

City Plans Panel

3rd September 2020

Supplementary Information

**City Plans Panel Presentation Slides
3rd September 2020**

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CITY PLANS PANEL

THURSDAY 3 SEPTEMBER 2020



Doing our best – to be the Best Council in the Best City



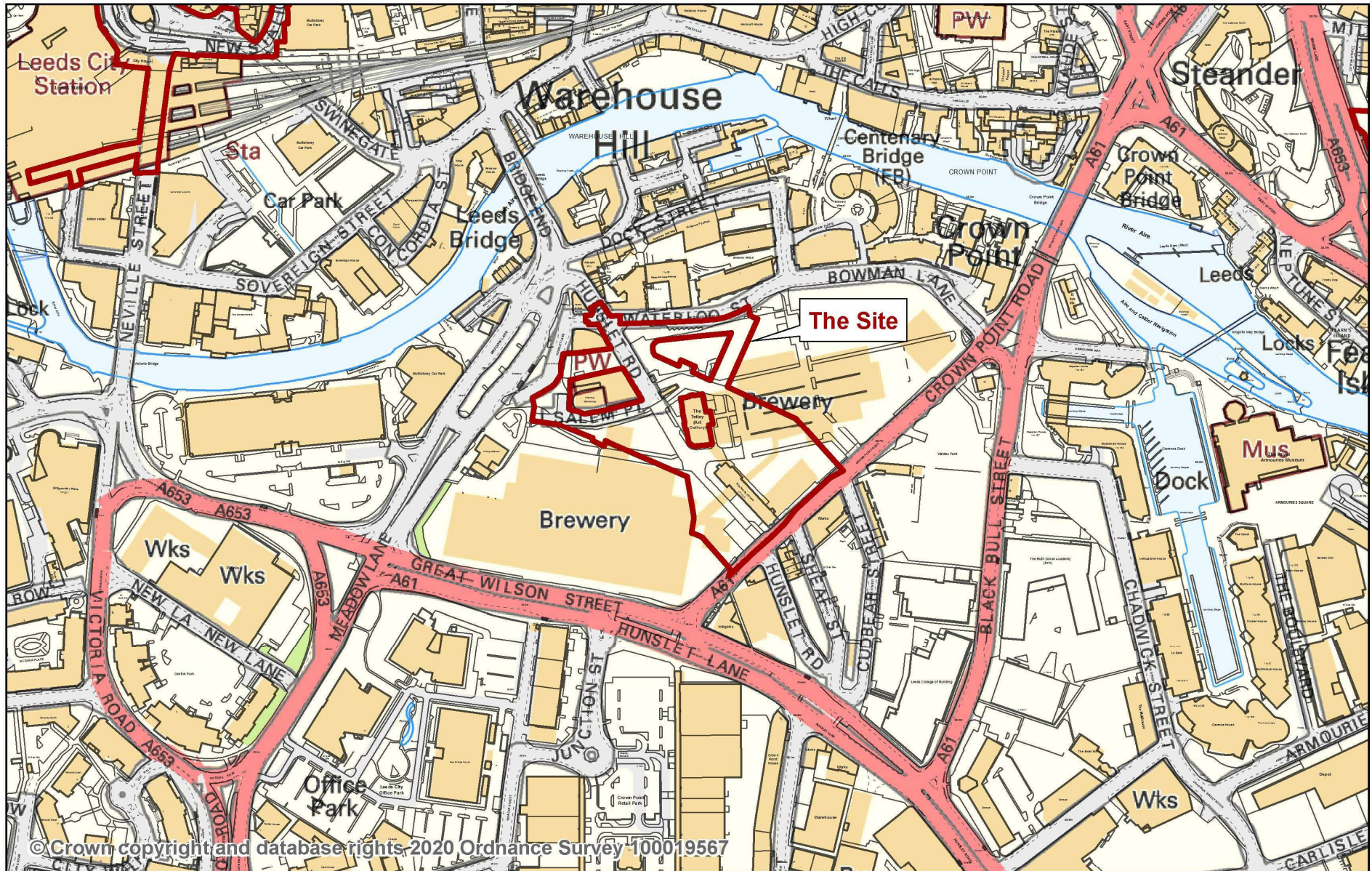
APPLICATION: 19/06625/RM

**PROPOSAL: RESERVED MATTERS APPLICATION FOR
APPROVAL OF LAYOUT, SCALE, APPEARANCE AND
LANDSCAPING FOR PLOTS 1A AND 1B (CITY PARK)
PURSUANT TO OUTLINE PLANNING PERMISSION
17/02501/OT**

