
Report of the Chief Planning Officer

CITY PLANS PANEL

10th August 2017

Full planning application 17/02677/FU : Proposed new creative arts building for Leeds Beckett University, Portland Way and Calverley Street, Leeds 1

Applicant – Central Link Leeds 2 Limited Partnership and Leeds Beckett University

Electoral Wards Affected:

City and Hunslet

☐ Yes

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions set out in Appendix 1 (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:

- A travel plan monitoring fee of £2,750
- Contribution of £7,500 for a Traffic Regulation Order in relation to revisions to highway arrangements on Calverley Street
- Contribution of £3,000 towards trial membership and usage of the car club
- Contribution of £4,800 towards off-site tree planting
- Employment and training plan
- Section 106 management fee of £1500

In the circumstances where the Section 106 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.

Suggested conditions are set out at Appendix 1 of this report.

1.0 Introduction

- 1.1 This application seeks full planning permission for the construction of a multi-storey building for Leeds Beckett University (LBU). The building would bring together the facilities of four departments: Music; The Northern Film School; Performing Arts; and Fashion. Together, the new Creative Arts building is intended to deliver world-class teaching and academic facilities in a gateway location to the university.
- 1.2 The building would occupy land north of the junction of Portland Way and Calverley Street adjacent to the student accommodation buildings which have recently been completed by Downing and opposite the west wing of the Civic Hall. The development would be a joint venture between LBU and Downing.
- 1.3 The emerging proposals were presented to City Plans Panel at pre-application stage in October 2016. The project architect is responsible for the earlier phases of site development developed by Downing.
- 1.4 Subject to the approval of this application the applicant has advised that it is their intention to start on site later this year to enable opening of the accommodation in 2020.

2.0 Site and surroundings

- 2.1 The site is currently vacant having been previously occupied by Leeds Metropolitan (now Beckett) University buildings until demolition a decade ago. Most recently it has been used as the site compound for the new student accommodation buildings constructed on land immediately to the north-west. A new pedestrian route has recently been opened along the north-eastern boundary linking Portland Way and the heart of the new student accommodation, whilst also providing opportunities for enhanced routes into Leeds Beckett University's Portland and Calverley Buildings which flank the site.
- 2.2 The surrounding area is mainly characterised by institutional and civic uses. As noted, the LBU city centre campus is situated immediately to the north of the site. A new entrance into the campus from Portland Way via the Portland Building was completed last year. Leeds General Infirmary is situated across Calverley Street to the west and the Civic Hall and the LBU Rosebowl building are located beyond Portland Way to the south east. The University of Leeds campus is located directly to the north of the Inner Ring Road.
- 2.3 The campus is located between the University Conservation Area, the City Centre Conservation Area and Queen Square Conservation Area. The Civic Hall is grade II* listed. Trees around the periphery of the site are protected by Tree Preservation Order (No.22) 2007. Ground levels rise up both Calverley Street to the north-west and Portland Way to the north-east from their junction at the southern apex of the site.

3.0 Proposals

- 3.1 The feasibility designs were developed in line with the vision of LBU to deliver world-class teaching and academic facilities in a gateway location to the university campus. Briefs were prepared for each of the schools (film, music, performing arts and fashion) to assist the identification of accommodation requirements and key linkages. The complexity of the brief was further complicated by the need for more than a third of the building to be double or triple height volumes.

3.2 The proposed building will be able to accommodate 2,100 students and 150 staff, although the average number of students expected on a daily basis is approximately 1,600. The building would contain the following functions:

- TV studio
- Acoustic testing lab
- Two theatres
- Prop stores and workshops
- Black box studio, recording studios, fashion studios, performance studios and film studios
- Ensemble rooms and production offices
- Social learning and café
- 216 seat cinema
- Teaching space
- Academic and staff offices
- Computer labs

3.3 The building would be situated parallel to the recently completed student accommodation buildings 13.5m to the north-west and at a right angle to the LBU Portland Building 7.5m to the north east. The north eastern end of the building would abut the recently opened footway linking Portland Way and the centre of the campus on the same alignment as the most recently constructed student accommodation buildings to the north-west. At ground floor the south western face of the building would be set back approximately 5 metres from Calverley Street at its closest point whilst the most easterly elevation would follow the same building line established by the university's Woodhouse Building on Portland Way.

3.4 The building would comprise a series of interlocking volumes situated above a part two, part three, storey basement. The element of the building closest to Portland Way, the "slip block", would rise to 5-6 storeys above ground, slightly lower than the height of the glazed hub of the Rose Bowl to the east. Beyond this, the main body of the building would rise to 9 storeys, a similar height to the closest new student building to the west and 10m lower than the Portland Building. The south-eastern facade of this taller element would be aligned with the gable end of the Portland Building. The front 15m of this part of the building, the "Calverley Cube", would step down to equivalent to 6 storeys, the same height as the front section of the neighbouring buildings facing Calverley Street. This part of the building, facing Calverley Street, would be cantilevered above the lower and upper ground floors.

3.5 The material palette is made up of the following:

- Traditional handset natural stone walling with a smooth, non-textured, finish
- Natural stone-faced rainscreen panel system with a fine textured finish
- Natural stone-faced rainscreen panel system with a vertical grooved finish
- Vertical aluminium louvre fins
- Anodised aluminium rainscreen panel system
- Anodised aluminium curtain walling system
- Structural glass balustrading
- Anodised aluminium window system with a combination of clear or fritted glass
- Translucent white gridded polycarbonate cladding with aluminium framing system

