
Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 23rd November 2017

Subject: PRE-APPLICATION PRESENTATION FOR RESERVED MATTERS PROPOSAL – OFFICE BUILDING WITH GROUND FLOOR RETAIL AND CAFÉ/RESTAURANT UNITS AT 4 WELLINGTON PLACE (PREAPP/17/00640) AT NORTHERN STREET, LEEDS

APPLICANT: HERMES WELLINGTON PLACE GP LTD

Electoral Wards Affected:

City and Hunslet

☐ No

Ward Members consulted

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 the design for Building No. 4, Wellington Place which is the last remaining site at the eastern end of the Wellington Place scheme and has yet to receive Reserved Matters permission. Members will be asked to comment on the emerging scheme.

2.0 SITE AND SURROUNDINGS:

- 2.1 This site is located on the eastern side of the wider Wellington Place scheme at the corner of Whitehall Rd and Northern St. The northern boundary is currently being completed for Building 3 and to the south and west are the recently completed No.'s 5 and 6 Wellington place. Beyond these are the recently commenced Government Office Buildings No.'s 7 & 8.
- 2.2 The character of the buildings completed or under construction are of a similar architectural style with stone elevations and strong fenestration patterns with vertical

emphasis towards the top of the buildings where the roof slopes are a dominant feature. The scale of the buildings varies from 5 to 8 storeys.

- 2.3 Across the remainder of the site, the applicant has invested in key areas of public realm most notably Tower Square which sits adjacent the application site to the west. This contains the Grade II listed former railway lifting tower and a large area of open space which has a mix of planting and hard surface treatment.
- 2.4 To the east is the currently under construction new alignment of the Whitehall Rd/Northern St junction. This is being increased in capacity to accommodate the increased activity in the area and to allow a pedestrian crossing facility to be provided from Wellington Place to Leeds Station.

3.0 PROPOSAL

3.1 Background - Outline Approval

The outline permission for the whole site was for 13 individual buildings with the site under consideration as part of this pre-application being for 1 of these buildings. The outline permission granted approval for both the layout and the means of access to the site and therefore the matters for consideration as part of this proposal would be the scale of the building, its external appearance/design and the landscaping. The conditions attached to the extant outline permission would control these details.

3.2 Proposed Building – Scale and Footprint

The outline scheme set a maximum height of development using parameter plans across the whole of Wellington Place and this site was identified as being capable of accommodating a building of between 8 and 13 storeys. As the other sites have been developed, the scale of the buildings has been reduced from those approved. Accordingly, the proposed building is now between 8 and 9 storeys in height, which is well within the outline approved parameters.

- 3.3 The proposed building occupies a triangular footprint however it has been slightly amended from that originally approved. This has removed the original asymmetry to produce a regular isosceles triangular plan form with the acute angled point facing towards Tower Square and the base fronting Northern St. The footprint is within that approved at outline stage with the additional external space around the base of the building to be used as external seating, break-out space and landscaped areas for the ground floor commercial units. The building forms one side of the 2 diagonal routes which lead into the centre of Wellington PI and Tower Sq, with Buildings 3 to the north and Building 5 to the south.

3.4 Proposed Building – Uses

The buildings contain the following floorspace:

20,490 sqm B1 office

914 sqm A3/A4 (retail/restaurant /bar)

Basement:

- 146 car parking spaces – 96 below Building 4 and 50 in the area below the walkway between Buildings 3 and 4 (incl. 5 disabled, 8 Electric Vehicle charging spaces)
- 10 motorcycle and 88 cycle spaces all beneath the footprint of the building
- Shower and changing facilities

3.5 Design

The buildings which have been approved on Wellington Place have a common theme of stone walls and regular punched windows which create a geometric pattern across the façade. However, it is considered that if every building was to be of this format then the over-all character of the site could appear too controlled and a little sterile. For that reason the approach to Building 4 has been relaxed.

