



Report of the Chief Planning Officer

City Plans Panel

Date: 20 February 2020

Subject: Reserved Matters application 19/02455/RM for office building, pursuant to outline permission 13/02619/OT for 3 office buildings, multi-storey car park and pavilion unit, with ground floor food, drink and gym uses and public realm at Whitehall Riverside, Whitehall Road, Leeds LS1 4AW

Applicant

Town Centre Securities PLC

Date Valid

23.4.2019

Target Date

28.02.2020

Electoral Wards Affected:

Hunslet & Riverside

Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

GRANT Approval of all Reserved Matters for application 19/02455/RM.

1.0 Introduction:

1.1 This Reserved Matters Application (RMA) is brought to City Plans Panel because it relates to the third phase of a proposed major office development, pursuant to an outline planning permission granted by City Plans Panel in 2013, and subsequent RMAs approved for phase one (offices) and phase two (Multi-Storey Car Park – MSCP) approved by City Plans Panel in 2017. The approved outline scheme consists of 3 office buildings, multi-storey car park and pavilion unit, with ground floor food, drink and gym uses and landscaped public realm.

2.0 Proposal

2.1 This RMA is for the approval of all Reserved Matters (Layout, Scale, Access, Appearance and Landscaping) for phase 3 (offices) of the overall Whitehall Riverside development, with a remaining office building (phase 4), a pavilion unit (phase 5), and their associated landscaping, to follow in later phases. The extant planning permission is in outline only, however the outline permission conditions

control the uses, maximum building heights, footprints and floorspace, means of access, and level and types of car parking. The submitted RMA proposal is in line with the indicative parameters for the footprint and height of the building, linkages to surrounding routes and hard and soft landscaped public open space areas set out previously, and therefore the main considerations for the RMA is the architectural treatment of the building and the landscape design of the public realm.

- 2.2 The building proposal is for an 8 storey office building identified as No. 3 Whitehall Riverside, which would face both the riverside and an internal pedestrian and servicing route behind the approved MSCP. It would consist of 10,941 square metres (Gross Internal Area) of B1 office floorspace.
- 2.3 The architectural treatment for the office building would consist of a bronze aluminium projecting framework around full height glazing with bronze anodised aluminium vertical panels, and a clear glazed ground floor.
- 2.4 The building has been designed to BREEAM Excellent standard, and would generate at least 10% zero carbon energy on-site from roof-top solar panels.
- 2.5 Seventy three long stay cycle parking spaces are provided in double stack racks, the layout would meet recommended minimum dimensions, and the numbers meet the required provision of 1 space per 150sqm along with showers, lockers and drying room facilities.
- 2.6 The building would have up to 62 car parking spaces allocated for its sole use in the adjacent multi-storey car park approved in 2017. This would include up to 6 EV charging points and disabled car parking spaces.
- 2.7 In terms of public realm, the RMA proposal would include tree planting along the riverside, offer two principal north-south pedestrian routes linking Whitehall Road to the riverside walkway and provide one of the two larger soft landscaped garden areas at the western end of the site facing the riverside. In accordance with the approved parameters, the application proposal would provide a wide landscaped permanent riverside walkway, and it is considered that the proposal would enhance the visual amenity and biodiversity opportunity along the waterfront. 21 new trees are proposed in this phase, which would be a mix of Himalayan birch, juneberry, common hornbeam, grey alder, liquidambar sweet gum, winter flowering cherry, false acacia and rowan. Herbaceous planting would include a mix of ornamental grasses and iris, helenium and rudbeckia. Shrub planting would include dogwood and deciduous grasses. Benches would be integrated into the retaining structures to give south-facing riverside views. Sustainable drainage systems would be integrated into the landscape design, including a water garden, surface run-off retention system and swales. Landscaped pedestrian routes are proposed between all the buildings at the site and the proposal for No. 3 would add to that and complete the central section of the site. Hard surfacing would be a mix of natural stone setts, natural stone slabs, and bonded gravel to the riverside walkway.
- 2.8 The application proposal is supported by the following documents:
 - Scaled plans
 - Design and access statement
 - Landscape strategy
 - Quantitative wind report
 - Flood risk assessment addendum

