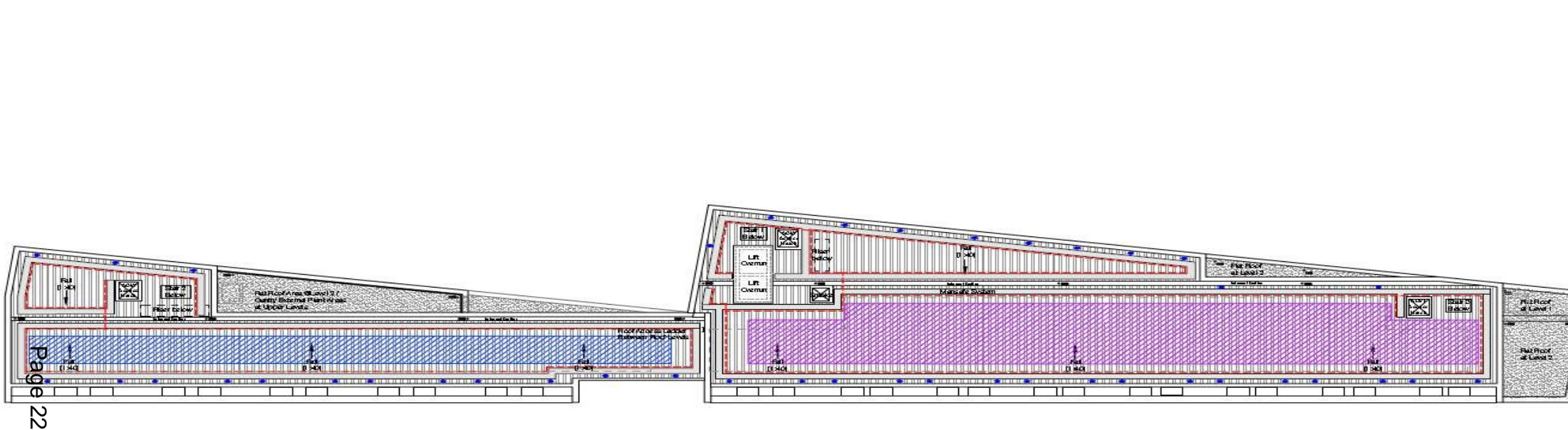
2 Fifth Floor Plan



h Floor Levels

George Street





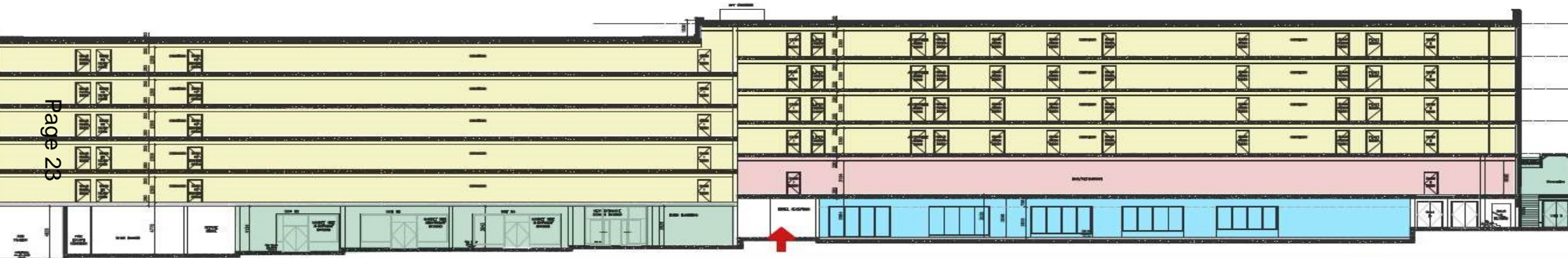
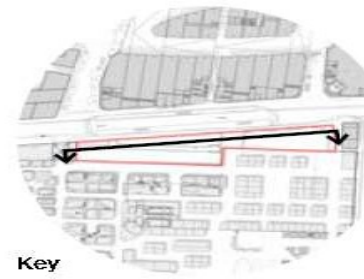
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Roof Plan

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.



