



---

**PLANS PANEL (CITY CENTRE)**

---

Meeting to be held in the Civic Hall, Leeds on  
Thursday, 5th July, 2012  
at 1.30 pm

---

**MEMBERSHIP**

**Councillors**

S Hamilton  
J McKenna  
E Nash  
N Taggart (Chair)  
P Gruen  
M Ingham  
N Walshaw

M Hamilton

G Latty  
R Procter

D Blackburn

# 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> <p><b>No exempt items or information have been identified on the agenda</b></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>DECLARATION OF DISCLOSABLE PECUNIARY AND OTHER INTERESTS</b></p> <p>To disclose or draw attention to any disclosable pecuniary interests for the purposes of Section 31 of the Localism Act 2011 and paragraphs 13-18 of the Members' Code of Conduct. Also to declare any other significant interests which the Member wishes to declare in the public interest, in accordance with paragraphs 19-20 of the Members' Code of Conduct.</p>	
5			<p><b>APOLOGIES FOR ABSENCE</b></p>	
6			<p><b>MINUTES OF THE PREVIOUS MEETING</b></p> <p>To confirm, as a correct record, the minutes of the meeting held on 21<sup>st</sup> June 2012.</p> <p><b>(Copy to follow)</b></p>	
7			<p><b>PREAPP/12/00625 - PROPOSAL FOR NEW GREENSPACE AT SOVEREIGN STREET, LEEDS</b></p> <p>To consider a report of the Chief Planning Officer and to receive a pre-application presentation in relation to the proposed development of a new greenspace at Sovereign Street, Leeds.</p> <p><i>This is a pre-application presentation and no formal decision on the development will be taken, however it is an opportunity for Panel Members to ask questions, raise issues, seek clarification and comment on the proposals at this stage. There is no opportunity for public speaking about the proposals outlined in the presentation.</i></p>	3 - 10

Item No	Ward	Item Not Open		Page No
8			<p><b>PREAPP/12/00581 - PROPOSAL FOR OFFICE DEVELOPMENT AT SOVEREIGN STREET, LEEDS</b></p> <p>To consider a report of the Chief Planning Officer and to receive a pre-application presentation in relation to the proposed development of a new office building at Sovereign Street, Leeds.</p> <p><i>This is a pre-application presentation and no formal decision on the development will be taken, however it is an opportunity for Panel Members to ask questions, raise issues, seek clarification and comment on the proposals at this stage. There is no opportunity for public speaking about the proposals outlined in the presentation.</i></p>	11 - 14
9			<p><b>PREAPP/12/00465 - OFFICE AND HOTEL SCHEME UP TO 11 STOREYS HIGH WITH ANCILLARY GROUND FLOOR 'ACTIVE' USES AT WELLINGTON STREET, LEEDS</b></p> <p>To consider a report of the Chief Planning Officer and to receive a pre-application presentation in relation to a new major mixed use scheme proposed on the vacant former Lumiere development site between Wellington Street and Whitehall Road, Leeds.</p> <p><i>This is a pre-application presentation and no formal decision on the development will be taken, however it is an opportunity for Panel Members to ask questions, raise issues, seek clarification and comment on the proposals at this stage. There is no opportunity for public speaking about the proposals outlined in the presentation.</i></p>	15 - 20

Item No	Ward	Item Not Open		Page No
10			<p><b>PREAPP - NEW DOCK (FORMERLY CLARENCE DOCK), SOUTH BANK, LEEDS</b></p> <p>To consider a report of the Chief Planning Officer and to receive a pre-application presentation in relation to proposals for New Dock (formerly Clarence Dock), South Bank, Leeds.</p> <p><i>This is a pre-application presentation and no formal decision on the development will be taken, however it is an opportunity for Panel Members to ask questions, raise issues, seek clarification and comment on the proposals at this stage. There is no opportunity for public speaking about the proposals outlined in the presentation.</i></p>	21 - 26
11			<p><b>DATE AND TIME OF NEXT MEETING</b></p> <p>To note that the date and time of next meeting is Thursday 2<sup>nd</sup> August 2012 at 1.30pm in the Civic Hall, Leeds.</p>	

This page is intentionally left blank

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: Stuart Robinson  
Tel: 0113 247 4360  
Fax: 0113 395 1599  
Stuart.robinson@leeds.gov.uk  
Your reference:  
Our reference: ccpp/sitevisit/  
27<sup>th</sup> June 2012

Dear Councillor

**PLANS PANEL CITY CENTRE – THURSDAY 5<sup>th</sup> JULY 2012 AT 1.30PM**

Prior to the meeting on Thursday 5<sup>th</sup> July 2012 there will be site visits in respect of the following:

- 10:00 am - Application 11/05399/FU – Six storey and four storey building
- 10.30 am comprising 28 flats with undercroft car parking and Application 11/05448/CA Conservation Area Application to demolish vacant College Building at Leeds College of Technology, East Street, Leeds 9
  
- 10:30 am – PREAPP/12/00465 – Office and hotel scheme up to 11 storeys high
- 11.00am with ancillary ground floor 'active' uses, Wellington Street, Leeds

Panel Members are requested to meet in the Civic Hall ante-chamber for 9.40am, in readiness for a 9.50am start. A mini-bus will be provided.

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

The formal Panel meeting will commence at 1.30 pm as usual

Yours sincerely

**Stuart Robinson**  
**Governance Services**

This page is intentionally left blank





Originator: C. Briggs

Tel: 0113 2224409

## Report of the Chief Planning Officer

### *PLANS PANEL CITY CENTRE*

Date: 5 July 2012

Subject: **PRE-APPLICATION Reference PREAPP/12/00625 – Proposal for new greenspace at Sovereign Street, Leeds**

#### **Electoral Wards Affected:**

City and Hunslet

No

Ward Members consulted  
(referred to in report)

#### **Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: This report is brought to Panel for information. Council Officers will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.**

## **1.0 INTRODUCTION:**

1.1 This pre-application presentation relates to the proposed development of a new greenspace at Sovereign Street, Leeds. The proposals will be presented to Panel by Leeds City Council Asset Management to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of a full planning application later in the year.

