



Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 13 September 2018

Subject: POSITION STATEMENT for Planning Application 18/02523/FU for the construction of a new teaching block including landscaping, access improvements and other associated works at the University of Leeds campus, Cloberry Street, Woodhouse, Leeds.

APPLICANT

University Of Leeds

DATE VALID

19 April 2018

TARGET DATE

30 September 2018 (as extended)

Electoral Wards Affected:

Little London & Woodhouse

Yes

Ward Members consulted
(referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

Position Statement

Members are requested to note this report on the proposed changes and give views in relation to the question posed in the conclusion to aid progression of the application.

1.0 INTRODUCTION:

- 1.1 This is a position statement brought to City Plans Panel for the Full application submitted which follows an earlier Planning application (reference 18/02523/FU) presentation to City Plans Panel (12 July 2018) for the construction of a new teaching block including landscaping, access improvements and other associated works at the University of Leeds campus, Cloberry Street, Woodhouse, Leeds.
- 1.2 Members are asked to comment on the proposals in respect of the revised massing and design; the approach to car parking and highways alterations; the proposed

landscaping and the relationship to the existing green space in order to inform the final report.

2.0 PROPOSAL:

- 2.1 The proposed development seeks to build a 6 storey teaching building as part of an expansion of facilities to meet the growing demand of the University's Business School. The building would house lecture, tutorial and other teaching spaces as well as a ground floor ancillary A3 cafe space. This A3 café would face out on to an existing landscaped area, which is to be retained and enhanced. In addition, the proposal seeks to improve pedestrian connectivity through and around the site, with better linkages to the nearby Western campus, and along Clobbery Street back into the main campus. The scheme also aims to improve the setting of the adjacent substation, which cannot be relocated by creating more greenery to effectively screen more of the structure from public view.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is an existing surface car park and landscaped green area to the north west of the University's Estates Services and nursery buildings and is set within the Woodhouse Conservation Area and more specifically the character area within this wider definition of the Woodhouse Lane-University Precinct Conservation Area. There are a number of listed buildings in close proximity to the site, these being at: Fairbairn House, Clarendon Road and Boundary Wall, properties on Lyddon Terrace, 1-8, Woodsley Terrace and Boundary Wall, Leeds Grammar School and Leeds Grammar School Chapel.
- 3.2 The wider area is characterised an eclectic mix of red brick former Victorian terrace houses, and a wide variety of university teaching, support services and halls of residence buildings of different architectural eras, heights and massing.

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Consent was granted on a site to the south east for a first phase Business School two storey teaching block with basement area on 16 January 2018, planning reference 17/06581/FU.
- 4.2 Consent was granted for a temporary two storey modular building to house the Estates Services to the south east of the site on 17 April 2015, planning reference 15/00400/FU.
- 4.3 Consent was granted for the adjacent nursery building under the planning application for a two storey detached day nursery unit on 2 February 2009, planning reference 08/04487/FU.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposals have been the subject of pre-application discussions between the Developers, their Architects, and Local Authority Officers since December 2017. These discussions have continued with significant positive engagement between the Applicant and Officer since the City Plans Panel of 12 July 2018 to respond to Members comments at that Panel meeting.
- 5.2 As stated above, the proposals were presented at City Plans Panel on 12 July 2018. Members made the following comments:

- The majority of Members expressed the view that they could not support this application, it was too over dominant and not in keeping with the surrounding area.
- A discussion needs to take place about the retention of the greenspace
- The scale and massing of the development was all wrong
- The computer generated graphics (CGI) gave the impression that the development is a bland grey concrete building, what is required is more interesting use of materials and colour.
- The use of materials need to respect the Conservation Area
- Consideration needs to be given to the future of the temporary Estates Building
- The highway/ residential parking issues had not been satisfactorily addressed
- A fundamental rethink was required, the application should be deferred

6.0 PUBLIC/LOCAL RESPONSE:

6.1 Ward Members were consulted on the 31 May 2018 and the 16 August 2018.

7.0 CONSULTATIONS RESPONSES:

7.1 All consultee comments remain as set out in the initial Panel Report for the City Plans Panel of 12 July 2018 and attached as Appendix 1.

8.0 RELEVANT PLANNING POLICIES:

8.1 All Planning Policies, apart from those set out in the revised National Planning Policy Framework 2018, remain as set out in the initial Panel Report for the City Plans Panel of 12 July 2018 and as attached as Appendix 1.

8.2 With regard to the National Planning Policy Framework this was revised and adopted in July 2018 and sets out Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

8.3 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

8.4 Paragraph 39 of the NPPF states that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community

8.5 Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process

8.6 Paragraph 130 of the NPPF 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, taking into account any local design standards or style guides in plans or supplementary

planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

9.0 MAIN ISSUES

1. The redesign of the proposed building and the relationship to the indicative future plans for the adjacent site that houses the temporary Facilities Directorate building.
2. The proposed alterations to the streets including the impact on any residential parking
3. The impact on the green space to the north of the site
4. Other matters

10.0 APPRAISAL

- 10.1 The redesign of the proposed building and the relationship to the indicative future plans for the adjacent site that houses the temporary Facilities Directorate building.
- 10.2 Members expressed strong concerns with regard to the appearance and massing of the building at the City Plans Panel of the 12 July 2018. The Applicant has stated that there is a set amount of floor space required for the end use as a teaching facility for the Business School and it is not possible to extend the footprint of the building to allow its height to drop and maintain the required floorspace. Therefore, the scheme has been redesigned to allow the building to retain much of its height but to be lowered and stepped at its upper level, as well as being dressed to its facades in a manner which will reduced its visual dominance and allow it to visually scale more comfortably with the surround context.
- 10.3 As such the facades of the proposed building have been re-elevated such that the principle material to the lower three floors is now to be a red tonal brick. This would be taken back into the window reveals and feature hit and miss brick work panels would be sited, in the recess, above each glazed window. To the Lyddon Terrace and Clarendon Road face of the building the entrance and stepping out of the façade would be emphasised by feature smooth retcon white or sandstone coloured cladding to the ground floor frontage and the recesses in the stepped out elevation. Glazing to the windows would be set in bronze coloured metal frames and a bronze feature insert would be positioned in the inset window openings.
- 10.4 To the top of the building an inset glass clad level is proposed. This would create a visually lightweight top of the building which would be further emphasised by the setting back of this level behind the line of the main elevations of the building. A plant level would be further set in above this glass top of a height of some 2 metres. This would be set behind the parapet of the glazed level's façade and would be concealed by a plant screen which would have the appearance of a slender bronze cap to the building. The potential use of a brise soleil of the same bronze tone on the glazed portion of the building is also being explored.
- 10.5 Members made comment that the scheme would obliterate the view of the end of the terrace on Lyddon Terrace. The Applicant has looked at the historic street pattern here and has identified that a similar two storey terrace sat on the proposal's

site at one time. This too blocked views of the houses at the end of Lyddon Terrace. Therefore, it is clear that whatever height of development (above one floor) was to be sited here, the view of the very end of Lyddon Terrace would be concealed in the long vista up Clobbery Street. However, the part of Lyddon Terrace that faces directly onto the carriageway of Clobbery Street will remain visible for the full length of Clobbery Street. In addition, it is common in areas of tight urban grain to catch glimpses of buildings that reveal more of themselves the closer a person moves towards them. Therefore, Officers consider the height and positioning of the proposed 6 storey building to be acceptable.