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Section

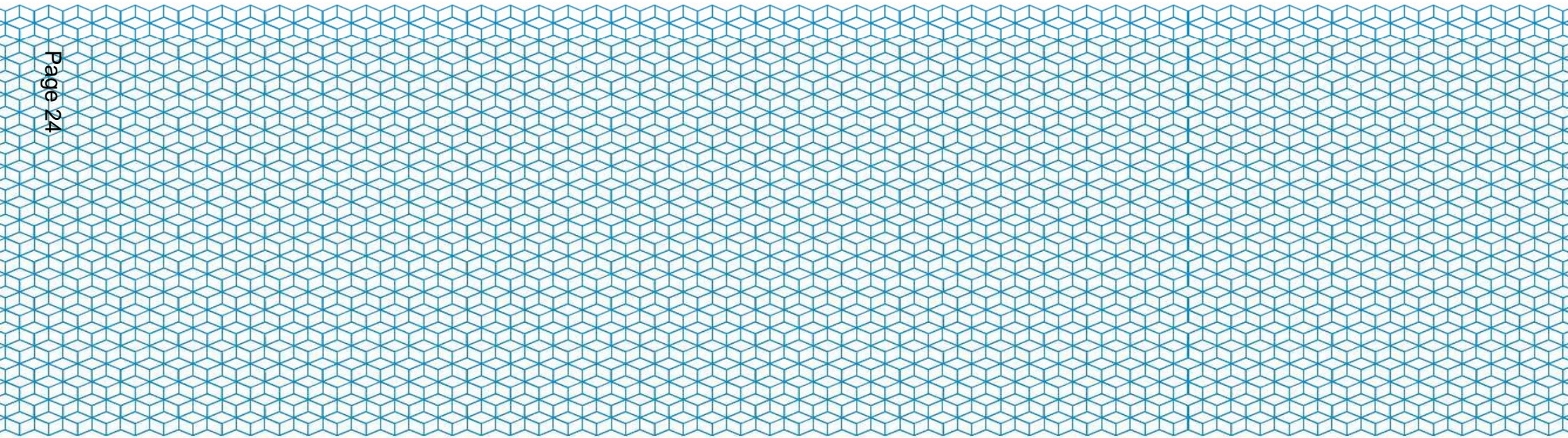
Floor-to-floor height amended at level 01 to accommodate hotel restaurant requirements

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)



George Street Elevation Amendments



Planning Approved Elevation

Proposed George Street elevation

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Amended Elevation

- 1 Window setting on right side amended to fit the updated hotel arrangement
- 2 3 windows added to right side of the elevation 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

South Elevation Amendments



Planning Approved Elevation

Approved Butchers Row elevation

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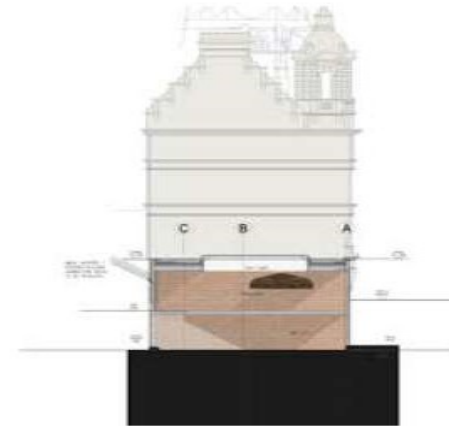
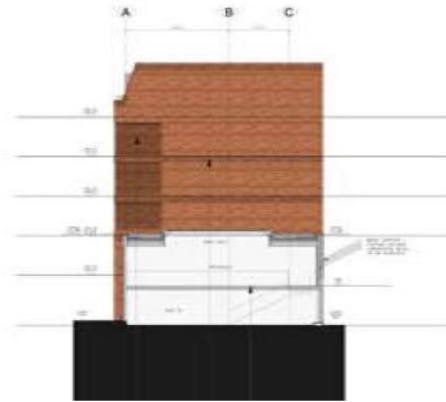


