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**PLANS PANEL (CITY CENTRE)**

Meeting to be held in on

Thursday, 16th February, 2012

at 2.30 pm

**PLEASE NOTE THE CHANGE TO THE START TIME**

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**MEMBERSHIP**

Councillors

B Selby (Chair)	M Hamilton	G Latty	A Blackburn
G Driver	C Campbell	A Castle	
S Hamilton			
J Jarosz			
J McKenna			
E Nash			

# A G E N D A

Item No	Ward	Item Not Open	Page No
1			<p><b>APPEALS AGAINST REFUSAL OF INSPECTION OF DOCUMENTS</b></p> <p>To consider any appeals in accordance with Procedure Rule 25 of the Access to Information Rules (in the event of an Appeal the press and public will be excluded)</p> <p>(*In accordance with Procedure Rule 25, written notice of an appeal must be received by the Head of Governance Services at least 24 hours before the meeting)</p>
2			<p><b>EXEMPT INFORMATION - POSSIBLE EXCLUSION OF THE PRESS AND PUBLIC</b></p> <p>1 To highlight reports or appendices which officers have identified as containing exempt information, and where officers consider that the public interest in maintaining the exemption outweighs the public interest in disclosing the information, for the reasons outlined in the report.</p> <p>2 To consider whether or not to accept the officers recommendation in respect of the above information.</p> <p>3 If so, to formally pass the following resolution:-</p> <p><b>RESOLVED</b> – That the press and public be excluded from the meeting during consideration of the following parts of the agenda designated as containing exempt information on the grounds that it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the press and public were present there would be disclosure to them of exempt information, as follows:-</p>

Item No	Ward	Item Not Open		Page No
3			<p><b>LATE ITEMS</b></p> <p>To identify items which have been admitted to the agenda by the Chair for consideration</p> <p>(The special circumstances shall be specified in the minutes)</p>	
4			<p><b>DECLARATIONS OF INTEREST</b></p> <p>To declare any personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct</p>	
5			<p><b>APOLOGIES FOR ABSENCE</b></p>	
6			<p><b>MINUTES</b></p> <p>To approve the minutes of the previous meeting held 22<sup>nd</sup> December 2011 as a correct record</p> <p>(Copy attached)</p>	3 - 12
7	Hyde Park and Woodhouse;		<p><b>APPLICATION 11/04825/FU - 20 - 28 HYDE TERRACE, LEEDS LS2 9LN</b></p> <p>To consider the report of the Chief Planning Officer on and application for the change of use, conversion and erection of 2 three storey extensions to form 27 student flats, associated cycle storage landscaping, demolition of prefabricated office extensions at 20-28 Hyde Terrace, Leeds LS2</p> <p>(Report attached)</p>	13 - 24
8			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>To note the date and time of the following meetings:</p> <ul style="list-style-type: none"> <li>• Thursday 8<sup>th</sup> March 2012 at 1.30 pm (Additional meeting)</li> <li>• Thursday 15<sup>th</sup> March 2012 at 1.30 pm</li> </ul>	

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To:  
Plans Panel City Centre Members  
and appropriate Ward Members

**Chief Executive's Department**  
Governance Services  
4<sup>th</sup> Floor West  
Civic Hall  
Leeds LS1 1UR

Contact: Helen Gray  
Tel: 0113 247 4355  
Fax: 0113 395 1599  
helen.gray@leeds.gov.uk  
Your reference:  
Our reference: ccpp/sitevisit/  
8<sup>th</sup> February 2012

Dear Councillor

**PLANS PANEL CITY CENTRE – THURSDAY 16<sup>th</sup> FEBRUARY 2012 at 2.30 pm**  
**(PLEASE NOTE THE CHANGE TO THE START TIME)**

Prior to the meeting on Thursday 16<sup>th</sup> February 2012 there will be site visits in respect of the following:

- 1.00 pm** Leeds University application for a student housing development and related public space improvements, Mount Preston Street
- 1.45 pm** Application 11/04825/FU – development of student flats, cycle storage and landscaping at 20-28 Hyde Terrace, Leeds 2.

Panel Members are requested to meet in the Civic Hall ante-chamber for 12.55 pm in readiness for a 1.00pm start.

Please could you let Daljit Singh know (24 78010) if you will be attending the site visits.

The formal Panel meeting will commence at 2.30 pm on this occasion

Yours sincerely

**Helen Gray**  
**Governance Services**

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## Plans Panel (City Centre)

Thursday, 22nd December, 2011

**PRESENT:** Councillor B Selby in the Chair

Councillors G Driver, J Jarosz, J McKenna,  
E Nash, M Hamilton, C Campbell, G Latty,  
A Castle, A Blackburn and C Macniven

### 44 **Declarations of Interest**

The following Members declared personal/prejudicial interests for the purpose of Section 81(3) of the Local Government Act 2000 and paragraphs 8 to 12 of the Members Code of Conduct:

Councillor A Castle declared a personal interest in Application 11/03655/FU - Change of use and extensions for restaurant, casino and serviced apartments at Merrion Way) and Application 11/04023/FU (office space and hotel on Whitehall Road) as a member of Leeds Civic Trust. The Civic Trust had commented on the proposals contained within the applications (minutes 47 and 48 refer)

### 45 **Apologies for Absence**

Apologies were received from Councillor S Hamilton and the Panel welcomed Councillor Macniven as her substitute

### 46 **Minutes**

**RESOLVED** – That the minutes of the last meeting held on 24<sup>th</sup> November 2011 be agreed as a correct record

### 47 **Application 11/03655/FU - Change of use of ground floor offices to A3 (Restaurant), extensions to form two A3 units, extension to Casino and construction of 102 Bedroom Serviced Apartments, Merrion Way, Brunswick Terrace and Tower House Street, Leeds**

Plans, architects drawings and photographs of the site were displayed at the meeting along with computer generated graphics showing the development in situ. Plans showing the footprint of the current buildings were displayed for comparison with the proposals. Members had visited the site prior to the meeting.