- 3.6 The outer layer of each rainscreen system, including the polycarbonate cladding, all use fire-resistant construction materials that satisfy or exceed building standards. In particular, the polycarbonate cladding panels are certified to Euroclass B-s1, d0 (according to EN 13501) where B refers to the material's fire resistance to limit the spread of fire on the face of the building; s1 is the most stringent classification for smoke production and d0 means that no flaming particles or droplets occurred during testing and as such is also the highest classification.
- 3.7 There would be two principal entrances into the building. A "city entrance" into the large social learning and café space at lower ground level would be located facing the junction of Calverley Street and Portland Way. A new plaza would be formed to the front of this entrance accessed from either a series of steps or level accesses a little way further up Calverley Street and Portland Way. The existing pedestrian footway around the corner would be significantly widened.
- 3.8 The "university entrance" would be situated at the north eastern end of the building, providing access to the upper ground floor level. It too would be accessed using either a new plaza via steps up from Portland Way or the recently constructed footpath which runs alongside the Portland Building. A cycle store would be constructed on the opposite side of the footpath abutting the Portland Building.
- 3.9 Vehicular access into a narrow "service yard" situated on the north-west side of the building would be taken from Calverley Street. The service yard would provide access to the lower ground floor goods entrance on the north-west elevation and to the largely subterranean plant rooms and substation beyond. The service access would require adjustment of the taxi rank on Calverley Street although its existing capacity would be maintained. An existing loading bay further up Calverley Street would be utilised for refuse collection.
- 3.10 The existing footway alongside the site would be widened, most significantly around the junction of Calverley Street and Portland Way. The long section of dropped kerb along Portland Way, historically providing vehicular access to Leeds Polytechnic parking alongside the building, would be reinstated.
- 3.11 The falling levels along Portland Way would contain a series of terraced areas of both hard and soft landscape providing both public seating, and seven new trees. The area would also provide access to the glazed curtain wall allowing views into the lower ground areas of the building. A strip of soft planting will also be provided fronting Calverley Street containing three new heavy standard trees. The selected species, as elsewhere around the site is *Pyrus calliana* 'Chanticleer'. The northern edges, adjacent to the recent student accommodation and the Portland Building are more significantly shaded by the surrounding buildings. The public realm in these areas is less suited to sitting and gathering and more focussed on the servicing of the facility with the landscaped plant room roof and pedestrian access way to the north. The landscape in these areas will be more passive and more shade tolerant planting selection would be used. Porous screens and tall columnar trees would be introduced alongside the pathway to the north to help moderate the wind funnelling effect and reduce wind speeds.
- 3.12 The university's policy is for all applicable projects to reach a BREEAM Excellent rating to ensure energy efficiency, sustainable design and on-site renewable energy generation where practicable. The energy demand of the building has been reduced passively by maximizing daylight whilst reducing solar gains; improving the building fabric and reducing unwanted infiltration. The energy required to service the building has then been further reduced through the use of efficient lighting and lighting

controls, heat recovery, efficient fans and optimised zoning and controls. The building would be connected to the combined heat and power (CHP) energy centre in Portland building to provide low carbon space heating and hot water, whilst roof mounted photovoltaics will generate electricity for the building.

4.0 Relevant planning history

- 4.1 A seven storey hotel was approved at the junction of Portland Way and Calverley Street in June 2012 but not progressed (11/04582/FU).
- 4.2 Pre-application discussions regarding the current scheme commenced in the summer of 2016 (PREAPP/16/00385). The applicant presented the pre-application proposals to City Plans Panel on 27th October 2016. A copy of the minutes of that meeting is attached at Appendix 2.
- 4.3 Through the course of the pre-application and application process the development has been subject to a number of iterations. Initially, following the identification of parameters the mass of the building was reduced by 20 per cent. Since City Plans Panel comments the primary focus has been on the development and refinement of the architectural detail and landscaping.

5.0 Public / local response

- 5.1 The application was advertised in the Yorkshire Evening Post on 19th May 2017 and site notices were displayed around the site on 26th May 2017.
- 5.2 Leeds Civic Trust (LCT) wishes to support the scheme in principle, subject to some comments. The key issues of concern were the pedestrian links from the two main entrances of the new building to the surrounding streets and places. LCT considers that the road junction of Portland Way and Calverley Street junction needs redesigning as part of the scheme to give greater priority to pedestrian movements. A wide pedestrian crossing should also be placed to link both the new University entrance and the entrance to the proposed building with the rear entrance to the Rose Bowl. These matters are considered within paragraph 9.4.4 of the report.

6.0 Consultation responses

Statutory:

- 6.1 Transport Development Services (Highways) – The off-site highway works and service access proposals are acceptable and their delivery should be controlled by condition. A Traffic Regulation Order amendment will be required relating to additional disabled parking bays and the relocation of existing taxi rank. The applicant will be required to make a contribution of £7500 for the TRO amendments. The short stay cycle parking is acceptable although details of the long stay cycle parking is required.
- 6.2 Coal Authority - The Coal Authority recommends that if this proposal is granted planning permission, and coal is encountered during the development that the Coal Authority should be contacted.
- 6.3 Historic England (HE) – HE are pleased to see the mix of uses proposed, in particular the use of active frontages facing towards the Civic Hall. The ‘stepped’ articulation of the blocks should mean that the proposed buildings will not harm the setting of the Civic Hall. The highest sections of the blocks will be seen in the

context of the taller Calverley and Portland Buildings to the north. The new buildings should provide a successful terminus of views north along Calverley Street, but will not be overly dominant upon their historic neighbours. The proposals are in accordance with section 12 of the NPPF. Historic England has no objection to the application.

Non-statutory:

- 6.4 LCC Flood Risk Management (Main Drainage) –a 50% reduction of the present rate of discharge with appropriate storage has been agreed. The drainage strategy is acceptable.
- 6.4 LCC Contaminated Land Team – the proposals with respect to ground gas are acceptable and should be implemented and subsequently verified. A remediation statement is required.
- 6.5 LCC Nature Conservation - biodiversity enhancement through the provision of bird nesting features integral to the building should be provided.
- 6.6 LCC Neighbourhoods and Housing – there is potential for noise disturbance to nearby residents from performing arts activities, music studios, rehearsal spaces and the cinema. In addition there is potential for noise disturbance from plant machinery and the service yard. No objections subject to conditions with regard to the construction process and the control of noise and lighting from the completed development.
- 6.7 West Yorkshire Police – all aspects of safety and security have been discussed and included in the development.
- 6.8 LCC Travelwise – A travel plan monitoring fee of £2750 is needed and a £3,000 contribution towards the use of the car club is required.