## **2.0 SITE AND SURROUNDINGS:**

2.1 The Sovereign Street site is located at the heart of Leeds City Centre, close to Leeds Railway Station and the River Aire. It comprises 1.16 hectares and is currently used as a surface car park. It sits directly to the south and west of the City Centre Conservation Area within the Riverside Area, and has remained undeveloped since the demolition of the former Queens Hall in 1989, despite gaining planning permission for a mixed use redevelopment in 1995, and being the subject of pre-application discussions for the Criterion Place 'Kissing Towers' scheme from 2003-2007.

- 2.2 The surrounding area comprises a mixture of uses including multi-storey car parking, residential, offices, hotel and supporting restaurant and retail uses. The site is allocated as a development site in the adopted Unitary Development Plan Review (UDP) as Proposal Area 21, which forms part of the designated Riverside Area. This policy statement highlights the need for north-south pedestrian routes through the site, with a central public space, and a prestige office frontage visible from Neville Street. The site is identified in the Strategic Flood Risk Assessment in flood risk zone 3, however, more detailed topographical surveys have indicated that the site lies within zone 2.
- 2.3 The Council adopted the informal Sovereign Street Planning Statement in July 2011. It identified three indicative building plots A, B, and C, as well as an area of greenspace (see attached plan). The building plots are identified in order to balance objectives to enhance the key views into the site from the Conservation Area in the east, from Neville Street in the west, take account of existing and potential future pedestrian connections from east to west and north to south, and the requirement to deliver and maintain a significant viable greenspace and pedestrian/cycle improvements to connect to the South Bank. The Planning Statement identifies the urban design aims and aspirations for the site as:
- to develop a cohesive urban design solution to the site linking development proposals for the other development plot locations and the existing architectural environment to create a unique, identifiable destination;
  - to provide a meaningful public greenspace with ground floor active uses around it;
  - to facilitate pedestrian permeability across the site, linking into a network of routes and spaces extending to the riverside, Holbeck Urban Village, South Bank, city core and beyond;
  - to maximise the use of the railway arches and create a pedestrian zone of walkways, cafes and restaurants;
  - improve the 'sense of street' of Sovereign Street;
  - to form, over time, a distinctive 'place' at the heart of Leeds City Centre

### **3.0 Greenspace Proposals**

- 3.1 The greenspace proposal is for the creation of over 0.5 hectares of new, high quality greenspace at the Council owned Sovereign Street site. This concept was developed following from the 2008 City Centre Vision Conference, which highlighted a lack of greenspace in the City Centre.
- 3.2 As a result, the Council gave consideration to how it could bring forward high quality greenspaces in the City Centre. The response was two-fold: firstly a long term proposal for the creation of a new City Centre Park in the Leeds South Bank area, which is now encapsulated in a Planning Statement for that area; and a proposal for the site at Sovereign Street to deliver an innovative and well designed environment in a prime area of the city, that would be a forerunner and complementary to the South Bank and City Centre Park proposals.
- 3.3 Following Executive Board's rejection of the Criterion Place development for Sovereign Street in July 2008, the Council produced an updated Planning Statement to guide the sites development proposals. This Statement was approved by Executive Board in July 2011. It promotes the site's potential to introduce the first new component of high quality greenspace as part of the greening of the City Centre southwards towards the River Aire.

3.5 In addition, collaborative discussions on the greenspace design have established that the space should be:

- Extroverted i.e. the proposals are not restrained by the sites physical boundary;
- A tranquil space, an escape from the noise and hustle of a busy City Centre;
- A '21<sup>st</sup> Century Park Square'

3.6 Using these design aims and aspirations, the proposals for the greenspace have been developed to set the benchmark for design quality for future City Centre greenspace and public realm proposals. The proposals will be presented under the following headings:

- Concept layout
- Connectivity
- Landscaping
- Materials

### **3.7 Concept Layout**

3.7.1 When all of the development plots are included on the site, the area naturally divides itself into 4 greenspace zones:

- a central focal square that would form the main area that Plots A, B and C address
- the area between Plot B and the BT building up to the railway arches
- the area between the Plot A and the BT building including Pitt Row
- the area between Plot C and Bibi's

#### **3.7.2 Central Focal Square**

This area is expected to be the central gathering/seating space within the greenspace. Opportunities to sit, work, relax and socialise would be provided through raised grass areas and seats. Planters and trees would bring shade, provide a back drop to the area, and frame the buildings.

#### **3.7.3 Plot B to the Railway Arches**

Extending northwards from the central square towards the railway line would be a strongly defined tree lined route that would allow movement through this area from and towards the railway arches. This route could be enhanced by a water feature that runs into the central focal square, that is a reflection of the goit that used to run through the site.

#### **3.7.4 Pitt Row to Plot A**

This area has the potential to provide the strong sense of arrival. The proposal could provide the opportunity for an extroverted greenspace that reaches beyond the site boundary. The opportunity to provide a shared vehicle/pedestrian space using the same paving materials as the greenspace is being explored. This route would also be defined by a strong tree line.

#### **3.7.5 Bibi's to Plot C**

This area through Bibi's could provide the opportunity to have formal sitting out, eating space. In addition it provides a strong east-west link which will be enhanced by a strong tree-lined route from and to the central focal area.

### **3.8 Connectivity**

3.8.1 The site connectivity would be significantly enhanced through the creation and enhancement of several linkages. These consist of:

- The expansion of the central focal area across Sovereign Street towards Sovereign House, using a continuation of paving materials to create a 'raised platform' across the roadway to give increased pedestrian priority and an expanded greenspace;
- the removal of the existing paving along Pitt Row and its replacement with the paving materials consistent with the new greenspace materials to link in to the new crossing being developed at Neville Street;
- the construction of the existing roadway from Pitt Row through the site to the City House car parking under the railway arches, in the same materials as the greenspace materials to provide a continuous finish;
- The opening up of the pedestrian route along Sovereign Place by removing the walled area that forms external seating space, attached to the back of the BT building.
- The potential re-opening up of the route underneath the railway arches to connect through to New Station Street, Boar Lane and the new Trinity Shopping Centre, in discussion with Network Rail.

### **3.9 Landscaping**

3.9.1 The landscape scheme will explore grassed areas for sitting and relaxing, raised planters with planting that would provide all year round interest with foliage and flowers providing accents at different times. The planting scheme will be put together to reflect the tranquil peaceful setting that is part of the design aims and aspirations.

3.9.2 Tree planting is an essential element of the Sovereign Street greenspace. Trees would be planted in such a way to provide structure and regularity to a design that in essence is semi-formal. Tree planting would be used to enhance routes through and beyond the site to define the larger greenspace area and bring together the holistic design of the space.