Officers outlined the proposals which included new active frontages to Brunswick Terrace, ground and first floor extensions to the casino, new shopfronts and recladding of the podium building, construction of a part 6 and part 10 storey serviced apartment building, a new entrance into Tower House and important public realm around the site which is pivotal to the regeneration of the area. The uses would help to reinforce the function of this part of the city centre as a major leisure and visitor centre. Key issues to consider were highlighted as being:

### Buildings

- The resurfacing of the terrace over the basement car park, together with extended public realm to the side (enabled by the infilling of the existing ramp) and rear (enabled by the removal of the surface car park) to improve pedestrian access and the appearance of the area.
- The delivery of a series of meaningful steps in building mass rising towards Tower House.
- The protection and framing of key views of the arena at ground and upper levels.
- The use of a calm monochromatic palette of materials responding to the form of the existing buildings whilst avoiding conflict with the detail of the arena building to the rear.
- The recladding of the base of Tower House to form a positive base to the building.
- The provision of a comprehensive lighting scheme around the development adding additional interest to the building and evening environment.

### Public realm

- Footways around the periphery of the site to be resurfaced with materials consistent with those to be used at the Merrion Centre and the arena.
- Concrete steps outside Tower House to be replaced with granite steps.
- Railings to the front of the podium to be replaced with a clear balustrade to present a more open vista.
- New planting and seating proposals on the terrace and two trees to the front of Tower House as an extension to existing trees to the front of the terrace.

Computer generated graphics showing the development in the street scene were displayed, including night time views showing the lighting scheme which incorporated a crown of uplighters to Tower House and horizontal strip lighting to the podium elevations.

The Panel noted that any development proposals were constrained by the podium building - which would not support any vertical extensions and was leased until 2037. Members commented that any development here should be of the highest quality and discussed the following matters:

- the apart/hotel was intended for stays of up to 90 days
- the single width extension provided rooms facing Brunswick Terrace connected by a single corridor which faced onto Merrion Way
- queried whether there was a need for the apart/hotel element
- Some Members voiced concern that the apart/hotel extension obscured the view of the Arena from the south and expressed the opinion that the iconic design of the Arena should retain views around it.
- The need to reconsider the current siting of the disabled parking bays on Brunswick Terrace as this would be a busy pedestrian route. Officers reported that provision of the disabled parking bays was outside the remit of this developer, however discussions had begun with the Arena developer on their possible removal
- Members had regard to the width and future use of Brunswick Terrace once the proposed tall buildings were developed and queried whether a wind assessment had been undertaken. Officers reported the results of a survey



had found a neutral /slightly positive impact and a proposed condition required measures to mitigate any adverse impact.

(Councillor Jarosz withdrew from the meeting for a short time at this point)

Members generally welcomed the principle of the redevelopment and proposed use of the site but remained concerned about its impact on views of the Arena and commented that although the redevelopment would improve Brunswick Terrace and the existing buildings, the design was uninspiring and presented a missed opportunity.

Officers referred to the Unitary Development Plan which earmarked this site where development of this type and scale was encouraged and to previous Panel discussions on the Arena development when Members had supported the suggestion that the Arena would be set in a landscape of tall buildings. Officers concluded that the Arena would remain a focal point, with only the oblique view of the southern Arena elevation partially obscured by the proposals before Panel. Officers outlined the discussions held between the developer and the Design Team to achieve these proposals.

Some Members were concerned over the design of the narrow apart/hotel extension and commented that too much was being proposed for the site. Members considered whether the apart/hotel could be moved eastwards to reveal more of the Arena. The Panel noted a comment that the treatment of the Merrion Way end elevation of the apart/hotel presented an attractive frame and whether a similar treatment would benefit the other elevations of the apart/hotel. Members also noted a comment that a taller build adjacent to Tower House could be acceptable if the apart/hotel extension was lower or moved back.

The Panel noted the officer recommendation to defer and delegate approval to the Chief Planning Officer, however were not minded to do so  
**RESOLVED** – To defer determination of the application for one cycle to allow time for further discussion with the developers on the issues raised by Panel, namely the scale, position and design of the apart/hotel element to the rear of the podium.

**48 Application 11/04023/FU - Part 6 and Part 10 storey mixed use development comprising office space (Class B1) and 130 bed Hotel (Class C1) with basement car parking, Whitehall Road, Leeds LS1**

The Panel considered the report of the Chief Planning Officer on a significant major application containing proposals for a part 6 and 10 storey mixed use development at Whitehall Road, Leeds LS1. The Panel had visited the site prior to the meeting. Site plans, aerial photographs, architects' drawings and slides of the Whitehall Road masterplan – which included this development plot - were displayed at the meeting. 1:20 detailed drawings showing the window apertures and elevational treatment and slides showing the development in the streetscene were also displayed. A palette of the proposed materials was presented for reference.

Officers outlined the planning history of the site and highlighted key features as:

- Site access off Whitehall Road, the hotel from the eastern entrance and office space from western entrance. The hotel reception will incorporate a real-time bus display
- 38 parking spaces provided in the basement car park split between 8 Hotel and 30 office spaces, with car Club and disabled parking bays at ground level to the rear of the building
- Floors 1 – 4 incorporate office accommodation with elevations of light coloured ceramic cladding
- Floors 5 – 9 incorporate hotel accommodation with darker coloured ceramic cladding panels and zinc cladding
- The ground floor to be raised above the floodplain and include glazed curtain walls, with planters and glazed balustrades to the elevated walkway
- Elevations to be treated with ceramic cladding panels

Members commented on the following:

- The route, length and usefulness of the proposed cycle way. Officers clarified the proposed treatment to the carriageway of Whitehall Road as each development within the Whitehall Road masterplan came forward
- The surface treatment and landscaping scheme which some Members felt was too harsh and advocated inclusion of more trees. It was noted that this site was within an urban landscape with limited space for green planting, although located near to the riverside walkway. Officers noted the comment that Whitehall Road would have a high volume of pedestrian footfall and this could be the opportunity to create a tree lined boulevard into the heart of the city. It was noted that development on the other side of the road did incorporate trees along the site boundaries and if this development could be set back in the plot, trees could be incorporated. Officers responded that the masterplan indicated the building line of the plots should follow the line established by the already developed Novotel Hotel near the station, however as each building plot came on line and the highway was realigned, this comment could be considered further.
- Location of the office plant equipment in relation to the hotel accommodation.
- Design of the scheme and the need for the developer to have regard to the design of this development when other plots in the masterplan come forward
- Whether the Environment Agency was satisfied with the proposals for the ground floor level and what measures incorporated to secure the basement level in the event of flood
- The robustness of the Travel Plan. Officers responded that the TP targets had been set having regard to the city centre snapshot of commuter travel which showed 27% using cars, this development therefore had a target of 27% and once that was met, the developers were required to reduce car travel to 20%. Targets had also been set to ensure that employee travel surveys were returned and a TP Steering Group would be established to monitor the targets and manage a fund of £2k per year to implement measures to support the TP
- It was noted that a S106 could encourage but could not insist that a developer employ local people. Members acknowledged that this would depend on the

skills required by the schemes, however they considered whether it would be appropriate to set a target for local young apprentices. Officers responded that further discussions on this suggestion would have to be taken up with LCC Jobs&Skills. The comment that this site was well served by public transport reaching the Middleton, Holbeck and Beeston areas of the city was also noted as information to pass to Jobs & Skills

(Councillor Jarsoz withdrew from the meeting for a short time at this point)

- Impact of implementation of the Whitehall Road masterplan on city centre parking, Members noted that some undeveloped plots were used for car parking in the interim, and as each plot came forward for development, those spaces would be lost. Members commented that a management plan should be devised to ensure car parking is retained on Whitehall Road. The local ward Councillor highlighted the fact that local residents experienced problems with on street parking already near their homes and sought clarification on what off-peak parking measures could be implemented in the locality. It was agreed that this information should be supplied directly, but was not within the remit of this development

**RESOLVED** – To defer and delegate approval of the application to the Chief Planning Officer, subject to consideration of the Panel’s comments where appropriate and subject to the specified conditions (and any others which he might consider appropriate), and following the completion of a Section 106 Agreement to cover the following matters:

- Contribution to public transport improvements in accordance with SPD5 prior to first occupation £97 496
- Car club space and trial provision prior to first occupation £2500
- Public access around the site
- Travel plan implementation and monitoring fee prior to first occupation £4750
- Employment and training opportunities for local people.
- Management fee payable within one month of commencement of development £1500

In the circumstances where the Section 106 Agreement has not been completed within 3 months of the resolution to grant planning permission the final determination of the application shall be delegated to the Chief Planning Officer.

**49 Pre-Application Presentation - PRE APP 11/ 00276 - Proposed Hotel development at D Car Park, Portland Crescent, Cookridge Street and Woodhouse Lane, Leeds**

The Panel received a presentation on pre-application proposals for the development of a hotel on the former council owned D Car Park which is bounded by Portland Crescent, Cookridge Street and Woodhouse Lane. Members were familiar with the site which was opposite the Civic Hall and were aware of a previous application for a hotel development on the same site. This presentation would afford them the opportunity to comment on and ask questions on the proposals prior to a formal application being submitted. It was noted that no formal decision would be made at this meeting.

The Panel welcomed Mr J Suckley on behalf of the developer who outlined the design changes proposed to meet the requirements of the hotel operator now secured by the developer. Plans, architects drawings and aerial photographs of the site were displayed at the meeting. Slides showing computer generated graphics of the scheme approved in 2009 were shown for comparison with the 2011 scheme and photo montages showing both proposals in situ were displayed which provided views to and across the development from several vantage points.

Mr Suckley outlined the main changes to the scheme and reported that a full application would be submitted in January 2012 with commencement of works on site anticipated in May 2012. Members picked out the following key elements for particular attention to discuss with Mr Suckley:

- relocation of the Hotel entrance and impact on the siting of the taxi pick up/drop off point.
- impact of the glazing to the 13<sup>th</sup> floor and the lift shaft to add relief to the elevations. Members expressed concern over the loss of windows to the south elevation which overlooked Millennium Square as the design of this façade had been the focus of much discussion in 2009.
- design of the Woodhouse Lane elevation
- one Member suggested that glazing to all the elevations would be welcome as this would present an elegant façade which would reflect the historic buildings in the vicinity and echo the design of the Rose Bowl
- impact on the setting of the Civic Hall and views of the Civic Hall from the east
- the inclusion of the bar at the 13<sup>th</sup> floor was specific to the hotel operators business model

(Councillor Hamilton left the meeting at this point)

Officers reported that the site plan included in the officer report was incorrect as required amendment to delete the Academy and bar buildings from within the red line development boundary

Members remained supportive of the principle of a hotel development on this site and had no concerns over the increase in height or the inclusion of a bar but expressed reservations over the deletion of the windows to the southern elevation which they suggested now presented a blank façade to Millennium Square

To sum up, the Panel would wish to see the following matters addressed:

- detail on the relocation of the hotel entrance and impact on the drop off/pick up point
  - concerns regarding the southern elevation and loss of fenestration
- RESOLVED** – To thank Mr Suckley for his presentation and to note the contents of the presentation and the comments of the Panel

(Councillor Jarosz left the meeting at this point)

**50 Pre-Application Presentation - PRE APP 11/ 00899 - Proposals for Residential use at the former Yorkshire Chemicals site, Black Bull Street, Leeds**

The Panel received a presentation on pre-application proposals for residential use at the former Yorkshire Chemicals site, Black Bull Street, Leeds. Members had visited the site prior to the meeting and this presentation would afford them the opportunity to comment on and ask questions on the proposals prior to a formal application being submitted. It was noted that no formal decision would be made at this meeting. Plans and photographs of the site were displayed at the meeting along with architects drawings of the proposals.