Amended Elevation

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

Proposed Butchers Row elevation

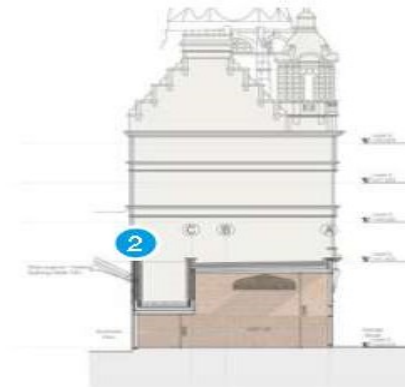
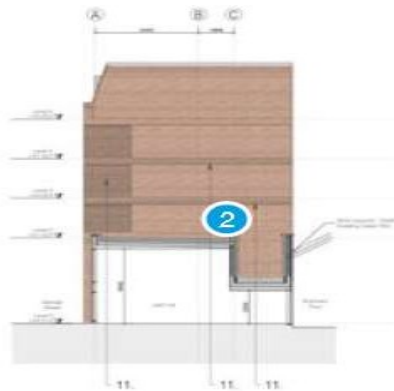
Side Elevation Amendments



Planning Approved Elevations

Proposed side elevations

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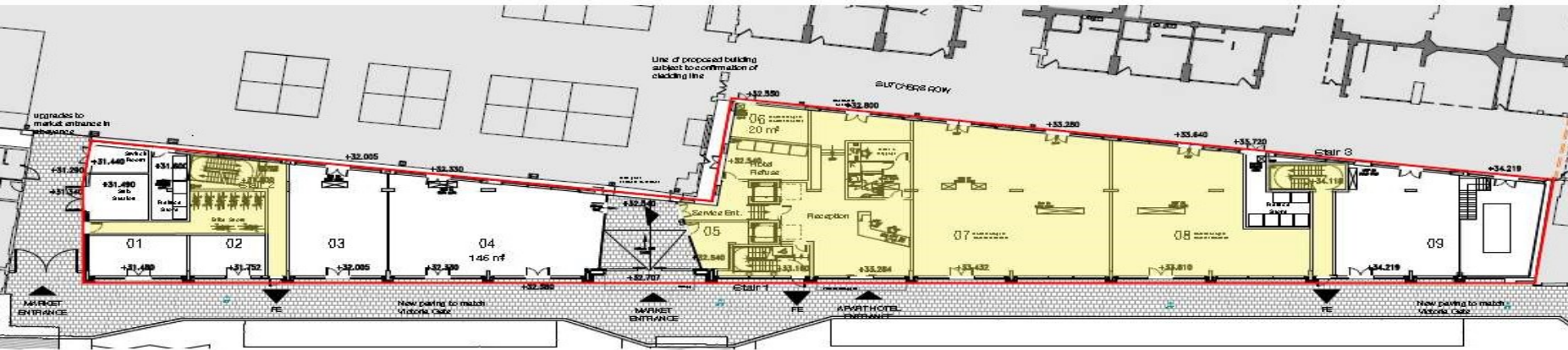
Amended Elevations

- 1 Windows relocated and omitted to accommodate updated hotel room arrangement.
- 2 Amendment to retain mezzanine to accommodate required plant.