- 10.6 The building line of the proposal has also now been set back by 1.8 metres from the back edge of the existing footpath to Clobbery Street to allow the street frontage 'breathing space' and for the creation of a green landscaped edge to the side of the site.
- 10.7 The Developer's intention is to redevelop the adjacent site at some point in the near future. At present the temporary Facilities Directorate building sits upon this site. An indicative representation of how the future building could sit on this adjacent site will be presented at the City Plans Panel. When the scheme for this adjacent plot comes forward it is proposed that it would connect to the eastern facing wall of proposed Business School Building. Despite this, to take account of the fact that there is likely to be a period when this façade is visible it is proposed to create interest in the red brick frontage by patterning in the brickwork to this end elevation. At ground level a vertically layered green landscaped area would be created with shrubs and trees leading users towards the entrance to the building on this sited. This landscaping would also add visual interest to views of this end of the proposed building.
- 10.8 The proposed alterations to the streets including the impact on any residential parking
- 10.9 The Applicant still wishes to upgrade the streets in the surrounding area and traffic calm them. The key changes proposed are as follows:
1. The introduction of one-way operation for vehicular traffic on local roads.
 2. Improvements to the pedestrian route along Lyddon Terrace and Lifton Place.
 3. The introduction of parking restriction/permit scheme (subject to Traffic Regulation Orders).
 4. An altered crossing arrangement at the junction of Clarendon Road/Woodsley Road – details to be agreed with Local Highway Authority.
 5. A closure to restrict vehicular movements at western end of Clobbery Street and creation of turning areas.
- 10.10 as stated above this includes restricting the use of parts of Clobbery Street which would be actioned via the use of a removable barrier, to prevent through traffic. In terms of removal of existing parking bays it remains the case that this would only result in the removal of 10 parking bays on Lyddon Terrace (4 spaces) and Clobbery Street (6 spaces). As a result of the proposals the Applicant has undertaken their own survey of parking in the streets within campus that surround the site and has identified that there are no more than 3 residents who may currently require parking. The remained of the cars parked in the area are those of students, staff or commuters. Therefore they are in discussions with Highways to consider parking permit arrangements for the 3 residents.
- 10.11 The impact on the green space to the north of the site

- 10.12 The proposal requires the loss of small sections of the green landscaped areas to the Lyddon Terrace, Clarendon Road corner of the site. The widening and enhancement of the existing east-west footway would result in 58 sq metres of land along the edge of the designated green space being changed to hard surfacing. In addition an area of non-designated green space at the front of the proposed café in the new building would also become hard surfaced. This is to allow for external seating in this area where, was grass to be retained, the seating could result in damaged turf and associated maintenance issues.
- 10.13 However, it is proposed to introduce a new green landscaping area to the northern corner of the building of some 49 sq metres in area, as well as being able to soft landscape the strip down the Clobbery Street side of the building, add a further strip of green landscaping along the back edge of the site where it meets the adjacent substation and (as stated above in paragraph 10.7) create an additional green landscaped area to the Clobbery Street eastern end of the site. As a result whilst there would be an overall net loss in green space provision across the full site of some 9 sq metres, opportunities to add new green landscaping are being brought forward in the scheme and the two small areas that are to become hard landscaped would remain as publicly accessible open spaces and routes.
- 10.14 Other Matters
- 10.15 All other matters reported to City Plans Panel on the 12 July 2018 remain as stated in the earlier Panel Report now attached as Appendix 1. The list of Planning Conditions previously reported at the City Plans Panel on the 12 July 2018 is now attached as Appendix 2.

11.0 CONCLUSION

- 11.1 Members are asked to comment on the proposals in respect of the revised massing and design; the approach to car parking and highways alterations; the proposed landscaping and the relationship to the existing green space in order to inform the final report.

Background Papers:

PREAPP/17/00732

18//02523/FU

Appendix 1



Originator: Sarah McMahon

Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 12 July 2018

Subject: Planning Application 18/02523/FU for the construction of a new teaching block including landscaping, access improvements and other associated works at the University of Leeds campus, Cloberry Street, Woodhouse, Leeds.

APPLICANT

University Of Leeds

DATE VALID

19 April 2018

TARGET DATE

19 July 2018

Electoral Wards Affected:

Little London & Woodhouse

Yes

Ward Members consulted
(referred to in report)

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 resolution of highways and wind issues and the conditions at Appendix 1 and any others which the Chief Planning Officer considers appropriate and subject to the completion of a Section 106 agreement to secure the following:

- 1. Employment and training of local people**
- 2. Travel Plan review fee of £2,500.00**
- 3. Traffic Regulation Order addressing the needs of car parking for residents and businesses on the streets immediately surrounding the site**
- 4. A management fee – dependent on the number of obligations**

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

Conditions

A list of draft Conditions is provided in the Appendix to this report.

1.0 INTRODUCTION:

- 1.1 The application is brought to Plans Panel to allow Members to consider this proposal submitted as a full planning application for a major new building to serve the Business School of the University of Leeds. The proposal is brought to City Plans Panel as major investment for the University of Leeds

2.0 PROPOSAL:

- 2.1 The proposed development seeks to build a 6 storey teaching building as part of an expansion of facilities to meet the growing demand of the University's Business School. The building would house lecture, tutorial and other teaching spaces as well as a ground floor ancillary A3 cafe space. This A3 café would face out on to an existing landscaped area, which is to be retained and enhanced. In addition, the proposal seeks to improve pedestrian connectivity through and around the site, with better linkages to the nearby Western campus, and along Clobbery Street back into the main campus. The scheme also aims to improve the setting of the adjacent substation, which cannot be relocated by creating more greenery to effectively screen more of the structure from public view.

3.0 SITE AND SURROUNDINGS:

- 3.1 The site is an existing surface car park and landscaped green area to the north west of the University's Estates Services and nursery buildings and is set within the Woodhouse Conservation Area and more specifically the character area within this wider definition of the Woodhouse Lane-University Precinct Conservation Area. There are a number of listed buildings in close proximity to the site, these being at: Fairbairn House, Clarendon Road and Boundary Wall, properties on Lyddon Terrace, 1-8, Woodsley Terrace and Boundary Wall, Leeds Grammar School and Leeds Grammar School Chapel.
- 3.2 The wider area is characterised an eclectic mix of red brick former Victorian terrace houses, and a wide variety of university teaching, support services and halls of residence buildings of different architectural eras, heights and massing.

4.0 RELEVANT PLANNING HISTORY:

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5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposals have been the subject of pre-application discussions between the Developers, their Architects, and Local Authority Officers since December 2017. These discussions have focused on scale, massing and design, the landscape scheme, flood risk, parking levels and access and highways matters.

