

Report of the Chief Planning Officer

CITY PLANS PANEL

Date: 11 March 2021

Subject: PREAPP/20/00267- Change of use and extension to an existing department store and other ground floor adjacent units, to repurpose the basement, ground and first floors for flexible commercial uses, and to repurpose the second and third floors and add a 4th and 5th floor extension for student accommodation at the former Debenhams, 115 - 125 Briggate, Leeds, LS1 6LX

Developer- Orchard Street Investment Management

Electoral Wards Affected:

Little London & Woodhouse

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 emerging scheme to allow Members to consider and comment on the proposals at this stage.

1.0 INTRODUCTION:

- 1.1 This presentation is intended to inform Members at an early stage of the emerging proposals for a change of use and extension to an existing department store and other adjacent ground floor units, to repurpose the basement, ground and first floors for flexible commercial uses, and to repurpose the second and third floors and add a 4th and 5th floor extension for student accommodation. The scheme is brought to City Plans Panel at an early stage to allow Panel to make comments to inform progression of proposals. The development involves a significant investment in an important heritage asset which is located at a key site within the City Centre.

2.0 SITE AND SURROUNDINGS:

- 2.1 The site is located within the defined City Centre and is a block containing a large department store consisting of two separate buildings no 115 -120 a Grade II listed

building and 121 Briggate a 1930s building, a street fronting café at 7-9 Kirkgate and a hairdressers to 7 Fish Street. The buildings have been altered in the past, by merging internally to create one large department store. The grade II listed building 115-120 Briggate is a 3 storey red brick and terracotta building with ornate corner 'towers'. 121 Briggate is an Art Deco Style 1930s Portland Stone Building with a polished granite shop front at ground floor level. The department store is located in the City Centre Conservation Area, Primary Shopping Area and upon a Primary Shopping Frontage as defined by the Site Allocations Plan.

3.0 PROPOSAL:

- 3.1 The proposals seek to create basement, ground and first floor E Use Class commercial uses and student accommodation to the second and third upper floors and in a new two storey roof extension (which will replace the existing roof extension). The commercial units would be divided into three with floor areas totalling some 1052m² for the basement unit (Unit B), 1801m² for Unit One and 872m² for Unit Two.
- 3.2 The scheme includes a two storey stepped roof extension which will replace the building's existing 1990s roof extension. This will house the student accommodation alongside the second and third floors of the host building, The student accommodation would be in the form of 124 bedspaces in 90 studio flats (ranging from 20 to 28m²) and 17 double sized-duel occupancy studios, termed as "Twodios" (ranging from 32 to 54m²), with 4 shared communal spaces.
- 3.3 In respect of the student's communal spaces, a new courtyard wellness garden would be created in the centre of the department store from the second floor up. This would be approximately 240m² in size. A further external communal space of some 130m² is proposed to the roof area. Internally two communal spaces are proposed, with these being a ground floor space of some 2928m² and a sky lounge on level 5, of some 92m².

4.0 RELEVANT PLANNING HISTORY:

- 4.1 Planning application 20/84/97/FU for an extension to fourth floor restaurant area of department store at 121 Briggate, 7 Kirkgate. King Edward Street and Fish Street, on 10 June 1997.

5.0 HISTORY OF NEGOTIATIONS:

- 5.1 The proposals have been the subject of pre-application discussions between the Developer, their Architects, and Local Authority Officers since July 2020. These discussions have focused on the proposed uses, the design and massing of the new extension, heritage matters including the relationships to the host heritage building, nearby heritage and non-heritage buildings, key views, sustainability and opportunities for landscaping in the external communal spaces.

