

# SOUTH & WEST PLANS PANEL

Thursday 5<sup>th</sup> September - 2024



# **APPLICATION: 24/01430/FU**

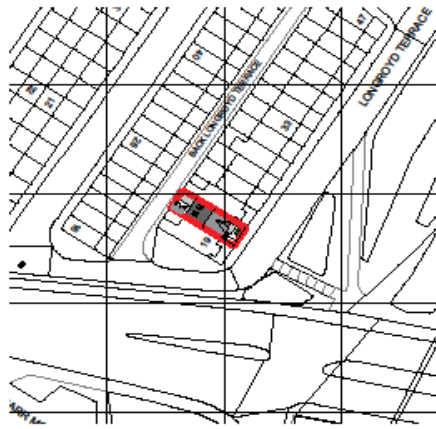
## **PROPOSAL**

**Change of use from Dwellinghouse (Use Class C3)  
to 5 bed HMO (Use Class C4); insertion of 2no.  
rooflights to rear; infill of first floor rear window;  
new lightwell and render to rear**

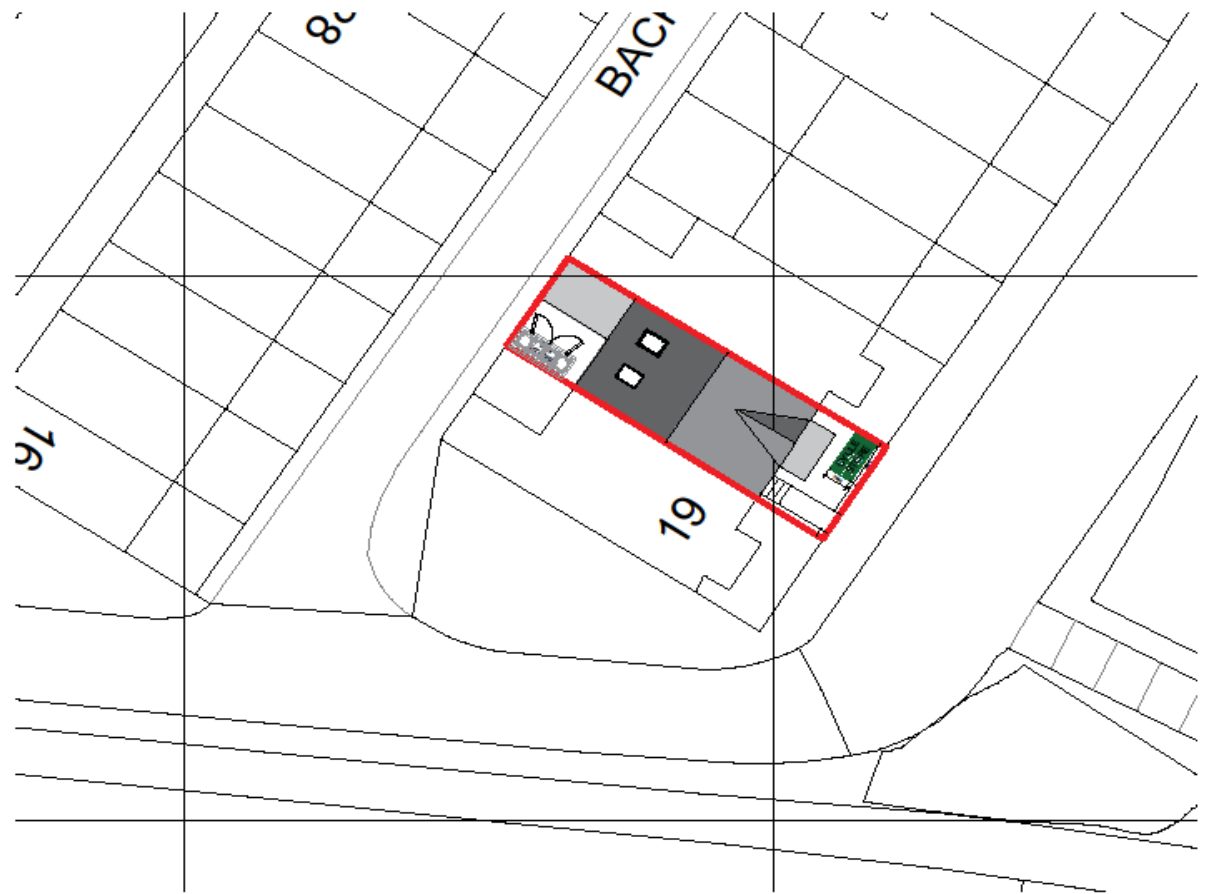
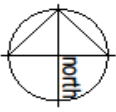
### **ADDRESS**

**21 Longroyd Terrace  
Beeston  
Leeds  
LS11 5HJ**





LOCATION PLAN  
1:1000@A3



SITE PLAN  
1:200@A3

Notes:  
Unless indicated, this drawing is for information only.  
Do not scale, use figured dimensions only.  
All dimensions to be checked on site.  
  