- 3.6 The form still aligns with that of its neighbours, with the heights relating well and the roof slope retained, but the elevational treatment is to be of a different format. In this case the glass, stone and bronze metal cladding is to be aligned vertically and topped with a continuous coping. The amount of each material would be changed subtly across the elevation to give a greater glass and bronze emphasis to Tower Square and a more stone led appearance to Northern St. This will be made clear in the images presented to Panel. Additionally, the ground floor and top floors have been recessed to provide layering and visual interest. The roof top will also contain terraces and there are further terraces included on all floors at the point end facing towards Tower Square.
- 3.7 Two entrances to the building are proposed which would create a pedestrian route through from north to south. This means that both of the elevations on the pedestrian routes would have a main entrance which itself provides a focus and additional activity. This route through also provides the ground floor commercial uses with the opportunity to provide customer seating in order to enliven the internal space.
- 3.8 Car Parking and Servicing
The original outline approval was for a basement which sat beneath the footprint of the building. However, the current proposal now seeks to increase the size of the basement to run under the north-eastern diagonal route and join up with the basement of Building 3 to make one combined parking area. The basements of Wellington Place will eventually be linked as part of the overall parking and vehicle strategy for the site which results in the surface being largely vehicle free. This increase in size of basement would provide approximately 50 no. additional car parking spaces.
- 3.9 The approved method of servicing this building is via a layby on the Northern St frontage. The layby is being designed with L.C.C. Highways Services as part of the Northern St junction improvement works which are currently on site. The new building line addresses the layby as well as the widening of Northern St.
- 3.10 Landscaping
The area around the base of the building will be landscaped using the same palate of high quality materials used on the overall scheme - natural products including granite and stone. Planters will be introduced to add soft landscaping and to soften the spaces. The set back of the building from Northern St allows landscaping to be introduced on this frontage.

4.0 HISTORY OF NEGOTIATIONS AND RELEVANT PLANNING HISTORY

- 4.1 Officers have had meetings and a series of phone calls with the developer team over a number of months. These have dealt principally with the design of the façade treatment.
- 4.2 The outline planning permission ref. no. 06/06824/OT was approved on 31st March 2008 and comprises 13 individual buildings containing:

- Use Class B1 (offices) - 162,800m²
- Use Class C3 (residential) - 43,650m² (approx. 700 units)
- Use Class C1 (hotel) - 18,950m²
- Use Class D1 (cultural and community uses) - 4,900m²
- Use Classes A1, A2, A3, A4 and A5 (shops, cafes, bars, restaurants etc.) - 10,930m² [A1 floor space restricted to 1,000m² by condition]
- Basement Car Park - 48,599m² (1,700 spaces)
- Total - 241,230m²

- 4.3 Building 10- reserved matters approved 10/02973/RM – now completed
- 4.4 Building 3 – reserved matters were approved at Panel in September 2010, app. ref. 10/02974/RM. This is nearing completion
- 4.5 Buildings 5 & 6 - reserved matters were approved at Panel in October 2013, app. ref. 13/04059/RM. These have now been completed.
- 4.6 Buildings 7 and 8 – reserved matters were approved at Panel in February 2017, app. ref. 16/06523/RM. Works have just commenced on site for what is to be the new regional HQ of the Central Government GPU.

5.0 RELEVANT PLANNING POLICIES

5.1 National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied, only to the extent that it is relevant, proportionate and necessary to do so. It identifies 12 core planning principles (para 17) which include that planning should:

- Proactively drive and support sustainable economic development to deliver homes
- Seek high quality design and a good standard of amenity for existing and future occupants.

The Government attaches great importance to the design of the built environment. Section 7 (paras 56-66) 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;
- Development to be visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions

5.2 Development Plan

5.2.1 The Adopted Leeds Core Strategy 2014

This sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district. This now forms the development plan for Leeds together with the Natural Resources & Waste Development Plan Document 2013 and the Saved Policies from the Leeds Unitary Development Plan Review 2006 (UDPR). Relevant Core Strategy policies include:

- Spatial Policy 1 sets out the broad spatial framework for the location and scale of development. This policy prioritises the redevelopment of previously developed land within Main Urban Areas, in a way that respects and enhances the local character and identity of places and neighbourhoods.
- 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 enhancing existing landscapes and spaces.
- Policies EN1 and EN2 – sustainability policies which seek to reduce total predicted carbon dioxide emissions, provide low carbon energy sources.