6.0 PUBLIC/LOCAL RESPONSE:

- 6.1 Ward Members were consulted on 31 May 2018.
- 6.2 One letter of objection received on 2 May 2018 stating as follows:
“The submitted site layout plan (2017-135) does not show provision of parking spaces to serve the development. Such development size (6,374 sq.m.) with its' high occupancy of staff (48) and students (1,665) would create severe impact in terms of parking. ..This would increase the parking pressure on Lyndon Terrace, Cloberry Street, Clarendon Place, Cromer Street and Cromer Terrace.
Although the Transport Statement suggest that staff would be using Leeds University's Multi-Storey Car Park (MSCP) and committed parking schemes (Nexus and Mount Preston Street teaching block), it is not possible to force staff and students to park on these premises. In addition, the MSCP and the committed parking schemes are not located within walking distance to the proposed development...Should this development be approved, a residential permit parking scheme must be introduced on the surrounding roads in order to prevent further impact on local residents.
The tracking drawing included in the Transport Statement does not take into consideration presence of parked cars on both sides of the road.
No details have been provided on the bin storage and how/where refuse collection would be undertaken
No details have been provided on the logistical arrangements of construction traffic. It appears that the pedestrian crossing to the south of Clarendon Road / Woodsley Road will be relocated to the north of the junction. It is unclear why this is required or indeed necessary.”
A further letter received on 13 June 2018, responding to further information provided by the Applicant is summarised as follows:
“The impact of the proposed development would be primarily on parking, and should it remain a parking-free development, I do believe that a residential parking permit scheme should be introduced for Lyddon Terrace and the back roads. Once the parking issue is resolved, on-balance I would support this planning application. However as it stands, my object still remains.”
Response: The points raised will be addressed as part of the appraisal below.
- 6.3 One letter of objection received on 21 May 2018 stating as follows:
“As a resident on Clarendon Road, in a flat which backs onto Lyddon Terrace, I am concerned by the lack of provision for car parking in this development. Parking is currently at more than capacity, and as residents we cannot always park because of the use by University staff and students. This development will surely increase the demand for car parking, making it an impossible task, as well as vastly increasing noise (which is already very noisy) and being a risk to road safety. I ask you to review plans to ensure proper and realistic consideration is made for parking provision and the provision for residents of Clarendon Road is prioritised.”
Response: The points raised will be addressed as part of the appraisal below.
- 6.4 One letter of objection received on 6 June 2018 stating as follows:
“I object to this planning application for the following reasons:
(a) The proposed building plan will have a major impact on parking and access to the area.
(b) The building is too high and imposing for the surroundings
(c) There is lack of clarity in the University's site plan as how the proposed building will fit with the future of the temporary Facilities Directorate building
(d) There is a danger to students by splitting the Business School across a busy road
(e) This application is an intrusion by the University onto public space

(f) The construction of the building will impact detrimentally on local residents.”
Response: The points raised will be addressed as part of the appraisal below.

7.0 CONSULTATIONS RESPONSES:

7.1 **Little Woodhouse Neighbourhood Forum** stating that “It is gratifying to note that our comments have been compiled and included in this application and, as a result, the developers is relooking at moving the road crossing. However, we still feel that the overall development is too high. We recognise the designer’s attempts to ameliorate this with a surface design that complements the surrounding Victorian Terraces, but the colour is wrong - could not the building be constructed in brick-red concrete to further soften its impact - the proposed white is too dazzling and will not weather well. Other minor design features we commented on; the main external entrance to the building is not very obvious, this could be more of a feature, on the ground floor there is internally a large auditorium with no external windows - this makes for a large blank facing external wall, which would be ideal for some public art - a frieze of some sort, finally, there is also a café on the ground floor, this to be designed so that it can be accessed both from inside the building and directly from the outside so that it becomes an amenity the wider community could use, not just students and staff members.”

Response: The points raised will be addressed as part of the appraisal below.

7.2 **Flood Risk Management** require a Planning Condition for the submission of a fully detailed drainage scheme.

Response: such a Condition will be applied.

7.3 **Contaminated Land Team** state that they have no objections provided the decision is conditioned to address imported soils and unexpected contamination.

Response: such Planning Conditions will be applied.

7.4 **Highways** state that the proposed crossing relocation will be subject to further consultation, however Highways are satisfied that an acceptable scheme can be agreed either through signalisation of the adjacent junction Woodsley Road/Cardigan Road or through provision or relocation of toucan crossings on Cardigan Road. A Condition is required to address the following details:

a) An improved crossing arrangement at the junction of Woodsley Road/Cardigan Road

b) Permit and time limited parking restrictions

c) A one-way system

d) Resurfacing works

e) All associated civils works including (inter-alia) signs, lighting, road markings and drainage;

f) Any statutory undertakers works resulting from the works

The indicative traffic scheme seeks to address existing car parking issues and the wider implications of the proposed loss of car parking from the site on the local network. The scheme will need to ensure that the proposed closure of the vehicular link between Lyddon Terrace and Cloberry Street is kept clear of car parking to allow for safe turning manoeuvres at the head of each road whilst also accommodating the needs of permanent residents and any businesses that rely on the streets for parking and deliveries. The detailed design of this scheme will again be subject to consultation but could be dealt with through condition of any approval.

7.5 **Historic England state** that they have no comments to make and that advice should be sought from the Local Authority’s Conservation experts.

- 7.6 **Conservation Team** state that the site is located within Woodhouse Conservation Area and directly within the setting of a number of listed buildings. As such it is important that any development respects this positive setting by being sympathetic to the townscape, the setting of the listed buildings and the character of the wider area.
- The conservation area is typical of the University area and presents a mixed development with buildings of various styles and languages. I feel the proposed approach of a modern building with inventive design queues will help enhance this varied character.
- They state that the modern approach will help preserve the setting of the listed buildings. Whilst the design if significantly larger than the adjacent Georgian terraces the materials and design should ensure that it is read separately and will form little direct competition, potentially enhancing the setting by reinforcing the former townscape of the terraces directly addressing buildings opposite, rather than addressing open space.
- One concern raised is the potential loss of the existing flagged paving and setts which play a positive role within the conservation area and the setting of the listed buildings. The existing surfacing should in the first instance be retained and re-laid if necessary. Its entire loss will adversely affect the character of the area and will affect the special interest of the listed buildings,
- Response: The Applicant has stated that it is there intention to, wherever possible, retain and relay the cobbles and Yorkstone flags and add to them with further flat cobbles.
- 7.7 **Environmental Studies Team** state that they have no adverse comments to make.
- 7.9 **Sport England** no response received.
- 7.10 **Leeds Civic Trust** no response received.
- 7.11 **Travelwise** state that a Travel Plan review fee of £2,500.00 is required.
Response: This will be addressed via the required S106 legal agreement.
- 8.0 RELEVANT PLANNING POLICIES:**
- 8.1 **National Planning Policy Framework (NPPF)**
- 8.2 The National Planning Policy Framework 2012 (NPPF) was adopted in March 2012 and sets out the Government's planning policies and how they expect them to be applied.
- 8.3 Paragraph 6 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development and paragraph 14 goes on to state that there should be a presumption in favour of sustainable development.
- 8.4 Paragraph 17 of the NPPF sets out the Core Planning Principles for plan making and decision taking. The 4th principle listed states that planning should always seek high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- 8.5 The 6th principle listed states that planning should support the transition to a low carbon future and encourage the use of renewable resources, including the development of renewable energy.