The Panel welcomed Mr R Maxwell and Ms H Smith to the meeting to present the pre-application proposals. They reported that an illustrative masterplan for the development was being established having regard to LCC policies and guidance and the commercial/industrial and residential uses around the site. Aerial photographs were displayed along with slides showing the South Bank Plan. The following key issues were highlighted for consideration:

- The site was split by Black Bull Street and two pedestrian crossing points would be installed to link the two sites with some landscaping incorporated to the roadside
  - 3 parts of the site were identified as suitable for taller buildings of 3 to 7 storeys, fronting Hunslet Road and at the end of Cudbear Street
  - Each site would include a central communal space
  - Hard and soft landscaping to be maintained, incorporating plants and shrubs which would thrive in this formerly industrial location, the reserved matters stage would require a landscape architect
  - The residential homes were a modern interpretation of a Georgian theme with proposed mews style integral garaging and parking
- Western site
- Parking courts located to the rear of residences and shared car parking for the apartments. The use of the parking spaces would be monitored
  - House elevations faced Black Bull Street
  - Some homes with gardens, some utilise terrace gardens over car ports and some homes with flat roofs to accommodate communal space
- Eastern site
- the central community space would be part gated for use by residents
  - north eastern corner would be left as open greenspace to accommodate NGT route

The Panel commented on the following issues:

- concern that streets could be dominated at ground level by garages, entrance doors and blank frontages. This aspect was not supported at the Yarn Street development.
- lack of open space large enough for outdoor play for children
- the principle of family home development was welcomed but there was concern over the provision of amenities – such as schools, healthcare

- concern that this would be a remote development and further consideration should be given to the dynamics of the future community and how it will relate to the city centre, amenities and support networks necessary for family life
- the view that every household should have its own car park space
- the view that every home should have its own garden space which would encourage maintenance, rather than use of a communal space which could become unused and uncared for in time
- the view that the layout of the scheme and house design was regimental
- welcomed the inclusion of pedestrian links between the sites and provision of crossings to Black Bull Street, noting that these would provide traffic calming, but commented that traffic stop/starting also brought problems of noise and engine fumes and there was concern over the impact these issues would have on those homes proposed to face onto Black Bull Street
- the proximity of the homes facing Black Bull Street to the highway and the perceived narrowness of the pavement

Members noted the response that the development of family homes opened a wider debate on education, healthcare and families in a city centre setting and noted the following responses:

- the balance of consideration of public space and private space in an urban setting when considering provision of playspace
- the regimented design would benefit dual aspect houses, which incorporated larger windows at the higher levels to allow more natural light into living spaces.
- the east/west orientation would afford the homes natural light all day
- the detailing would have a positive impact on the perceived regimental approach to the house design, bearing in mind that these were indicative illustrations presented to show what could be achieved on the site
- confirmed every home had its own designated car parking space with additional car parking spaces delineated for visitor parking throughout the site
- the comment about management of shared spaces was noted and a management plan would be devised
- the eastern site had sufficient space to pull homes facing Black Bull Street back from the highway, but there was insufficient space on the western site to do so. Further consideration of how to fit the requirements for communal space, car parking, homes and acceptable pavement width would be needed
- a ground floor community facility could be incorporated into the proposed commercial element on the eastern site, adjacent to the car dealership

(Councillors M Hamilton and G Latty left the meeting at this point)

To conclude, Members also highlighted those issues they would require further details on as being:

- Provision of education and the impact of the possible numbers of children in this site on local schools. Members were requested general information on the numbers of children in an area that would trigger the requirement for a new school development
- The design of the pedestrian links, some of which appeared as “cut throughs/ginnels” and their treatment to ensure pedestrian safety

- The design, safety and suitability of roof gardens for families with children
- The level of affordable housing
- The possibility for local employment and skills in the development of the site
- Consideration of future status of Black Bull Street since the opening of the new link road and whether some traffic could be diverted away from the site.

**RESOLVED** - To thank Mr Maxwell and Ms Smith for their presentation and that the contents of the proposals and the comments made by Panel be noted

**51 Date and time of next meeting**

**RESOLVED** – To note the date and time of the next meeting as Thursday 19<sup>th</sup> January 2012 at 1.30 pm

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Originator: Andrew Windress

Tel: 3951247

**Report of the Chief Planning Officer**

***PLANS PANEL CITY CENTRE***

**Date: 16<sup>th</sup> February 2012**

**Subject: APPLICATION 11/04825/FU: CHANGE OF USE, CONVERSION AND ERECTION OF 2 THREE STOREY EXTENSIONS TO FORM 27 STUDENT FLATS, ASSOCIATED CYCLE STORAGE, LANDSCAPING, DEMOLITION OF PREFABRICATED OFFICE EXTENSIONS AT 20-28 HYDE TERRACE, LEEDS, LS2 9LN.**

<b>APPLICANT</b>	<b>DATE VALID</b>	<b>TARGET DATE</b>
Cave Developments Ltd	23/11/11	22/2/12

**Electoral Wards Affected:**

**Hyde Park and Woodhouse**

Yes Ward Members consulted

**Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: GRANT PERMISSION subject to the specified conditions (and any others which might be considered appropriate)**

Conditions

1. Standard time limit.
2. List of plans to be approved.
3. Standard contaminated land conditions x2.
4. Materials to be agreed.
5. 1:20 scale drawings of typical junctions.
6. Details of all excrescences.
7. Full details of the repair/rebuilding work to the existing building including the retention and reuse of fireplaces and other original features.
8. Details of sustainability measures to be agreed to include attainment of Code for Sustainable Homes Level 3.
9. Submission details of hard and soft landscaping, design of lift, works to boundary wall and introduction of railings.
10. Preservation and protection of existing retained trees.
11. Replacement of any failed trees in first five years.

12. Details of contractors' compound, storage of materials and methods to keep the highway clear of mud.
13. Full details of drainage.
14. Full details of sound insulation measures.
15. Obscure glazing to side bathroom and kitchen windows in south east elevation.
16. Provision of a TRO adjacent to the site.
17. Implementation of Travel Plan.
18. Condition restricting occupation by full time students.

### **Reasons for approval:**

In granting permission for this development the City Council has taken into account all material planning considerations including those arising from the comments of any statutory and other consultees, public representations about the application and Government Guidance and Policy as detailed in the Planning Policy Guidance Notes and Statements, and (as specified below) the content and policies within Supplementary Planning Guidance (SPG), the Regional Spatial Strategy 2008 (RSS) and The Development Plan, the Leeds Unitary Development Plan Review 2006 (UDPR).

GP5, GP11, GP12, BC7, BD2, BD5, BD6, T2, T5, T6, T24, H4, A4, SA8, SA9, SP8, N12, N13, N19, N25, N26, LD1.