6.0 RELEVANT PLANNING POLICIES:

- 6.1 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.
- 6.2 For the purposes of this site the Development Plan for Leeds currently comprises the following documents:

1. Core Strategy 2014 (as amended by the Core Strategy Selective Review 2019)
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. Leeds Site Allocation Plan 2019

6.3 Core Strategy

- 6.4 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. Relevant Core Strategy policies will include those outlined below.
- 6.5 Spatial Policy 1: Location of Development states that;
- (i) The majority of new development should be concentrated within urban areas taking advantage of existing services, high levels of accessibility and priorities for urban regeneration and an appropriate balance of brownfield and greenfield land.
 - (ii) Redevelopment of previously developed land is to be prioritized in a way that respects and enhances the local character and identity of places and neighbourhoods
- 6.6 Spatial Policy 3: Role of Leeds City Centre states that the importance of the City Centre as an economic driver for the District and City Region will be maintained and enhanced by:
- (iv) Comprehensively planning the redevelopment and re-use of vacant and under-used sites and buildings for mixed use development and new areas of public space
- 6.7 Policy CC1: City Centre Development outlines the planned growth within the City Centre. Part B states that residential development is to be encouraged providing that it does not prejudice town centre functions and provides a reasonable level of amenity for occupiers;
- (iii) 10,200 dwellings.
 - b) Encouraging residential development including new buildings and changes of use of existing providing that it does not prejudice the town centre functions of the City Centre and that it provides a reasonable level of amenity for occupiers.
- 6.8 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 and,
 - (ii) Provide a minimum of 10% of the predicted energy needs of the development from low carbon energy.
- 6.9 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 as shown in the table below. A post construction review certificate will be required prior to occupation.
- 6.10 Policy EN4: Where technically viable, appropriate for the development, and in areas with sufficient existing or potential heat density, developments of 1,000 sqm or more or 10 dwellings or more (including conversions where feasible) should propose heating systems

- 6.11 Policy H6: Houses in multiple occupation (HMOs), student accommodation and flat conversions states:
B) Development proposals for purpose built student accommodation will be controlled:
(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used,
(ii) To avoid the loss of existing housing suitable for family occupation,
(iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities,
(iv) To avoid locations which are not easily accessible to the universities by foot or public transport or which would generate excessive footfall through residential areas which may lead to detrimental impacts on residential amenity,
(v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.
- 6.12 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.
- 6.13 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.
- 6.14 Policy P12: Landscape states that;
The character, quality and biodiversity of Leeds' townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process
- 6.15 Policy T1: Transport Management Policy
States that support will be given to the following management priorities:
(i) Develop and provide tailored, interactive, readily available information and support that encourages and incentivises more sustainable travel choices on a regular basis.
(ii) Sustainable travel proposals including travel planning measures for employers.
c) To support wider transport strategy objectives for sustainable travel and to minimise congestion during peak periods.
- 6.16 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.
- 6.17 Leeds Unitary Development Plan Review Retained Policies

Policy GP5 (All planning considerations)
 Policy BD4 (Mechanical plant and servicing for new developments)
 Policy BD5 (Residential amenity)
 Policy CC2 (City Centre boundary)
 Policy N15 (Changes of use of listed buildings)
 Policy N16 (Extensions to listed buildings)
 Policy N17 (All listed buildings)

- 6.18 Leeds Natural Resources and Waste DPD 2013 including revised policies Minerals 13 and 14 (Adopted September 2015).
- 6.19 The Natural Resources and Waste Local Plan was adopted by Leeds City Council on 16th January 2013. The Natural Resources and Waste Development Plan Document (Local Plan) is part of the Local Development Framework. The plan sets out where land is needed to enable the City to manage resources, like trees, 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 1: Water efficiency
 Water 7: Surface water run-off and SUDS
 Land 1: Contaminated land
- 6.20 National Planning Policy Framework (NPPF)
- 6.21 The National Planning Policy Framework (NPPF) was revised and adopted in February 2019 and sets out the Government's planning policies for England and how these should be applied.
- 6.22 Paragraph 11 of the NPPF states that plans and decisions should apply a presumption in favour of sustainable development.
- 6.23 Paragraph 110 of the NPPF 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.
- 6.24 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
- 6.25 The NPPF clearly 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.