- 8.6 The 8th principle listed states that planning should encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.
- 8.7 The Development Plan for Leeds currently comprises the following documents:
1. The Leeds Core Strategy (Adopted November 2014)
 2. Saved Leeds Unitary Development Plan Policies (Reviewed 2006), included as Appendix 1 of the Core Strategy
 3. The Natural Resources & Waste Local Plan (NRWLP, Adopted January 2013) including revised policies Minerals 13 and 14 (Adopted September 2015).
 4. Aire Valley Leeds Area Action Plan (Adopted November 2017)
 5. Any Neighbourhood Plan, once made.
- 8.8 **Leeds Core Strategy**
- 8.9 The Core Strategy sets out strategic level policies and vision to guide the delivery of development investment decisions and the overall future of the district.
- 8.10 Spatial Policy 8: Economic Development Priorities states that a competitive local economy will be supported through:
- (iii) Job retention and creation, promoting the need for a skilled workforce, educational attainment and reducing barriers to employment opportunities.
 - (vi) Supporting training / skills and job creation initiatives via planning agreements linked to the implementation of appropriate developments given planning permission.
- 8.11 Policy EN1: Climate Change – Carbon Dioxide Reduction states that all developments of over 1,000 square metres of floorspace, (including conversion where feasible) whether new-build or conversion, will be required to:
- (i) Reduce total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate until 2016 when all development should be zero carbon; and,
 - (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 8.12 Policy EN2: Sustainable Design and Construction states that to require developments of 1,000 or more square metres or 10 or more dwellings (including conversion) where feasible) to meet at least the standard set by BREEAM or Code for Sustainable Homes. In line with the Government's guidance the standard is for Code for Sustainable Homes Level 4 or equivalent.
- 8.13 Policy P10: Design states that: New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis to provide good design appropriate to its scale and function.
New development will be expected to deliver high quality innovative design that has evolved, where appropriate, through community consultation and which respects and enhances the variety of existing landscapes, streets, spaces and buildings according to the particular local distinctiveness and wider setting of the place, contributing positively towards place making and quality of life and be accessible to all.
- 8.14 Policy P11: Conservation states that development proposals will be expected to demonstrate a full understanding of historic assets affected. Heritage statements assessing the significance of assets, the impact of proposals and mitigation

measures will be required to be submitted by developers to accompany development proposals.

8.15 Policy T1: Transport Management states that support will be given to the following management priorities:

c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.

8.16 Policy T2: Accessibility Requirements and New Development states that new development should be located in accessible locations that are adequately served by existing or programmed highways, by public transport and with safe and secure access for pedestrians, cyclists and people with impaired mobility:

(i) In locations where development is otherwise considered acceptable new infrastructure may be required on/off site to ensure that there is adequate provision for access from the highway network, by public transport and for cyclists, pedestrians and people with impaired mobility, which will not create or materially add to problems of safety, environment or efficiency on the highway network.

8.17 **Leeds Unitary Development Plan Review 2006 - Retained Policies**

Policy BD2 (Design and siting of new buildings)

Policy BD4 (All mechanical plant)

Policy BD5 (All new buildings and amenity)

Policy GP5 (All planning considerations)

Policy LD1 (landscaping schemes)

Policy N19 (New buildings and extensions within or adjacent to a conservation area)

Policy N23 (Space around new buildings)

8.18 **Leeds Natural Resources and Waste DPD 2013 including revised policies Minerals 13 and 14 (Adopted September 2015).**

8.19 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. Policies regarding land use, energy, coal recovery, drainage, flood risk and waste will be relevant to this proposal.

8.20 **Supplementary Planning Guidance**

8.21 Parking (January 2016)

8.22 Street Design Guide (August 2009)

8.23 Supplementary Planning Document 'Travel Plans' (February 2015)

9.0 MAIN ISSUES

1. The Principle of the Proposed Development
2. The Design, Massing and Scale and the Impact of the Proposal on the Conservation Area and Nearby Listed Buildings
3. Vehicle parking, Sustainable Transport and Servicing
4. Connectivity and Landscape Details
5. Sustainability measures
6. Section 106 Legal Agreement

10.0 APPRAISAL

10.1 The Principle of the Proposed Development

10.2 The proposal is for a 4 to 6 storey building including a basement, split ground floor and mezzanine levels. All levels would accommodate a total of 6,374 sq metres of teaching and ancillary spaces to allow the expansion of the University's Business School. The principle of the use of the propose building as educational plus support space is considered to be appropriate for this location, within the campus, and accords with the Development Plan in respect of the type of uses encouraged in this location. The proposed use would enrich and support the mix of uses within the University's campus and would add to the variety and vibrancy of the campus and wider area.

10.3 The Design, Massing and Scale and the Impact of the Proposal on the Conservation Area and Nearby Listed Buildings

10.4 The proposal is for a 6 storey university building on an open plot that has been in use as a surface car park. This forms one of the development plots identified in the University's masterplan for their campus. The campus and the wider Woodhouse Lane-University Precinct Conservation Area have a broad mix of buildings of differing architectural eras and massing. As such it is not uncommon for buildings of differing scales to be seated adjacent each other within the campus. The positioning and form of the building has been carefully considered to reflect the geometry of other contemporary buildings that sit along the Mount Preston Street edge of the campus. In addition the scale of the block has been revised, reducing its height by some 3 metres, taking into account it's positioning and how it responds to the sloping topography of the site. Therefore it is considered that whilst the scheme is larger than nearby Georgian terraces, the addition of this building would add to the varied character already prevalent in this area. Therefore although of a different scale to the terraces, the contemporary high quality design and detailing of the scheme would ensure that it would complement rather than compete with the historic architecture of the said terraces, allowing them to retain their integrity.

10.5 Reference for the materiality of the building is picked up from other large scale stone built university buildings within the campus. As such the aim is to create facades that are visually robust, with solidity and longevity. Therefore the palette is to be light toned stone, smooth glass reinforced concrete or ceramic panels, set in a strong vertical rhythm along the facades, with masonry infills and bronze toned window and curtain wall framing. The grid created within the facades is given further definition by the use of inset chamfered horizontals to the frame, allow for a subtle weaving affect within the stone elements of the façade.

10.6 At the top floor the proportions in the façade grid are enlarged with the glazing set further back behind the building's frame. The roof levels also set below the level of the framing with the intent being that these differences in plane will assist the building to be visually lighter at the upper level. To the ground floor level the building would have a defined plinth with large double height ground floor clear glazed openings. To the north west facing façade the building will allowing it to be visible from Lyddon Street without domination or closing of the vista.

10.7 The overall design of the building would be of a crisp, high quality, contemporary addition that would sit comfortably within the context of the existing nearby listed and non-listed buildings, and the Woodhouse Lane - University Precinct Conservation Area, and would create a development which would be appropriate to its location.