On balance, the City Council considers the development would not give rise to any unacceptable consequences for the environment, community or other public interests of acknowledged importance.

## **1.0 INTRODUCTION:**

- 1.1 Members will recall undertaking a site visit and receiving a pre-application presentation regarding the redevelopment of 20-28 Hyde Terrace in October 2011. The Panel accepted the principle of development and the basic form, scale and detailing of the extensions and alterations to the original Victorian terrace. Some Members stated the proposal may exacerbate parking problems in the area. Further negotiations have taken place with the developer regarding the comments raised by Members and the scheme is now recommended for approval.

## **2.0 PROPOSAL:**

- 2.1 It is proposed to refurbish the existing Victorian terrace, demolish the prefabricated modular extensions and erect two new extensions to create 27 student flats. A central landscaped courtyard is created to the rear and servicing takes place on the adjacent cobbled street, a private road. Secure cycle storage is provided for all flats in the basement of the existing terrace.
- 2.2 A total of 97 bedrooms are provided, there are 9 two bed, 3 three bed, 7 four bed, 6 five bed and 2 six bed flats.
- 2.3 The existing terrace requires some internal reorganisation to create the desired accommodation. Additional accommodation is provided in the roof space therefore new roof lights are added to both the front and rear elevations. Three new dormer windows are added to the front roof slope that are designed to reflect the existing traditional pitched roof dormers. Two of these new dormers replace existing unsympathetic flat roof dormers and the other replaces an existing roof light. An existing flat roof dormer to the rear is removed and replaced with roof lights. A basement window to number 20 is lowered to create a new doorway into the

proposed basement flat. The render to the south east elevation is to be removed to expose the original brickwork; new windows are inserted into this elevation. Existing flues and other unsympathetic excrescences will be removed and the building façade generally refurbished. The front boundary wall will receive new railings.

- 2.4 All existing prefabricated extension at the rear are demolished and two new red brick, slate roof, three/four storey wings are erected along the southeast and northwest boundaries. All windows will be in timber painted white. Both extensions appear subservient to the existing terrace.
- 2.5 The extension along the northwest boundary appears as a three storey extension from the adjacent cobbled street but due to a change in levels across the site has four levels of accommodation. This extension has a traditional design to the external elevation incorporating pitched roof dormers, contrasting brick string courses and traditional vertical proportions to the windows. The elevation facing into the site has a more contemporary appearance with simple flat roof dormers and larger areas of glazing. However, the string course and verticality to the windows is continued.
- 2.6 The new extension along the south east boundary sits just inside the boundary wall. A traditional pitched roof dormer is added to the external elevation and a contrasting string course extends across all elevations. A vertical emphasis is repeated to the new windows. To link to the existing, a contemporary design flat roof link is proposed that is clad in copper. A copper clad feature wall is added to the external elevation of the extension that prevents overlooking of the adjacent Covance site.
- 2.7 The courtyard created by the existing terrace, two extensions and rear boundary wall will be part grass part stone paving, contain five new trees and other planting and provide three separate bin stores. Access into the courtyard is controlled by a security gate onto the cobbled street to the north west. A lift ensures wheelchair access from the courtyard to street level and allows the bins to be wheeled out to the street.
- 2.8 A section 106 agreement is not necessary as the proposal does not exceed the threshold for requiring a Public Transport Contribution and affordable housing is not sought for student accommodation.
- 2.9 The application is supported by the following documents:
- Planning and Design and Access Statement.
  - Statement of Community Involvement.
  - Travel Plan Statement.
  - Potential Contamination Statement.

### **3.0 SITE AND SURROUNDINGS:**

- 3.1 20-28 Hyde Terrace is a terrace of five large Victorian properties that have been extended to the rear by unsympathetic flat roof prefabricated modular buildings. The original red brick terrace buildings have steeply sloping slate roofs, large gable features, bay windows, a mix of traditional and more contemporary flat roof dormer windows and small front gardens. Most of the land within the site to the rear of the original terrace has been taken up by the unsightly extensions. Until recently, the site provided University office and laboratory accommodation. The site is currently up for sale.

3.2 The site is located within the City Centre boundary and the Woodhouse – Clarendon Road Conservation Area. The short terrace to the northwest, numbers 30-34 Hyde Terrace, are grade II listed buildings. There are also a number of other listed buildings in the vicinity of the site including Springfield House to the northeast (part of the Covance medical testing facility) plus Clarendon House and Hanover House to the south. The site is outside the Area of Housing Mix.

3.3 The Faversham public house is to the immediate rear/northeast of the site, the Covance medical testing facility is to the east with the LGI and University beyond that. There is also a mix of commercial and residential properties surrounding the site.

#### 4.0 RELEVANT PLANNING HISTORY:

4.1 None.

#### 5.0 HISTORY OF NEGOTIATIONS:

5.1 Officers visited the site with the developer, agent and architect in September to examine the existing and proposed development. Officers supported the principle of the development of the site and provided comment on the scale, form and detailing of the new build element and alterations to the Victorian Terrace. Further proposals were received and officers agreed the scheme should be presented to Members for further comment.

5.2 On 27th October 2011 Members visited the site and received a pre-application presentation from the planning agent. Members generally supported the principle for the re-use of the building for student accommodation as Members felt this site was close to the university which should lead to a reduction in the need for cars. Members commented that redevelopment of the building for general market flats would create greater pressure on car parking in local streets but also acknowledged that some residents would feel the area was already saturated with student accommodation. Members also appeared generally happy with the sympathetic approach to the design of the new build wings and accepted the proposed treatment of the dormer windows. The Panel requested more detail on the proposals to ensure a car free scheme. Comments in detail included the following, a brief response to each point is provided in italics with further comment in the appraisal section below.