5.2.2 Leeds Unitary Development Plan Review 2006 (UDPR) – Saved Policies

Saved Policies GP5 - all relevant planning considerations, BD2 design and siting of new buildings and BD5 Residential amenity are all relevant to this proposal. The Council is keen to promote good standards of daylight and sunlight in the interests of both mental and physical wellbeing, and in order to avoid a wasteful use of energy in providing unnecessary artificial light. Other relevant policies are:

N25 boundary treatments
BD4 all mechanical plant
T7A cycle parking
T7B motorcycle parking
T24 car parking provision

5.2.3 Leeds Natural Resources and Waste DPD 2013

The plan sets out where land is needed to enable the City to manage resources, like minerals, energy, waste and water over the next 15 years, and identifies specific actions which will help use natural resources in a more efficient way.

5.3 Supplementary Planning Documents

Building for Tomorrow Today: Sustainable Design and Construction advocates the use of a range of measures to ensure that the best possible practices are used to ensure a sustainable environment is created.

6.0 **ISSUES**

6.1 Footprint

The shift in the floorplan to produce a symmetrical triangle is only noticeable when viewed in true plan, which clearly the building never will be. The important elements of the plan that are retained are the parallel street sides, the acute point and the frontage to Northern St. This frontage now relates to the new carriageway alignment which also exposes views of the corner of Building 5 when viewed from the north. This is considered to be an improved arrangement as it allows all 3 buildings at this end of the scheme to be seen together and a full street frontage to be created. Therefore, this is considered to be an improved footprint when compared with the original outline and a positive response to the changing face of Northern St.

1. Do Members consider that the slight shift in the footprint of the building to address the surrounding buildings and the Northern St re-alignment, is acceptable?

- 6.2 This increased area around the base of the building is to be used for additional seating and customer break out including landscaping. This will widen the pedestrian routes and allow greater amounts of natural light to permeate the spaces. The creation of this additional space is seen as an improvement over the original scheme and will improve the visual interest and character of the area.

2. Do Members agree that the reduction in footprint, along with the use of the space this creates, is a positive addition to the scheme?

6.3 Height

The height of the building and roof slope has been set to be consistent with those of the neighbouring buildings. This consistency achieves the objectives of a well-planned environment and is supported by officers.

6.4 Elevational Treatment

The existing and approved buildings are all variations on a similar theme of varying proportions of glazed opening set in stone - and in one particular case (the southern elevation of Building 10) almost the entire elevation is in frameless glass. This proposal takes the same materials but uses them in a different way, with a greater emphasis on increasing the areas of glazing set within varying amounts of the stone and bronze cladding. This provides a building which is of the same family and same undoubted quality as its neighbours, but is clearly different. This approach is supported by officers.

3. Do Members support the height and design of the building?

6.5 Landscaping

The high quality granite treatment already approved on other parts of Wellington Place is both an attractive and high quality durable surface. The planters proposed to punctuate this along the diagonal walkways will also be constructed of granite and the landscaping they contain will soften the appearance of these pedestrianized streets. Details of the landscaping and materials are controlled by conditions attached to the original grant of outline permission. This approach is considered to be acceptable.

6.6 Parking

The proposal seeks to make better use of the underground area by joining the two basement parking areas. The number of parking spaces remains within the maximum guideline figures set out in the UDPR. The provision of additional facilities in the basement to support sustainable travel modes is also supported.

6.7 Conclusion

Wellington Place is currently being developed in phases on site and the quality of the architecture and materials is accepted as being very high. Officers consider that the proposal to vary the predominant architectural treatment which has been used across the site thus far, is acceptable. The proposal has sufficient references back to the existing building to mean that it will sit well with its neighbours, with the height, massing, triangular plan form and raking roof slope being motifs of the wider scheme.

4. Do Members agree for the Reserved Matters application to be determined under powers delegated to the Chief Planning Officer?

7.0 SUMMARY OF POINTS FOR MEMBERS COMMENTS

7.1 Members are asked to comment of the following points:

1. Do Members consider that the slight shift in the footprint of the building to address the surrounding buildings and the Northern St re-alignment, is acceptable?
2. Do Members agree that the reduction in floor plate, along with the use of the space this creates, is a positive addition to the scheme?
3. Do Members support the height and design of the building?
4. Do Members agree for the Reserved Matters application to be determined under powers delegated to the Chief Planning Officer?