3.0 Site and Surroundings:

- 3.1 The Whitehall Riverside site takes in most of the south side of Whitehall Road in the City Centre West End, between Whitehall Road and the River Aire, with an area of approximately 1.73 hectares. The site lies in flood risk zone 3 and the designated City Centre. The site is currently in use as an authorised temporary long-stay commuter surface car park which should cease operation in 2022.
- 3.2 The site is in close proximity to a number of large redevelopment sites, some built out in the early 2000s, including the Whitehall Quay scheme (including the Novotel hotel), the West Point residential scheme (former Royal Mail building to the north east), No. 1 Whitehall Riverside (immediately to the south), the 16 storey residential and office block at the western end of the Whitehall Riverside site known as 2 Riverside Way, and the Riverside West residential/office scheme further to the west. A nine storey hotel building is sited opposite the junction of Northern Street and Whitehall Road. On the opposite side of Whitehall Road lies the Wellington Place mixed use development site. Along Whitehall Road, Office Buildings 5 and 6 are complete, and to the west of these, Building 7/8 is nearing completion. The buildings are between seven and nine storeys in height fronting the road, and are a mixture of natural stone cladding and glazing.

4.0 Planning History

- 4.1 Under planning reference 13/02619/OT an outline application for 3 office buildings, multi-storey car park and pavilion unit, with ground floor food, drink and gym uses and public realm was approved in 2013 (City Plans Panel 24th October 2013).
- 4.2 Under planning reference 16/07322/RM Reserved Matters Approval was granted for office block No. 1, pursuant to outline planning permission 13/02619/OT, following approval at City Plans Panel April 2017.
- 4.3 Under planning reference 16/07323/RM Reserved Matters Approval was granted for a multi-storey car park with ground floor A3 café/D2 gym, pursuant to outline planning permission 13/02619/OT, following approval at City Plans Panel April 2017.
- 4.4 In early 2019, approval was granted for all pre-commencement planning conditions and legal obligations related to Phases 1 (offices) and 2 (MSCP). The applicant states that they have commenced works for the first two phases with the installation of part of the drainage system for the buildings.

5.0 Public/Local Response:

- 5.1 Planning application publicity:
- 5.1.1 Leeds City Council Public Access website posted 23.04.2019
- 5.1.2 Site Notices posted 07.05.2019
- 5.1.3 Press Notice published 17.05.2019
- 5.1.4 Hunslet & Riverside Ward Councillors consulted by email 08.07.2019
- 5.2 Leeds Civic Trust have written in support of the application, noting that the design of the building is satisfactory albeit not particularly memorable, which is a missed opportunity given the riverside setting and visibility from the railway. The massing and use of materials produce a rather confused visual effect, with the heavier upper part of the building appearing to float on the glass base. While this could, in theory, be a positive feature of the design, the current plans would need further work to achieve an engaging effect. However, the Trust would like to commend the applicant on the quality of the proposed terraced landscaped area on the southern and western sides of the building. If delivered as set out in the plans, this will be a valuable amenity for users of the area and will help to address the significant

shortfall in green infrastructure in the vicinity. The pedestrian circulation routes around the building are also handled well and link up effectively with the existing riverside path and footbridge. Leeds Civic Trust hope that there will in due course be a link over the canal to Globe Road.

6.0 Consultations Responses:

6.1 Statutory:

6.1.1 LCC Transport Development Services:
No objection.

6.1.2 Environment Agency:
No objection.

6.1.3 Canal and Rivers Trust:
No comment to make.

6.1.4 Highways England:
No objection.

6.2 Non-statutory:

6.2.1 LCC Flood Risk Management (FRM):
No objection. FRM note the applicant's addenda to the Cooper Consulting FRA reference 13008 dated 05 April and 08 May 2019 and the amended finished floor levels from 29.412 to 30.03m AOD for Number 3 Whitehall Riverside. FRM have no objections to this application in principle, however please note that Leeds CC Minimum Development Control Standards for Flood Risk require the freeboard above the Design Flood Level should be no lower than 600mm for residential, 400mm for offices and commercial, 300mm for industrial and warehousing and 300mm for accesses to underground car parks. The requirements of conditions 23, 24 and 25 relating to permission 13/02619/OT continue to apply.