### **3.10 Materials**

3.10.1 Paving materials being explored are those used at City Square and through the pedestrian streets such as Briggate and Albion Street. This would be to ensure that the palette of materials used in the City Centre is consistent from space to space.

3.10.2 Lighting of the space is also proposed to provide some lighting of the main routes through the space. This would provide security to those walking to and through the greenspace at night.

3.10.3 One of the opportunities being explored is the potential to include or use public art within the greenspace. This could be in the form of a permanent sculpture or in the form of exhibitions within the area at certain times but would be subject to further discussions.

## **4.0 HISTORY OF NEGOTIATIONS**

4.1 The Sovereign Street site has been identified as a development site since the early 1990s, and in 1995 Leeds Development Corporation granted planning permission for a large mixed use development, of which only the multi-storey car park was built. The adoption of the UDP in 2001, and its review in 2006, formalised the site's allocation in the statutory development plan. In 2002 an informal Planning and Development Brief was adopted for the site, which led to the pre-application discussions with Simons Estates and Ian Simpson Architects regarding the 'Kissing Towers' mixed use scheme. Following the cancellation of this scheme, the site was identified by the Council's Executive Board as a potential site for new buildings and a greenspace, and following public consultation in 2011, a revised Sovereign Street Planning Statement incorporating that vision was adopted. Plans Panel (City Centre) discussed the updated Sovereign Street Planning Statement in March and October 2011, and Members were generally supportive of its aims.

## **5.0 ISSUES**

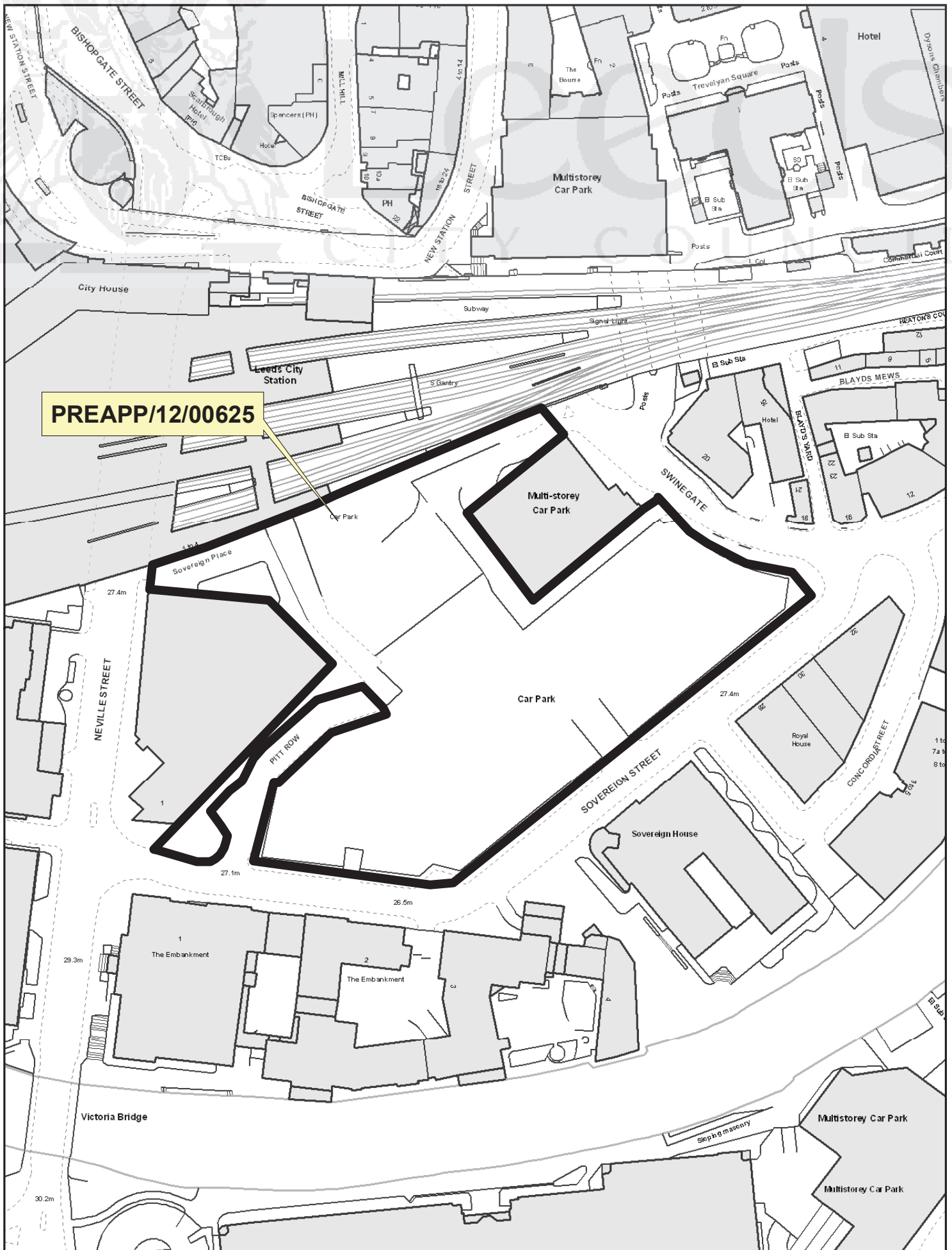
5.1 This is an emerging proposal and Members are requested to confirm their support for the broad concept for the greenspace and proposals for enhanced connections.

### **Background Papers:**

Sovereign Street Planning Statement July 2011







PREAPP/12/00625

# EAST PLANS PANEL

This page is intentionally left blank





Originator: C. Briggs

Tel: 0113 2224409

## Report of the Chief Planning Officer

### *PLANS PANEL CITY CENTRE*

Date: 5 July 2012

Subject: **PRE-APPLICATION Reference PREAPP/12/00581 – Proposal for office development at Sovereign Street, Leeds**

#### **Electoral Wards Affected:**

City and Hunslet

No

Ward Members consulted  
(referred to in report)

#### **Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: This report is brought to Panel for information. The developer's representative will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.**

## **1.0 INTRODUCTION:**

1.1 This pre-application presentation relates to the proposed development of a new office building at Sovereign Street, Leeds. The proposals will be presented to Panel by the developer's architects, Scott Brownrigg, to allow Members to comment on the evolving scheme and raise any issues, prior to the intended submission of a full planning application later in the year.