- 6.26 Chapter 14 identifies the approach to meeting the climate change challenge. New development should avoid increased vulnerability to the range of impacts arising from climate change and should be planned so as to help reduce greenhouse gas emissions, such as through its location, orientation and design (paragraph 150).
- 6.27 Chapter 16 of the NPPF refers to the historic environment. Paragraph 192 of the NPPF states that in determining applications, 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. Considering potential impacts
- 6.28 Paragraph 192 of the NPPF states that in determining applications, 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. Considering potential impacts
- 6.29 Paragraph 193 of the NPPF 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 6.30 Paragraph 196 of the NPPF 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.
- 6.31 Supplementary Planning Documents
- 6.32 Building for Tomorrow Today: Sustainable Design and Construction Supplementary Planning Document (August 2011).
- 6.33 Travel Plans Supplementary Planning Document (February 2015)
- 6.34 Accessible Leeds Supplementary Planning Document (November 2016)
- 6.35 The Site Allocations Plan

- 6.36 The Site Allocations Plan (SAP) states that Leeds City Centre is the main retail and service centre for the city, The site is located within the designated City Centre and has designated Primary Shopping Frontages to its Briggate, Kirkgate and King Edward Street sides and a Secondary Frontage to its Fish Street side.
Relevant policies are:
Policy RTC1 Designation of centre boundaries, shopping areas and protected shopping frontages.
Policy RTC2 Protected shopping frontages within the city centre.
Policy RTC4 Shopfronts to maintain ground floor window display, maintain or enhance general appearance of shopping frontages and maintain or establish access to upper floors.
- 6.37 Other Legislation
- 6.38 Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 (the “Listed Building Act 1990”) reads:
“In considering whether to grant planning permission... for a development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”

7.0 KEY ISSUES

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

- 7.1 Principle of the proposed use
- 7.2 The proposal is for student accommodation to the upper floors of the existing part listed building and to the new roof extension, at a site within the designated City Centre. Policy CC1 of the Core Strategy supports the creation of residential dwellings in the City Centre on the proviso that they provide sufficient amenity for occupiers and do not prejudice the other functions of the City Centre.
- 7.3 Further to this, Core Strategy H6B addresses the specific requirements of student housing proposals. 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 of such accommodation is unlikely to result in an over-supply of purpose-built student accommodation in the near future. Leeds Core Strategy paragraph 5.2.26 states that growth in new purpose built student accommodation is to be welcomed in order to meet need and to deflect pressure away from private rented houses in areas of over-concentration.
- 7.4 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 124 student bedspaces would help to 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 was last used as a department store and its conversion would result in it being used for the provision of student accommodation only. The development would therefore not involve any loss of existing housing and would 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 well-placed with regard to access to Leeds Beckett University, the Leeds University of Arts and the University of Leeds.

7.5 Criteria (iii) and (v) of policy H6B are considered in the Amenity section below.

7.6 The existing buildings comprise predominantly retail space, being a department store (with ancillary café), a cat café (to Kirkgate) and a hairdressers (to Fish Street). Core Strategy Policy CC1 encourages residential development including changes of use of existing buildings, providing the proposals do not prejudice the town centre functions of the City Centre. The site has Primary and Secondary Shopping Frontages designated in the Site Allocation Plan and is within the designated City Centre.

7.7 Recent changes to the Use Class Order has introduced new E and F Use Classes. The new Class E replaces Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e) uses and the new Class F replaces classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

7.8 Class E covers retail sale of goods, other than hot food, the sale of food and drink for consumption (mostly) on the premises, financial services, professional services (other than health or medical services), other appropriate services in a commercial, business or service locality, indoor sport, recreation or fitness (not involving motorised vehicles or firearms), medical or health services (except the use of premises attached to the residence of the consultant or practitioner), crèches, day nurseries or day centres, offices, research and development of products or processes and Industrial processes.

7.9 It is proposed to place commercial uses at basement, ground and first floor levels and these would be the types of Use Class E uses that would allow the building to retain a ground floor commercial presence in these principle shopping streets and allowing the building to retain active, vibrant frontages.

7.10 Although the potential loss of class A1 uses from the ground floor of the site would be contrary to the Council's adopted shopping frontage and retail policies for this area, recent changes to planning legislation means that the established existing retail uses at the site could change to other uses falling within class E (including non-retail uses) without the need for planning permission and in principle are acceptable in law. Therefore this is a material planning consideration. However the need for planning permission and listed building consent for the overall changes proposed to the site provides an opportunity for the Local Planning Authority to control the nature of the uses that are likely to come forward within the proposed class E so that active and vibrant ground floor frontages can still be retained within the primary shopping area of Leeds City Centre.