7.0 Policy

7.1 Development Plan

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy (Adopted November 2014)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
- Any Neighbourhood Plan, once Adopted.

7.2 Leeds Core Strategy (LCS)

- 7.2.1 The Core Strategy sets out the strategic level policies and vision to guide the delivery of development investment decision and the overall future of the district. Relevant Core Strategy policies include:

Spatial Policy 1 prioritises the redevelopment of previously developed land within Main Urban Area, in a way that respects and enhances the local character and identity of places and neighbourhoods.

Spatial Policy 3 seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region including (iii) valuing the contributions to the life, vitality and economy of the City Centre made by the universities.

Spatial Policy 8(vi) supports a competitive local economy through training/skills and job creation initiatives.

Spatial Policy 11 includes a priority related to improved facilities for pedestrians to promote safety and accessibility

Policy CC1(c) states that university facilities are to be retained in the City Centre.

Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and that development protects and enhance the district's historic assets in particular, historically and locally important buildings, skylines and views.

Policy P11 states that the historic environment and its settings will be conserved, particularly those elements which help to give Leeds its distinct identity.

Policy P12 states that landscapes should be conserved and enhanced.

Policy T2 states new development should be located in accessible locations.

Policy G9 states that development will need to demonstrate biodiversity improvements.

Policies T1 and T2 identify transport management and accessibility requirements.

Policies EN1 and EN2 set targets for CO² reduction and sustainable design and construction, and at least 10% low or zero carbon energy production on-site.

7.3 Saved Unitary Development Plan Review policies (UDPR)

7.3.1 Relevant Saved Policies include:

GP5 indicates that all relevant planning considerations need to be resolved.

N19 states that all new buildings within or within the setting of Conservation Areas should preserve or enhance the character and appearance of the Conservation Area.

BD2 states that new buildings should complement and enhance existing skylines, vistas and landmarks.

BD5 requires new buildings to consider both their own amenity and that of their surroundings including usable space, privacy and satisfactory daylight and sunlight.

Policy LD1 sets out the criteria for landscape schemes.

7.4 Natural Resources and Waste Local Plan 2013 (NRWLP)

- 7.4.1 Policy Land 2 states that trees should be conserved wherever possible and new planting should be introduced to create high quality environments for development. Where removal of existing trees is agreed in order to facilitate development tree replacement should be provided on a minimum three for one replacement to loss.

7.5 National Planning Policy Framework (NPPF)

- 7.5.1 The NPPF recognises the presumption in favour of sustainable development (para 14). The NPPF identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development;
- Seek high quality design.

Section 7 states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important that design is inclusive and of high quality. Key principles include:

- Establishing a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Optimising the potential of the site to accommodate development;
- Respond to local character and history;
- Reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments; and
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

7.6 Noise Policy Statement for England (NPSE)

The NPSE sets out the following aims with regard to noise:

- To avoid significant adverse impacts on health and quality of life;
- To mitigate and minimise adverse impacts on health and quality of life; and
- Where possible, contribute to the improvement of health and quality of life.

It also introduces concepts of:

- No Observed Effect Level
- Lowest Observed Adverse Effect Level; and
- Significant Observed Adverse Effect Level.

7.7 Relevant supplementary planning guidance includes:

Travel Plans SPD

Building for Tomorrow Today: Sustainable Design and Construction SPD

8.0 Main issues

- Principle of the development
- Townscape and heritage considerations

- Landscape and trees
- Transport and servicing issues
- Impact on occupiers of neighbouring buildings
- Section 106 obligations

9.0 Appraisal

9.1 Principle of the development

- 9.1.1 Leeds Beckett University creative arts facilities are presently scattered across the city centre and beyond. The building would bring together university facilities for film, music, performing arts and fashion on a vacant, previously developed, site which forms part of the university's city centre campus. The building would abut the university's Portland Building and recent student accommodation constructed on the campus. The proposed educational building accord with policies SP3 and CC1(c) of the Core Strategy which support the university's role within the city centre.

9.2 Townscape and heritage considerations

- 9.2.1 The proposed building represents the final piece of the masterplan for the redevelopment of the site envisaged when Leeds Metropolitan University buildings at the junction of Portland Way and Calverley Street were demolished in 2007-2008. The site is located in close proximity to the City Centre conservation area and to listed buildings including the Civic Hall. The site is seen in the context of these buildings when looking north and south along Calverley Street. Special regard needs to be paid to the desirability of preserving the listed buildings and their setting. Additionally, special attention needs to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area. Local and national policies seek to conserve the historic environment and to provide high quality design both with regard to buildings and spaces.
- 9.2.2 The position of the proposed building maintains the orthogonal order established by the original 1960's masterplan and continued by the more recent City Campus development by Downing. On the south-eastern edge, the building follows the building line of the Woodhouse Building to the north, critically set back from Portland Way approximately 10 metres so as to preserve the established spatial character of the street along Calverley Street and Portland Way, including alongside the Civic Hall. The set-back also helps to ease the relationship with the Civic Hall to the east. In common with its neighbours the proposed building steps forward towards Calverley Street. However, the frontage of the building, the Calverley Cube, would be 5 metres wider than the two neighbouring buildings fronting Calverley Street to the north-west, albeit narrower than final building in this group. The building would be closer to its neighbour than ideal to continue the rhythm of space generated by the spacing of the new buildings along Calverley Street but the 13 metre gap provided creates sufficient separation between the buildings to contribute to the succession of spaces along this stretch of Calverley Street. The northern edge of the building would be constructed on an identical alignment to the two newly constructed ones, 7.5 metres from the Portland Building, and thereby strengthening the newly created footpath link.
- 9.2.3 The massing of the proposed building applies key principles established by neighbouring buildings, stepping down from the scale of earlier buildings on the campus to the north-west and north-east. The main block of the building would be 11 metres lower than the Portland Building and, at its highest point, be approximately 1 metre taller than the new building to the north-west, in itself, a

difference that would not be readily discernible. The building would have two lower shoulders. The Calverley Cube at the front, steps down from the main body of the building to an identical height to the front section of the two new buildings to the north-west, reinforcing this component on Calverley Street. The south-eastern element of the building, the slip block, would be the same height as the Calverley Cube successfully mediating the change in scale from the tallest element of the building and the Civic Hall and Rose Bowl located to the south-east. As a result, the scale, mass and location of the building responds directly to its context and preserves the setting of the listed buildings and conservation area.

