



Report of the Chief Planning Officer

CITY PLANS PANEL

14th February 2019

Pre-application presentation of proposed student residential accommodation development with ground floor commercial space, site of Leeds College of Technology, Woodhouse Lane, Cookridge Street, and Vernon Street, Leeds LS2 8BL (PREAPP/18/00583)

Applicant – Metropolitan and District Securities Ltd.

Electoral Wards Affected:

Little London and Woodhouse

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION: This report is brought to Plans Panel for information. The Developer will present the details of the proposed development to allow Members to consider and comment on the proposals at this stage.

1.0 Introduction

- 1.1 In September 2019 Leeds City College will be opening its new Quarry Hill campus and the College of Technology, Woodhouse Lane campus will become surplus to requirements.
- 1.2 This presentation is intended to inform Members of the emerging proposals for the redevelopment of the site comprising the demolition of the existing buildings and the construction of a student residential accommodation development with 3 ground floor commercial units in its place.

2.0 Site and surroundings

- 2.1 The broadly triangular college site covers approximately 0.18 hectare and is located immediately south of the junction of Woodhouse Lane and Cookridge Street. Vernon Street, an unadopted cobbled road used for parking, runs along the southern

boundary of the site. Despite the fall in ground levels from east to west the ground floor is elevated above surrounding levels leading to steps and a ramp up to entrance level on Woodhouse Lane and also a flight of steps on Cookridge Street. An eleven storey tower fronting Woodhouse Lane on the eastern half of the site sits above a part single, part two storey plinth. A two storey element is located on top of the western half of the plinth towards the junction of Cookridge Street and Vernon Street. The predominant facing material is Portland Stone with areas of brickwork primarily located around the plinth.

- 2.3 The site has a sensitive heritage setting, directly abutting the northern edge of the City Centre Conservation Area whilst the Queen Square Conservation Area is situated across Woodhouse Lane to the north. There are a number of listed buildings close to the site including Leeds City Museum (Grade II*) and Art College (Grade II) to the south; and the O2 Academy (Grade II), Brodrick's Buildings (Grade II) and the Civic Hall (Grade II*) nearby to the west.
- 2.4 The site is situated in the designated city centre close to a wide mix of amenities. A part six, part eight, storey student accommodation building is nearing completion at 67-83 Cookridge Street on the former Walkabout site to the west. That building abuts the former hotel site now being constructed as a part six, part sixteen, storey student accommodation building at the junction of Cookridge Street / Woodhouse Lane / Portland Way. Space outside the student building will be laid out as new areas of footway with soft landscaping designed to complement a new area of public realm located outside the former Coburg public house on the northern side of the junction. The Merrion Centre and Merrion House is situated on the east side of Woodhouse Lane, at this location, comprises a 5 lane wide highway.

3.0 Proposals

- 3.1 It is intended to demolish the existing building and to construct a multi-level building in its place. A 20 storey tower would front Woodhouse Lane, with part 8 and part 6 storey linked elements located to the west. The tower element would sit back from a plinth on the north, east and southern elevations. New courtyards fronting Cookridge Street and Vernon Street would be interspersed with the staggered footprint of the linked elements to the rear. Level entrance points would be provided into the building from Woodhouse Lane, Cookridge Street and the junction of Cookridge Street and Vernon Street.
- 3.2 The building would contain 458 bedspaces (379 bedrooms in 4, 5, 6, 7 and 8 bedroom clusters and 79 studios). Typically, clusters would be 13m² with cluster amenity spaces ranging from 23.3m² for the four-bedroom clusters to 40.1m². The studios would range in size from 21.6-31.4m², with an average size of 25m². 880m² of dedicated amenity space (in addition to the cluster kitchen amenity spaces) would be provided for the students at lower levels of the building. Areas for cycle storage, bin storage and plant would also be provided at these levels.
- 3.3 Two commercial units would front Woodhouse Lane and a third would be located at the west end of the development, at the junction of Cookridge Street and Vernon Street facing towards Millennium Square.
- 3.4 Footways around the site would be repaved. Opportunities for street trees and public realm enhancement along Woodhouse Lane and Cookridge Street, together with improvements to Vernon Street, is presently being explored.