BACKGROUND PAPERS:

Pre-application file: PREAPP/17/00640

Application file: Original Outline approval: 06/06824/OT

Application file: Approval for Buildings 5 & 6: 13/04059/RM

Application file: Approval for Building 3: 10/02974/RM

Application file: Approval for Buildings 7&8: 16/06523/RM

NOTES

REV.	DATE	AMENDMENT
-	01/09/2015	Issued for information
A	03/12/2015	Issued for information
B	21/12/2015	Issued for information
C	12/07/2017	Issued for information
D	11/09/2017	Issued for Comment
E	22/09/2017	Core position adjusted
F	27/09/2017	Atrium position adjusted
G	24/10/2017	Atrium position adjusted, back of house area updated

KEYPLAN

CLIENT

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PROJECT
4 Wellington Place, Leeds

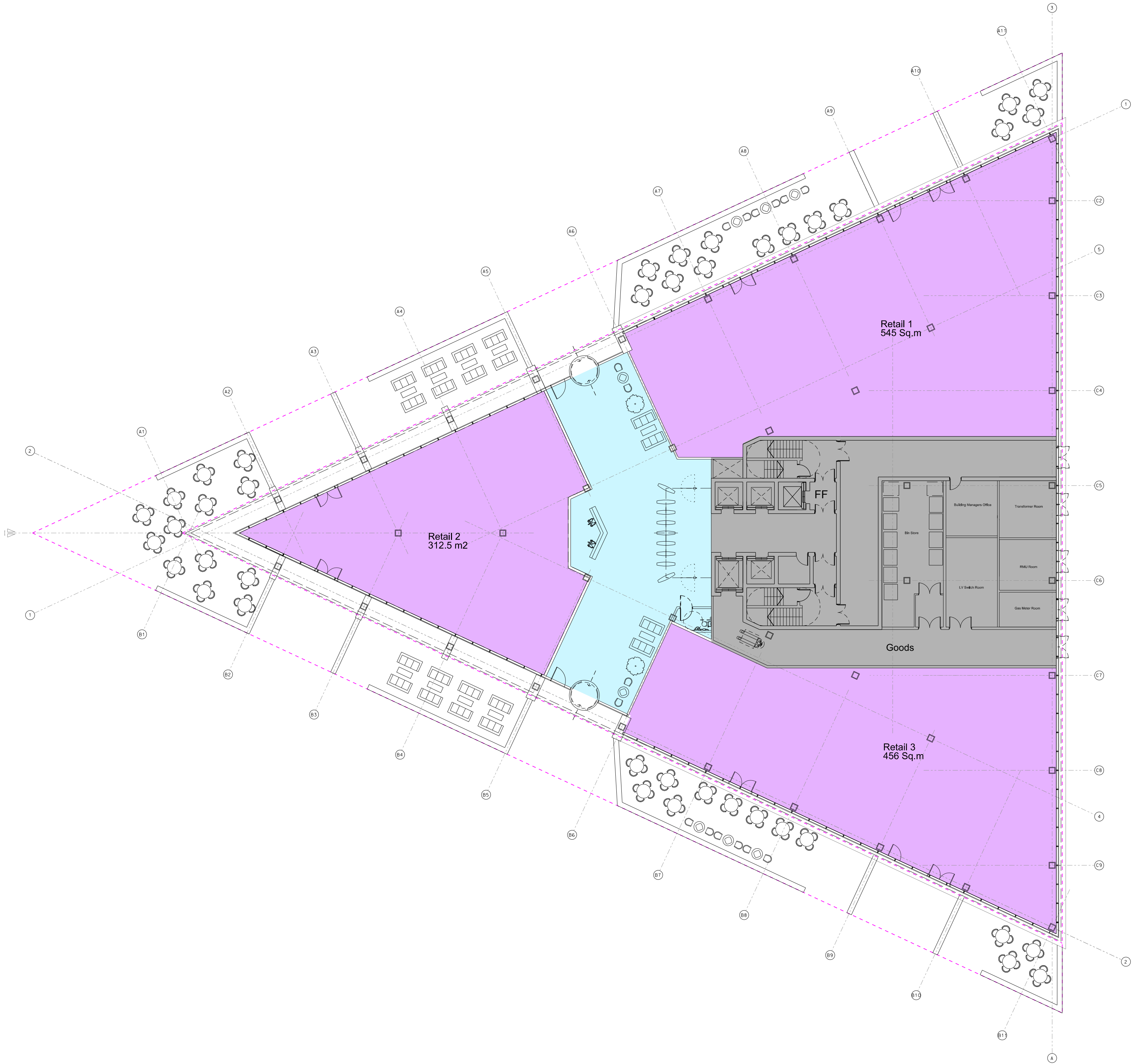
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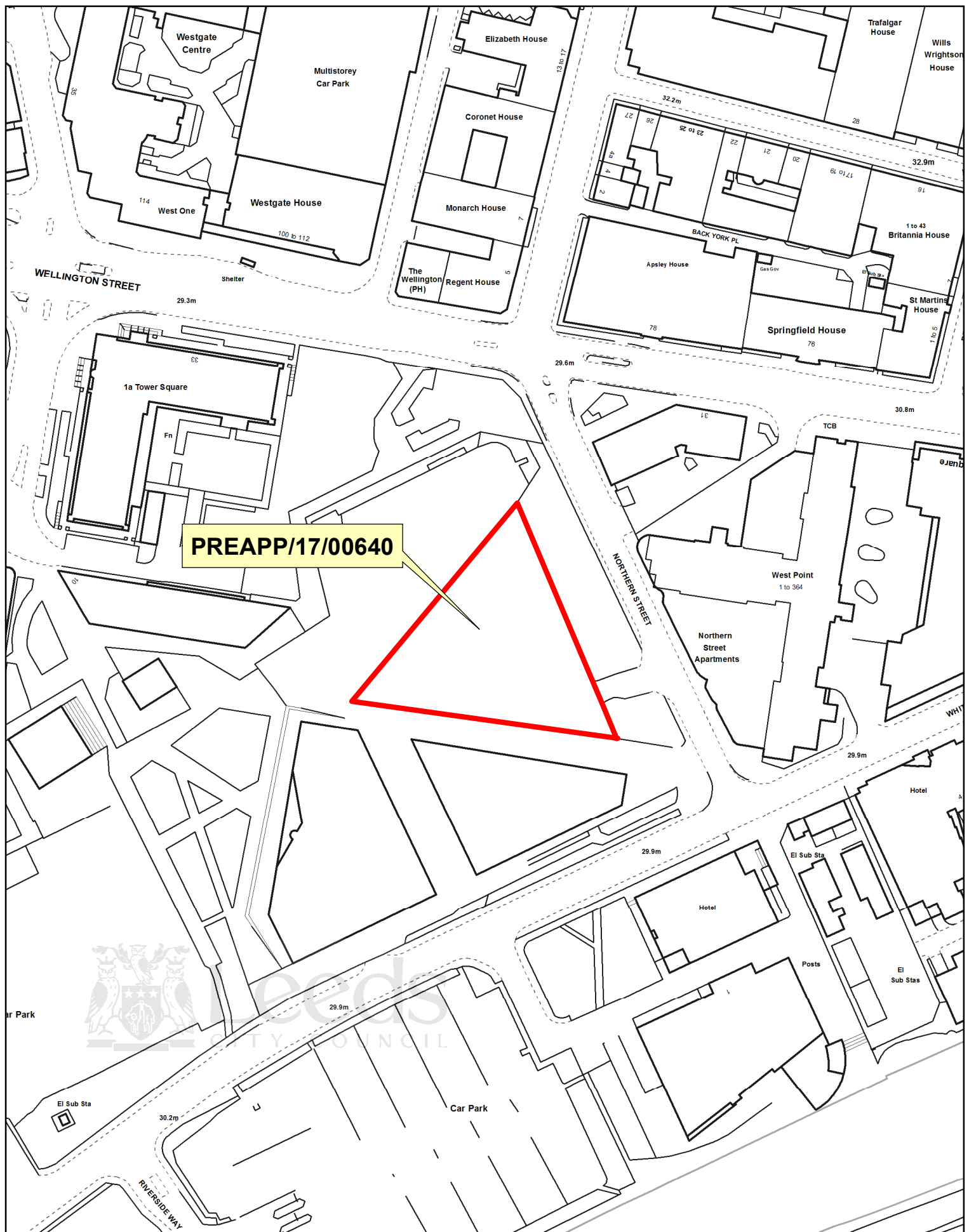
TITLE
**Proposed General Arrangement
Floor Plan: Ground Floor**

STATUS
INFORMATION

DRAWING NO.
5490-20 - 200

REV.
G





CITY PLANS PANEL

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