Drwg. original size: A3

Revisions:			
Date:	Rev:	Note:	Check:

**elevens2architects**  
eleven52 architects  
 40 The Arcade  
 Pudsey  
 Leeds LS28 7NE

Project: LONGROYD TERRACE  
Beeston, Leeds  
 Drawing Title: Proposed Location and Site Plan  
 Scale: As shown@ A3  
 Drwg. Created: 23.02.24



Drwg. No:	0425_LONG_102
Status:	Planning (*)
Revision:	<b>D</b>









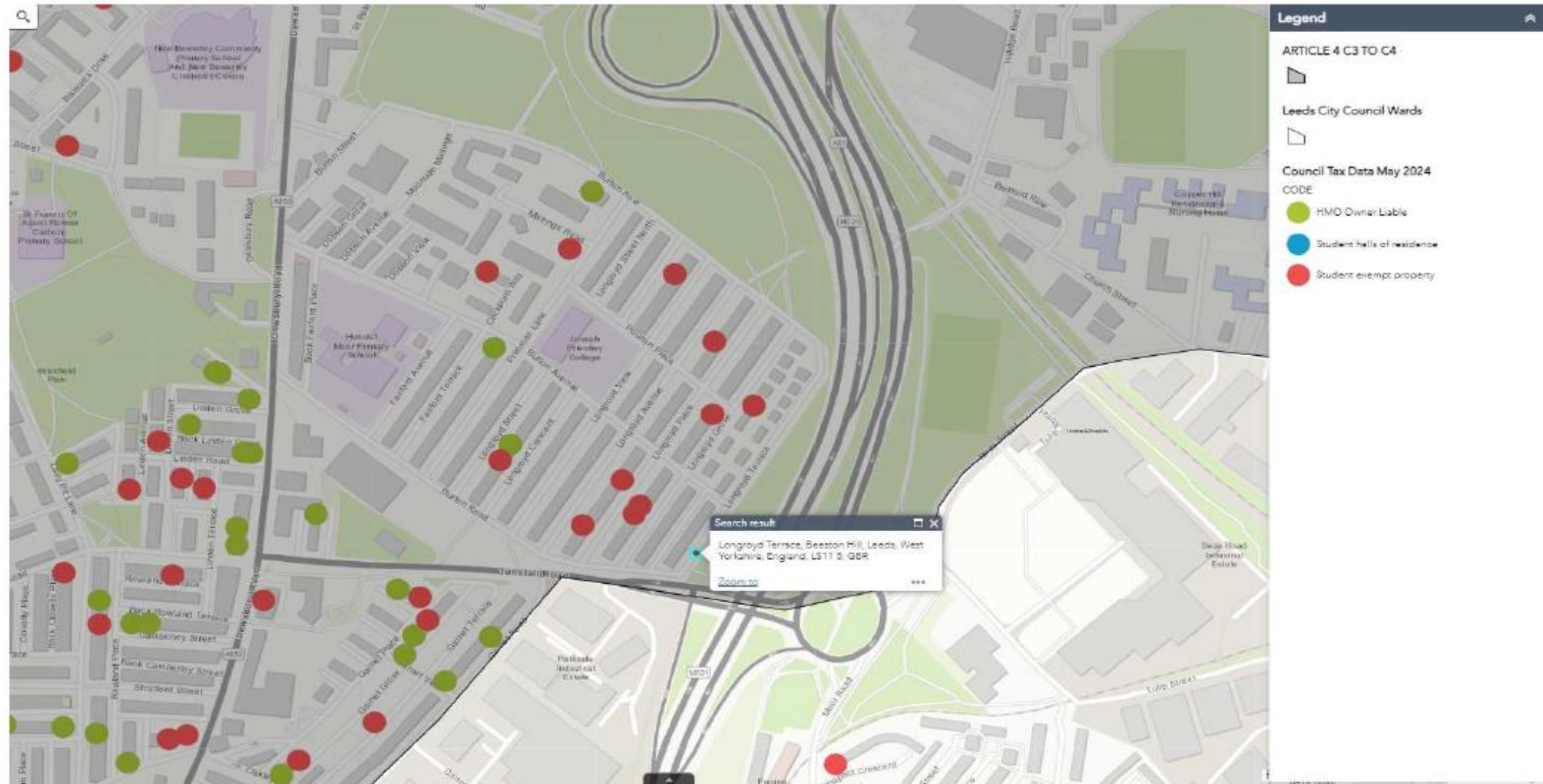
View along Longroyd Terrace in southerly direction (Google Streetview)