- 9.2.4 The interior of the building contains a wide array of functions (see paragraph 3.2 above). The building has the opportunity to reflect the rich collection of activities within it through the treatment of its façades whilst also needing to be sensitive to both its immediate and wider context. A detailed study of the walling, windows, entrances, materiality and colour of buildings in the area was undertaken and the external design of the building evolved through an iterative process.
- 9.2.5 The materials palette is made up of four principal materials; stone, metal, glazing and polycarbonate. The base of the building is primarily a combination of curtain wall glazing and anodised metal panelling. The use of curtain wall glazing within the base allows maximum transparency both from outside looking in to the internal foyer and cafe areas, promoting active frontage and from the outside in, providing maximum natural light and a connection with the streetscape and city beyond. The colour and texture of the panels is presently being explored, although the bronze colour shown in the submitted images appears to work well.
- 9.2.6 Flush jointed stone walling is proposed for the Calverley Cube and Slip Block. Within this walling aluminium louvres set back from stone vertical fins would discretely provide ventilation for the internal services. Stone fins and glazing on the slip block would produce a strong vertical rhythm to this section of the building. The Portland Way elevation of the main block, and wrapping around onto part of the front elevation, would be rainscreen stone cladding enables the integration of alternative vertical panelling modules and glazing. The materiality and form help to break up the scale and mass of the elevation such that the slip block and Calverley Cube take prominence whilst the use of stone on these elevations has a direct relationship with the Civic Hall and LGL.
- 9.2.7 The remainder of the body of the main building is proposed as gridded translucent polycarbonate panels. The semi-reflective, shimmering, material has been chosen to create a dynamic façade that expresses a lightness in contrast to the more solid elements of stone and metal. The accommodation in areas of the building where the polycarbonate is proposed is a complex arrangement of flexible teaching spaces, office accommodation, computer suites, and music and film studios. The façade treatment developed as a response to the need to provide for a wide variety of internal conditions from high levels of daylight to completely dark spaces. Parts of the façade would enable the activities and lighting behind to be discernible whereas other areas would have a solid backing wall. Windows are integrated where required resulting in a rhythmic layout. Additionally, the polycarbonate panels can span 6 metres to match the stone rainscreen panels of the building providing a simplicity and uniformity of approach to the façade.
- 9.2.8 The architectural languages of the main block, Calverley Cube and slip block are closely aligned delivering an articulated building form that would be a positive addition to the area and would accord with Core Strategy policies P10 and P11. In doing so the building would preserve the setting of nearby listed buildings and

enhance the setting of the conservation area and therefore complies with the NPPF and section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990.

9.3 Landscape and trees

- 9.3.1 The site is located at a prominent junction of Portland Way and Calverley Street. Levels rise from this point creating both constraints and opportunities. A large entry plaza would provide access at the city entrance to the building. The existing footway around the junction would be widened to provide a much improved pedestrian experience. The complex topography, geometry of the site and position of the basement of the building is such that the finer detail of these arrangements will be controlled by planning condition.
- 9.3.2 A further primary access into the building is proposed at the north-eastern end of the building. In common with the city entrance the set-back of the slip block forms a gathering space to the front of the entrance. The change in levels is accommodated by adjustments to the existing footpath running north of the building from Portland Way or a separate series of steps.
- 9.3.3 The falling levels along Portland Way present the opportunity to provide a cascading landscape between the building and the Portland Way footway. A series of seven terraces, each comprising a strip of lawn, planting and retaining walls/benches, would be provided. The variation in levels both internally and externally are highlighted by a glazed curtain wall to the façade allowing views to and from the public realm into the lower ground floor.
- 9.3.4 The development requires a delivery and service bay and this would be located on the north-western side of the building to limit its visibility. A retaining wall on the boundary, tapering towards Calverley Street, would be planted with climbing plants to soften its vertical face. Beyond the service bay the plant room roof would be a combination of reinforced grass, an area of ventilation grilles, and soft landscaping blending in with the levels to the adjacent site.
- 9.3.5 Mature trees, primarily located around the junction of Calverley Street and Portland Way, presently enhance the appearance of the site and the wider streetscene. The trees are presently protected by TPO, albeit the previously-approved hotel scheme identified their removal. The trees would need to be removed to enable the proposed development. Given their prominent, corner, location, notwithstanding other benefits of the scheme it is important that new street trees are planted to mitigate for any loss and also to help provide a suitable setting for the new development.
- 9.3.6 In total, 8 trees would be removed leaving just one at the north-western end of the site. In accordance with the NRWLP a minimum three for one replacement to loss should be provided, or where this cannot be achieved on site, off-site planting is required. The landscape proposals identify a tree in each of the terraced areas on Portland Way, two adjacent to the Portland Building and 3 trees between the building and Calverley Street, a total of twelve trees. The trees would be heavy standard *Pyrus callyana* 'Chanticleer'. The applicant has agreed to pay £4,800 to enable the off-site replanting of twelve trees in accordance with NRWLP policy Land 2 to make up for the shortfall. The trees could possibly be planted between the Civic Hall and Portland Way / Calverley Street to balance those being planted as part of the development and helping to establish a tree-lined boulevard.