7.11 Do Members consider that the proposed use of the site for student accommodation to the upper floors and Use Class E commercial uses to the ground and first floors, with the resulting loss of potential retail space, is acceptable in principle?

7.12 Amenity considerations

- 7.13 Criteria (iii) of Core Strategy policy H6B aims to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.
- 7.14 Briggate forms the heart of Leeds' pedestrianised city centre with a focus on retail uses anchored by the Trinity and Victoria Gate shopping centres and ancillary supporting leisure and food and drink uses. There is some limited presence of residential uses mainly on upper floors within Briggate and adjoining streets but the city centre more generally has seen a significant increase in residential use in recent years including the emergence of a student residential cluster centred around the Merrion Centre, Millennium Square and the Leeds Arena to the north of the city centre.
- 7.15 It is not considered that existing businesses and local residents would be adversely affected by student accommodation in the proposed location given the area's busy mixed use nature and the manner in which purpose-built student accommodation is managed. It is more likely that the students would help to support existing businesses within the City Centre. Further, the development's proximity and geographical orientation to the main university campuses is such that more established, residential communities would not be adversely affected by the development.
- 7.16 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*.
- 7.17 Although Policy H9 in the Core Strategy expressly excludes purpose built student accommodation from the space standard, a footnote 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".
- 7.18 The Leeds Standard set a minimum target of 37sqm for a self-contained residential studio flat. This standard closely reflects the Nationally Described Spaces Standards, 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. However, given the evidence base used to determine the minimum space requirements, they have come to be routinely utilised to help inform decisions on the acceptability of space standards in development proposals.
- 7.19 Core Strategy Policy P10 and Saved UDPR Policies BD5 and GP5 provide more general requirements that development should contribute positively towards quality of life and provide a reasonable level of amenity and useable space. The assessment of amenity is also a wider consideration of qualitative factors including arrangement and separation of living functions (general living, sleeping, studying, eating, cooking, food preparation, storage and circulation), usable shape, daylighting, outlook, privacy and external amenity space.
- 7.20 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. Most recently, Members visited the Vita St Alban's Place development in October 2019. Members viewed the communal facilities located at the lower levels of the building and two student studios, the smallest of which had a floor area of 20m².

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

- 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. In order to provide acceptable levels of amenity and communal living the studios are supplemented by managed areas of dedicated communal facilities at the two lowest levels of the building.
- 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.
- 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 overall acceptable levels of amenity for the occupiers of the development.

7.22 The format of the proposed scheme is 90 of the accommodation is to be studio flats ranging from 20 to 28m² and 17 units are to be dual occupancy, double sized (twodios), ranging from 32 to 54m². The studios would either have light from the existing large windows, or light from new large scaled windows. Four separate communal spaces amounting to total of 754m² are to be provided. Officers consider that provided the communal space is of a suitable quality and variety to accommodate the needs of all of the student residents, Criteria (v) of policy H6B can be met.

7.23 Due to the proximity of a number of heavily trafficked routes and leisure uses, noise and air quality assessments would be needed to quantify environmental noise levels and pollutant levels across the site to inform any mitigation measures (glazing/ventilation) that may be required to ensure that occupants enjoy a good standard of residential amenity inside the apartments.

7. 24 Subject to confirmation of detailed proposals do Members consider that the living conditions within the student accommodation would be acceptable?

7.25 Design and Heritage considerations

7.26 As identified above, the proposals seek to alter the part listed building, with a new roof top extension

7.27 The department store part of the site has an existing modern 4th floor roof extension. This is to be replaced by a stepped two storey roof extension, housing student accommodation. This replacement extension would be of a similar height to the extension it is to replace. On top of this it is proposed to site a roof plant enclosure. The roof plant area would be visible in very limited views and would have a simple design to its enclosure screens, to allow it to recess visually in the streetscene and skyline. The stepped roof extension and the plant area would be staggered back from the main facades of the host building below.