6.2.2 LCC Nature Conservation:
No objection subject to confirmation of appropriate tree species.

6.2.3 LCC City Centre Management:
External public realm proposals look very positive, and they will provide an enhancement to the waterfront, allowing people to dwell and enjoy the space. The width and longer views along the riverside walkway are important to avoid conflicts between cyclists and pedestrians. Consideration should be given to pedestrian wayfinding signage. The responsibility for maintenance of the public realm lies with the landowner/applicant.

6.2.4 LCC Access Officer
Initial comments: Please provide further details of the level access approach to the building entrance. A plinth is shown which will require sloping ground or a ramp as well as steps. Further details of ramps and steps should be provided. Please indicate where the taxi drop off point, drop kerb and disabled parking will be located. Following a meeting to clarify the proposals the Access Officer is satisfied with the details subject to the design of the ramps and steps to the riverside landscape area complying with the standards in BS8300, as reported in paragraph 9.4.1 below.

6.2.5 Yorkshire Water
No objection

- 6.2.6 Atkins Wind Consultants
Agrees with the approach, analysis and conclusions from the submitted BRE wind study for phase 3 (this RMA application), and that no mitigation measures are required.

7.0 Relevant Planning Policies

7.1 Statutory Context

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 at this site, the Development Plan for Leeds currently comprises the following relevant documents:

1. The Leeds Core Strategy (Adopted 2014 and as amended 2019)
2. Saved Unitary Development Plan Review Policies (UDPR - Adopted 2006)
3. The Natural Resources and Waste Local Plan (NRWLP - Adopted 2013)
4. Leeds Site Allocations Plan (SAP – Adopted July 2019)

These development plan policies are supplemented by supplementary planning guidance and documents.

7.2 The Development Plan

7.2.1 Leeds Core Strategy

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. The most relevant policies to this RMA are:

Policy P10 design

Policy P12 landscape

Policies T1 and T2 identify transport management and accessibility requirements for new development.

Policies EN1 and EN2 set out the sustainable construction and on-going sustainability measures for new development.

Policy EN5 Managing flood risk

Policy G1 Enhancing and extending green infrastructure

Policy G2 Creation of new tree cover

Policy G5 Open space provision in the City Centre

Policy G9 Biodiversity improvements

7.2.2 Leeds Unitary Development Plan Review 2006 Saved Policies

The site lies within the designated City Centre. Saved policies that are relevant to this scheme are:

Policy GP5 all relevant planning considerations

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

Policy LD1 landscaping

7.2.3 Leeds Natural Resources and Waste Local Plan

Relevant policies include:

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. Relevant policies include:

Air 1 management of air quality through new development

Water 4 development in flood risk areas

Water 6 flood risk assessments

Water 7 surface water run-off

Land 1 contaminated land

Land 2 development and trees

7.2.4 **Leeds Site Allocations Plan**

The Whitehall Riverside site is identified for office employment for at least 9690sqm under site reference EO1-31. The identification has been made because the site benefits from an extant planning permission for office development (which this RMA is pursuant to).

7.3 **Relevant Supplementary Planning Documents/Guidance includes:**

SPG City Centre Urban Design Strategy

SPG Leeds Waterfront Strategy

SPD Building for Tomorrow Today: Sustainable Design and Construction

SPD Parking

7.4 **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these should be applied (para 1), and is a material consideration in planning decisions (para 2). It states that the purpose of the planning system is to contribute to the achievement of sustainable development (para 7). So that sustainable development is pursued in a positive way at the heart of the Framework is a presumption in favour of sustainable development (paras 10-11). It states that decision makers at every level should seek to approve applications for sustainable development where possible (para 38). The Framework sets policies on the following issues which are relevant to this planning application proposal (including section numbers):