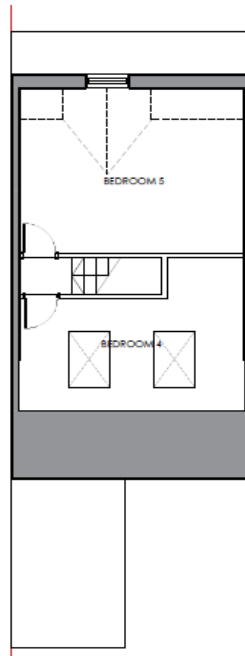




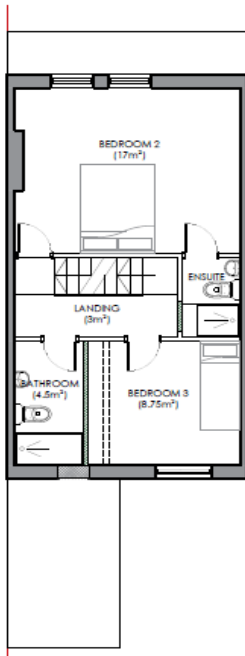
View along Back Longroyd Terrace in southerly direction (Google Streetview)



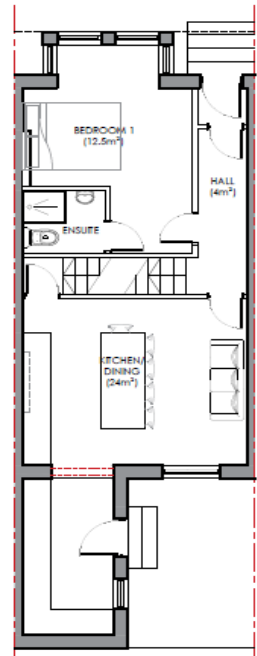




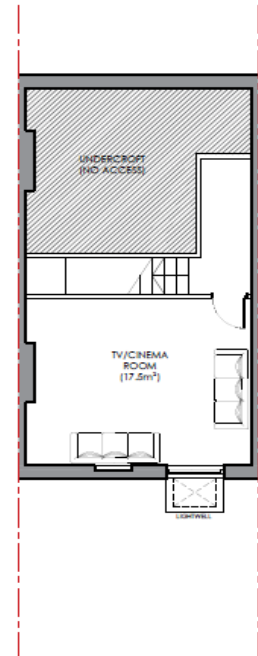
SECOND FLOOR  
Proposed  
1:100@A3



FIRST FLOOR  
Proposed  
1:100@A3



GROUND FLOOR  
Proposed  
1:100@A3



BASEMENT  
Proposed  
1:100@A3



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All dimensions to be checked on site.

Drwg. original size: A3

**eleven52architects**

eleven52architects  
33 The Railway  
Rudby  
Leeds LS28 7RE

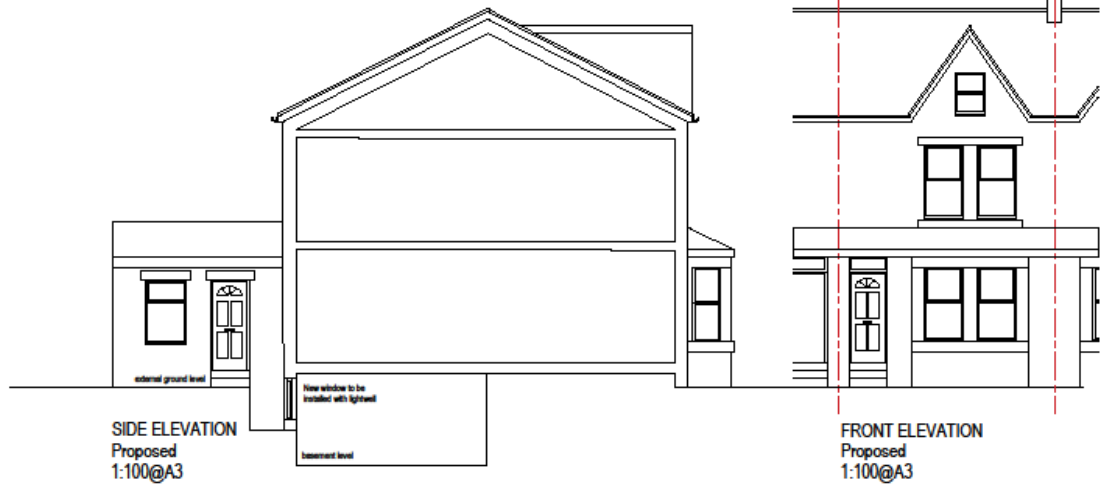
T: +44(0)1535 738229  
E: info@eleven52architects.co.uk  
W: www.eleven52architects.co.uk