## **2.0 SITE AND SURROUNDINGS:**

2.1 The Sovereign Street site is located at the heart of Leeds City Centre, close to Leeds Railway Station and the River Aire. The whole development site comprises 1.16 hectares and is currently used as a surface car park. It sits directly to the south and west of the City Centre Conservation Area within the Riverside Area, and has remained undeveloped since the demolition of the former Queens Hall in 1989, despite gaining planning permission for a mixed use redevelopment in 1995, and being the subject of pre-application discussions for the Criterion Place 'Kissing Towers' scheme from 2003-2007.

- 2.2 The surrounding area is a mixture of uses including multi-storey car parking, residential, offices, hotel and supporting restaurant and retail uses. The site is allocated as a development site in the adopted Unitary Development Plan Review (UDP) as Proposal Area 21, which forms part of the designated Riverside Area. This states that the site should be principally developed for office use, with scope for ancillary retail, food and drink and leisure uses. This policy highlights the need for north-south pedestrian routes through the site, with a central public space, and a prestige office frontage visible from Neville Street.
- 2.3 The Council adopted the Sovereign Street Planning Statement in July 2011. It identified three indicative building plots A, B, and C, as well as an area of greenspace (see attached plan). The building plots have been sited in order to balance objectives to enhance the key views into the site from the Conservation Area in the east, from Neville Street in the west, take account of existing and potential future pedestrian connections from east to west and north to south, and the requirement to deliver and maintain a significant viable greenspace and pedestrian/cycle improvements to connect to the South Bank.
- 2.4 Plot A is the subject of this pre-application presentation. The site area is some 0.29 hectare. The plot is located at the south west corner of the site, bounded by Pitt Row, Sovereign Street, and the line of the underground goit, where the plot edge meets the proposed greenspace.
- 2.5 The site is identified in the Strategic Flood Risk Assessment in flood risk zone 3, however, more detailed topographical surveys have indicated that the site lies within zone 2.

### **3.0 PROPOSAL**

- 3.1 The proposal is for a 4 storey office building (6888 square metres). The office areas would be arranged around a central atrium covered by a glass roof. Above this there would be a plant area, roof terrace and sedum roof.
- 3.2 Car parking and servicing would be accessed from Pitt Row, with 39 car parking spaces proposed at basement level. Cycle storage and showers would also be located in the basement.
- 3.3 The main entrance of the building would be accessed from Sovereign Street, with ramps to take account of the 1m raised floor level for flood risk reasons. A second entrance would allow access for users of the building to and from the new greenspace through the reception area.
- 3.4 The building would meet the BREEAM 'Excellent' sustainability target, and employ coloured glazed fins and angled facades to give solar shading to a predominantly glazed building.

### **4.0 HISTORY OF NEGOTIATIONS**

- 4.1 The Sovereign Street site has been identified as a development site since the early 1990s, and in 1995 Leeds Development Corporation granted planning permission for a large mixed use development, of which only the multi-storey car park was built. The adoption of the UDP in 2001, and its review in 2006, formalised the site's allocation in the statutory development plan. In 2002 an informal Planning and Development Brief was adopted for the site, which guided the pre-application

discussions with Simons Estates and Ian Simpson Architects regarding the Criterion Place 'Kissing Towers' mixed use scheme. Following the cancellation of this scheme, the site was identified by the Council's Executive Board as a potential site for new buildings and a greenspace, and following public consultation in 2011, a revised Sovereign Street Planning Statement incorporating that vision was adopted. Plans Panel (City Centre) discussed the updated Sovereign Street Planning Statement in March and October 2011. In March 2011, Plans Panel also discussed the early design of this building, and were generally supportive of the design concept at that stage. The developer and their team have recently commenced more detailed pre-application discussions with officers.