9.4 Transport and servicing issues

- 9.4.1 The development would centralise functions presently carried on around the city. The site is ideally located as an extension of the existing campus in a highly sustainable location with access to different modes of transport.
- 9.4.2 A travel plan has been provided for the development. It identifies several measures intended to encourage changes in the travel patterns of staff members and students to more sustainable forms of transport. This will benefit the local highway network and the general environment around the site. The measures include the provision of 42 long stay cycle parking stands and 10 short stay cycle stands; facilities for cyclists such as showers and changing rooms; the provision of information regarding walking, cycling and public transport; and widening of footways around the periphery of the site to improve the pedestrian environment. Additionally, a contribution of £3,000 would be provided to encourage the use of the car club. A travel plan monitoring fee of £2,750 is also required, all of which can be secured by a section 106 agreement.
- 9.4.3 The position of the dedicated access to the service and delivery bay is sufficiently distant from the junction so as not to hinder its operation. In order to provide the access it will be necessary to adjust the taxi rank on Calverley Street, although its existing capacity would be maintained. There would also be scope for an additional on-street disabled parking bay. A planning obligation to secure a contribution of £7,500 towards the cost of a Traffic Regulation Order required to deliver these changes to accord with Core Strategy policy T2 is necessary.
- 9.4.4 LCT considers that the road junction of Portland Way and Calverley Street junction should be redesigned as part of the scheme to give greater priority to pedestrian movements. Whilst the wider footways around this junction will assist pedestrian movement, the junction itself otherwise works effectively and does not require reconfiguration. LCT has also suggested that a wide pedestrian crossing should be placed to link both the new university entrance and the entrance to the proposed building with the rear entrance to the Rose Bowl. However, there is an existing pedestrian crossing a little way north of this site midway between the crossings at either end of Portland Way which provides access to the front of the Rose Bowl. A wider crossing further down Portland Way would interfere with the access to and from the Civic Hall and would be too close to the Calverley Street junction. Consequently, it is not considered that the suggested changes would be beneficial or necessary for the development.

9.5 Impact on occupiers of neighbouring buildings

- 9.5.1 The proposed building would contain a range of uses, such as music studios, performing arts, cinema and plant, which have the potential to generate significant noise. The application was supported by a noise statement that identifies measures to ensure that noise is suitably controlled. External plant noise would be designed to be at least 5dB below the lowest measured background noise level at the nearest residential building. The noise from internal noise sources would be controlled by the building fabric consisting of external cladding, cement particle board, a void filled with mineral wool, and independent internal lining consisting of four layers of sound insulating plasterboard. As a result the maximum noise break-out from the internal activities would be controlled to significantly below than the lowest measured daytime background noise level. Draft condition 18 identifies the noise levels applicable to the development.

- 9.5.2 The façade of the proposed building would be situated 13.5 metres from the student residential building to the north-west. The height and orientation of the proposed building is such that it would result in some overshadowing of its student residential neighbour. However, it is considered that the amenities of the students would not be unacceptably affected by reason of the distance preserved between the two buildings, retained views around the building and also the internal format of the student building primarily comprising cluster bedrooms with common room areas located at the ends of the building. Consequently, the development would comply with saved Unitary Development Plan policies GP5 and BD5.

9.6 Section 106 obligations, conditions and Community Infrastructure Levy (CIL)

- 9.6.1 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010 (as amended). These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms,
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

The proposed scheme produces the need for the following obligations which it is considered meet the legal tests:

- A travel plan monitoring fee of £2,750
- Contribution of £7,500 for a Traffic Regulation Order in relation to revisions to highway arrangements on Calverley Street
- Contribution of £3,000 towards trial membership and usage of the car club
- Contribution of £4,800 towards off-site tree planting
- Employment and training plan to accord with Core Strategy policy SP8
- Section 106 management fee of £1500

- 9.6.2 With regard to other detailed matters raised by consultees within Section 6 above, where considered relevant and necessary, these are controlled by appropriate conditions set out within Appendix 1.

- 9.6.3 As the development is by the University, a predominantly publicly funded organisation, for the purposes of education it would not be liable for CIL. This is presented for information only and should not influence consideration of the application.

9.7 Conclusion

- 9.7.1 The development of this prominent, brownfield site for a new building for Leeds Beckett University, adjacent to other university buildings, is acceptable in principle and would accord with Core Strategy policies SP1 and SP3 in valuing the contributions to the life, vitality and economy of the City Centre made by the universities. The development would bring forward high quality, contemporary, architecture in an improved landscaped setting that responds positively to the character and appearance of the neighbouring conservation area and the setting of nearby listed buildings such that it accords with policies SP1, P10, P11 and P12 of the Core Strategy and saved policy LD1 of the Unitary Development Plan Review. The development would be served by sustainable transport and bring forward minor changes to the highway that would accord with Core Strategy policies SP11 and T2,

and saved policy GP5 of the Unitary Development Plan Review. Further, the development would maintain an acceptable level of amenity for occupiers of surrounding buildings such that it would comply with saved policy BD5 of the Unitary Development Plan Review. Consequently, it is considered that the proposal accords with the development plan and is acceptable subject to a section 106 agreement in accordance with policy ID2 of the Core Strategy and the specified conditions.