2 Achieving sustainable development (paras 7, 8, 10, 11, 12)

4 Decision making (paras 38, 39, 40, 41, 43, 47, 48, 54, 55, 56, 57, 58)

5 Delivering a sufficient supply of homes (59, 62, 63, 64)

6 Building a strong competitive economy (80)

7 Ensuring the vitality of town centres (85, 86)

8 Promoting healthy and safe communities (91, 92, 95)

9 Promoting sustainable transport (102-11)

11 Making effective use of land (117, 118, 119, 122)

12 Achieving well designed places (124-131)

14 Meeting the challenge of climate change and flooding (148-165)

15 Conserving and enhancing the natural environment (including ground conditions para 178-179 and noise para 182)

8.0 Main Issues

8.1 Building layout, scale and appearance

8.2 Landscaping

8.3 Detailed highways and transportation matters

8.4 Access

8.5 Wind

8.6 Climate Change and Sustainability

9.0 Appraisal

9.1 Building Layout, Scale and Appearance

9.1.1 It is considered that the proposed 8 storey building height, which make provision for rooftop plant on the indicative plans, would be appropriate to the site, in the context of surrounding buildings, the outline approved parameters for the site, and the planning permissions granted and buildings constructed to the north at Wellington Place. It is considered that the scale responds to the existing and future context and scale of Whitehall Road as it leads away from the railway station towards the

Leeds One and Get Living sites (Former Doncaster Monkbridge sites). The scale of existing and proposed buildings is generally around 8-10+ storeys across the West End (Whitehall Quay, West Point, Whitehall Riverside and Wellington Place sites). It is considered that this form of development would enhance the setting of Whitehall Road and the waterfront, and deliver the next steps in the regeneration of the West End of the City Centre.

9.1.2 Notwithstanding the comments from the Leeds Civic Trust it is considered that the elevations would offer a simple order, with a defined base, middle and top, expressed by a projecting bronze-coloured anodised aluminium-clad framework with full height glazing set within it. Angled elements would mark the main entrance at the north east corner facing the pedestrian route between Whitehall Road and the waterfront, and add variety to the riverside frontage. The use of a restricted palette of bronze-coloured metal cladding and glazing materials in keeping with the already approved office building No. 1, the approved MSCP, and nearby development at Wellington Place is supported. The layering of materials and architectural detailing such as the depth of window reveals and junctions between materials is also considered acceptable. In relation to the comments made by Leeds Civic Trust, revisions to the roof level parapet and the ground floor, have been submitted. The revised plans show a more grounded base to the building, with the continuation of the bronze metal framework from the upper floors to the ground, and an increased height parapet would give better proportions to the façade and better screen the rooftop plant in longer views. Samples of exact external materials and the working drawings relating to specific details would be agreed by the Local Planning Authority through the conditions specified at outline stage. The surrounding area features a wide range of building materials, mainly brick, glazing, metal cladding and stone cladding, and it is considered that the proposed palette of materials with contemporary detailing is acceptable in this context. The proposal would therefore meet the objectives of Core Strategy Policy P10 and Saved UDPR Policies BD2 and BD4.

9.1.3 The RMA proposal would be generally in accordance with the layout and scale principles in the indicative masterplan approved in outline in 2013. The maximum proposed height of the building would be approximately 34.5m to the parapet. The building would have an angled facade and be located between 12m and 25m from the riverbank. It would be located some 11m from the approved MSCP, 14-17m from its approved neighbour at No.1 Whitehall Riverside, with new tree-lined spaces formed between the buildings. The building would be approximately 19-20m from the eastern gable of the residential flats at the part-16 storey 2 Riverside Way, including some with balconies. The cleared nature of the site is a temporary condition, and this RMA plot has benefitted from planning permission for development of a similar scale since the original planning permission for the Whitehall Riverside site that 2 Riverside Way was a part of in 2002. It is considered that in this City Centre context, given the proposed distance between the new building, its siting, orientation and its height that this would not result in significant adverse impact on daylight, outlook, or privacy, to the residents at 2 Riverside Way. It is considered that the proposal would therefore meet the objectives of Core Strategy Policy P10 and Saved UDPR Policies GP5 and BD5.