4.0 Relevant planning history

4.1 The college was constructed as the Branch College of Engineering and Science in two phases in the late 1950/60's. It was renamed Kitson College in 1967 in honour of James Kitson, Baron Airedale. In 2009 the college merged with Thomas Danby College and Park Lane College to form Leeds City College. The college is the third largest further education college in the UK. In September 2019 Leeds City College will be opening its new Quarry Hill campus and the Woodhouse Lane College of Technology campus will become surplus to requirements.

5.0 Consultation responses

5.1 LCC Highways – A transport assessment, a travel plan and a management plan for delivery and servicing arrangements and another for the start/end of term pick up/drop off will be required with any planning application. The development would not be expected to provide dedicated parking facilities.

5.1.1 The proposed site plan indicates areas marked opportunity for public realm enhancement. These areas are highway land and should remain as adopted highway. The removal of some existing structures, such as steps, providing clear pedestrian routes along Cookridge Street, Vernon Street and Woodhouse Lane is welcomed.

5.1.2 No servicing shall be supported from Woodhouse Lane. Servicing arrangements should be confirmed and consideration for servicing from Cookridge Street is required. Vernon Street as a current pedestrian desire line should be preserved as such and clear of all parking. There should be no vehicular access from Woodhouse Lane to Vernon Street. Improvements would be required to footways along Vernon Street with the aim to adopt the road.

5.2 LCC Flood Risk Management – the proposed development is located in Flood Zone 1 with no known flooding incidents at the site. Flood Risk Assessment will be required to evaluate surface water drainage and the management of flood risk. Green roofs and roof gardens should be considered.

5.3 LCC Contaminated Land Team - A minimum of a Phase 1 Desk Study Report will be required in support of the application. Depending on the outcome of the Phase 1 Desk Study, a Phase 2 Report and Remediation Statement may also be required.

6.0 Policy

6.1 Development Plan

6.1.1 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 for this proposal, 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).

6.2 Leeds Core Strategy (CS)

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

- Spatial Policy 1 prioritises the redevelopment of previously developed land 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.
- Spatial Policy 11 includes a priority related to improved facilities for pedestrians to promote safety and accessibility and provision for people with impaired mobility.
- Policy CC1 outlines the planned growth within the City Centre. Part B encourages residential development, providing that it does not prejudice town centre functions and provides a reasonable level of amenity for occupiers.
- Policy CC3 states new development will need to improve connections within the City Centre.
- Policy H6B refers to proposals for purpose built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.
- 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.
- Policies T1 and T2 identify transport management and accessibility requirements to ensure new development is adequately served by highways and public transport, and with safe and secure access for pedestrians, cyclists and people with impaired mobility.
- Policy G9 states that development will need to demonstrate biodiversity improvements.
- 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.

6.3 **Saved Unitary Development Plan Review policies (UDPR)**

6.3.1 Relevant Saved Policies include:

- Policy GP5 states that all relevant planning considerations are to be resolved.
- Policy BD2 requires that new buildings complement and enhance existing skylines, vistas and landmarks.
- Policy BD5 requires new buildings to consider both their own amenity and that of their surroundings including usable space, privacy and satisfactory daylight and sunlight.

6.4 **Natural Resources & Waste Local Plan**

6.4.1 The Natural Resources and Waste Local Plan sets out where land is needed to enable the City to manage resources, like minerals, waste and water and identifies

specific actions which will help use the natural resources in a more efficient way. Relevant policies include:

- Water 6 flood risk assessments
- Water 7 surface water run-off
- Land 1 contaminated land

6.5 National Planning Policy Framework (NPPF) July 2018

6.5.1 Paragraph 108 states that appropriate opportunities to promote sustainable transport modes should be taken up; safe and suitable access provided for all users; and any significant impacts on the highway mitigated. Paragraph 110 states that priority should be given to pedestrian and cycle movements; the needs of people with disabilities and reduced mobility addressed; creation of safe, secure and attractive spaces; allow for the efficient delivery of goods; and be designed to enable use by sustainable vehicles.

6.5.2 Paragraph 170 states that new and existing development should not be put at unacceptable risk or be adversely affected by unacceptable levels of soil, air, water or noise pollution.