- 10.8 Vehicle parking, Sustainable Transport and Servicing
- 10.9 The proposals involves the removal of the existing 58 space surface car parking and 10 parking bays on Lyddon Terrace (4 spaces) and Clobbery Street (6 spaces). With the exception of 3 disabled parking bays no replacement car parking is to be provided. There are currently a total of 1,217 parking spaces across the campus. The Applicant has stated that the University's intent is to direct existing users of the removed car parking areas to relocate to the existing on campus, multi storey car park, which was built for such future changes resulting from the development of the University's masterplan As such the reduction in parking in this location is in accordance with the University's aims to reduce reliance on single car occupancy journeys and to promote sustainable transport modes. However, concerns have been raised that this could create additional pressure for parking in the vicinity of the site. As such there may be a need for additional Traffic Regulation Orders in the surrounding area. These would need to be informed by a details capacity assessment and as such would be addressed via the S106 legal agreement as well as a separate Section 278 Highways legal agreement.
- 10.10 100 covered cycle parking stands are to be provided around the proposed building. In addition a shower and changing facilities are to be provided within the building.
- 10.11 Servicing and deliveries will take place from an access point on Mount Preston Street that is utilised by other existing university buildings. Whilst the waste and recycling bins will be stored internally, and the university will factor these into their existing waste management arrangements, full details of how bins will be collected and emptied will be subject to a Planning Condition.
- 10.12 The proposals aim to improve the pedestrian experience through the site and across Clarendon Road to create a better linkage with the Western Campus. As such the Applicant wishes to work with Highways to look at how the existing crossing arrangement can be enhanced and how a better direct crossing point between the main and the western campus areas can be achieved. Whilst the principle of improved crossing points over Clarendon Road is agreed with Highways the full details need to be designed and must be based on a safety audit and a capacity assessment. As such these off site highways works would be addressed a Section 278 Highways legal agreement and an associated Planning Condition.
- 10.13 A Travel Plan has been submitted as part of this application which outlines the following key targets;
- Reduce carbon emissions from travel including both business and commuter journeys in order to reduce the environmental impact of transportation related to University operations.
 - Continue to improve accessibility, road safety and personal security.
 - Increasing the uptake of sustainable transport including active modes of travel such as walking and cycling within the staff and student body.
 - Support the reduction of travel-related particulate emissions and supporting the region in meeting its cleaner air targets
 - Reduce the number of cars arriving at the University campus. To reduce the impact that university related travel has upon local and regional road networks. To achieve these targets the University aims to achieve the following:
 - Increase current levels of cycling to 12% for staff and 10% for students
 - Increase current levels of walking/ jogging above 65% for students and 15% for staff
 - Increase levels of overall sustainable travel from 60% for staff.

- Maintain levels of overall sustainable travel at 93% for students
- Reduce staff single occupancy car use to 22% by 2018 with promotion of alternative transport modes.
- Increase levels of staff car sharing at the University beyond the total current figure of 4%.

10.14 Connectivity and Landscape Details

10.15 The proposed landscape scheme to the public realm areas around the building aims to create a soft and hard landscaped, gateway to the University of Leeds campus that improves an existing route between the main site and the western campus. The majority of the existing green/soft landscape features are to be retained and enhanced.

10.16 A new courtyard area is to be created in front of the new building to the end of Lyddon Terrace. Here the A3 café use in the building will be able to spill out providing a visual link between the space and the building. To break up this space and add visual interest planters will be positioned in alignment along this end of Lyddon Terrace.

10.17 Opportunities to enhance the ecology and biodiversity of the site will be included in the landscape scheme with measures such as the appropriate introduction of insect and bird attracting planting, insect boxes and bee hotels, as well as bird and bat boxes and bird feeding stations.

10.18 Sustainability measures

10.19 The scheme as proposed aims to achieve a very high standard of sustainability and to obtain a BREEAM Excellent rating. This will be done by a wide variety of measures including;

- The reuse of a brownfield site
- The possible use of photovoltaic panels
- Connection to the University's district heating system
- Flexible spaces inside the building allow it to adapt to future change
- High insulating glazing and thermal breaks within the framing system
- The use of low emissivity coatings on building surfaces
- Passive Infrared sensor lighting to ensure lighting is not left on in vacated rooms

10.20 Section 106 Legal Agreement

10.21 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010. 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.

10.22 There is a requirement for the following obligations that sit outside the Community .
Employment and training of local people

2. Travel Plan review fee of £2,500.00
3. Traffic Regulation Order addressing the needs of car parking for residents and businesses on the streets immediately surrounding the site
4. A management fee – dependent on the number of obligations

10.21 The proposed obligations have been considered against the legal tests and are considered necessary, directly related to the development and fairly and reasonably related in scale and kind to the development. Accordingly this can be taken into account in any decision to grant planning permission for the proposals.

10.22 The development is not Community Infrastructure Levy (CIL) liable. This because the University is classed as a publicly funded non-profit making organisation with Charity status. As such they are exempt from being CIL liable.

11.0 CONCLUSION

11.1 In conclusion it's considered that the proposal is an appropriate use, scale and design for this site. The scheme would be of strategic importance providing additional accommodation for the University's growing Business School. The design of the building would be a high quality, contemporary addition which would sit comfortably within the context of the surrounding heritage rich area and the scheme would create a new gateway to the University of Leeds campus. Therefore, the proposal is recommended for approval

Background Papers:

PREAPP/17/00732

18//02523/FU

Appendix 2 – Draft Conditions List 18/02523/FU

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) Prior to the commencement of above ground development, plans of the site showing details of the existing and proposed ground levels, proposed floor levels, levels of any paths, cycle parking areas and the height of any retaining walls within the development site shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the details so approved and shall be retained thereafter as such.

To ensure that the works are carried out at suitable levels in relation to adjoining properties and highways in the interests of visual amenity.

4) Prior to the commencement of development shall begin on the relevant phase of development until a Statement of Construction Practice for that phase of development shall be has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- a) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- b) measures to control the emissions of dust and dirt during construction;
- c) location of site compound and plant equipment/storage; and
- d) 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 residential amenity of occupants of nearby property in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework.

5) No construction works shall take place before the hours of 8am Monday to Saturdays, nor after 6pm Monday to Friday and 1pm on Saturdays, or at any time on Sundays and Bank Holidays.

In the interests of the residential amenity of occupants of nearby property.

6) No above ground building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

7) No above ground building works shall take place until details and samples of all external walling and roofing materials have been submitted to and approved in writing by the Local Planning Authority. Samples shall be made available on site prior to the commencement of building works, for inspection by the Local Planning Authority which shall be notified in writing of their availability. The building works shall be constructed from the materials thereby approved.

In the interests of visual amenity.

8) No above ground building works shall take place until full details of the following have been submitted to and approved in writing by the Local Planning Authority-

- (i) 1 to 20 scale drawings of the detail of roof line treatments and ground floor
- (ii) 1 to 20 scale section drawings of each type of window detail and the depths of the reveals
- (iii) 1 to 20 scale section drawings of all new external doors and entrances
- (iv) 1 to 20 scale section drawings of the junctions of different materials

The works shall be carried out in accordance with the details thereby approved.

In the interests of visual amenity.

9) No works to or removal of trees or shrubs 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 LPA 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.

10) No works to or removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation or built structures 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 LPA 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.

11) Prior to the commencement of development, a Plan shall be submitted to and approved in writing by the LPA of: integral bat roosting and bird nesting features (for species such as House Sparrow, Starling, Swift, Swallow and House Martin) within buildings. The agreed Plan shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the dwelling on which they are located and retained thereafter.

To maintain and enhance biodiversity in accordance with Core Strategy Policy G9, NPPF, and BS 42020:2013.