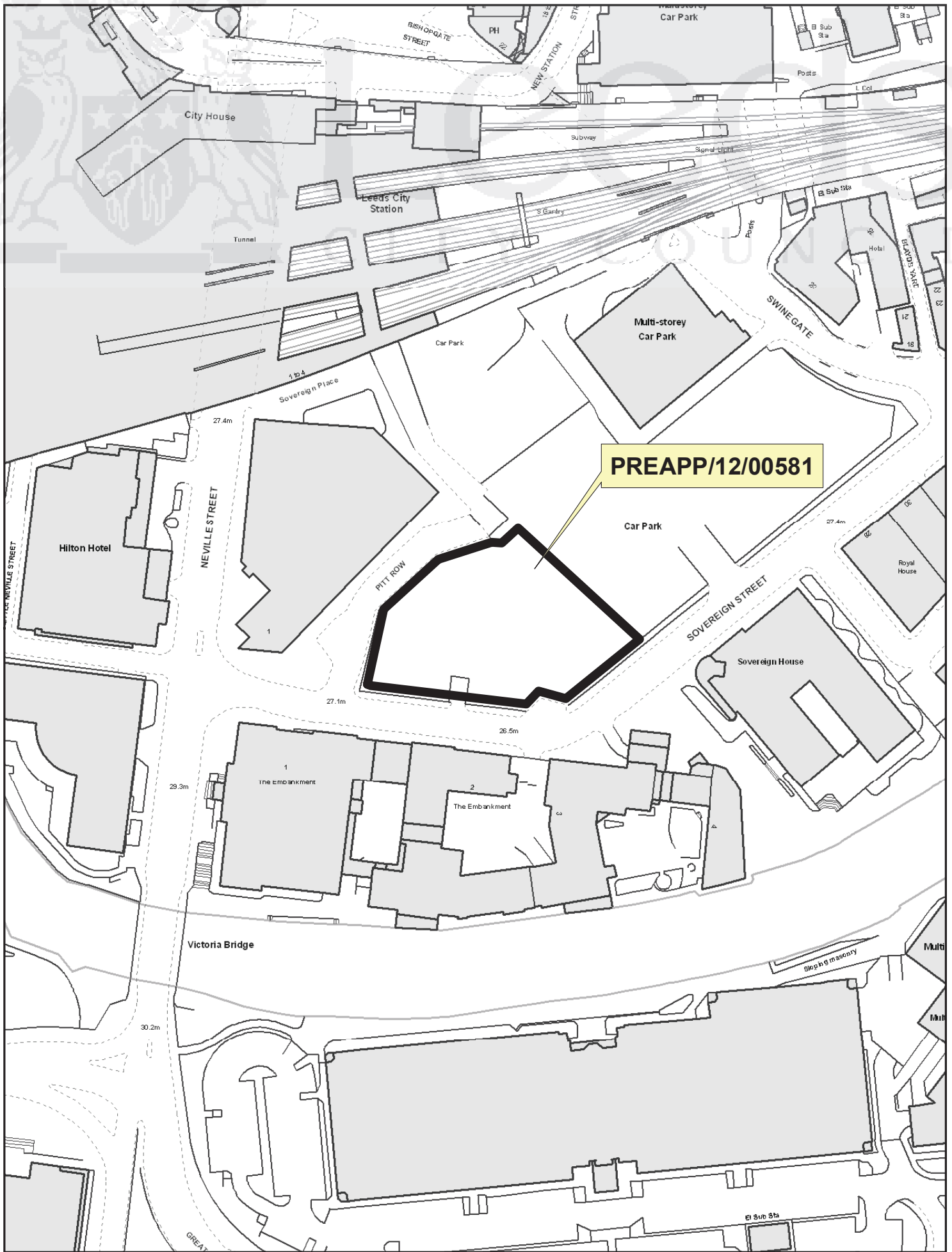
## **5.0 ISSUES**

Members are asked to consider the following matters in particular:

- 5.1 Is the general form of the building acceptable?
- 5.2 Does the building address Sovereign Street and the new greenspace successfully?
- 5.3 Is the rooftop plant resolved successfully within the roof-form of the building?

### **Background Papers:**

Sovereign Street Planning Statement July 2011



# CITY CENTRE PLANS PANEL



Originator: Paul Kendall

Tel: 2478000

## Report of the Chief Planning Officer

### **PLANS PANEL CITY CENTRE**

Date: 5th July 2012

**Subject: PRE-APPLICATION PRESENTATION – OFFICE AND HOTEL SCHEME UP TO 11 STOREYS HIGH WITH ANCILLARY GROUND FLOOR ‘ACTIVE’ USES (PREAPP/12/00465).**

#### **Electoral Wards Affected:**

City and Hunslet

No

Ward Members consulted  
(referred to in report)

#### **Specific Implications For:**

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION: This report is brought to Panel for information. The Developer will be asked to present the emerging scheme to allow Members to consider and comment on the proposals.**

## **1.0 INTRODUCTION:**

1.1 This presentation is intended to inform Members of a new major mixed use scheme proposed on the vacant former Lumiere development site between Wellington St and Whitehall Rd. This site benefits from permission for the Lumiere scheme, which is extant due to the fact that a significant amount of ground works were carried out before construction ceased. Members will be asked to comment on the emerging scheme.

## **2.0 SITE AND SURROUNDINGS:**

2.1 The site is located on the southern side of Wellington St and to the north of Whitehall Rd, between the refurbished former Royal Mail building (West Central residential scheme) and the former Wellesley Hotel (City Central residential scheme). The site is the last significant piece of the jigsaw in the area between City Sq and Northern St. The surrounding area is characterised by a mix of new build offices, a hotel and residential buildings to the south and the rigid grid-like street pattern of the office quarter to the north which is part of the City Centre Conservation Area and contains residential uses fronting Wellington St. When seen

in the context of the surrounding street pattern, the site lies at the point where the east-west pattern of streets in the Conservation Area becomes adjusted through an approximately 30 degree angle to run off to the south-west along Whitehall Rd. The site is currently surrounded by 3m high metal hoardings and lies within the Prime Office Quarter as allocated in the UDP Review where offices and a range of ancillary supporting uses, including hotels, are considered to be acceptable.

### **3.0 HISTORY OF NEGOTIATIONS**

- 3.1 Officers commenced discussions with the developer on a revised scheme in March this year. A number of meetings have taken place, principally with planning, design and highways officers, to develop the layout, scale, massing and servicing/access strategy for the site.
- 3.2 This site was originally included as part of the development of the former post office building. As part of that scheme the application site had the benefit of permission for a 10 storey office block fronting Whitehall Rd attached to a 10 storey hotel fronting Wellington St, app. ref. 20/314/00/FU approved Aug 2001. This was separated from the refurbished former Post Office Tower (now West Central) by a public piazza. This piazza constituted the provision of all of the publicly accessible open space as part of the redevelopment of the entire site. Anything in addition to this would therefore be a positive addition in excess of the policy requirement. The piazza was laid out as part of the Royal Mail refurbishment but subsequently removed and blacktopped when the Lumiere construction works commenced.
- 3.3 Subsequent to this a further application was submitted for a single office building on the site of 10 storeys in height, app. ref. 20/063/03/FU approved May 2003
- 3.4 Lumiere was approved by application ref 06/01622/FU approved April 2007

### **4.0 PROPOSAL**

- 4.1 Northern building: This proposal fronts Wellington St and is proposed to be of a height equivalent to the dominant eaves detail on the City Central building to the east which is a distinctive feature in this part of the street scene. Above this there would be a further floor set back with a balcony/terrace facing out over Wellington Street. The use of the neighbouring City Central building to inform the building's height is considered to be the best way to reinforce the facade on the southern side of Wellington St and fits in to the pattern of terraced buildings that exist between the site and City Square. This building is being designed to a set of physical parameters in terms of heights and floor plates because, at this stage, it is not certain whether it will be used as a hotel or as offices. Either use would be acceptable here, however, as there is no end user currently identified, to work up the elevations of the building would not be the best use of resources. This element of the proposal is therefore being considered in outline.
- 4.2 Southern building: This is proposed to be an office building fronting Whitehall Rd of 9 storeys in height with an additional 2 recessed floors on top of this. The principal element has a distinctive trapezoidal plan form which is a response to the 30 degree shift in street pattern at this point. This has given rise to an acute angled corner visible from City Station to the east and a reciprocal corner at the western end. This will be explained fully by the architect during the presentation. It is considered that there is more potential for height in this part of the scheme as the buildings on the southern side of Whitehall Rd are taller than those in the conservation area to the north. Two wings project from the northern elevation, however, these are of a



reduced height which allows both the principal element of the building to dominate as well as respecting the fact that the buildings to either side contain residential uses.