9.2 Landscaping

The scheme would provide significant publicly accessible hard and soft amenity spaces between the new buildings and along the waterfront. The siting of the buildings, provision of public realm, balance of hard and soft landscaping, and location of future pedestrian routes, would be appropriate to create a sense of place to the waterfront and to Whitehall Road. It would also provide good pedestrian

connections linking across the site from the riverside walkway to the rest of the West End via Wellington Place to the north. It is considered that the proposal retains the key principles of the outline permission, and would create a well-connected and landscaped high quality commercial destination in the City's West End, that complements both the riverside and Whitehall Road. The routes and spaces around the building would be appropriate to the continuing regeneration of this part of the city, by providing opportunity for active frontages to the waterfront, key pedestrian routes and Whitehall Road. The scheme would also be served by sustainable urban drainage systems, which would reduce surface run off, help to manage flood risk, promote biodiversity, and create visual interest. It is considered that the applicants have proposed an acceptable mix of tree planting and species for this Reserved Matters application, and exact details would be determined by the planning conditions attached to the outline permission. It is considered that the proposal would meet the objectives of Core Strategy Policies P10, P12, G1, G2, G5 and G9, and Saved UDPR Policy LD1.

9.3 Detailed highways and transportation matters

- 9.3.1 This detailed proposal would deliver new pedestrian improvements that would link the north of the office quarter, through Wellington Place, onto the Whitehall Riverside site and the waterfront. In principle, the scheme would provide appropriate servicing and delivery access for the office building. The site lies within the city centre core parking area, and the car parking provision in the approved MSCP (Phase 2) is in accordance with the outline permission and the maximum permitted by the Council's adopted parking standards for operational parking for the development, with the remaining balance as short-stay public car parking. The Council's current parking policies for this location would support public short-stay car parking, but restrict free-standing commuter car parking. In accordance with the outline permission, the overall development makes provision for sustainable means of travel, including cycle parking provision for each building, with electric vehicle parking spaces and 2 car club spaces in the multi-storey car park.
- 9.3.2 Conditions and Section 106 planning obligations attached to the outline approval control the detailed management of the car park and the servicing of the buildings. On this basis it is considered that the proposals for the office building RMA for phase 3 would not lead to adverse road safety, amenity or planning policy concerns.

9.4 Access

- 9.4.1 As stated above the Access Officer's comments have been addressed. There would be level access into the office building from the pedestrianised route to the north of the building. Disabled toilet provision would be on every floor. Disabled parking would be located on all levels in the approved adjacent MSCP, and pick up and drop off facilities would be on the turning facility on the service road provided with the MSCP and adjacent to the entrance to the reception area. Ramps and steps shall be designed to meet BS8300 and this would be controlled by condition attached to the outline planning permission, in accordance with Leeds Core Strategy Policy P10 and the Accessible Leeds SPD.

9.5 Wind

- 9.5.1 The issue of wind conditions and safety were assessed as part of the outline application and it was established, after an independent peer review of the applicant's desk top wind report, that the wind environment would be suitable for the desired uses. A condition is attached to the outline permission which requires details of each subsequent RMA building to be subject to a quantitative wind tunnel test to ensure that there would be no areas where the wind would cause distress or safety issues. The applicant has submitted a wind tunnel test report for phases one,

two and three in support of the first three RMAs. The applicant's reports finds that the proposal should not lead to adverse safety issues. All have been independently assessed and the findings agreed by an appropriately qualified and experienced wind consultant on behalf of the Council. Further wind testing will be required for the phase 4 office and 5 pavilion café buildings in due course when the relevant RMAs are prepared for those buildings.

9.6 Sustainability and Climate Change

- 9.6.1 Leeds City Council has recently declared a Climate Change Emergency. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact on non-renewable resources and carbon dioxide emissions. The key measures incorporated into this proposal are summarised below.
- 9.6.2 Core Strategy EN1 requires all developments of 1000sqm or more to reduce the total predicted carbon dioxide emissions to achieve 20% less than the Building Regulations Target Emission Rate and provide a minimum of 10% of the predicted energy needs of the development from low carbon energy. The applicant has confirmed that they will meet these objectives through building fabric design and rooftop solar panels. It is considered that the proposed development complies with the aims of EN1.
- 9.6.3 Core Strategy Policy EN2 requires non-residential developments of over 1000sqm to meet BREEAM Excellent standard. It is considered that the proposed development complies with the aims of EN2.
- 9.6.4 The approval of the multi-storey car park is linked to the outline approval and was approved in detail in 2017. However it would still meet the requirement for 10% of the total parking spaces to provide EV charging as required by Core Strategy policy EN8 (adopted in September 2019). The details approved under the outline planning conditions and reserved matters provide 6 EV charging points for this building (10%), and 13 overall in the whole car park. The car park management plan was approved through the legal agreement attached to the outline planning permission in 2013 and approval of Reserved Matters in 2017.
- 9.6.5 Other sustainable travel measures including secure long and short stay cycle parking, staff showers and lockers, and car club trial provision for office tenants, all help to reduce car journeys, which in turn would reduce pollution and congestion and the causes of climate change, as well as improving air quality, and promoting healthier lifestyles and wellbeing.
- 9.6.6 New tree and shrub planting would assist in absorbing carbon dioxide and promote biodiversity in the waterfront corridor.