#### 5.3 Main Building

- Welcomed the sympathetic approach but were keen to ensure the retention of internal original fixtures such as fireplaces and staircases. *Response: All main staircases are retained and whereas some existing partitions are removed the general internal layout is protected. A condition will be added to ensure all original fireplaces and other features will be retained or reused within the building.*
- Suggested the rear flat roof dormer should also be removed. *Response: This has been removed.*
- Due to the depth of the main building, care should be taken to ensure that the basement accommodation in particular provided sufficient light. *Response: Section drawings have been provided and the amenity is considered acceptable, drawings will be presented to Panel.*
- Noted the front elevation depicted 5 separate house entrances and whether this feature would be retained. *Response: The five entrances are being retained.*

- Suggested the render to the gable end should be removed. Response: *The render is to be removed to leave a brick gable.*
- Commented on the stained glass window and whether its retention would be beneficial to the main building. Response: *The stained glass window is proposed to be retained.*
- The removal of the prefabricated extensions could reveal new features to the stonework on the rear elevation.
- The mullioned window to the rear should be examined and retained. Response: *This feature is proposed to be retained.*
- The chimneys should be retained as these were a feature in the locality. Response: *Existing chimneys are to be retained.*
- Suggested that the white render/timber to the eaves of the front elevation should be reviewed as part of the proposals. Response: *A full repair and restoration of the original building is proposed and will be conditioned.*

#### 5.4 New build

- Noted that elements of the main building were reflected in the drawings for the wings but required further detail on the design and dimensions of the new wings, the cluster flats. Response: *Further detail has been provided and will be presented to Members.*
- Required detail of the relationship of the wings with the main building. Response: *Further detail has been provided and will be presented to Members.*

#### 5.5 Car Parking

- Noted that no car parking is proposed and commented that there was a lot of on-street parking generated by students in the immediate locality. Response: *No parking is proposed, this issue is explored in further detail in the appraisal section below.*

### 6.0 **PUBLIC/LOCAL RESPONSE:**

6.1 An advert was placed in the Leeds Weekly News on 15/12/11 and site notices were posted on 2/12/11.

6.2 Leeds Civic Trust support the scheme and feel that the additional fenestrations to all sides of the main building are in keeping with its character. The Trust also welcome the demolition of the poor quality rear extension and believe the new addition is modern yet sympathetic to the original building. They also state the rejuvenation of this building will have a positive effect on the streetscape and thus the local area.

### 7.0 **CONSULTATIONS RESPONSES:**

7.1 **Statutory:** None.

7.2 **Non-statutory:**

7.3 Access: The introduction of the access lift permits access to the courtyard area therefore no objection.

7.4 Contaminated Land Team: No objection subject to standard conditions.

7.5 Highways: It is acceptable to have no on site parking subject to the introduction of a TRO on the adjacent street to prevent parking but permit loading and servicing. A brief servicing statement should be appended to the Travel Plan to outline a

commitment to avoid disruption on the local highway. *Response: The details regarding the TRO and servicing are still being finalised, an update will be provided at the Panel.*

- 7.6 Mains Drainage: The proposal will remove a large area of impermeable surface and introduce a lawn/permeable surface. No objection subject to a condition requiring details of surface water drainage.
- 7.7 Neighbourhoods and Housing: No objections subject to conditions.
- 7.8 West Yorkshire Police Architectural Liaison Officer: The rear yard should have a gated access and Secured by Design principles should be adopted to both existing and proposed buildings. *Response: A security gate has been added to control entry into the rear courtyard and new buildings. A direction will be added highlighting the benefits of meeting Secured by Design standards.*
- 7.9 Yorkshire Water: No objection subject to conditions regarding surface water and requiring a reduction in discharge into the public sewer and the potential use of Sustainable Drainage Systems (SUDS).

## **8.0 PLANNING POLICIES:**

- 8.1 Regional Spatial Strategy (RSS): The RSS for Yorkshire and Humber was adopted in May 2008. The vision of the RSS is to create a world-class region, where the economic, environmental and social well-being of all people is advancing more rapidly and more sustainably than its competitors. Particular emphasis is placed on the Leeds City Region. There are no RSS policies of particular relevance; all issues are covered by the Leeds Unitary Development Plan Review (2006) (UDPR) policies identified below.
- 8.2 UDPR Designation: The site is within the defined City Centre boundary and Clarendon Road Conservation Area.

GP5: Proposals should resolve detailed planning considerations.

GP11, GP12: Sustainable design.

BC7: Use of local materials in Conservation Areas

BD2: New buildings should complement and enhance existing skylines, vistas and landmarks.

BD5: Seeks to ensure a satisfactory level of amenity for occupants and surroundings.

BD6: Extensions and alterations should respect scale, form, detailing.

T2: Development proposals should not create new, or exacerbate existing, highway problems.

T5: Satisfactory provision for pedestrians and cyclists.

T6: Satisfactory disabled access within highway, paving schemes and new development.

T24: Parking to reflect detailed UDP parking guidelines.

H4: Residential developments on non-UDPR allocated sites.

A4: Development and refurbishment proposals should be designed to secure a safe and secure environment, including proper consideration of access arrangements.

SA8: Promotes 'access for all'.

SA9, SP8: Promote development of City Centre role and status.

N12: Fundamental priorities for urban form.

N13: Requires all new buildings to be of high quality and have regard to character and appearance of surroundings.

N19: Development within or adjoining Conservation Areas should preserve/enhance the character and appearance of the Conservation Area.  
N25: Boundaries should be appropriate to the character of the area.  
N26: Where necessary, illustrative landscaping details should be provided.  
LD1: Identifies requirements for landscape schemes

8.3 Supplementary Planning Documents:  
Little Woodhouse Neighbourhood Design Statement (2011).  
Leeds Residential Design Guide – Neighbourhoods for Living (December 2003).  
Building for Tomorrow Today – Sustainable Design and Construction (2011).

8.4 National Planning Guidance:  
PPS1 General Policies and Principles.  
PPS3 Housing.  
PPG13 Transport.

## 9.0 MAIN ISSUES

- Principle of development.
- Layout, scale, design including impact on character and setting of the existing terrace, Clarendon Road Conservation Area and adjacent listed buildings.
- Residential amenity.
- Highways.

## 10.0 APPRAISAL

### 10.1 Principle of development

10.2 The site is unallocated in the UDPR. UDPR policy H4 supports the provision of housing on windfall sites provided they are in a sustainable location, acceptable in sequential terms and within the capacity of existing and proposed infrastructure. The application site is within the defined City Centre and close to amenities and is therefore clearly a sustainable location. The development of this site will not impact upon the sequential delivery of large housing sites and due to its scale, location and character the proposed development is not considered to significantly impact upon local infrastructure.