6.5.3 Chapter 12 identifies the importance of well-designed places and the need for a consistent and high quality standard of design. Paragraph 127 states that decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

6.5.4 Chapter 16 refers to the historic environment. Paragraph 192 states that local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 193 states that “When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to

the asset's conservation (and the more important the asset, the greater the weight should be)." Paragraph 196 states that "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

6.6 **Supplementary planning guidance**

- Accessible Leeds SPD
- Travel Plans SPD
- Tall Buildings SPD
- Building for Tomorrow Today: Sustainable Design and Construction SPD
- Neighbourhoods for Living SPG

Other material considerations

6.7 **Site Allocations Plan Submission Draft (SAP)**

The site is not specifically identified in the SAP. The SAP is now at a highly advanced stage as the Inspector has issued proposed Main Modifications which are currently subject to public consultation. Where no Main Modification is proposed in relation to an allocation, the SAP can be afforded significant weight. None of the work outstanding or currently being undertaken on the SAP alters the current status of this site.

6.8 **Core Strategy Selective Review (CSSR)**

6.8.1 A selective review of the Leeds Core Strategy is presently being undertaken. Although draft policy H9 in the CSSR expressly excludes purpose built student accommodation from the space standard a footnote to the policy states such development should reflect the NDSS with appropriate adjustments to address the particular characteristics of these types of development. They should also meet reasonable standards of general amenity for occupiers to include adequate space, light and ventilation. Further guidance will be provided through a Supplementary Planning Document.

6.8.2 Paragraph 5.2.46 of the supporting text states that "Provision of reasonable space standards is still important for student accommodation, and this will need to be judged on a case by case basis, and via the application of any national standards that might be created in the future".

6.8.3 Consultation on the CSSR has now finished and the CSSR has been submitted to the Secretary of State for examination. Hearing sessions commenced on 5 February 2019 and so the policy can be afforded some weight as evidence of the Council's emerging policy position.

7.0 **Issues**

Members are asked to comment on the proposals and to consider the following matters:

7.1 Principle of the development

7.1.1 The site is located within the designated City Centre. Core Strategy Policy CC1(b) encourages residential development in city centre locations providing that the

development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers.

7.1.2 Policy H6B relates specifically to the provision of student housing. The policy was adopted following the Core Strategy Inspector's rejection of the Council's position that the policy should include a test for need when considering applications for new student housing. It has been established that there are approximately 38,000 university students in the city presently without access to purpose-built student accommodation suggesting that additional provision is unlikely to result in an over-supply of purpose-built student accommodation in the near future.

7.1.3 The applicant has entered into discussions with the University of Leeds and is working collaboratively with the University to ensure that the proposed development meets their specific requirements.

7.1.4 In support of the proposals, the applicant has provided a statement from Cushman & Wakefield which highlights that less than a quarter of existing student bedspaces are located either on campus or within a five-minute walk of the University of Leeds. In comparison, the proposed development is in closer proximity to the University, whereas the proposed development is much better placed. The statement reports that full-time student numbers at the university grew by 8% between 2011-2016, whilst the University is increasingly reliant upon private sector accommodation. The report states that, in September 2018, planning permission was in place for 4,015 purpose-built student bedspaces. It comments that, in the context of the overall market, existing and future provision and also the numbers of students living in houses in multiple occupation, the level of development is sustainable.

7.1.5 The proposal is considered against the criteria set out below within the adopted policy H6B (identified in italics):

(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used.

The provision of approximately 458 student bedspaces would help to take reduce the need to use private housing for student accommodation.

(ii) To avoid the loss of existing housing suitable for family accommodation.

The existing building on the site is used for further education. The development would therefore avoid the loss of residential family accommodation.

(iv) To avoid locations which are not easily accessible to the universities.

The site is within the City Centre and is located directly adjacent to Leeds Arts University; within 100m of Leeds Beckett University Rose Bowl, and very well-placed with regard to access to the University of Leeds along Woodhouse Lane.

Criteria (iii) and (v) of the policy are considered in the amenity section, at paragraph 7.2 below.

7.1.6 Areas within the lower ground floor and ground floor not required as student accommodation are proposed as commercial space. These areas, facing Woodhouse Lane and Millennium Square would help to add vitality and animation to the streetscene.