10.0 Conclusion

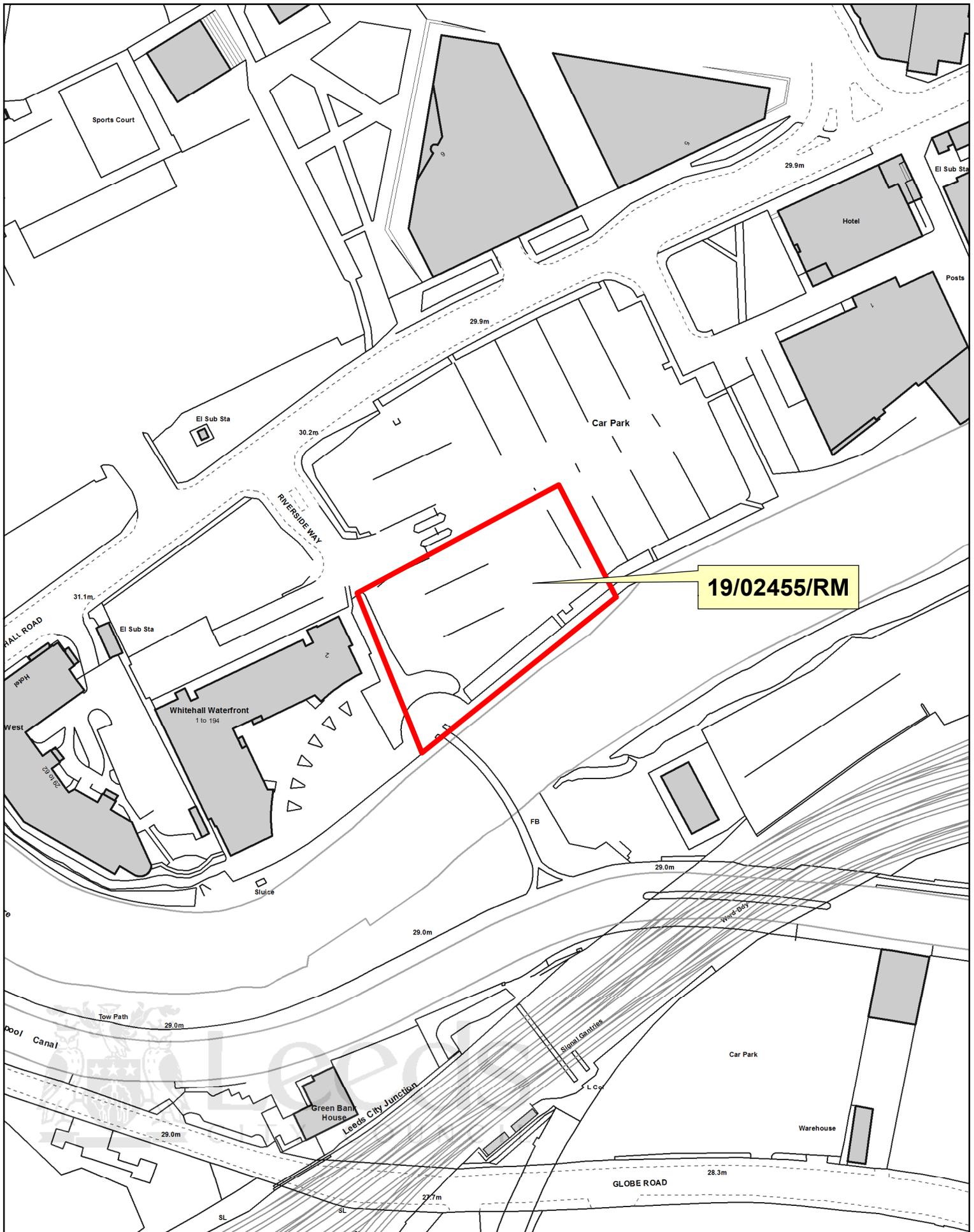
Further to the approved outline planning permission, this RMA presents a high quality detailed design proposal for the third phase of a significant longstanding brownfield regeneration site on the Leeds waterfront, which will hopefully be a major Grade A office location in the West End of the City Centre. The development would create employment opportunity and contribute to the City's economy, deliver landscaped public realm and pedestrian connectivity improvements, with a well-designed sustainable office building. This RMA accords with approved outline planning permission 13/02619/OT and subsequent RMA approvals for phases one and two, and the Development Plan policies as set out above, and the NPPF, and is therefore recommended for approval.