7.28 The new extension is designed to take its emphasis from the art deco facades of the host building below. As such the extension cladding would reflect the profile, dimensions and alignment of the saw-tooth facades. Materials will be chosen to emulate those of the host art deco building, in respect of tone and finish. The existing façade of the host building will be cleaned to ensure a good match of tone is achieved for a cohesive appearance.

7.29 The existing department store building has a very broad footprint. This allows the developer to propose cutting out a section from the second floor upwards at the centre of the building to create a new courtyard space. This new courtyard would house a wellness garden, as part of the communal space provision for the student residents and would have walls treated with glazed white brick.

7.30 Part of the department store building is Grade II listed and the remainder is considered to be a non-designated heritage asset. However, the interior of the building has been much altered over the decades it has been a department store, with any internal fabric of historic and architectural importance having already been lost. The space where flooring is to be removed and new walls to be created for the new courtyard, has very plain floorplates, with no important detail. Therefore, whilst it is acknowledged that there is harm in the loss of parts of the internal flooring, this is considered to be less than substantial. It is also considered that the harm is outweighed by the benefits of providing high quality student accommodation and ensuring the continuity of use of these important block of buildings.

7.31 The existing stairs and lift core to the Kirkgate side of the main building will be refurbished, including its glazed façade, to create a new entrance lobby and circulation for the upper floors, housing the student accommodation.

7.32 Officers consider that the proposals would be sensitive to the special character of the host listed and non-designated heritage asset within this block. The proposed alterations, as set out above, would complement rather than compete with the character and appearance of these heritage assets and would allow this important city centre site to continue to be in active use.