APPENDIX 1 – DRAFT CONDITIONS

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

- 3) a) All existing trees and shrubs shown on the approved plans to be retained shall be fully safeguarded during the course of the building works and landscaping in accordance with the guidance of British Standard 5837 (Guide for Trees in relation to Construction), or with the particulars specified in details which shall first have been submitted to and approved in writing by the Local Planning Authority.

b) No development, including establishment of a site compound, shall be commenced, or materials or equipment brought onto site (except in connection with compliance with this condition), until all trees to be protected have been protected in accordance with the approved details, or in the absence of such details, in accordance with BS 5837, with 2.4m height heavy duty plywood hoarding securely mounted on scaffolding.

c) Pre-printed laminated waterproof signs at least A4 in size shall be securely fixed to the fencing posts to each enclosure at 10 metre minimum intervals bearing the words
PROTECTED TREE ZONE NO STORAGE OR OPERATIONS WITHIN FENCED AREA

d) The protective enclosure shall be maintained during the course of the site works and no equipment, machinery or materials shall be stored within any area enclosed in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, including any underground services. No fires shall be burnt within 10m distance of the outer edge of the canopy of any protected tree.

e) The protective enclosure shall be retained in position until all equipment, machinery or materials have been removed from the site.

To ensure the protection and preservation of retained trees during construction work.

- 4) No works to or removal of trees or shrubs approved for removal shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds nests immediately before (within 24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority within 3 days of such works commencing.

To protect nesting birds in vegetation in accordance with the Wildlife & Countryside Act 1981 (as amended) and BS 42020:2013.

- 5) No excavation or construction works shall begin until a Statement of Construction Practice has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) means of access
- b) traffic management plan to minimise any delay for road users on the local road network;
- c) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage;
- d) deliveries and off-loading of materials;
- e) workforce parking;
- f) details of any cranes; and
- g) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of amenity and highway safety in accordance with Core Strategy policy T2, saved Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

- 6) Development shall not commence until a survey of the condition of the highway on Portland Way and Calverley Street has been undertaken jointly with the Local Highway Authority and has been submitted to and approved in writing by the Local Planning Authority. Upon completion of the development, a further joint condition survey shall be undertaken and any damage to the highway as a result of the construction works identified and mitigation works proposed to rectify the damage. The approved mitigation works shall be fully implemented prior to occupation of the development.

To ensure the free and safe use of the highway in accordance with adopted Core Strategy policy T2.

- 7) Construction activities shall be restricted to 0800 hours to 1800 hours Monday to Friday, 0900 hours to 1300 hours on Saturdays with no construction activities on Sundays and Bank Holidays.
- 8) In the interests of amenity in accordance with saved Leeds UDP Review policy GP5 and the National Planning Policy Framework.

Development shall not commence until a Phase I Desk Study has been submitted to, and approved in writing by, the Local Planning Authority and where remediation measures are shown to be necessary in the report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the

intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site suitable for use.

- 9) The development shall be implemented in accordance with the Phase II Site Appraisal Report reference GRM/P7638/F.1/Rev. A, dated February 2017, as amended by the details contained in the GRM letter dated 21st June 2017. A Verification Report confirming such details should be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use.

- 10) Notwithstanding the submitted details the development shall not be occupied until full details of cycle parking and facilities have been submitted to and approved in writing by the Local Planning Authority and the approved cycle parking and facilities have been provided. The facilities shall thereafter be retained for the lifetime of the development.

In the interests of sustainable transport and in order to meet the aims of adopted Leeds Core Strategy policy T2

- 11) The development shall not be occupied until a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway in accordance with adopted Leeds Core Strategy policy T2.

- 12) The development shall not be occupied until the off-site highway works shown in Sanderson drawing 9836-001 Rev B, including the vehicular access to the site and reinstatement of the Portland Way footway, have been completed.

To ensure the free and safe use of the highway in accordance with adopted Leeds Core Strategy policy T2.

- 13) The development shall be constructed in accordance with the Alan Johnston Partnership Drainage Strategy report reference 216-020 dated 26th June 2017 which shall be completed before the development is brought into use and thereafter maintained as such.

To ensure sustainable drainage and flood prevention in accordance with the Natural Resources and Waste DPD and the NPPF.

- 14) Details and samples of all external facing building materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The samples shall include the erection on site of a full-size mock-up panel. The external surfaces of the building shall be constructed in accordance with the details thereby agreed.

In the interests of visual amenity.

- 15) Within six months of the planning permission hereby granted a travel plan shall be submitted to the Local Planning Authority for approval. The approved travel plan shall be implemented in full accordance with the agreed details for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

In the interests of sustainable travel.

- 16) Deliveries and collections, including waste, shall be restricted to 08:00 to 18:00 Monday to Saturday, with no deliveries or collections hours on Sundays and Bank Holidays.

In the interests of amenity in accordance with adopted Leeds UDP Review policy GP5 and the National Planning Policy Framework.

- 17) For the avoidance of doubt there shall be no external storage including of refuse bins which shall not be stored outside the except for collection.

In the interests of amenity.

- 18) The development shall be constructed in such a manner and of such materials that noise from activities in the Creative Arts Building is inaudible in the nearest sensitive premises. i.e. the LAeq, 1 min noise level shall not exceed the existing LA90 background noise level and the maximum noise levels (dBLmax) shall not exceed the existing L90 background noise level in each octave band centre frequency.

In the interests of amenity of occupiers of nearby properties.

- 19) No external lighting shall be installed unless a scheme has previously been approved in writing by the Local Planning Authority. The scheme shall be installed and thereafter maintained in accordance with the approved details.

In the interests of residential amenity and highway safety and in accordance with adopted Leeds UDP Review policy GP5 and the National Planning Policy Framework.

- 20) The following hard and soft landscape works shall not take place until full details have been submitted to and approved in writing by the Local Planning Authority. These details shall include (a) proposed finished levels and/or contours; (b) walls and retaining walls or other means of enclosure; (c) other pedestrian access and circulation areas; (d) hard surfacing areas; (e) minor artefacts and structures (including bird nest facilities, street furniture such as seating, balustrades, bollards, directional signs, external lighting etc.); (f) samples of surfacing, walling, seating and materials for steps; (g) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes etc.). Soft landscape works shall include (h) planting plans; (i) written specifications (including cultivation and other operations associated with plant and grass establishment); (j) schedules of plants noting species, planting sizes and proposed numbers/densities; (k) implementation programme; and (l) details of the proposed green roofs.