Project: LONGROYD TERRACE  
Beeston, Leeds

Drawing Title: Proposed Floor Plans  
Scale: 1:100@ A3  
Drwg. Created: 23.02.24

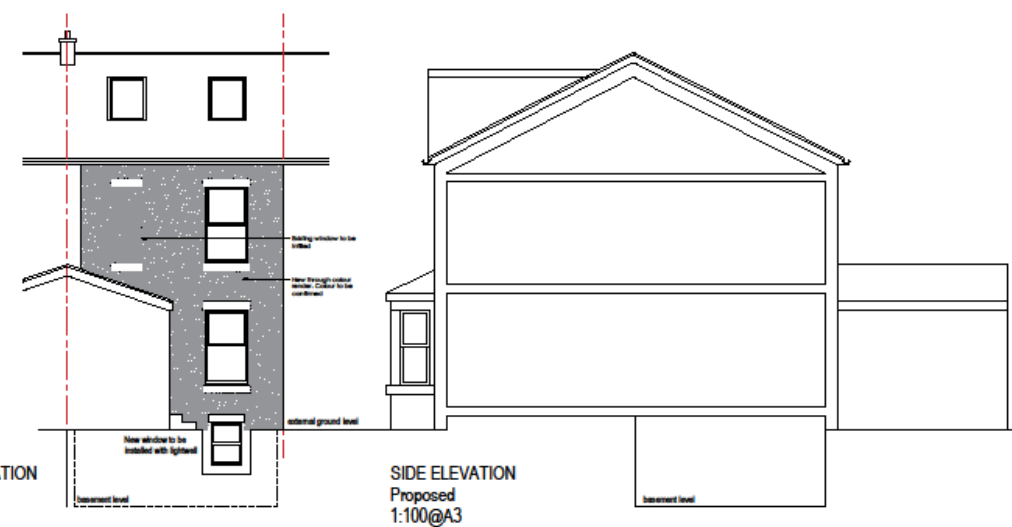
Drwg. No:	0425_LONG_104
Status:	Planning (*)
Revision:	<b>F</b>

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SIDE ELEVATION  
Proposed  
1:100@A3

FRONT ELEVATION  
Proposed  
1:100@A3



REAR ELEVATION  
Proposed  
1:100@A3

SIDE ELEVATION  
Proposed  
1:100@A3



Notes:  
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All dimensions to be checked on site.  
  
Dwg. original size: A3

**eleven52architects**  
eleven52 architects  
 20 The Parkway  
 Leeds LS2 7BE
11 HARRISON ROAD  
 11 HARRISON ROAD  
 LEEDS LS2 7BE

Project: LONGROYD TERRACE  
Beeston, Leeds  
 Drawing Title: Proposed Elevations  
 Scale: 1:100@ A3  
 Dwg. Created: 23.02.24