- 4.3 Distances to the surrounding residential buildings have been carefully considered in order to protect residential amenity through overlooking and over dominance. The building is approximately 18-20m away from both City Central and West Central as well as those to the north across Wellington St. In addition to this there is a 6m gap between the blank elevations of the two buildings on the site above the point at which the vehicle access ramp (described below in para 4.5) is located. This is necessary for construction reasons to enable the delivery of the buildings to be phased but it also provides some visual relief and natural light penetration to this part of the scheme.
- 4.4 An area of open space is proposed between the 2 buildings to create a new urban square, linked to the existing piazza but with a different and more enclosed character. This allows light in to the rear of the 2 main buildings and would have commercial uses on its periphery to activate the space. It is likely that this will receive a hard landscaped approach being located above the basement car park with a softer treatment contained within the existing piazza where there is no basement and therefore better ground conditions would exist to support planting.
- 4.5 In addition to being able to access the central space from the piazza, 2 further pedestrian access points would be taken through the ground floors of the proposed buildings. The first of these would be through the Wellington St building towards the eastern end of the elevation and the other would be from Whitehall Rd at the eastern corner. This is a direct response to the fact that this corner is visible from the North Concourse entrance to City Station. It would therefore fulfil both visual and permeability objectives and the space and routes to it would be open 24 hours a day. The new public realm and access routes are additional to that required by policy and are seen as a considerable gain.
- 4.6 Servicing and vehicle access is proposed to be along the eastern boundary of the site with a one way route heading northwards entering the site from Whitehall Rd and exiting on to Wellington St. This would provide a service vehicle route and provide access to a single level of basement car parking for approximately 100 cars. The route has to be 6m wide to allow one service vehicle to pass another when it is parked and would be physically enclosed to protect the amenity of the residents in City Central.
- 4.7 The site would require measures to be provided as part of a Travel Plan as well as public transport contributions. There are also likely to be requirements for improvements to local highway infrastructure including carriageway widening and the relocation of a pedestrian crossing facility on Wellington St. These will form part of a package of measure to be included in a Section 106 agreement. Officers will ascertain what is required as part of on going discussions once the floorspace dedicated to each use has been established.
- 4.8 The applicant intends to carry out pre-application consultations with the local community following consideration of the comments from Plans Panel.

## **5.0 ISSUES**

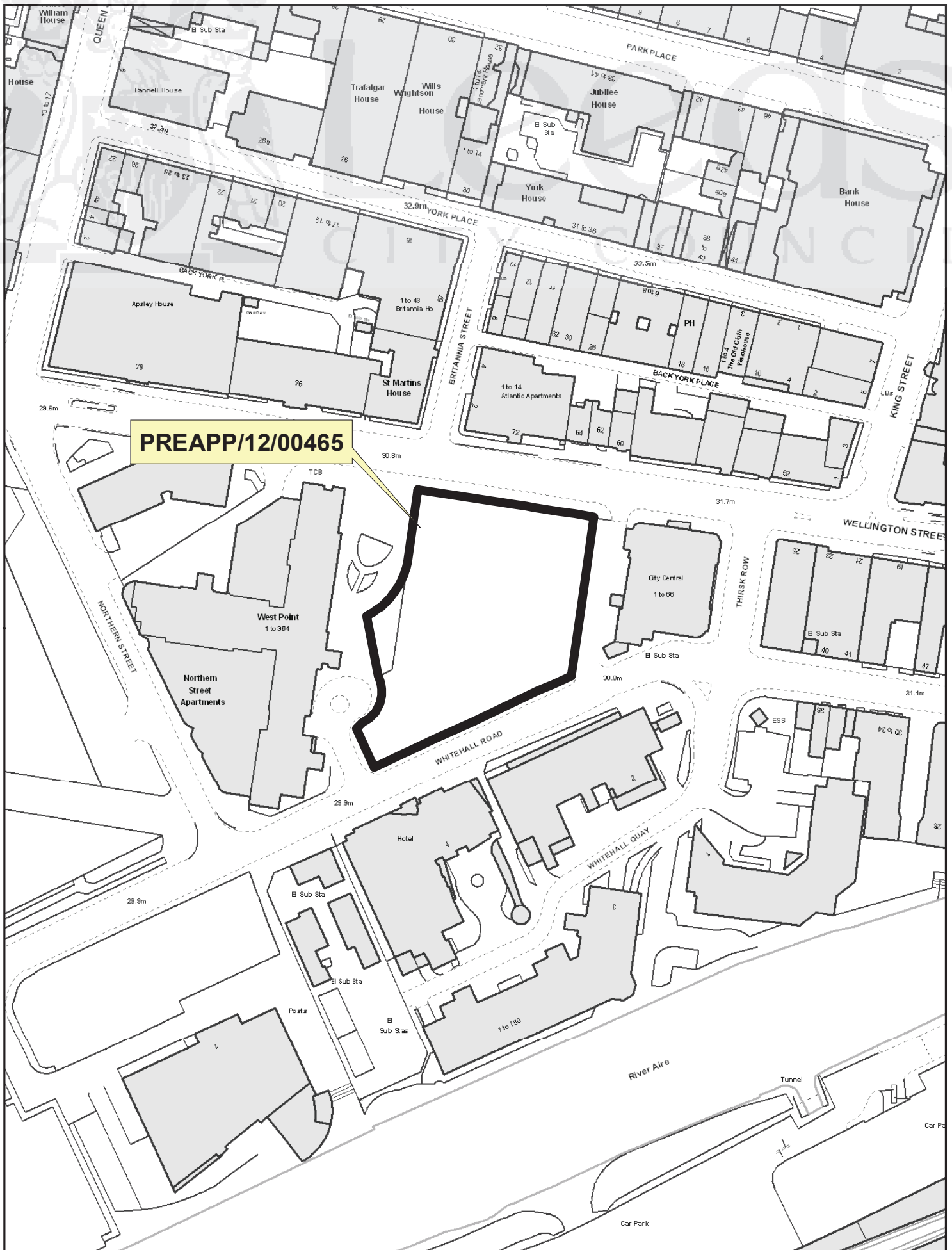
- 5.1 Members are asked to consider the following matters:

- i. Are the footprints and layout of the buildings acceptable?
- ii. Are the scale and massing of the buildings acceptable?
- iii. Are the proposed materials and elevational treatments acceptable?
- iv. Are the measures employed to protect the amenity of surrounding residents e.g. distances between building facades; angles between building facades; relative heights, sufficient?
- v. Is the provision of the additional open space area supported in this form with the new access points on to Whitehall Rd and Wellington St.