12) Development shall not be occupied until all areas shown on the approved plans to be used by vehicles have been fully laid out, surfaced and drained such that surface water does not discharge or transfer onto the highway. These areas shall not be used for any other purpose thereafter.

In the interests of highway safety.

13) Prior to occupation details of cycle/motorcycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the method of securing the cycles and their location and the provision of storage lockers. The approved cycle/motorcycle parking and facilities shall be provided prior to occupation of the development and thereafter be retained for the lifetime of the development.

In the interests of highway safety.

14) Development shall not commence until details of access, storage, parking, loading and unloading of all contractors' plant, equipment, materials and vehicles (including workforce parking) have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be provided for the duration of construction works.

In the interests of highway safety.

15) Within six months of any development commencing details of works comprising a traffic scheme indicatively shown on plan 258099-01-SK-02 Rev B have been submitted to and approved in writing by the Local Planning Authority. The works shall include:-

- a) an improved crossing arrangement at the junction of Woodsley Road/Cardigan Road
- b) permit and time limited parking restrictions
- c) a one-way system
- d) resurfacing works
- e) all associated civils works including (inter-alia) signs, lighting, road markings and drainage;
- f) any statutory undertakers works resulting from the works

The approved works shall be fully implemented prior to occupation.

16) Details of any air conditioning system including any excrescences shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the system shall be installed and maintained in accordance with the approved details.

In the interests of visual and nearby residential amenity.

17) The local planning authority shall be notified in writing immediately where unexpected significant contamination is encountered during any development works and operations in the affected part of the site shall cease.

Where remediation of unexpected significant contamination is considered by the Local Planning Authority to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the recommencement of development on the affected part of the site. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information. Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all necessary verification information has been approved in writing by the Local Planning Authority.

To enable the local planning authority to ensure that unexpected contamination at the site will be addressed appropriately and that the development will be suitable for use.

18) Any soil or soil forming materials brought to site for use in garden areas, 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.

19) Notwithstanding the indicative landscaped details submitted, landscaping works shall not commence until full details of both hard and soft landscape works, including an implementation programme, have been submitted to and approved in writing by the Local Planning Authority. Hard landscape works shall include

- a) proposed finished levels and/or contours,
- (b) boundary details and means of enclosure,
- (c) other vehicle and pedestrian access and circulation areas,
- (d) hard surfacing areas,
- (e) minor artefacts and structures (e.g. refuse or other storage units, signs, lighting etc.),
- (f) proposed and existing functional services above and below ground (e.g. drainage,

power cables, communication cables, pipelines etc., indicating lines, manholes, supports etc.).

Soft landscape works shall include

(h) planting plans including trees

(i) written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment) and

j) schedules of plants noting species, planting sizes and proposed numbers/densities.

All hard and soft landscaping works shall be carried out in accordance with the approved details, approved implementation programme and British Standard BS 4428:1989 Code of Practice for General Landscape Operations. The developer shall complete the approved landscaping works and confirm this in writing to the Local Planning Authority prior to the date agreed in the implementation programme.

To ensure the provision and establishment of acceptable landscape in accordance with adopted Leeds UDP Review (2006) policies GP5, N23, N25 and LD1.

20) If within a period of five years from the date of the planting of any tree/hedge/shrub that tree/hedge/shrub, or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree/hedge/shrub of the same species and size as that originally planted shall be planted in the same location as soon as reasonably possible and no later than the first available planting season, unless otherwise agreed in writing by the Local Planning Authority.

To ensure maintenance of a healthy landscape scheme.

21) a) No works shall commence (including any demolition, site clearance, groundworks or drainage etc.) in the vicinity of existing trees, hedges and vegetation shown to be retained on the approved plans until they are fully safeguarded by protective fencing and ground protection in accordance with approved plans and specifications and the provisions of British Standard 5837 (2012) Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority. Such measures shall be retained for the full duration of any demolition and/or approved works.

b) Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to demolition/ approved works commencing, to allow inspection and approval of the protection measures as implemented on site.

c) No works or development shall commence until a written Arboricultural Method Statement AMS in accordance with BS5837 for a tree care plan has been submitted to and approved in writing by the local planning authority. This should include details of access, scaffolding, storage, contractors parking, service runs and changes in levels. Works or development shall then be carried out in accordance with the approved method statement. The AMS shall include for on- site monitoring including site visits at key stages and on-site supervision of specific operations that relate to trees. Proposals shall include for reporting back to the LPA at each intervention.

Evidence shall be submitted, such as a written appointment (including site specifics), that confirms that a qualified Arboriculturist/competent person has been appointed to carry out this Arboricultural monitoring/supervision

d) No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of any underground services, without the prior written approval of the Local Planning Authority.

22) Full construction details of any tree pits and any raised planted areas to be provided in paved areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of hard and soft landscaping works. Such details shall include:

- a) the depth and area of growing media;
- b) specification of topsoils including additives and conditioners;
- c) proprietary load bearing cell system to support paving over extended sub-surface rooting areas. Target soil requirements shall be based on the projected mature size of tree species. The source method of calculating soil volumes is Lindsey and Bassuk, (1991) and Urban (1992).
- d) tree grilles and guards and means of anchoring root balls;
- e) passive irrigation including directed use of grey water / roofwater or surface water;
- f) active temporary irrigation systems, using mains water or filtered, re-cycled greywater, its application rate, distribution system and controls;
- g)) Root aeration system
- h) means of positive piped drainage from tree pits to prevent waterlogging.

To ensure that the cultural requirements for viable landscape and tree establishment are integrated into the development scheme design and to accord with Core Strategy Policy P10.

23) Development shall not commence until a drainage scheme (i.e drainage drawings, summary calculations and investigations) detailing the surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

To ensure sustainable drainage and flood prevention.

24) Any external lighting shall be designed and installed as to control glare and overspill onto nearby residential premises. If when the lighting units are illuminated they cause undue glare or light spillage to the detriment of adjoining and nearby residential properties baffles and/or cut offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

In the interests of residential amenity and highway safety and in accordance with adopted Leeds UDP Review (2006) policy GP5 and the National Planning Policy Framework

25) Prior to the commencement of development an updated Sustainability Statement shall be submitted which will include a detailed scheme to demonstrate compliance with Core Strategy policies EN1 and EN2 and comprising:

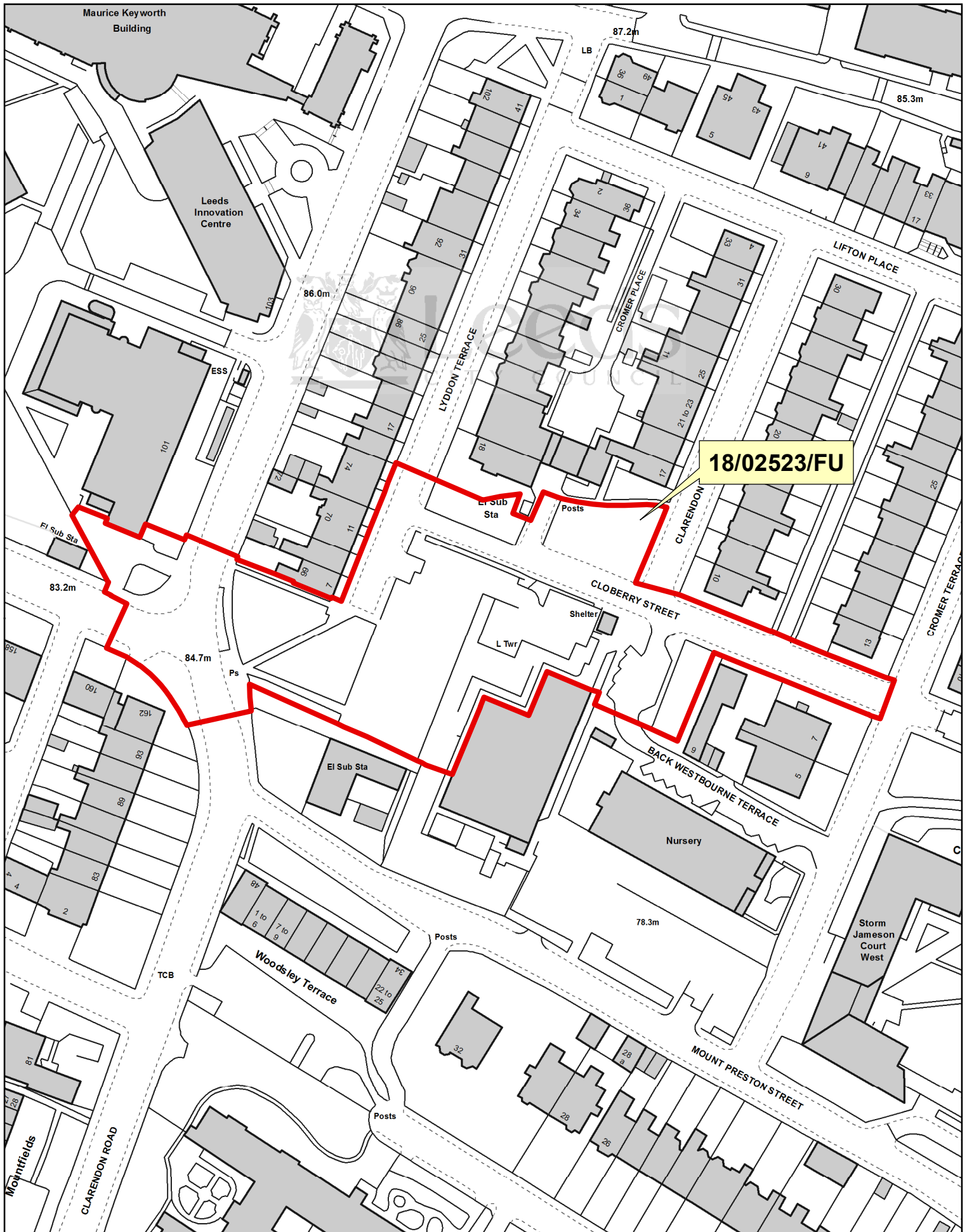
- (i) a recycle material content plan (using the Waste and Resources Programme's (WRAP) recycled content toolkit);
- (ii) a Site Waste Management Plan (SWMP),

Within 6 months of the first occupation of each phase a post-construction review statement for that phase shall be submitted and approved in writing by the Local Planning Authority;

To ensure the adoption of appropriate sustainable design principles in accordance with Core Strategy Policies EN1 and EN2, Leeds Sustainable Design and Construction SPD and the NPPF.

26) Prior to the development being brought into use, details for the provision of bin stores (including siting, materials and means of enclosure) and (where applicable) storage of wastes and access for their collection shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full before the use commences and shall be retained thereafter for the lifetime of the development.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place.

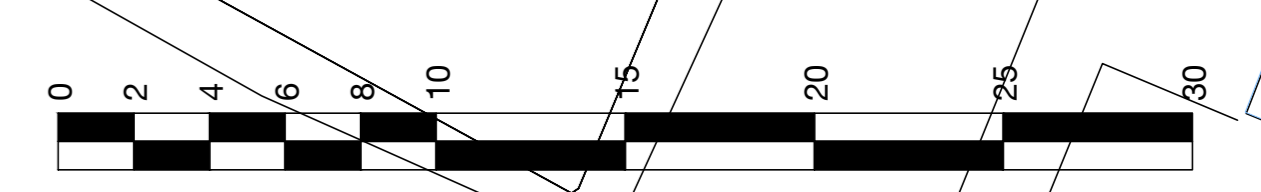
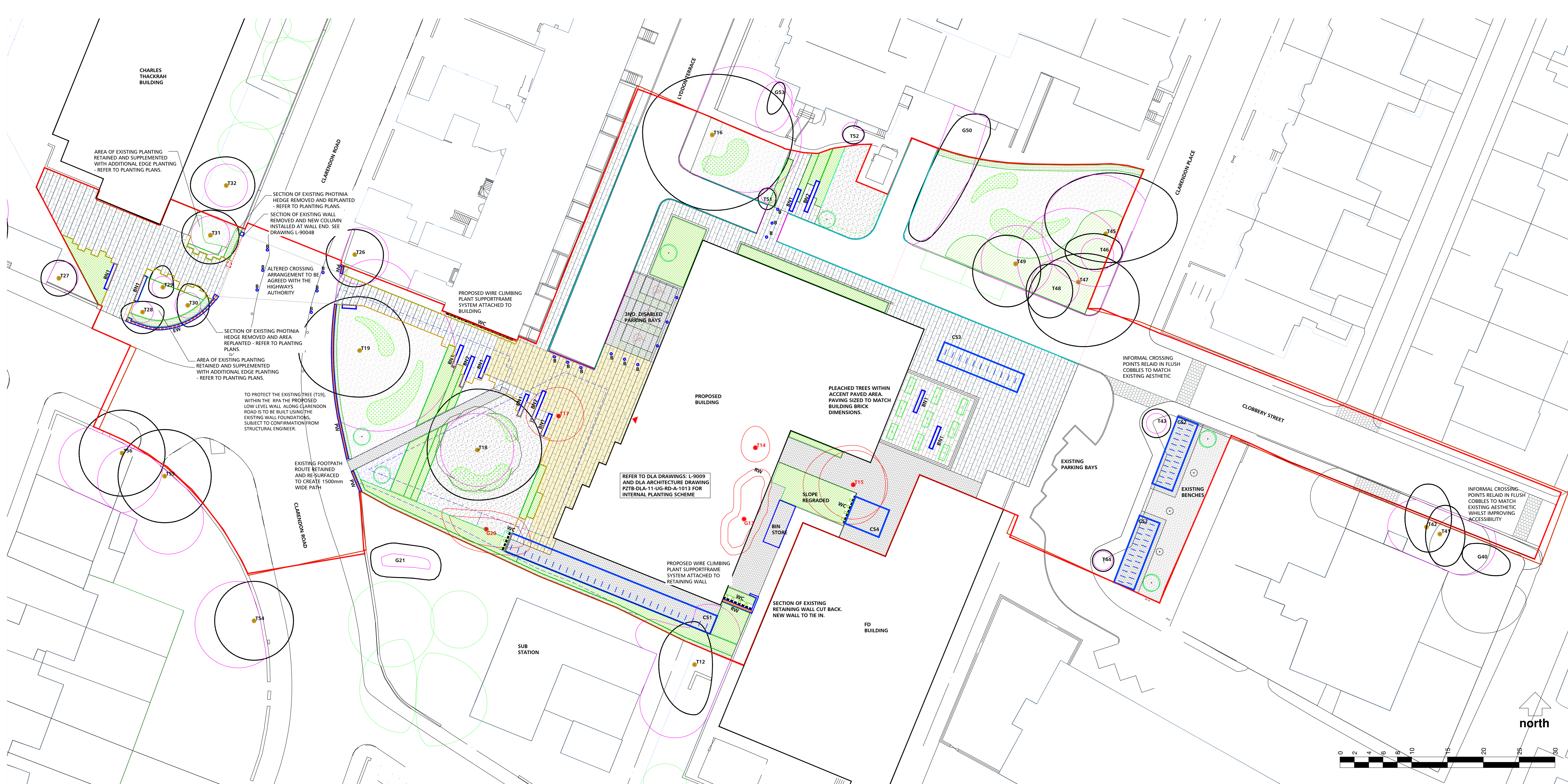