- 7.1.7 **Do Members consider that the proposed use of the site for student accommodation is acceptable in principle?**
- 7.2 Amenity considerations
- 7.2.1 Criteria (iii) of Core Strategy policy H6B aims *to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.*
- 7.2.2 The proposed student accommodation would provide approximately 458 bedspaces. The area currently comprises a mix of civic and educational uses, together with leisure and retail uses, and a small amount of residential accommodation. New student accommodation (96 bedspaces) has recently opened on the former Walkabout premises at 67-83 Cookridge Street. Work is ongoing to provide 312 student bedspaces for Vita at the junction of Cookridge Street and Portland Crescent, and on Merrion Way to provide 976 student bedspaces for Unite. Further east purpose-built student schemes are being constructed at St Alban's Place (376 bedspaces) and Symons House (349 bedspaces). Planning permission is in place for 752 student bedspaces at Hume House and 98 student bedspaces at Q One Residence on Wade Lane. There is a significant amount of student accommodation adjacent to the Leeds Beckett University campus approximately 250m to the west and some a similar distance to the north off Clay Pit Lane.
- 7.2.3 There are small pockets of private residential accommodation in the Brodrick Building adjacent to Millennium Square, and also across Woodhouse Lane in Queen Square. However, it is not considered that existing local residents would be adversely affected by student accommodation in the proposed location given the area's current use and the manner in which purpose-built student accommodation is managed. It is not considered that the number of students proposed would result in an excessive concentration of students that would undermine the wellbeing of the area within the context of a busy mixed use, city centre environment. It is more likely that the students would help to support existing businesses within the area. Further, the development's juxtaposition to both the main university campuses is such that more established, though relatively small-scale, residential communities would not be adversely affected by the development.
- 7.2.4 Criteria (v) of policy H6B requires that *the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.*
- 7.2.5 The Leeds Standard sets a minimum target of 37sqm for a self-contained studio flat. This standard closely reflects the Government's Technical Housing Standards – Nationally Described Space Standard which seeks to promote a good standard of internal amenity for all housing types and tenures. No distinction is drawn within these documents between open market and student accommodation. Whilst neither of these documents has been adopted as formal planning policy in Leeds given their evidence base in determining the minimum space requirements and the reference to the national standards in the Core Strategy Selective Review they are presently used to help inform decisions on the acceptability of development proposals. Notwithstanding, student housing developers continue to make the case that the application of the Government's minimum housing space standards is inappropriate due to the bespoke nature of purpose built student accommodation. A qualitative approach to assessing internal amenity and encouraging a more communal lifestyle has been advocated.

7.2.6 Officers and Members have visited several student housing schemes to review the level of amenity provided for occupiers. These include Fresh Student Living at Darley Bank in Derby (April 2014) where the studio was 22m²; Downing's Cityside, Calverley Street, Leeds (May 2016) where the student showflat was also 22m²; Vita Student's Telephone House, Sheffield (September 2016) where the average studio size was 20m²; and in March 2018 Unite's development at Angel Lane, Stratford where Members viewed a 10 bedroom cluster flat where the cluster bedrooms of 11m² were supported by 23m² kitchen/living spaces, together with other internal and external amenity space located around the building.

7.2.7 City Plans Panel has previously approved the following student accommodation developments:

7.2.7.1 Planning permission for Vita's scheme at St Alban's Place, in which the smallest studios would be just over 20m² (78% of the total provision), was granted April 2017 (16/07741/FU). In approving the scheme it was recognised that the size of the majority of the studios would be restricted, providing little or no opportunity for socialising. However, each studio was found to benefit from a good outlook, natural daylighting and a suitable noise environment.

7.2.7.2 In December 2017, City Plans Panel approved the redevelopment of Symons House, Belgrave Street by LSSH where the proposed smallest studio would be 21.3m². 2 to 5 bedroom clusters in that development would have 14m² bedrooms with kitchen/living spaces increasing in size from 21-43m², all supported by areas of dedicated amenity space.

7.2.7.3 During Summer 2018 City Plans Panel approved the Unite and Hume House proposals on Merrion Way. The Unite scheme comprised 4, 5 and 7 bedroom clusters with 23-40m² kitchen/amenity space, and 30m² studios. Hume House comprised a similar mixture of studios (22m²) and 4, 5 and 6 bedroom clusters with 21-35m² kitchen/amenity space, the area depending upon the size of the cluster.

In each of these purpose-built student schemes the dedicated additional amenity spaces within the building were considered critical in providing acceptable levels of amenity for the occupiers of the development.

7.2.8 The format of the proposed scheme is similar to the schemes referred to above. Excluding cycle storage and refuse areas a total of 880m² of dedicated amenity space for use by students would be provided over the lower ground and upper ground floors. Modes of student accommodation would be mixed on each floor, normally with studios located closer to the cores and cluster kitchen/amenity spaces situated on the corners of the building providing opportunities for enhanced daylight and outlook from dual aspect spaces.

