



Report of the Chief Planning Officer

PLANS PANEL CENTRAL

Date: 3rd December 2009

Subject: APPLICATION 09/04615/RM- Reserved matters application for an archive building with associated landscaping.

APPLICANT

The University of Leeds

DATE VALID

29/10/2009

TARGET DATE

28/1/2010

Electoral Wards Affected:

HYDE PARK AND WOODHOUSE

NO

(Ward Members consulted referred to in report)

Specific Implications For:

Equality and Diversity

Community Cohesion

Narrowing the Gap

RECOMMENDATION:

Defer and delegate approval to the Chief Planning Officer subject to resolving the detailed consultation responses and detailed matters raised in section 10- Appraisal

Reasons for approval: The application is considered to comply with the following policies in the adopted Unitary Development Plan (Review 2006) (UDP) and, having regard to all other material considerations, as such the application is recommended for approval:

GP11 and GP12: Sustainable design principles

N12: seeks to achieve fundamental urban design objectives.

N13: seeks to achieve a high standard of building design.

N15, N16, N17: seeks to preserve the character of listed buildings

N19: seeks to preserve the character and appearance of the conservation area

BD2: seeks to ensure that the design of new buildings complement and where possible enhance existing vistas, skylines and landmarks.

BD3: seeks to ensure that all new buildings provide disabled access

BD4: seeks to minimise the impact of plant and machinery.

BD5: seeks to ensure a satisfactory level of amenity for occupants and surroundings.

T7: promotes new and improved cycle routes

T5: seeks to ensure satisfactory and secure access and provision for pedestrians and cyclists.

T6: seeks to ensure satisfactory access for disabled users.

T24: seeks parking provision in accordance with guidelines in Appendix 9 of the UDP.

1.0 INTRODUCTION:

Members agreed full details at the 13th August 2009 Plans Panel (Central) for a new School of Law and outline details for the siting and maximum heights for an archive store and a further educational use building to be erected on the Leeds University Western Campus site. The consent was granted on 26th October 2009 following completion of a Section 106 agreement.

As part of the consent a design code has been agreed for the outline proposals to guide the development of reserved matters details relating to the appearance, access and landscaping of the buildings.

Members had requested that the reserved matters application be presented to Plans Panel for determination. Although the consultation period will not expire until 26/11/2009 (and some consultation responses are still outstanding), the applicant is committed to a tight construction schedule and is keen for the matters to be determined in December if possible, hence the reason for an early report to Plans Panel.

2.0 PROPOSAL:

The proposal relates to the reserved matters of appearance, access and landscaping for the Archive Store. The building would be sited within the southern edge of the green space, adjacent to the bank of trees fronting Woodsley Road. The building would provide 2600 m² of floorspace and would be no greater in height than the proposed School of Law. This is all as agreed under the outline consent.

The building would provide 2 upper floors for generally open plan storage of University books and Marks and Spencers' Archive material consisting of textile and photographic material as well as paper documents. These floors will have restricted access and will operate as document retrieval areas. The ground floor would be publically accessible with access from the northern side and would provide open plan space for reception, reading, exhibition and conference purposes. There would also be ancillary office and meeting rooms, internal plant and loading areas, kitchens, toilets and stairs and a single lift core.

The external design comprises a ground floor base finished in white brick to match the brick to the School of Law, interspersed with a high level horizontal band of glazing and vertical strips of glazing, particularly a large central section to the northern elevation. This responds to the need for greater amounts of natural light and the public access requirements at this level. The upper floors would be clad in pre-formed stainless steel "pleated" sheeting with a highly reflective bronze appearance. This would have a honeycomb backing which will be bonded to the metal frame of the building. There would be no windows to the upper two floors in order to protect the valuable archive material from variances in internal temperature and damage from direct sunlight.

The building would have a flat roof set behind a parapet detail, an external roof top plant area measuring 10.5m long x 6.5m deep x 2m high and enclosed in a louvre screen and roof edge guard rails.

The ground floor of the building would also incorporate "extended" walls with built in seating areas to its western and eastern sides. These serve to screen existing and proposed plant

and would also help to relate the building to, and define the edge for the proposed landscaping enhancements.

The landscaped works propose to provide an enhanced campus green space and create clear pedestrian access routes from Moorland Road and Clarendon Road (north and east respectively) and from across the campus green. The works include relocation of the central service road to the south side creating an opportunity to provide a unified central space. The green space will be re-graded to provide a gentle 1:30 gradient from north to south. A double row of trees is proposed to the perimeter of the greenspace and a diagonal pedestrian route is proposed between the Woodsley Road entrance and the School of Law. It is also proposed to provide an area of more formal hard landscaping with seating and soft planted areas to the front (northern side) of the archive store. Indicative locations have also been shown for cycle stands, 3 disabled car parking spaces and a space for a rental car. A service area for delivery vehicles would be provided to the eastern side of the archive store with access off the existing entrance from Clarendon Road.