Dwg. No:	0425_LONG_106
Status:	Planning (*)
Revision:	<b>B</b>

# APPLICATION: 23/01441/FU

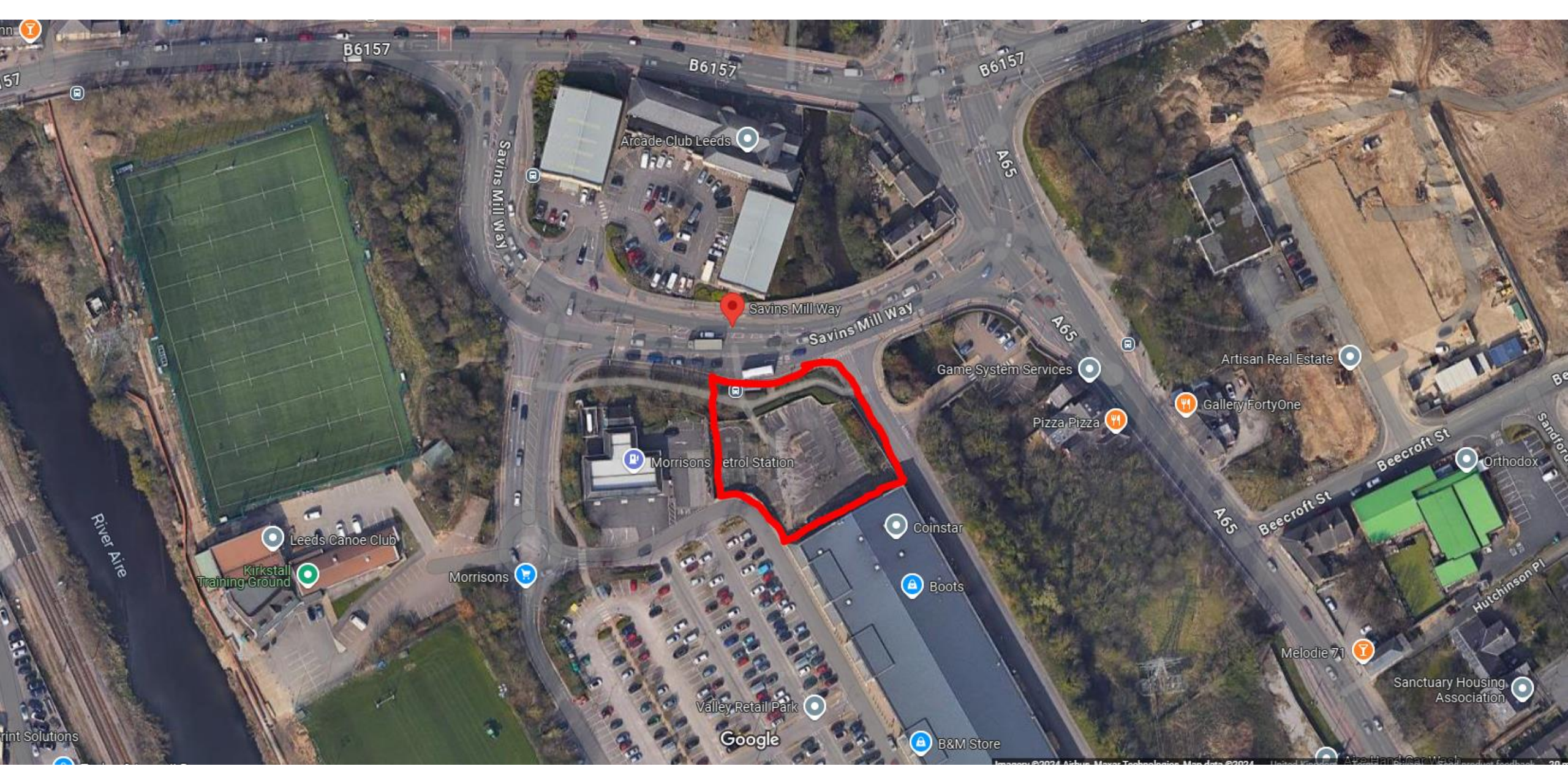
## PROPOSAL

**Restaurant with drive-thru (Use Class E and Sui Generis) with car park alterations, landscaping, and associated works**