7.2.9 Typically, cluster bedrooms would be 13m² (5.0m x 2.6m) with bathroom pods situated close to the entrance threshold, a centrally-located study area with a bed adjacent to the window. The cluster amenity spaces would range in size from 23.3m² for the four-bedroom clusters to 40.1m² for the 8-bedroom clusters. The studios would range in size from 21.6-31.4m², with an average size of 25m². In combination with the dedicated amenity space elsewhere in the building the space available to students would be consistent with other purpose-built student schemes recently approved in the City Centre.

7.2.10 Student bedrooms would be located at first floor and above providing separation from activities at pedestrian level outside the building. Those bedrooms on the

eastern side of the building fronting Woodhouse Lane would experience views towards Merrion House and Morrisons 29m away. Given the relative heights, the top 4 storeys would enjoy open views towards the north-east of the City. Similarly, those in the top 10 storeys of the tower facing west would enjoy long-distance views over the City Centre. At lower levels, the complex footprint of the building gives rise to more limited outlooks although 22m would be achieved across Cookridge Street to the windows in the 67-73 Cookridge Street student accommodation. The courtyards in the development would be 9m wide and windows in this area would be angled to ensure privacy is maintained. The depth of the courtyards (6-13m) combined with the height of these parts of the development is such that adequate levels of daylighting should still be achieved even for the rooms at lower levels of the building.

7.2.11 Do Members consider that the living conditions within the student accommodation would be acceptable?

7.3 Townscape considerations

7.3.1 The existing eleven storey tower sitting on a two storey plinth dates from the late 1950's/early 1960's. As such, the building pre-dated the construction of the Leeds Polytechnic buildings west of Portland Way and also the construction of the Merrion Centre. Consequently, when constructed the building would have been seen as a more isolated point of height in the townscape.

7.3.2 Since that time Merrion House, and its recent extension, has been constructed on the east side of Woodhouse Lane and planning permission has been granted for a part 6, part 16 storey building at the junction of Cookridge Street / Woodhouse Lane and Portland Crescent (Vita 2 student accommodation). This will supplement and reinforce the scale of buildings around this key junction. Meanwhile, historic and new buildings to the south and west remain at a more civic scale. The scale and mass of the proposed building is directly informed by this context with a tower element fronting Woodhouse Lane and a much lower "boot" element to the west.

7.3.3 Although taller than the existing tower the tower element would be approximately a storey taller than the approved Vita 2 development, a difference that would be imperceptible in views where the buildings are seen in conjunction. The tower would be significantly slimmer than the existing structure, presenting more elegant proportions when viewed from the north and south. Conversely, the tower would be longer than the existing building although open views from the east are largely concealed by the Merrion Centre, and only fully revealed turning the corner onto Woodhouse Lane.

7.3.4 The tower of the building would also be viewed from more sensitive, heritage, settings including Queen Square conservation area to the north and Millennium Square to the south. In accordance with paragraph 193 of the NPPF great weight should be given to the (heritage) asset's conservation. In views from Queen Square the mass of the building would appear as a comfortable transition between the Vita 2 building and Merrion House, thereby preserving the setting of the conservation area and listed buildings.

7.3.5 Both the taller and lower components of the building would be visible to a varying degree from the south-west in the setting of the Civic Hall, Leeds City Museum, Art College, the O2 Academy and Brodrick's Buildings. The full width of the tower is likely to be visible but would be sufficiently distant from the Vita 2 building so as not to form a continuous built backdrop to the Civic Hall and other heritage assets. Views of the lower element of the building would open up closer to the building on

Cookridge Street. Here, the mass of these elements is informed by surrounding buildings and topography. The lowest, western end of the building, would be slightly taller than the eaves level to Leeds Arts University (Jacob Kramer) but lower than its ridge. Similarly, this part of the building would be lower than the ridge to the O2 Academy and a similar level to the western shoulder of the new, 67-83 Cookridge Street development. The body of this part of the building would step up towards the proposed tower to the east but only to a similar height as the tallest element of 67-83 Cookridge Street. Furthermore, these taller elements are unlikely to be readily visible from the west due to the gradual step in levels. Consequently, the mass of the building would be closely comparable with surrounding buildings and would preserve the setting of the adjacent listed buildings and City Centre conservation area.