Background Papers:

Application files 19/02455/RM, 13/02619/OT, 16/07322/RM and 16/07323/RM

Appendix 1 Site Layout Plan for Phase 3 RMA application 19/02455/RM

Appendix 2 Whitehall Riverside Outline Indicative Masterplan 13/02619/OT



CITY PLANS PANEL

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PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500





Key

- Planning application boundary
- Proposed building
- Existing building
- Paving type 1 Sandstone paving setts
- Paving type 2 Sandstone Paving flags
- Proposed timber benches
- Existing bark mulch surfacing
- Proposed resin bonded gravel surfacing
- Proposed rain garden
- Tactile corduroy paving to top and bottom of steps
- Proposed feature tree Refer to drg RFM-XX-00-DR-L-0003
- Proposed tree in soft landscape Refer to drg RFM-XX-00-DR-L-0003
- Proposed grass Refer to drg RFM-XX-00-DR-L-0003
- Proposed herbaceous planting Refer to drg RFM-XX-00-DR-L-0003
- Proposed shrub planting Refer to drg RFM-XX-00-DR-L-0003
- Proposed rain garden planting Refer to drg RFM-XX-00-DR-L-0003
- Proposed kerb
- Proposed wall
- Proposed sandstone steps
- Bike stands
- Uplighter

Date	Description of revision	MD	AP	AP	PL01
10.10.19	Planning boundary amended	SD	SD	AP	PL04
02.10.19	Building location, footprint revised	SD	SD	AP	PL03
24.09.19	Arrangement amended to accommodate 4m cycle route	JS	JS	AP	PL02
09.04.19	Landscape General Arrangement	MD	AP	AP	PL01

10.10.19 Planning boundary amended SD SD AP PL04
 02.10.19 Building location, footprint revised SD SD AP PL03
 24.09.19 Arrangement amended to accommodate 4m cycle route JS JS AP PL02
 09.04.19 Landscape General Arrangement MD AP AP PL01
 Date Description of revision Drawn Checked Approved Revision