## **BACKGROUND PAPERS**

Pre-application file PREAPP/12/00465 and history files 20/314/00/FU, 20/063/03/FU and 06/01622/FU.





**PREAPP/12/00465**

# CITY CENTRE PLANS PANEL

This page is intentionally left blank



Originator: C. Briggs

Tel: 0113 2224409

## Report of the Chief Planning Officer

### *PLANS PANEL CITY CENTRE*

Date: 5 July 2012

Subject: PRE-APPLICATION – New Dock (formerly Clarence Dock), South Bank, Leeds

#### Electoral Wards Affected:

City and Hunslet

No

Ward Members consulted  
(referred to in report)

#### Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

**RECOMMENDATION:** This report is brought to Panel for information. The developer's representative will be asked to present an emerging strategy for the site to allow Members to consider and comment on the proposals.

## 1.0 INTRODUCTION:

1.1 This pre-application presentation relates to New Dock (formerly Clarence Dock), South Bank, Leeds. The proposals will be presented to Panel by Allied London to allow Members to comment on the evolving strategy and raise any issues.

## 2.0 SITE AND SURROUNDINGS:

2.1 New Dock (its original name when constructed in 1843 up to the 1990s – Clarence Dock was the name given by the developer Crosby Homes in the 2000s) is located in the south east of Leeds City Centre, close to the River Aire. It is a mixed use development, completed in 2007-8, and it comprises a variety of uses such as the Royal Armouries Museum, Saviles exhibition centre, Alea casino, a number of restaurants, shops, residential, offices and a multi-storey car park.

2.2 The walls of New Dock are a Grade II listed structure. The site lies adjacent to the Eastern Riverside Conservation Area, and is within the Leeds UDP Review 2006 designated City Centre Riverside Area (Proposal Area 25). This policy statement advocates a mixed use approach (including major visitor attractions, offices, housing,

evening entertainment, food and drink), which should harness the potential for water-based leisure and recreation activities.

- 2.3 New Dock lies adjacent to the area covered by the South Bank Planning Statement (see attached plan Urban Design Principles 1). It has a key role in contributing towards the economic growth of the City Centre on the south side of the River Aire, and as a major tourist and visitor attraction to complement the Council's aspirations for the City Centre Park.
- 2.4 The site lies within the extension to the draft Aire Valley Area Action Plan, and could act as a local centre within the proposals for the Aire Valley Urban Eco-Settlement. The role of the northern end of the Aire Valley, within the City Centre, will be geared towards the provision of some housing, but with significant provision of new workspaces and offices for growing digital and creative businesses. This will enable a clustering of similar industries on a number of nearby sites, such as the former Tetley Brewery and the former Yorkshire Chemicals site, where new development proposals will come forward in the future (see attached plan South Bank Development Progress June 2012)

### **3.0 PROPOSAL**

- 3.1 Allied London have recently acquired the commercial units at New Dock, and have been working jointly with the Royal Armouries to put together a strategy to revitalise the area as a major tourist and visitor attraction, in a manner which would complement the City's aspirations for the City Centre Park on the South Bank.
- 3.2 Allied London are at an early stage in developing their proposals for future major investment to reinvigorate the Dock area. They will present their emerging strategy to promote New Dock as destination for start-up digital and creative businesses, a place to live, and a place for leisure for residents, workers and visitors alike. They are seeking feedback on their developing strategy for future investment at New Dock
- 3.3 The proposals seek to reconfigure the existing ground floor uses to create a new office hub for digital and creative industries, provide day-to-day convenience retail, and concentrate restaurant offer fronting the water.
- 3.4 The proposals explore how a more positive use of the water space for floating retail, food, drink and office premises, and the potential of Leeds Dam Island for a food and drink use, could be achieved.
- 3.5 The proposals aim to make Armouries Square, originally designed as a hard-surfaced events space for the Royal Armouries, more attractive for residents, workers and visitors to use during the day and in the evening.

### **4.0 HISTORY OF NEGOTIATIONS**

- 4.1 Allied London have recently met with lead members and officers regarding their early concepts for the revitalisation of New Dock. Further discussions will take place regarding the potential planning implications of the scheme.

### **5.0 ISSUES**

Members are asked to consider the following matters in particular:

- 5.1 Is the general approach right for the area?

5.2 Does the proposal complement the City's vision for the waterfront, South Bank and the City Centre Park ?

**Background Papers:**

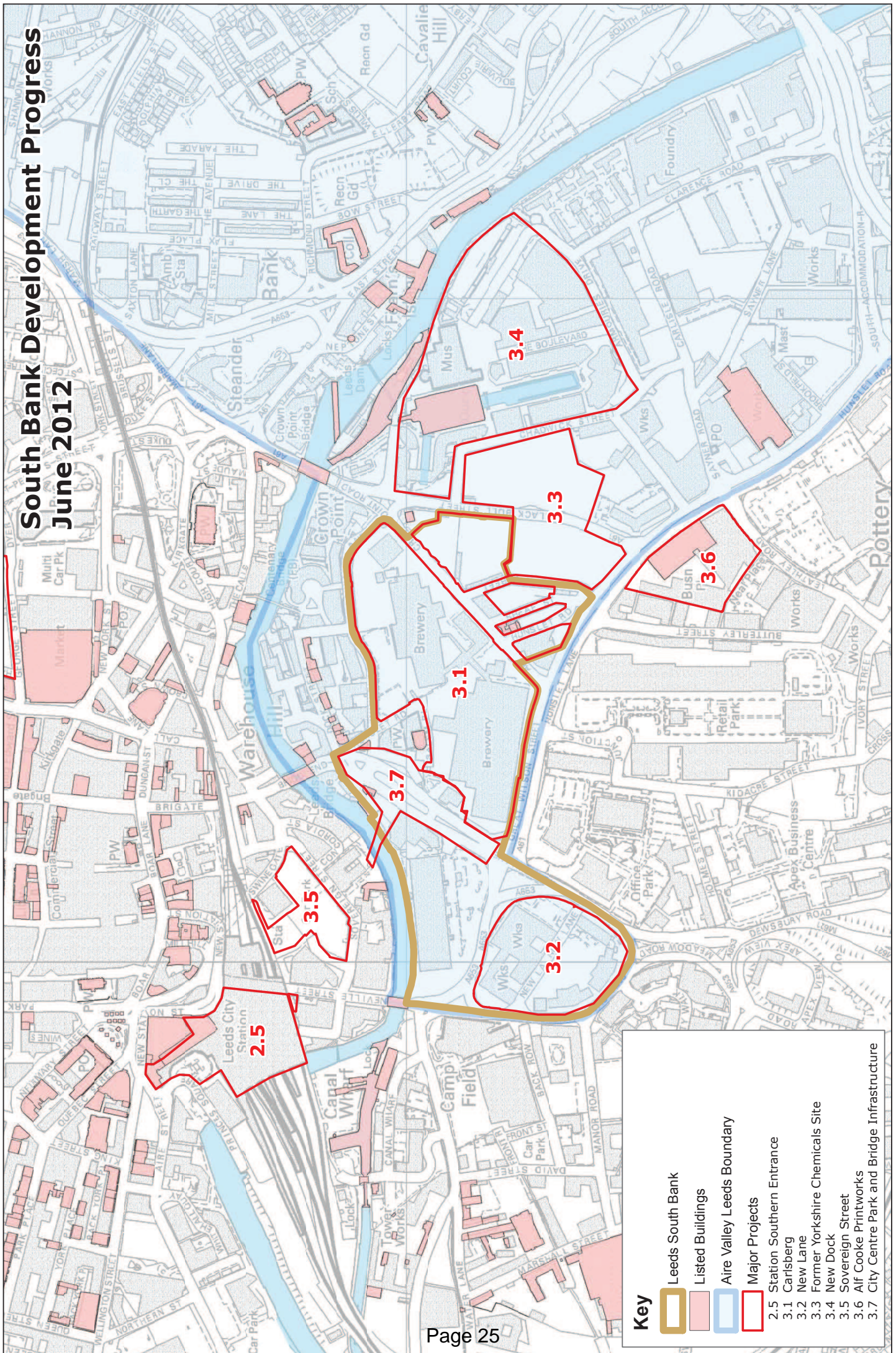
South Bank Planning Statement October 2011