7.3.6 The built form of the lower component of the development would be fragmented by a series of courtyards fronting both Vernon Street and Cookridge Street. Whilst a departure from the more expansive existing footplate the courtyards have an established precedent nearby, such as at the Carriageworks and to the rear of 19-23 Cookridge Street (Alexander Street). Typically, building edges would be built up to the back edge of the surrounding footway to deliver a strong built form. However, in response to the obtuse geometry of the Woodhouse Lane junction with Cookridge Street it is intended that the north-east corner of the building is designed to turn the corner and, in doing so, would imitate similar arrangements on the Merrion House and Vita 2 buildings fronting the same junction.

7.3.7 **Do Members consider that the proposed mass and form of the development and its relationship with the surrounding context is acceptable?**

7.3.8 The emerging architectural appearance of the building is led by the intent to utilise classical proportions in conjunction with a strong base, middle and top. At this stage of the design process the detail has not been fixed but emerging drawings present a building with strong verticality, potentially grouping floors to help break down the scale. Similarly, a clear vertical cut would be formed towards the centre of the tower to break down its proportions further. Both the base and the crown would be more heavily glazed than the main body where floor to ceiling glazed units would sit within a splayed reveal. A simple palette of materials is proposed and the developer is currently exploring high quality masonry products. The site is located in a sensitive heritage setting where new buildings, such as those on Cookridge Street, are utilising natural facing materials with a direct resonance to the surrounding context.

7.3.9 **Do Members consider that natural stone should be used as the primary external building material?**

7.4 Transportation, accessibility, public realm and wind

7.4.1 The site is located in a highly sustainable location close to the many amenities offered by the City Centre and is readily accessible by a range of modes of transport. The existing ground level of the building is elevated above street level, resulting in external staircases and a long ramp, on Woodhouse Lane and Cookridge Street. This change in levels makes access more difficult, results in a restriction of the footways, and forms a visual barrier between activity in the building and the streetscene. The intent is to provide level access into the building which will overcome the disadvantages of the current arrangements and provide a much improved relationship between the building and the pedestrian environment.

- 7.4.2 The removal of the external stairs will enable wide footways to be formed on Cookridge Street and Woodhouse Lane, thereby assisting pedestrian movement in heavily trafficked routes and providing opportunities for further enhancement through the introduction of street trees. Further, the relationship of the building to spaces directly to the north and west allow for potential public realm enhancement, to complement and reinforce proposals around the Clay Pit Lane / Woodhouse Lane junction.
- 7.4.3 Vernon Street is presently a cobbled, street heavily used for parking along its length. No vehicle parking is required for the development. It would be desirable to remove this parking to assist pedestrian movement, to enable improvement of the space and also to help integrate the site into surrounding townscape. Whilst the western half of the street is adopted, ownership of the street and management of the existing parking is presently being investigated by the Council and the developer.
- 7.4.4 Whilst a detailed servicing strategy needs to be developed servicing of the building is likely to take place from Cookridge Street which is sufficiently wide for such purposes and would eliminate potential conflict between vehicles and pedestrians on Vernon Street. A management plan will be required for student drop off and pick up at start and end of term time.
- 7.4.5 Due to the height of the building the applicant is mindful of the potential impact of the development on the local wind environment and has engaged BRE to provide advice throughout the design process. Initial indications are that the stepped massing will assist south-westerly winds to gradually rise over the site whilst the podium around the tower should help to mitigate winds accelerated down the façade. Of course, upon receipt of a wind study the Council will appoint their own experts to peer review the report's findings.
- 7.4.6 Do Members support the emerging approach to the public realm including the aspiration to remove vehicles from Vernon Street?**

7.5 Conclusion

- 7.5.1 Members are asked to note the contents of the report and the presentation, and are invited to provide feedback, in particular, on the issues outlined below:

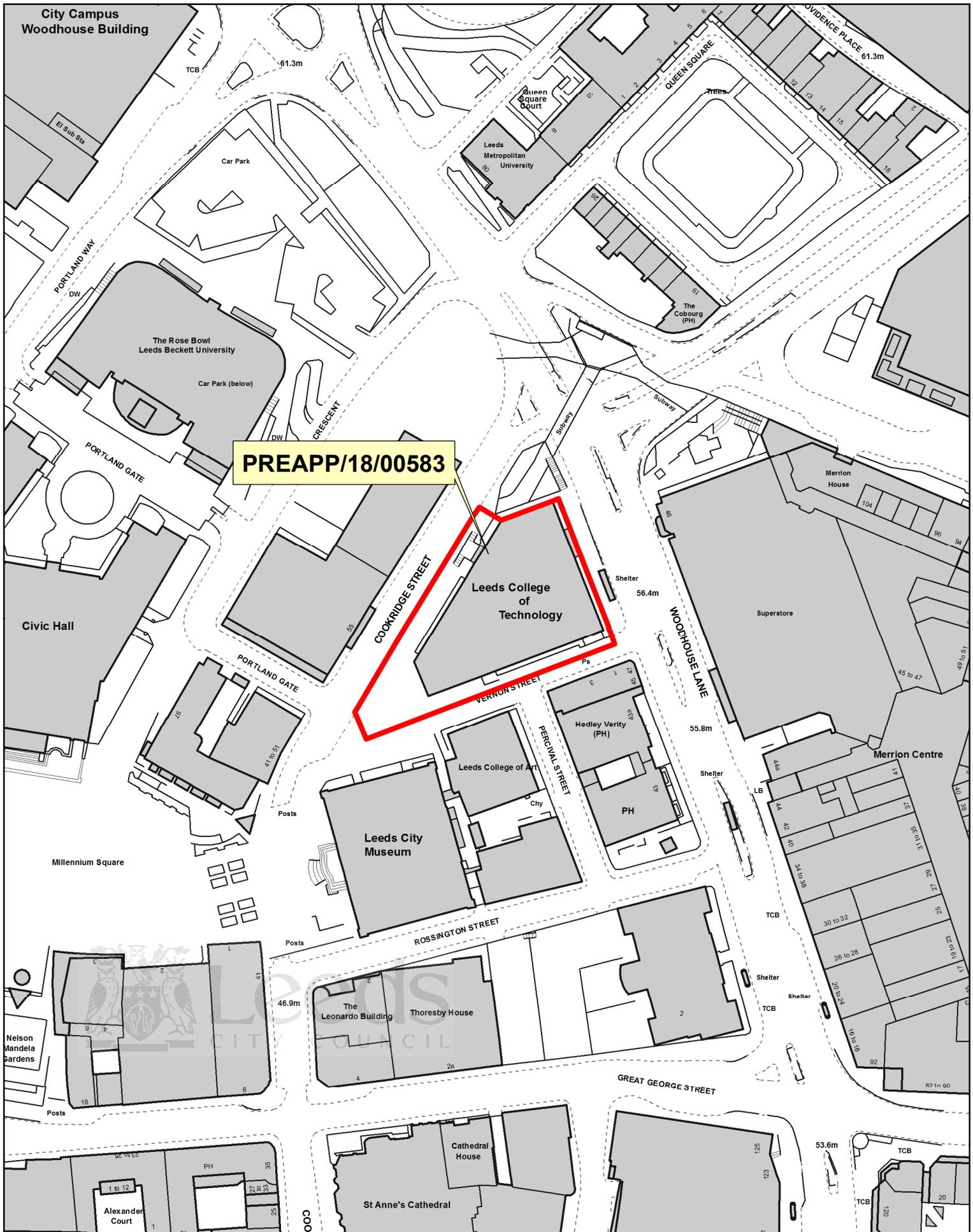
Do Members consider that the proposed development of the site for student accommodation is acceptable in principle? (7.1.7)

Do Members consider that the living conditions within the student accommodation would be acceptable? (7.2.11)

Do Members consider that the proposed mass and form of the development and its relationship with the surrounding context is acceptable? (7.3.6)

Do Members consider that natural stone should be used as the primary external building material? (7.3.9)

Do Members support the emerging approach to the public realm, including the aspiration to remove vehicles from Vernon Street? (7.4.6)



CITY PLANS PANEL

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SCALE : 1/1500



REVISIONS		
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A	LAYOUTS UPDATED IN LINE WITH COMMENTS RECEIVED FROM PLANNING	21/01/19 AA LB



ARCHITECTURE

No. 55 | St Paul's Street | Leeds | LS1 2TE
0113 887 3100 www.dla-design.co.uk

PROJECT
Technology Campus
Cookridge Street, Leeds

TITLE
Proposed Site Plan

SCALE 1 : 200 @ A1	DATE 14/01/19
DRAWN LB	REVIEWED SS

DLA REF 2014-176	NUMBER 0102	REVISION A
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STATUS
FOR INFORMATION