The proposals are anticipated to achieve a BREEAM rating of “excellent” due to elements such as the passive solar design and high levels of insulation for the building, measures to conserve water, maximise waste recycling, enhance the ecology of the site and measures to promote more sustainable modes of travel.

3.0 SITE AND SURROUNDINGS:

The site forms part of the former Leeds Grammar School site, which is now occupied by the Leeds University and known as the western campus. It is bounded by Moorland, Belle Vue, Woodsley and Clarendon Roads. The site levels drop generally from north to south, reflecting the surrounding topography of this part of the city, and significantly in the south-west corner due to the built up level of the campus green.

The western campus comprises the former Grammar School buildings on its northern side, an ancillary gymnasium and lecture theatre building and surface car park to its western side, the modern innovation hub and business school buildings fronting Clarendon Road, a central open green space with pedestrian and vehicle routes through it and a belt of mature trees along the Woodsley Road boundary and around its south west corner. The application site boundary excludes the former Grammar School buildings and more recent developments along Clarendon Road but includes the rest of the western campus.

The site is characterised by high stone walls to the majority of its frontages. These and the original Grammar school buildings are grade II listed and the site lies within the Woodhouse - Moorlands Conservation area. It is also immediately adjacent to the University Precinct conservation area to the eastern side of Clarendon Road. The green space is identified as a protected playing pitch in the Unitary Development Plan (UDP) due to its former use as school playing fields.

The immediate surroundings to the west, south and east are characterised by predominantly Victorian housing stock in a mixture of commercial, institutional and residential uses. To the north is the open park land of Woodhouse Moor. Also a University sports centre is located immediately adjacent to the south-west corner of the site, but due to the significant level changes, its roof is at a similar level to the campus green.

4.0 RELEVANT PLANNING HISTORY:

1. Outline and full planning permission was granted for the erection of 3 university buildings with ancillary green space enhancements in October 2009. Work has now commenced on the first building for the new school of law (ref: 09/02237/OT).

2. Planning permission was granted in April 1999 for the erection of a detached 3 storey “innovation hub” building to the Clarendon Road (eastern) frontage, just to the south of the former grammar school building. This has been implemented (ref: 26/458/98/FU).

3. Planning permission was granted for a 4-storey business school to the south-eastern corner of the site in June 2006. This has been implemented. (ref 06/02083/FU).

4. Planning permission was granted in June 2005 for the erection of a 3 storey building with basement car parking on the site of the proposed law school building approved under the October consent above (ref 26/740/04/RE).

5.0 HISTORY OF NEGOTIATIONS:

The outline proposals for the archive store, agreed by Plans Panel in August 2009, had been the subject of extensive pre-application discussions with Council Officers, a presentation to the planning sub-group of the North West Area committee on 11/2/09, a community consultation event organised by the applicant on 13/3/09 and a pre-application presentation to Plans Panel on 26/3/09.

Since then the applicant has had one meeting with Council Officers to discuss the reserved matters details for the archive store, when officers indicated their support for the emerging details.

6.0 PUBLIC/LOCAL RESPONSE:

None

7.0 CONSULTATIONS RESPONSES:

Statutory:

Yorkshire water: No drainage details have been submitted for the building. Response: This matter is controlled by a condition on the outline consent.

Non-statutory:

Travelwise Team: A shower facility must be provided for cyclists within the building. It is not acceptable to rely on facilities within the adjoining sports centre as suggested by the applicant. The details of cycle and motorcycle parking need to be considered now as part of the landscape and building design. How will the agreed travel plan initiatives for the site be delivered for the proposed M&S staff indicated to be working in the building. Response: These matters have been raised with the applicant.

Disabled Access Officer : Has raised a number of objections or a need for clarification in relation to the following:

- The disabled parking and access to them within the proposed temporary car park area must meet the latest British Standard design guidance (BS 8300: 2009)
- Shared cycle and pedestrian routes are objected to. There should be separation by use of a kerb to ensure pedestrians, and in particular disabled users, feel safe and confident to use the proposed routes.
- Details are required of the design of areas where pedestrian routes cross the vehicle access routes and the access to car parking spaces to ensure use of appropriate dropped kerb and tactile paving designs
- The design of the proposed steps to the adjacent sports centre must meet the latest British Standard design guidance and how will level access be provided to the sports centre.
- The design of the entrances and approaches in respect of any level changes
- The gaps between the proposed planters should be a minimum of 1800mm

- The external bollards, seating, and manifestations to the glazed elevations should be designed to the latest British Standard design guidance.