7.33 Do Members support the emerging principles in respect of design?

7.34 Landscape proposals

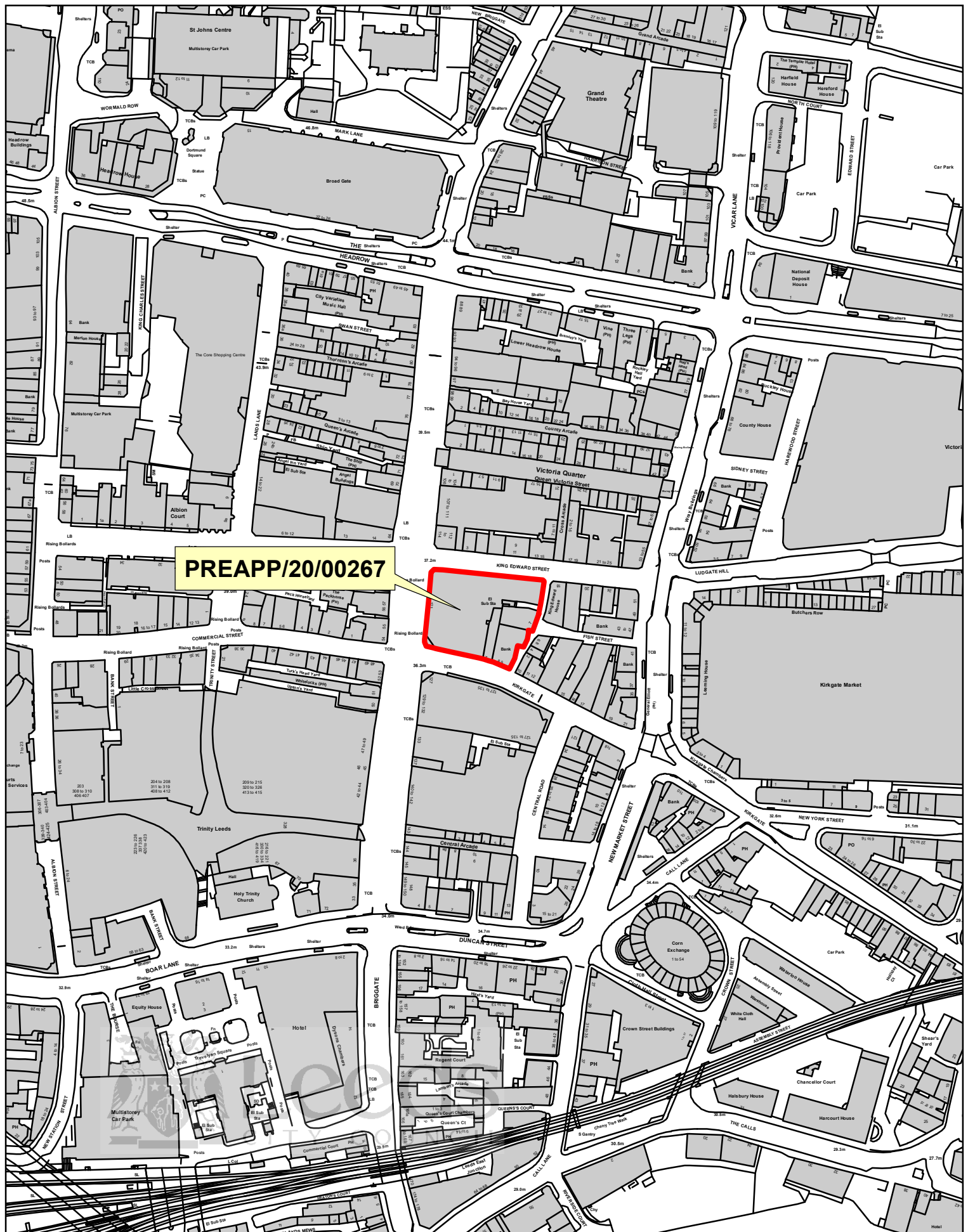
- 7.35 The scheme is at a very early stage in respect of how the spaces to be created for the new courtyard and at roof level will be treated in respect of landscaping. However, it is intended that the new courtyard s set out to create a central calm greened space (the aforementioned wellness garden). The roof terrace would also be a greened space, with its own character, where seating areas would complement and co-ordinate with the planting layout.
- 7.36 Tree planting and other planting of different levels is to be incorporated in the new greened communal amenity areas. The trees and other plant choices will consider the urban nature of the environment and light levels afforded to the new courtyard and roof terrace, alongside the visual, environmental and well-being benefits they will bring. Full details of all soft and hard landscape proposals will be required to come forward as part of any subsequent planning application.
- 7.37 Transport and connectivity
- 7.38 The site is in a sustainable location within Leeds City Centre being within walking distance of a number of nearby bus stops, the bus station and interchanges and the train station. The site is also close to a number of key cycling routes through the city centre, as well as being within walking distance of a number of existing City Centre multi storey car parks. As such the proposals do not provide any on site car parking. Secure cycle parking is to be provided as part of the proposals and full details would come forward as part of any subsequent planning application.
- 7.39 A detailed servicing strategy, Transport Statement and also a Management Plan for student drop off and pick up at start and end of term time would need to be developed and agreed.
- 7.40 Accessibility and Inclusion
- 7.41 The Developer has confirmed that accessible accommodation will be provided. In addition, accessible entrances will be created and lift access is to be retained to all floors. Full details of the measures to ensure access for all residents, staff and visitors is achieved, will be required as part of any subsequent planning application.
- 7.42 Sustainability and Climate Change
- 7.43 Members will be aware that the Council has declared a Climate Emergency. Existing planning policies seek to address the issue of climate change by ensuring that development proposals incorporate measures to reduce the impact of non-renewable resources.
- 7.44 Although at an emerging stage the proposals aim to meet the requirements of planning policies EN1 and EN2 to reduce 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. Full details of the measures that will be employed to address sustainability will come forward as part of any subsequent planning application, such that sustainability measures will be integrated into the detailed design

8.0 CONCLUSION

- 8.1 Members are asked to note the contents of the report and the presentation. In addition, Members are invited to provide feedback, in particular, in response to the key questions asked in the report above and as follows:

- 8.2 Do Members consider that the proposed use of the site for student accommodation to the upper floors and Use Class E commercial uses to the ground and first floors, with the resulting loss of potential retail space, is acceptable in principle?**
- 8.3 Subject to confirmation of detailed proposals do Members consider that the living conditions within the student accommodation would be acceptable?**
- 8.4 Do Members support the emerging principles in respect of design?**

Background Papers:
PREAPP/20/00267



CITY PLANS PANEL

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

SCALE : 1/2500





Proposed ground floor plan



Proposed 2nd floor plan