18/02523/FU

CITY PLANS PANEL



No.	Description	Date
P01	Site plan created	02/06/18
P02	Building footprint update	
P03	Site plan and retaining wall	
P04	Cycle stands	
P05	LPA comments	
P06	LPA highway comments	19/06/18
P07	Diagonal pathway	20/06/18
P08	Crossing hole	21/06/18
P09	Boundary Comment	28/06/18
P10	Building footprint update	20/06/18
P11	Cycle stand alignment	
P12	Planting area and trees to southern facade	



KEY

	APPLICATION BOUNDARY
	PROPOSED BUILDING
	PROPOSED BUILDING THRESHOLD
	EXISTING TREES
	EXISTING TREE ROOT PROTECTION ZONE (As supplied by ADAS)
	EXISTING TREES REMOVED
	EXISTING "GREEN AREAS"

HARD SURFACES

Refer to Drawing L-9001 for detailed paving details, layouts and patterning.

	PROPOSED YORKSTONE PAVING
	PROPOSED YORKSTONE PAVING
	PROPOSED YORKSTONE PAVING
	PROPOSED FLUSH YORKSTONE COBBLES
	PROPOSED CONCRETE SETT PAVING
	PROPOSED YORKSTONE ROAD KERB
	PROPOSED YORKSTONE DROPPED KERB
	PROPOSED YORKSTONE FLUSH KERB
	HIDDEN KERBING LAID BENEATH YORKSTONE

SITE FEATURES AND FURNITURE

Refer to Drawing L-9002 for further details.

	PROPOSED FREE STANDING TIMBER CYCLE STORAGE - TYPE 1
	PROPOSED FREE STANDING TIMBER CYCLE STORAGE - TYPE 2
	PROPOSED FREE STANDING TIMBER CYCLE STORAGE - TYPE 3
	EXISTING FD CYCLE STORAGE RELOCATED
	PROPOSED BENCH TYPE 1
	PROPOSED BENCH TYPE 2
	PROPOSED BOLLARD
	PROPOSED RECYCLING BIN
	PROPOSED WIRE CLIMBING PLANT SUPPORTS/STRELLIS
	PROPOSED LOW STONE WALL
	PROPOSED WORKS TO LOWER EXISTING WALL HEIGHT
	PROPOSED RETAINING WALL

ECOLOGICAL FEATURES

It is intended that ecological features be incorporated into the landscape scheme. Final locations are to be confirmed, however ecological features to be installed within the landscape are to include:

- 4 NO. "MODERN DESIGN" BIRD NEST BOXES e.g. Urban Bird Box by Spring Chicken or similar approved. Securely mounted/hung to existing trees to ecologists instruction and supervision.
- 4 NO. "MODERN DESIGN" BIRD FEEDING STATIONS, e.g. Delux Ring Bird Seed Feeder by Garden Selections (available through: <http://www.notonhighstreet.com/electronics/product/idelux-donut-bird-seed-feeder>) or similar approved. Securely mounted/hung to existing trees to ecologists instruction and supervision.
- 4 NO. BAT BOXES securely mounted/hung to existing trees to ecologists instruction and supervision, to include:
 - 2 no. bat boxes for smaller bats, e.g. Schwegler 1FD Bat Box, and
 - 2 no. bat boxes, e.g. Schwegler 2FN Bat Box, or similar approved. Refer to Architects drawings for bat boxes integrated into proposed building.
- 5NO. FREE STANDING TIMBER SOLITARY BEE POST. See L-9003F for further details.
- 1NO. SAND FILLED FREE STANDING SOLITARY BEE TUBE. See L-9003G for further details.

LIGHTING

The landscape scheme shall include an external lighting scheme which is to be developed at the detail design stage. Refer to M&E drawings.

PLANTING

Refer to Drawing L-9006 To L-9008 for detailed planting plans and schedules.

	PROPOSED SPECIMEN TREE PLANTING
	PROPOSED PLEACHED TREE PLANTING IN HARD AREAS
	UNDERSTOREY PLANTING
	PROPOSED ORNAMENTAL SHRUB AND GRASS PLANTING
	PROPOSED HEDGEROW PLANTING
	PROPOSED CLIMBERS
	PROPOSED NATIVE BULB PLANTING
	PROPOSED GRASS SEED
	EXISTING GRASS AREAS RETAINED
	GALVANISED STEEL EDGING

NOTES:

- The building layout and site plan is based upon most recent information available, and is subject to change through design development.
- This drawing has been produced in colour.
- Construction method of areas of no dig construction under existing trees are to be developed through coordination with arboriculturalist, engineer and Local Planning Authority.
- Proposed tree locations are subject to confirmation of proposed service, lighting column and drainage locations. Allow for installation of Rootbarrier type 'Re-root 2000' from Greenleaf Ltd, or similar approved to be installed to manufacturers specification between back of any service corridor and soft landscape zone containing trees within 3m.
- All hatch patterns are for illustrative purposes only and do not represent paving layouts.
- All paving laid to falls.
- All manhole covers to be heavy duty recessed and laid in direction of paving.
- Topographic survey information supplied by others.
- Vehicular access roads are subject to detailed design by the engineer including access and egress strategy and coordination with LPA.
- Do not scale from this drawing.
- Surface material within the adopted highway subject to local authority approval.

Designer Notes Under CDM Regs 2015

- The design information presented on this drawing has been prepared with due regard to the role of the designer under the CDM Regs 2015.
- Where possible, this design has taken due care to eliminated hazards and reduced risks.

LANDSCAPE & URBAN DESIGN

No.35 | St Pauls Street | Leeds | LS1 2TE
0113 887 3100 | www.dla-design.co.uk

PROJECT
LEEDS UNIVERSITY
BUSINESS SCHOOL

TITLE
LANDSCAPE LAYOUT
PLAN

SCALE 1:200 @ A0 | **DATE** 22/03/2018

DLA REF 2017-135 | **DRAWN** OWB | **REVIEWED** MB

DRAWING NAME PZTB | **PROJECT ORIGINATOR** DLA | **ZONE LEVEL** ZZ | **TYPE** DR | **ROLE** L | **NUMBER** 9000

STATUS SS | **SUITABILITY DESCRIPTION**

REVISION P05 | **REVISION DESCRIPTION** IPEELMANNARY