10.3 The site is within close proximity to the Universities and is outside the Area of Housing Mix (UDPR Policy H15) and does not result in the loss of existing residential accommodation therefore there are no objections to the principle of a student residential development on the site.

### 10.4 Layout, scale, design including impact on character and setting of the existing terrace, Clarendon Road Conservation Area (CA) and adjacent listed buildings.

10.5 The original Victorian terrace is a positive building in the CA. However, the prefabricated extensions cause significant harm to the character and appearance of the CA and the removal of these building is supported. The rear of the original terrace is largely developed and the introduction of the proposed extensions will reduce the amount of land developed, introduce new landscaping and open up views of the rear of the original terrace from the north and therefore enhance the CA. The proposed extensions are subservient to the original terrace and respectful of the scale and setting of many other large Victorian buildings in the area. For the reasons outlined above the general layout, scale and overall amount of development is considered acceptable.

- 10.6 The alterations to the terrace are considered to be very positive and include the removal of unsightly flues and other excrescences left over from the previous office and laboratory use and a general refurbishment of the external façade. In addition the existing flat roof dormers and roof lights in the front elevation will be replaced by three pitched roof dormers of traditional design to match the existing pitched roof dormers. The flat roof dormer to the rear will be removed and replaced by roof lights and a number of additional roof lights are added to both the front and rear elevations. As requested by Members, the render to the south east elevation is removed to expose the original brickwork and windows are introduced to break up this prominent blank gable and therefore further provide enhancements to the CA. Other minor alterations that are also considered to respect the character of the terrace and CA include the introduction of new doors and window openings that will match the form and appearance of the existing. Typical detailed drawings of all openings and additions will be required by condition.
- 10.7 As stated above, the general location and scale of the two extensions is considered to respect the existing terrace and enhance the CA. The extension to the north west is set in from the existing with a roof profile to match but set below the existing so as to appear subservient. The façade to the cobbled side street incorporates traditional design features found on the existing terrace including timber windows with a vertical emphasis, contrasting brick string course and small pitched roof dormers. There are also two arch features to respect a characteristic found on the existing and materials will match the existing brick, slate and timber. This external elevation is considered to fully respect the scale and character of the existing and will provide an interesting elevation onto the cobbled street that will continue to act as a popular route through to the Faversham and University campus and provide the main pedestrian entrance to the rear of the application site.
- 10.8 The internal elevation of this extension that faces into the site uses the same materials and vertical emphasis to the windows but has a more contemporary feel with larger areas of glazing, balconies and flat roof dormers. This simple and quiet approach allows the more detailed and traditional existing and proposed elevations to appear more prominent and eye catching and also allow for more amenity to be provided for future residents following the introduction of more glazing and balconies.
- 10.9 This simple but more contemporary approach is reflected in the internal elevation of the extension in the south east. Again, string courses, traditional materials and vertical windows are utilised but there are large areas of glazing and balconies that will achieve the same benefits as highlighted above. However, due to the presence of an existing two storey, lean to, extension and stained glass, stone mullioned window that Members requested be retained and preserved, this extension is not linked to the existing in the same way as the other. A copper clad flat roof extension is proposed that will provide a neat but clear junction to the existing building and allow for those key traditional features to be preserved. Whereas this feature is not of a traditional design, it is considered necessary and appropriate to provide a clear distinction between the two buildings and the necessary amenity to the proposed accommodation. Attempting the link with more traditional method may appear awkward, difficult to achieve and result in large, dominant blank walls.
- 10.10 The use of copper is repeated on this extension in a feature added to the external elevation facing the Covance site. This projecting copper wall allows for windows to be introduced to the proposed living space without overlooking the Covance site. The copper is considered to be an appropriate traditional material that will appear as



an interesting and prominent feature that will enliven the views from the south east where there is currently a car park and rather functional Covance building.

- 10.11 The proposed extensions are considered to fully respect the scale and character of the existing terrace. They will provide interesting features within the CA to enhance its character and appearance and respect the setting of nearby listed buildings. Some detail has already been provided and further detailed design of typical junctions will be required by condition.
- 10.12 By permitting more open space at the rear of the site the scheme allows for the introduction of grassed amenity space, five new trees, other hedges and shrubs plus stone paving. Whereas views of the new landscaping from outside the site will be rather limited, this is still considered a significant enhancement to the overall character of the CA.
- 10.13 There is an uneven and largely un-surfaced footpath adjacent to the site on the southern side of the cobbled street that appears unsightly and makes access difficult. It is proposed to widen the footpath to an accessible 1500mm wide by lifting and replacing the cobbled edge to the street and resurfacing to footpath. This will significantly improve the appearance of the streetscene and CA and make the site accessible to all.
- 10.14 Residential Amenity
- 10.15 Due to the scale and layout of the proposed development in relation to the adjacent buildings it is considered there will be no adverse impact with regard to overshadowing or dominance. In many instances the proposed development will improve the relationship with the adjacent sites following the removal of the prefabricated extensions.
- 10.16 The elevation facing onto the cobbled street includes a number of living and bedroom windows that would be 10m from the side of the adjacent terrace building. Whereas this may be less than the recommended 15m separation, it is considered that there would be no significant loss of amenity as the adjacent building is in use by the University as office accommodation therefore this would be primarily occupied during the day. This relationship is restricted by the original layout of these Victorian terraces and is considered acceptable.
- 10.17 The windows on the boundary with the Covance site have been largely restricted to bathroom and kitchen windows that will be conditioned to be obscure glazed to protect amenity and not prejudice the future development potential of the Covance site. There are a limited number of living room windows in the new extension on this boundary that have been screened by the copper wall to allow light to penetrate the living areas but not permit overlooking.
- 10.18 Close examination of the amenity afforded to future residents has taken place. The separation across the internal courtyard is 11m at its minimum. This is less than the normal distance for residential accommodation in the City Centre but due to the development being intended for student occupation and therefore resulting in more communal and social relationships and a regular turnover of occupants it is considered acceptable in this instance. Many of the windows that experience reduced separation distances are at an angle or only relate to narrow slit windows therefore reducing loss of privacy.