# South Bank Development Progress June 2012

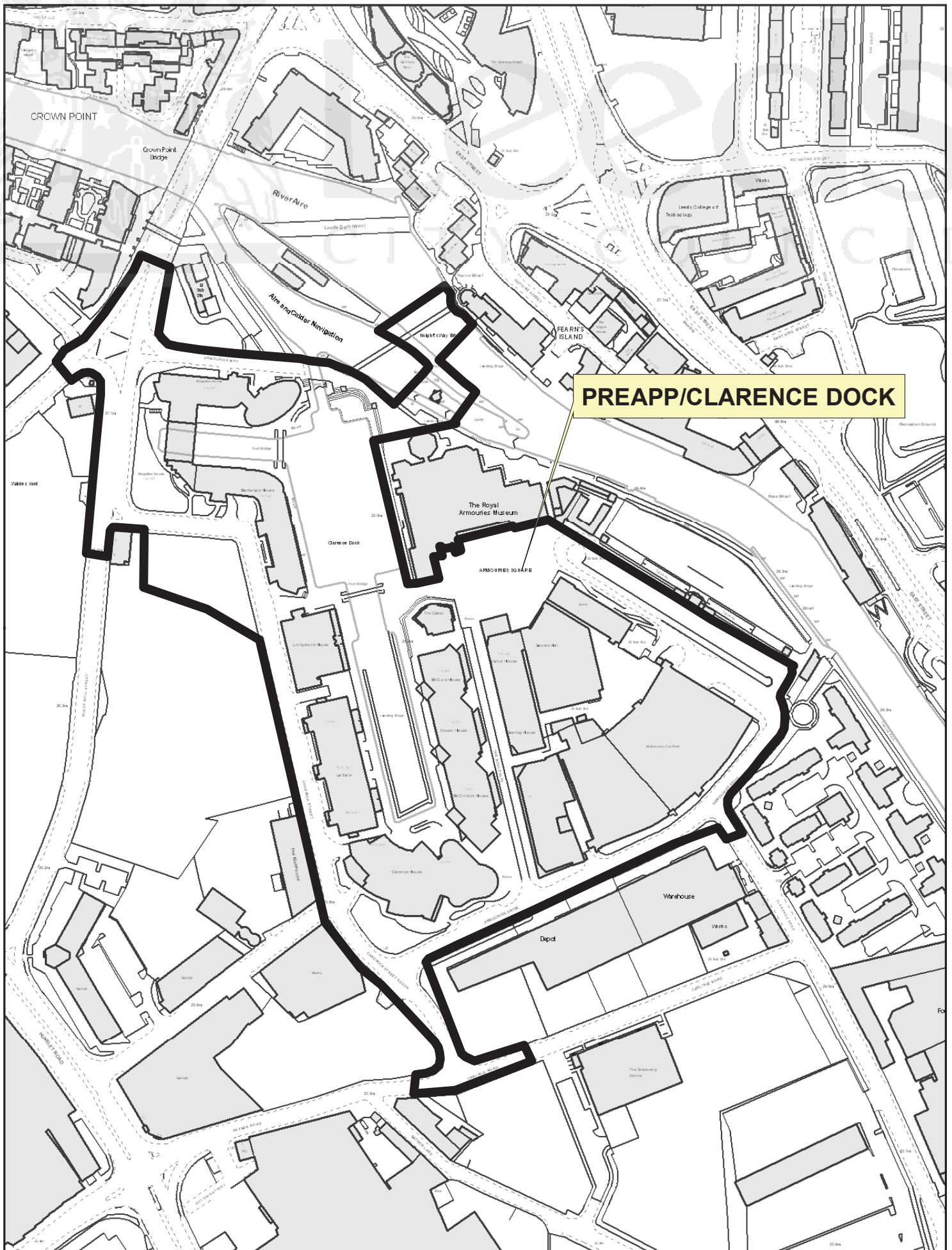


**Key**

- Leeds South Bank
- Listed Buildings
- Aire Valley Leeds Boundary
- Major Projects

- 2.5 Station Southern Entrance
- 3.1 Carlsberg
- 3.2 New Lane
- 3.3 Former Yorkshire Chemicals Site
- 3.4 New Dock
- 3.5 Sovereign Street
- 3.6 Alf Cooke Printworks
- 3.7 City Centre Park and Bridge Infrastructure





**PREAPP/CLARENCE DOCK**

# CITY CENTRE PLANS PANEL