## ADDRESS

**Land Adjacent Unit 1 , Kirkstall Retail Park,  
Savins Mill Way, Kirkstall, Leeds,LS5 3RP**



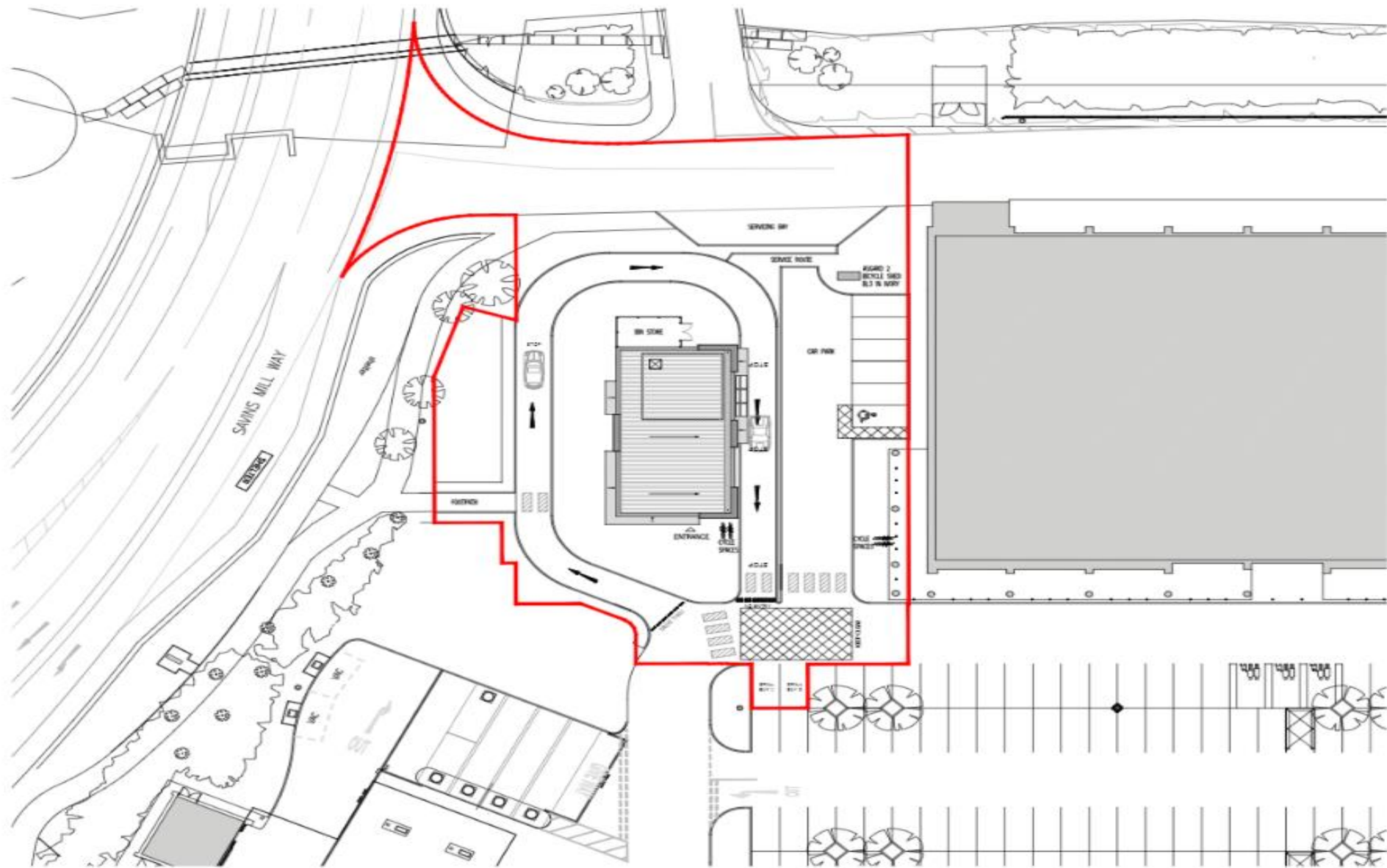












**SCHEDULE OF ACCOMMODATION:**

— SITE AREA — 0.44 ACRES

**PROPOSED FLOOR AREAS:**

GFA — 180.9sqm / 2055sqft  
 GFA — 147.4sqm / 1802sqft  
 NET CUSTOMER AREA — 63.0sqm / 678sqft

**PARKING SPACES:**

STANDARD — 5no.  
 DISABLED — 1no.  
 ORILL BAY — 2no.

**TOTAL CAR PARKING SPACES — 8no.**

CYCLE PARKING SPACES — 4no.

B	RED LINE AMEND. EXTRA CYCLE SPACES AND CYCLE SHED. CUSTOMER AREA REDUCED.	14.06.24	PS	GB
A	SIZE OF PROPOSED UNIT REDUCED.	01.10.22	MEM	GB