To ensure the provision of amenity afforded by appropriate landscape design.

- 21) Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the

occupation of any part of the development. The soft landscape works shall be completed in accordance with the agreed implementation programme. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

- 22) The development shall not be occupied until a plan, schedule and specification for landscape management has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, seating and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas during the establishment period. It shall provide for an annual inspection during late summer for any areas of failed tree or shrub planting, and the identification of the replacements required in the autumn planting season. Prior to planting, all landscaped areas shall be cultivated and maintained in a weed free condition by mechanical cultivation or chemical control. Maintenance shall be carried out thereafter in accordance with the approved management plan.

To ensure successful establishment and aftercare of the completed landscape scheme.

- 23) Any soil or soil forming materials brought to site for use in soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use with respect to land contamination in accordance with policies Land 1 of the Natural Resources and Waste Local Plan 2013 and GP5 of the Unitary Development Plan Review 2006.

- 24) If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

- 25) Prior to the commencement of the superstructure of the building details of proposals for the provision of bird-nesting facilities that are integral to the building structure shall be submitted to and approved in writing by the Local Planning Authority. The details thereby agreed shall be implemented before first occupation of the development.

In the interests of biodiversity enhancement.

- 26) Within 6 months of the first occupation of the building a post-construction review statement shall be submitted and approved in writing by the Local Planning Authority demonstrating compliance with Core Strategy policies EN1, EN2 and EN4.

The development shall thereafter be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the inclusion of appropriate sustainable design measures.

APPENDIX 2 – Minutes of the City Plans Panel meeting of 27th October 2016

The Chief Planning Officer submitted a report which set out details of a preapplication proposal for a new Centre for Creative Arts for Leeds Beckett University, to land at Portland Way and Calverley Street, Leeds 1.

Site photographs and plans were displayed and referred to throughout the discussion of the application.

The applicant's representative addressed the Panel, speaking in detail about the proposal and highlighted the following:

- The building would comprise of a series of interlocking volumes situated above a deep basement
- The building would range in height from 5 to 9 storey's
- The building would contain: TV studio, Acoustic testing lab, Theatre, Prop store and workshops, Black box studio, recording studios, Fashion studios, Performance studios, Film studios, Ensemble rooms, Production offices, Social Learning and Café, Cinema, Teaching
- space, Academic and staff offices and Computer Labs
- Two principal entrances to the building. A city entrance located close to the junction of Calverley Street and Portland Way and a student entrance, located at the northern end, close to the Portland Building
- Vehicular access into a loading bay would be taken from Calverley Street.
- The areas between the building and the highway would be laid out as extended public space, potentially including street trees.

In response to Members comments and questions, the following issues were discussed:

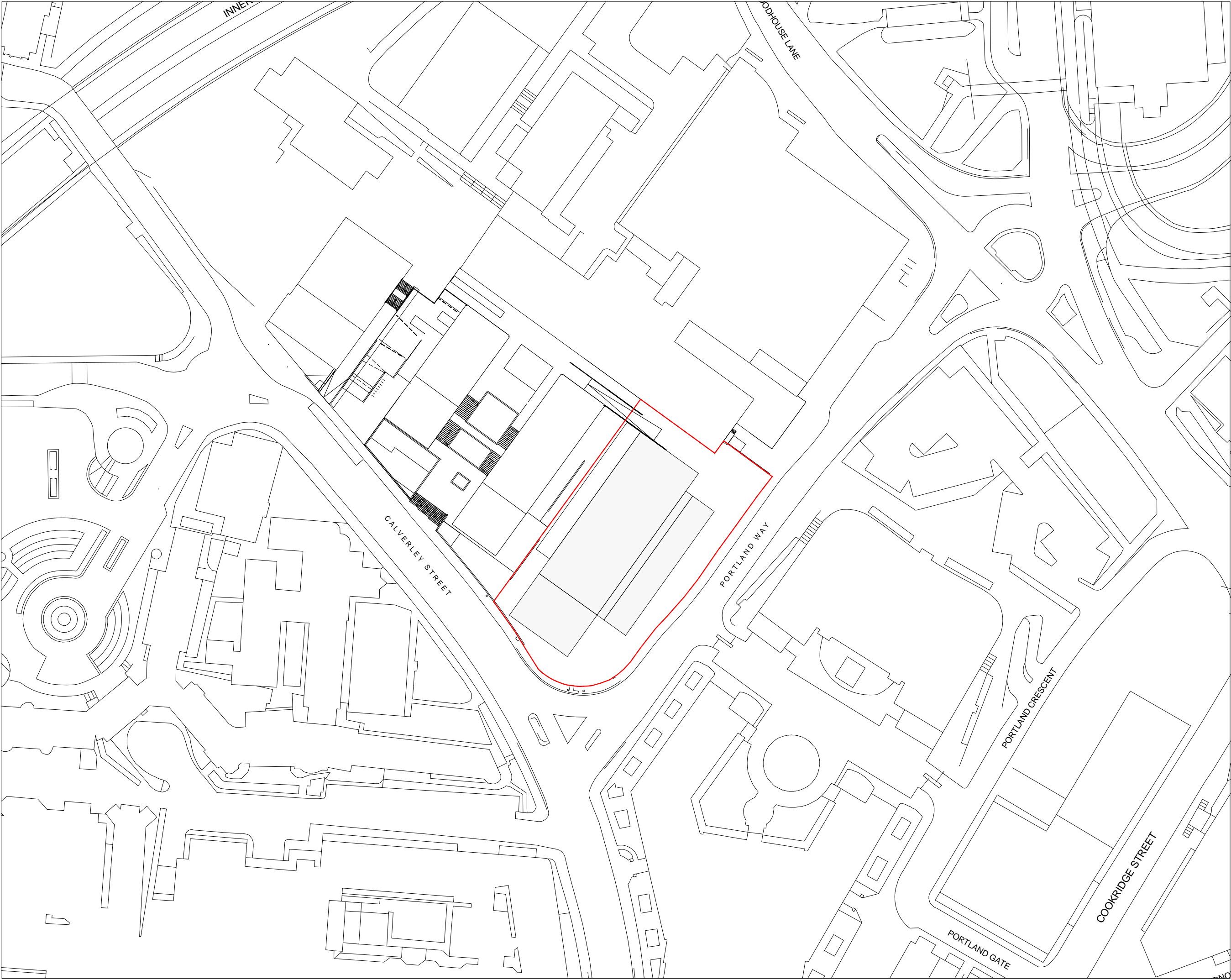
- The proposed development was in a prominent corner plot and the use of quality materials and an imaginative lighting scheme was important at this location
- Members queried the close proximity of student residential accommodation adjacent to the development
- It was noted that the site was the subject of a lapsed planning permission for a hotel development
- Any trees removed during the construction of the development should be replaced on the basis of 3:1