Response: These matters have been raised with the applicant

Highways Officer: Has sought clarification on the design of the exit and entrance barriers to enable cyclists to pass, the details of cycle and motorcycle parking provision, the location of the proposed bins stores, and how the travel plan arrangements would apply to M&S staff within the building. Has also stated that the submitted construction logistics plan needs further consideration in respect of the details of temporary pedestrian access and the position of hoardings on Belle Vue Road as well as the agreement of the Council's Street Works Manager. Response: These matters have been raised with the applicant. However some - the design of the vehicle entrance barriers and the construction logistics plan - are matters controlled by separate conditions on the outline consent and he reserved matters application can be determined separate to the resolution of these queries.

8.0 PLANNING POLICIES:

National planning guidance

PPS1 *Delivering Sustainable Development*

PPG13 *Transport*

PPG15 *Planning and the Historic Environment*

Adopted Unitary Development Plan (Review 2006) (UDP)

The site is identified as a protected playing pitch in the UDP and lies within the Moorlands Conservation Area and adjacent to the University Precinct Conservation Area.

The most relevant policies in the UDP are:

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9.0 MAIN ISSUES

1. Design and Access
2. Landscaping

10.0 APPRAISAL

1. Design and Access

The design approach and access arrangements to the archive store is considered to reflect the principles established by the design code at the outline application stage. The palette of materials reflects those agreed for the School of Law in terms of the brickwork and glazing

elements and the “bronze” appearance of the upper floor metal cladding resonates with the copper sheeting used on the School of Law. All pedestrian access would be from the campus green with a choice of routes from the north and east and would connect in to the existing highway network. Service vehicles would utilise the existing Clarendon Road and Moorland Road access and exits respectively and would be routed around the campus green. This will help to create the character of a family of collegiate style buildings arranged around a central green space.

It is also considered that the pleated and highly reflective appearance of the upper floor metal cladding to the archive store will provide visual interest, although for functional reasons there are no windows to these areas. Two preformed metal panels will be used and arranged on the building so that the direction of the pleats changes along the façade. The architect has stated that the design of the metal cladding is considered to be an interpretation of the materials stored inside the building i.e. book pages, pleated fabrics and the highly reflective nature of the photographic material.

The metal cladding to the upper floors will also be set forward by 600mm from the ground floor frontage. This aspect, along with the change in approach to finishing materials and fenestrations between the ground and upper floors, would provide a clear base to the building. The change in vertical plane is also considered to provide further visual interest.

The architect has been requested to provide long distance views of the likely impact of the proposed roof top plant from the pedestrian approaches to the north and the east of the site and to clarify the design of the proposed roof top guard rails. Subject to the acceptability of these aspects and the detailed matters raised by the consultees above it is considered that the proposed design and access is acceptable.

2. Landscaping

The proposed landscaping scope showing the relocation of the central service and access road, the provision of a central greenspace with perimeter tree planting and the creation of a hard landscaped outdoor space to the archive store all accords with the masterplan agreed at outline stage.

It is considered that these changes along with the provision of seating areas and the levelling out of the greenspace will make the space much more useable as an outdoor space for relaxation and leisure as well as providing more visual interest.

In August 2009 Members questioned the need for a diagonal footpath link across the campus green when a perimeter route would also be available. It is considered that the proposed link would help to deal with pedestrians wanting to travel through the site and help to connect this public space with the wider pedestrian network. It is considered that due to the large scale of the space the pedestrian link would not unduly intrude into the green grassed character of the space.

The applicant in their submission has begun to detail some of the landscaped submission with a view to the design of the seating areas, the use of stainless steel street furniture (indicated for bollards, cycle racks, handrails and bins), the use of concrete paving for the diagonal footpath across the campus green, the use of a “silver granite” concrete block paving for the perimeter access road and the use of natural granite blocks to the frontage to the Archive Store. They have also indicated 5 Italian alders to the eastern side of the building to help screen the proposed delivery area and have indicated use of tree species such as “amelanchia” to the archive frontage to ensure clear views from the ground floor to the campus green. Although agreement of such detailed matters is welcomed at an early stage, the full details are controlled by landscaping and surface material conditions on the outline consent and need to be submitted in full so that the overall landscape design can be