No.	Description	Date	By	CHK
	Status			
	Planning			
	Construction			

Purpose for Issue  
 YARD  
 PLANNING  
 AS BUILT

Client  
 NEWRIVER REIT (UK) LTD

Contact  
 PROPOSED DRIVE THRU  
 KIRKSTALL  
 LEEDS

Drawing  
 PROPOSED SITE PLAN

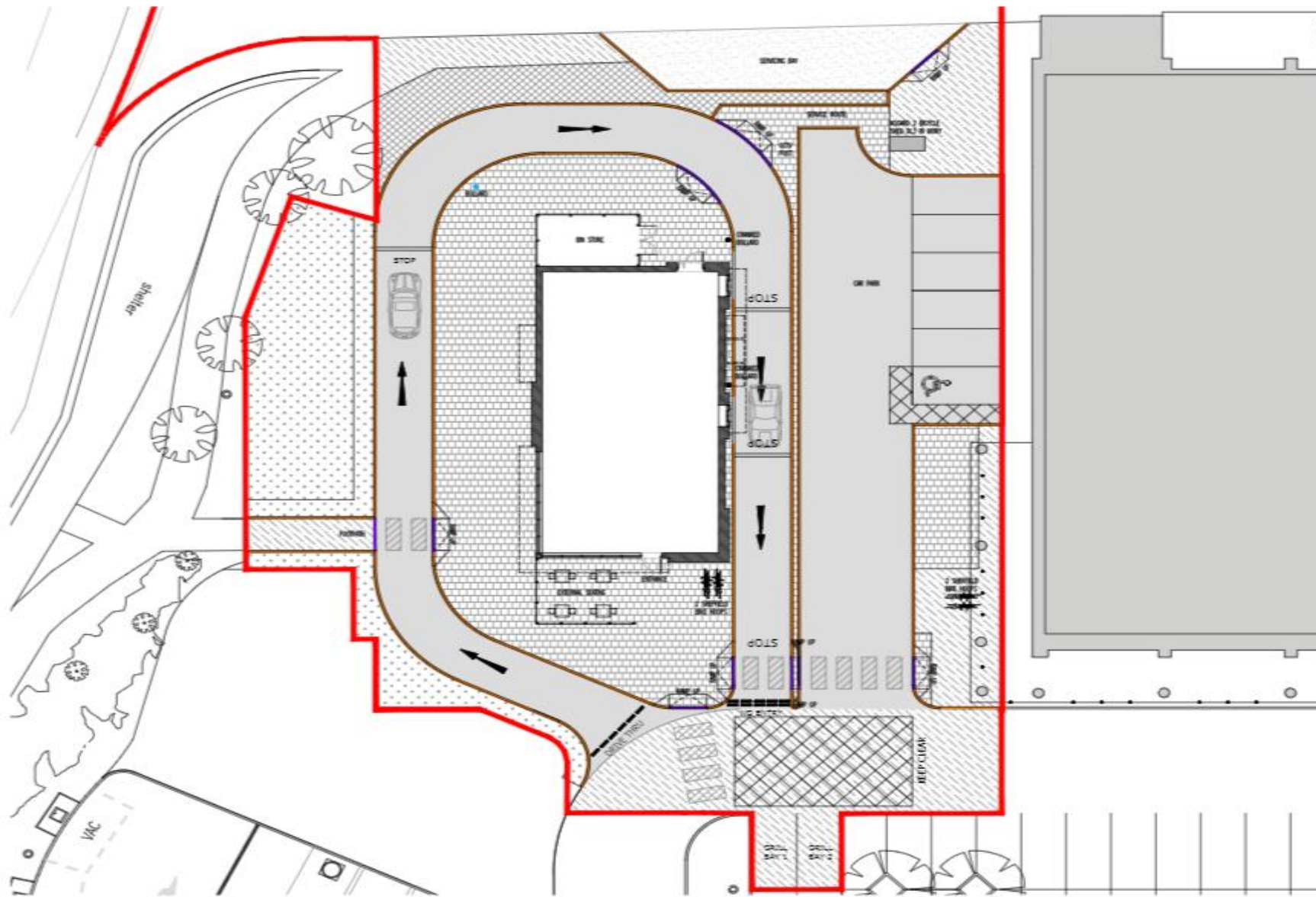
**bateandaylor architects**

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Drawing No. MH1269-02    Revision B  
 Scales 1:250 @ A2    Date FEB '21  
 Drawn SH    Checked GB

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01 Proposed Site Plan  
 Scale 1:250 @ A2



**SCHEDULE OF ACCOMMODATION:**

**PROPOSED HARD LANDSCAPE:**

- NEW TARMAC SURFACING
- NEW SURFACE TO MATCH EXISTING SERVICE ROAD
- NEW PAVING
- EXISTING SURFACE TO BE RETAINED
- CONCRETE KERB
- CONCRETE DROPPED KERB

**PROPOSED SOFT LANDSCAPE:**

- NEW SOFT LANDSCAPE
- EXISTING SOFT LANDSCAPE TO BE RETAINED

B	RED LINE AMENDED, EXTRA CYCLE SPACES AND CYCLE SHED.	14.06.24	PS	GB
A	SIZE OF PROPOSED UNIT REDUCED.	04.10.22	NEW	GB
Rev	Description	Date	By	CHK

Status	Purpose for Issue	
Planning	<input checked="" type="checkbox"/> Tender	<input type="checkbox"/> PLANNING
Construction	<input type="checkbox"/> As Built	<input type="checkbox"/>

Client: **NEWRIVER REIT (UK) LTD**

Contract: **PROPOSED DRIVE THRU KIRKSTALL LEEDS**

Drawing: **PROPOSED EXTERNAL WORKS PLAN**

**bateandtaylor**  
architects

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Drawing No.	MH1259-05	Revision	5
Scale	1:150 @ A2	Date	FEB '21
Drawn	SH	Checked	GB

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**Proposed External Works Plan**  
Scale 1:150 @ A2



PROPOSED NW ELEVATION



PROPOSED NE ELEVATION



PROPOSED SE ELEVATION



PROPOSED SW ELEVATION



**Ref**  
**Description** Timber effect cladding  
Horizontal Nichiha traditional cedar  
cement cladding panels  
**Colours** Natural



**Ref**  
**Description** Composite wall cladding  
Kingspan KS1000 FL-S composite  
wall panel  
**Colours** Mushroom BS10B19  
Spectrum Finish



**Ref**  
**Description** Parapet Cladding  
Corrugated steel cladding  
**Finish** Powder-coated  
**Colour** Traffic Red RAL 3020



**Ref**  
**Description** Facing brick  
102.5mm yellow multi brick  
**Colours** Istock Coleridge Yellow Multi  
A4027A, stretcher bond with  
natural mortar.