- 10.19 Detailed section drawings of all lightwells have been provided to ensure there is sufficient amenity afforded to the basement accommodation. These sections show all basement accommodation to have an appropriate outlook and sufficient light penetration. Due to the change in levels across the site, much of the basement accommodation is almost at ground level and therefore has an appropriate level of amenity.
- 10.20 Full details of sound insulation between flats will be required by condition.
- 10.21 Highways
- 10.22 The existing 2,500m<sup>2</sup> of office accommodation on the site would generate some parking need. 15 spaces would be permitted under UDPR guidelines whilst the UDPR would permit a maximum 25 spaces for the proposed student development. However, due to the proximity of the site to the universities, car ownership is not necessary. As with most student residential developments in the City Centre, Highways have no objection to the lack of parking on site as there are existing controls in the area, Travel Plan commitments to prevent car usage and provided a Traffic Regulation Order (TRO) is introduced on the cobbled street adjacent to the building that will remove the existing uncontrolled parking on this highway. The introduction of a new TRO will permit servicing and pick up/drop off to take place adjacent to the development and therefore avoid conflict with other vehicles on nearby streets.
- 10.23 The Travel Plan Statement commits to marketing the development as 'car-free' accommodation and potential occupants will have to sign a tenancy agreement that will restrict car usage particularly bringing a car to site. Tenants will be issued with copies of the university travel guides and those tenants that need access to a car will be encouraged to join the Universities Car-Club scheme.
- 10.24 A large secure and covered cycle store is provided in the basement of the existing terrace for around 30-40 bikes, significantly more than the 11% (around 12 spaces) normally sought by UDPR policy. It is hoped this will further reduce the pressure for students to bring cars to the site.

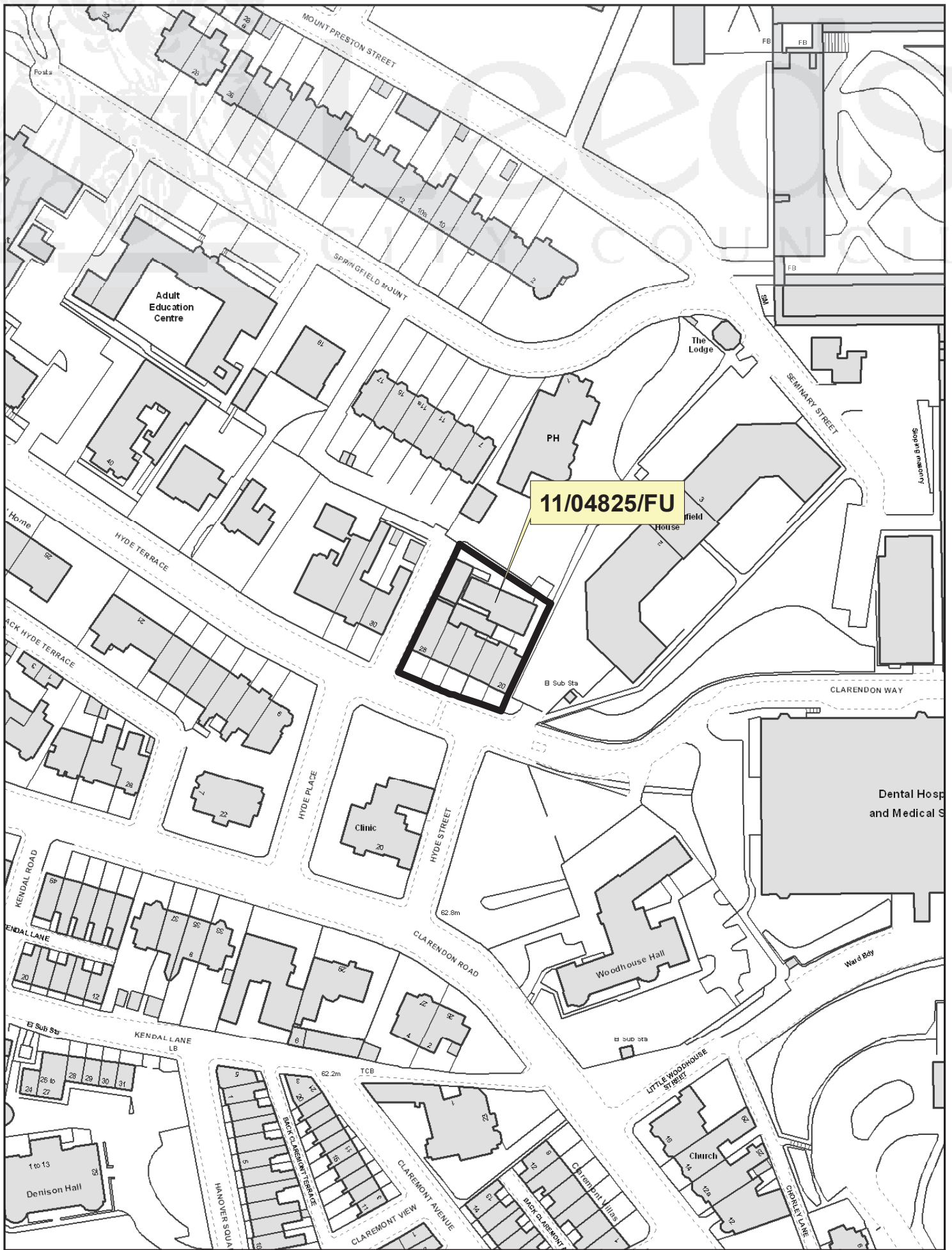
## **11.0 CONCLUSION**

- 11.1 The proposed development has been subject to detailed discussions with officers and Members and is now considered to offer significant enhancements to the character and appearance of the existing Victorian terrace and wider Conservation Area. The setting of nearby listed buildings are protected and sufficient amenity is provided to future occupants and those in nearby premises. The parking and servicing strategy is considered sufficient to preserve existing highway safety and amenity for this area close to the universities and in respect of the existing and proposed TROs within close proximity of the site. This is a positive development that will enhance the area and is therefore recommended for approval.

### **Background Papers:**

Application file 11/04825/FU.

Notice has been served on the University of Leeds.



# CITY CENTRE PLANS PANEL

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