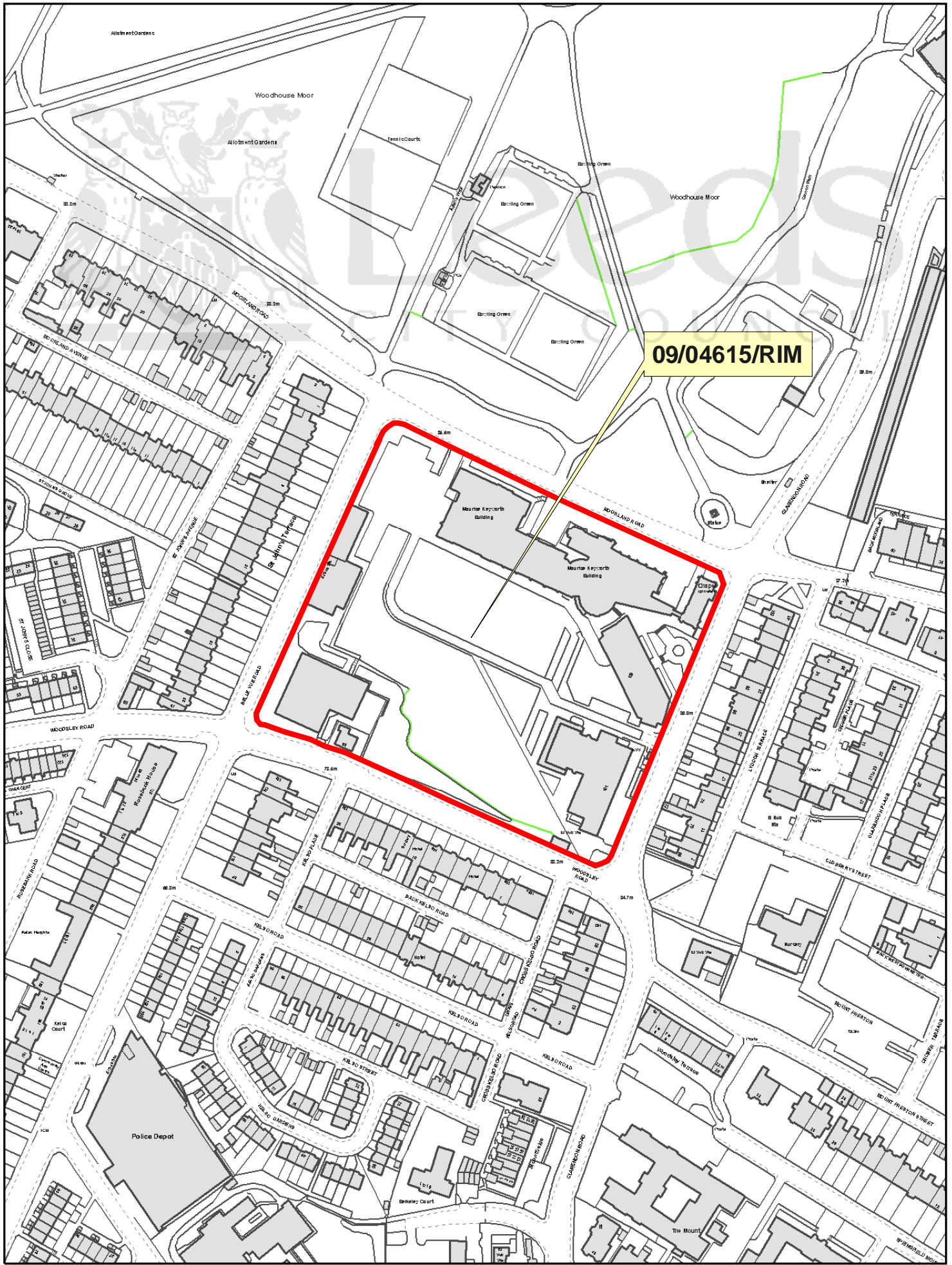
considered together. Also the details need to resolve practical disabled and travel issues as indicated by the consultation responses above. It is therefore proposed that these matters are resolved and agreed at a more detailed level prior to determination of the application or left for determination under the discharge of the relevant conditions on the outline consent.

11.0 CONCLUSION

It is considered that the proposed design, access and landscaping approach to the archive store reflects the principles established at the outline application stage and would provide an attractive and elegant building and an enhanced central green amenity space. Subject to resolution of detailed matters either at this stage or pursuant to relevant conditions on the outline consent the proposals can be supported.

Background Papers:

Application references 09/04615/RM and 09/02237/OT



09/04615/RIM

CITY CENTRE PANEL

Scale 1 / 2500

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