**Ref**  
**Description** Doors & Windows  
Doubled glazed aluminium frames  
**Finish** Powder-coated  
**Colours** White Aluminium RAL 9006



**Ref**  
**Description** Bin Store  
Hardwood Timber Planks  
**Finish** Paint Finish  
**Colours** To match timber feature cladding



**Ref**  
**Description** Drive-thru window  
Doubled glazed aluminium frames  
**Finish** Powder-coated  
**Colours** White Aluminium RAL 9006

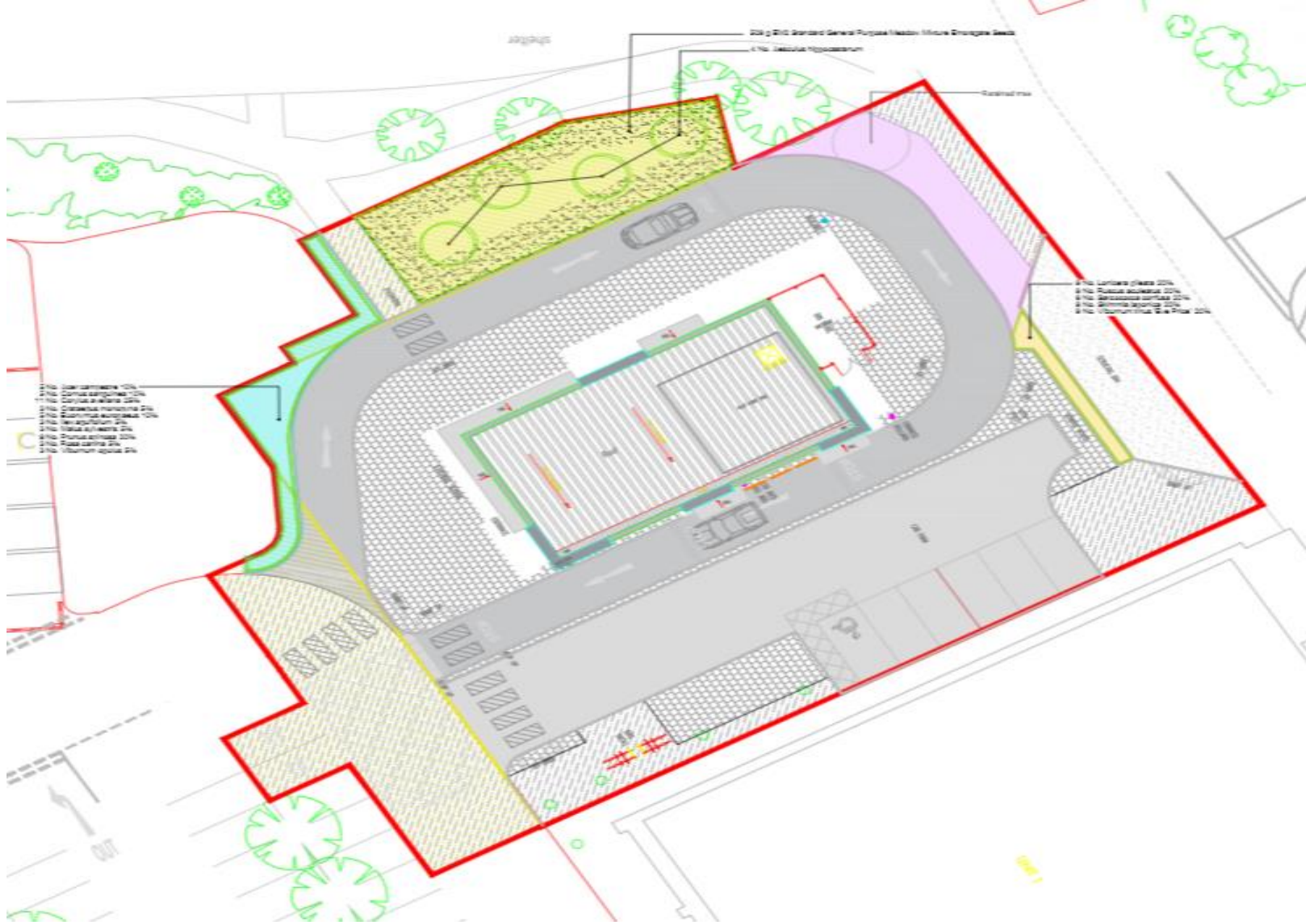


**Ref**  
**Description** Cantilevered Steel Canopy  
PPC Aluminium sheet cladding  
**Colours** White Aluminium RAL 9006

## MH1269 Proposed External Materials

Proposed Development | Burger King | Kirkstall Retail Park





# SOUTH & WEST PLANS PANEL **END OF PRESENTATION**

Thursday 5<sup>th</sup> September - 2024