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RF19-643

Client
TOWN CENTRE SECURITIES

Document title
LANDSCAPE GENERAL ARRANGEMENT PLAN

Paper size
A1 Scale
1:200

Status
FOR INFORMATION S2

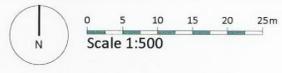
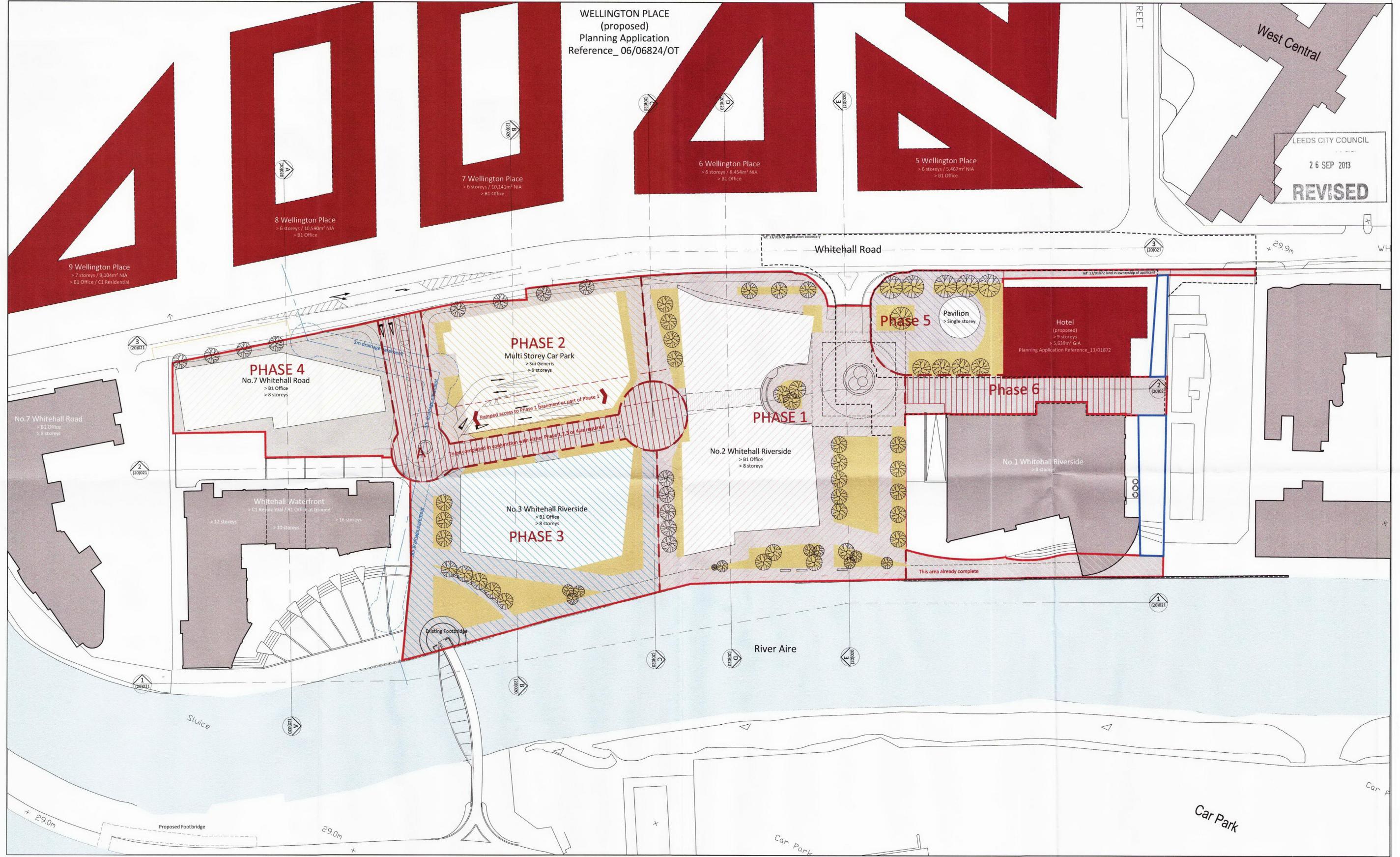
Drawing number
RFM-XX-00-DR-L-0001 Revision
PL04

© re-form landscape architecture



WELLINGTON PLACE
(proposed)
Planning Application
Reference_06/06824/OT

LEEDS CITY COUNCIL
26 SEP 2013
REVISED



Notes:

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C	EASEMENT AND LANDSCAPE DETAILS UPDATED	WD	13/08/13	WD
B	NO 7 AMENDED TO AVOID 3M EASEMENT	WD	13/08/13	WD
A	HIGHWAYS INFO ADDED. PLANNING ISSUE.	WD	29/05/13	WD
Rev.	Des.	By	Date	Ch.

PLANNING

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Client:	Town Centre Securities	Job No.:	12,036
Project:	Whitehall Riverside Outline Masterplan	Date:	22nd April 2013
Title:	Phasing Plan	Scale:	1:500 @ A1
Drawn By:	GM	Checked By:	
Revision:	C	Drawing No.:	(00)003

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