In drawing the discussion to a conclusion Members provided the following feedback

- Members were of the view that the proposed development was acceptable in principle
- Mixed views were expressed about the scale and position of the proposed new building and its relationship with the residential accommodation
- In respect of the emerging architectural approach, Members were of the view that a high quality design was necessary in this location
- Members were of the view that a hard and soft landscaping scheme needs to fully mitigate for any tree loss (3:1) and that an attractive setting for the new development and wider street scene should be produced

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their presentation and attendance.



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Rev	Description	Date
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Application Boundary

3C Tariff Street
Manchester M1 2FF

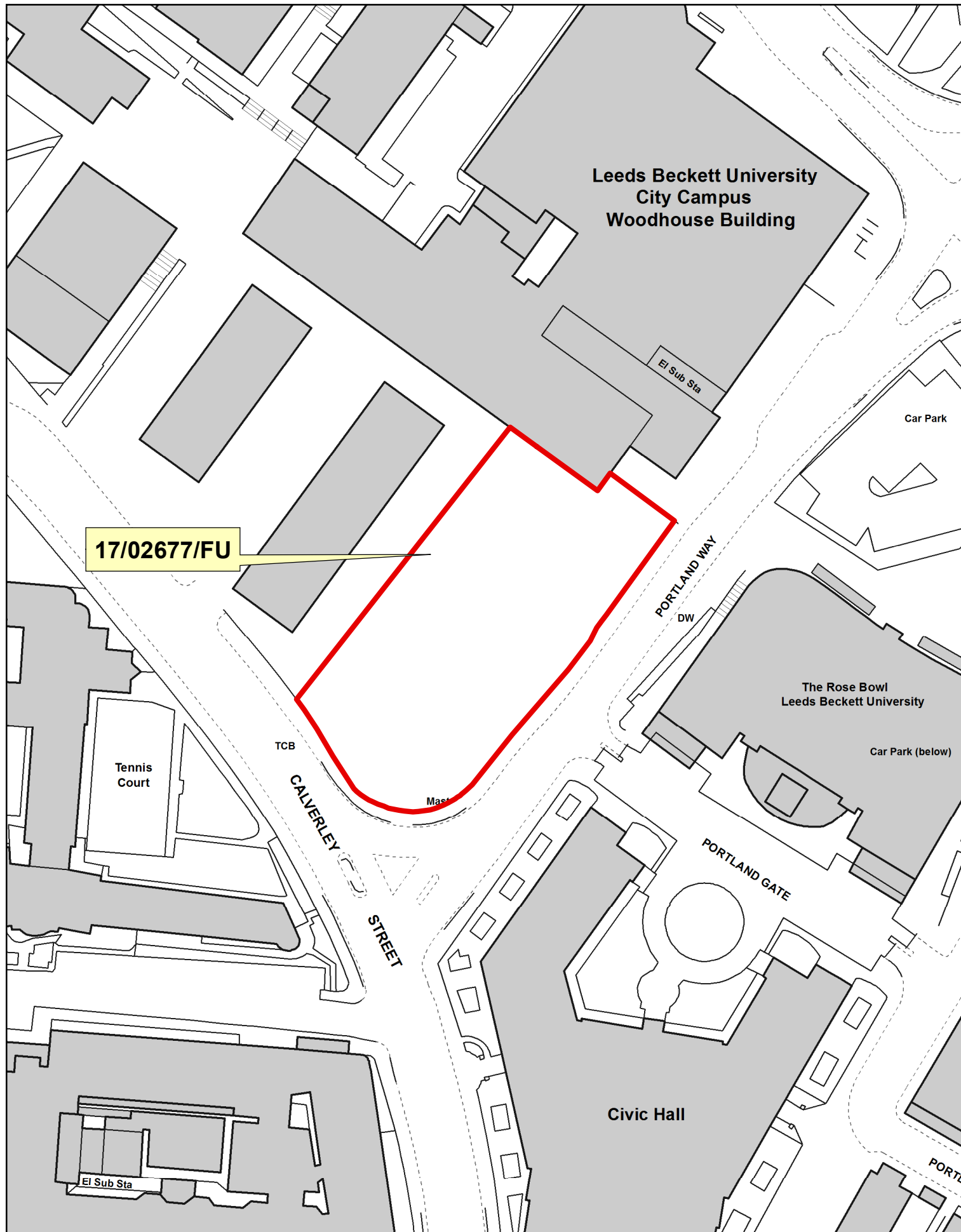
mail@hawkinsbrown.com
hawkinsbrown.com

Hawkins\Brown

Project
New Performing Arts Leeds
7 Calverley St, Leeds, LS1 3DB

Drawing
Site Location Plan

Scale 1 : 1000 @ A3		Date 26.04.2017
Drawn By SB		Checked By SH
Job Number 1659	Status P	Purpose of Issue Planning
Drawing No. LBU-HBA-00-XX-DR-A-00_0000		Rev



CITY PLANS PANEL

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SCALE : 1/1000