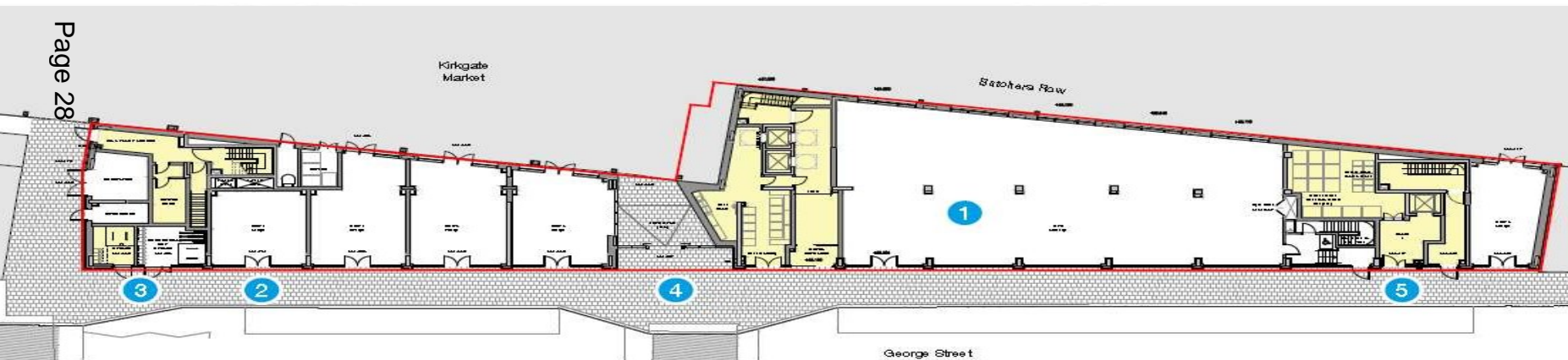
Proposed side elevations



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.





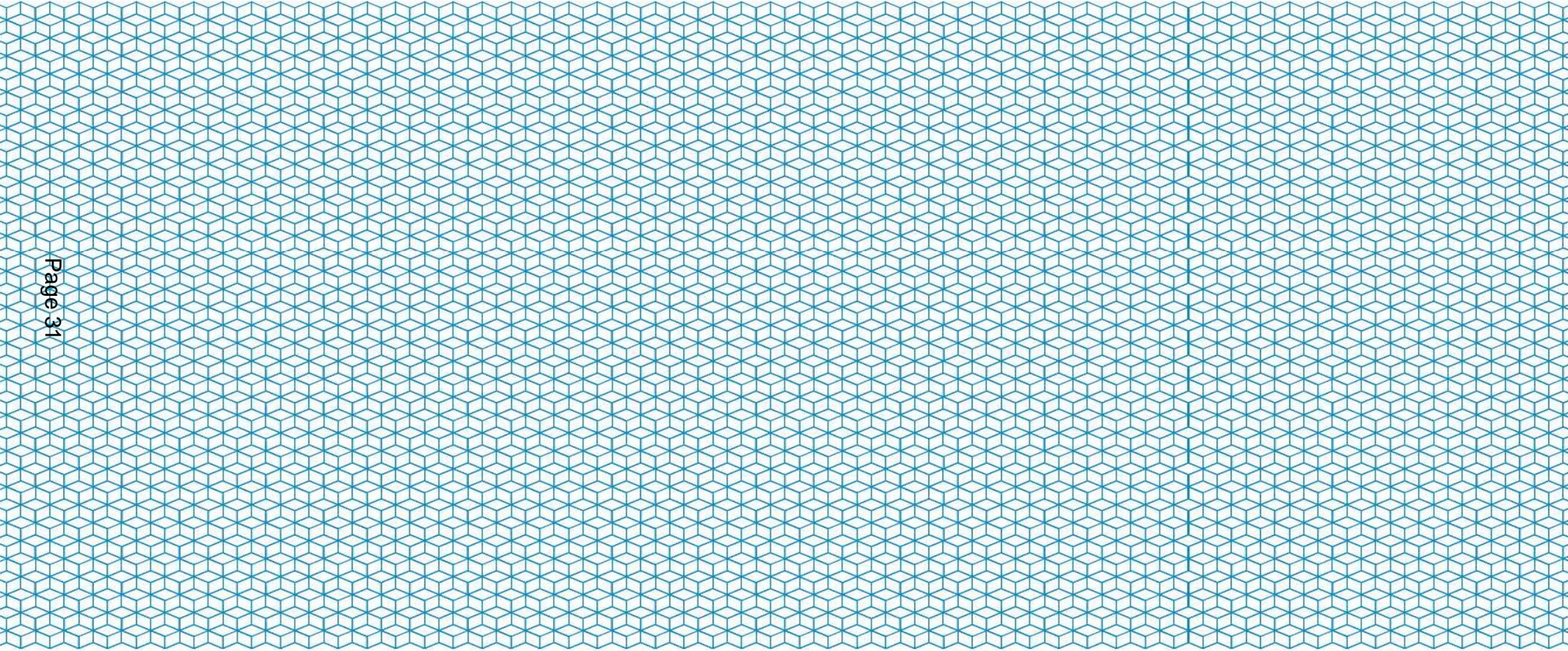
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THURSDAY 22ND JUNE

END OF PRESENTATION

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