



Mark Pullan
J Pullan & Sons
By email

12 February 2020

Dear Mark

Brotherton House - presentation to Leeds Civic Trust

Firstly, may I thank Patrick and yourself for presenting first thoughts on your proposed development at Brotherton House. It is particularly valuable to have architects and clients who are willing to discuss development principles in advance of detailed design.

As you will have appreciated from the discussion during the meeting, the committee were strongly in support of your proposal to refurbish the existing building - we were impressed with the care taken to analyse the issues and opportunities which will drive the development. We felt we should congratulate you, as owner, for the care taken of this distinctive building and the overall approach to its revitalisation.

However, there are a few points which we feel should be explored further:

- key amongst these is the necessity of constructing a new block alongside - only if it is absolutely vital, would we find this an appropriate approach and then subject to great care with determining the relationship between the two buildings
- if the new block is essential, then its location is largely hamstrung by the land ownership boundary - the circular former car park is an artificial construct and does not relate at all to the former or present street pattern in the area
- given Leeds City Council is marketing the adjoining International Pool site and owns highway land in the vicinity, we feel that there is an opportunity to rationalise property boundaries in the area - this would require the preparation of a joint Pullan/LCC (or prospective purchaser) master framework for the site, bringing in a considered review of vistas, pedestrian routes, servicing access, etc
- were such a consolidation approach to be adopted, the new block you propose could be moved slightly further away from Brotherton House, so enabling the features and design of the existing building to be better appreciated - we understand that this would impact on

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TPO trees but these could be replaced within a comprehensive landscaping scheme for the area

- if there is no potential to pull apart the buildings on your site, we feel that any linking block should be lower so that a full view of the southern stair tower can be seen - this should not be more than a single story, potentially with a roof garden
- we still have some concerns that the glazed link will block the direct route from the ring road footbridge to St Paul's Street, forcing people on a longer walk around the building - although potentially conflicting with the point immediately above (and so requiring careful design), could an option be to link the buildings at first floor level so as to provide a public pedestrian route through the site (this would avoid the greenspace to the west of Brotherton House being cut off from any potential public use)
- we have no issues with the height of the tower as proposed and feel that the design approach adopted is appropriate.

Thank you again for presenting your plans to the Leeds Civic Trust and we look forward to seeing how the scheme develops over the next few months.

Yours sincerely

Martin Hamilton
Director
Leeds Civic Trust

Cc David Feeney (Leeds City Council)
Patrick Evers (Cunniff Design)