**ADDRESS: FORMER TETLEY BREWERY
HUNSLET ROAD
HUNSLET
LEEDS
LS10 1JQ**



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PLANS PANEL PRESENTATION

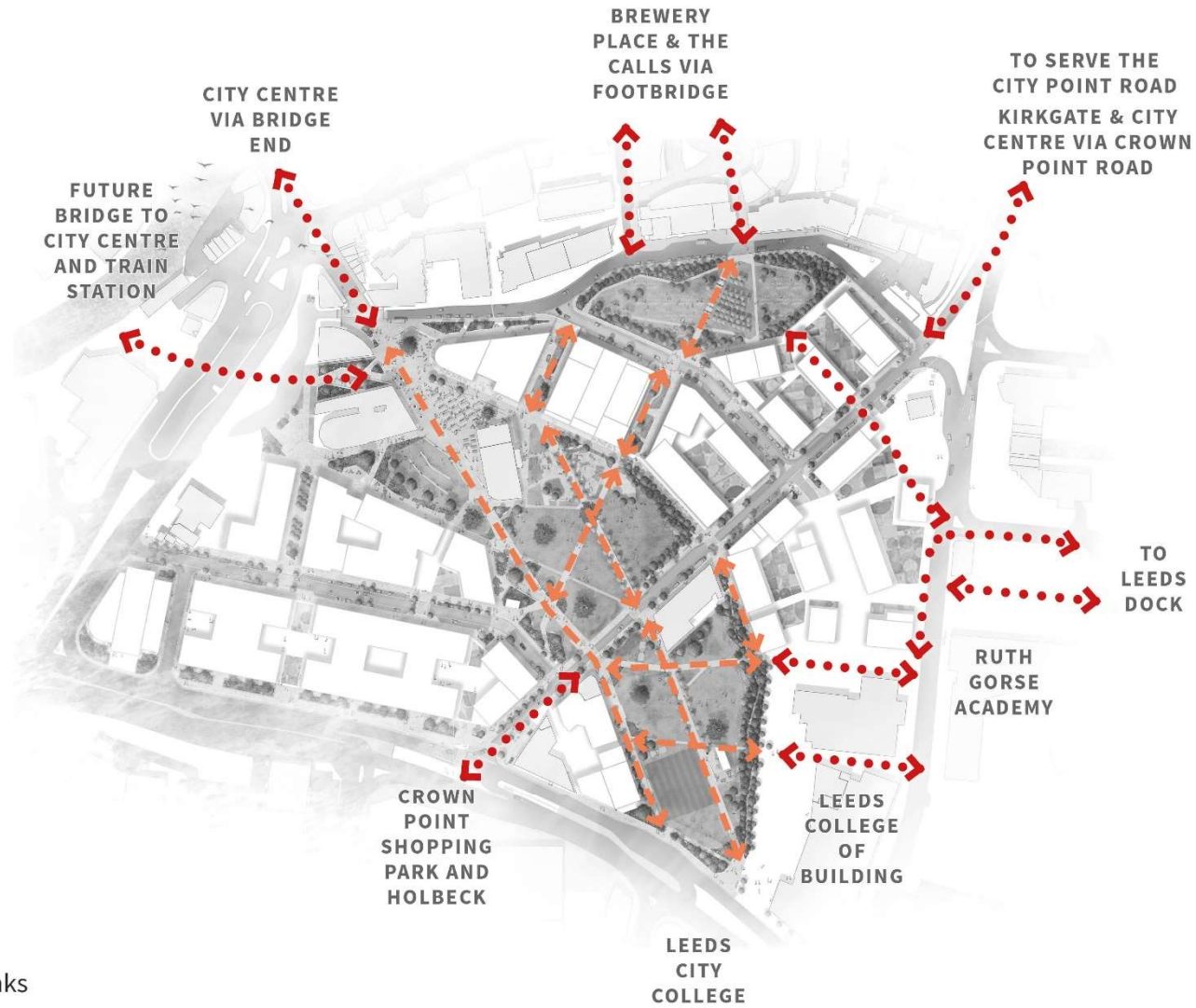
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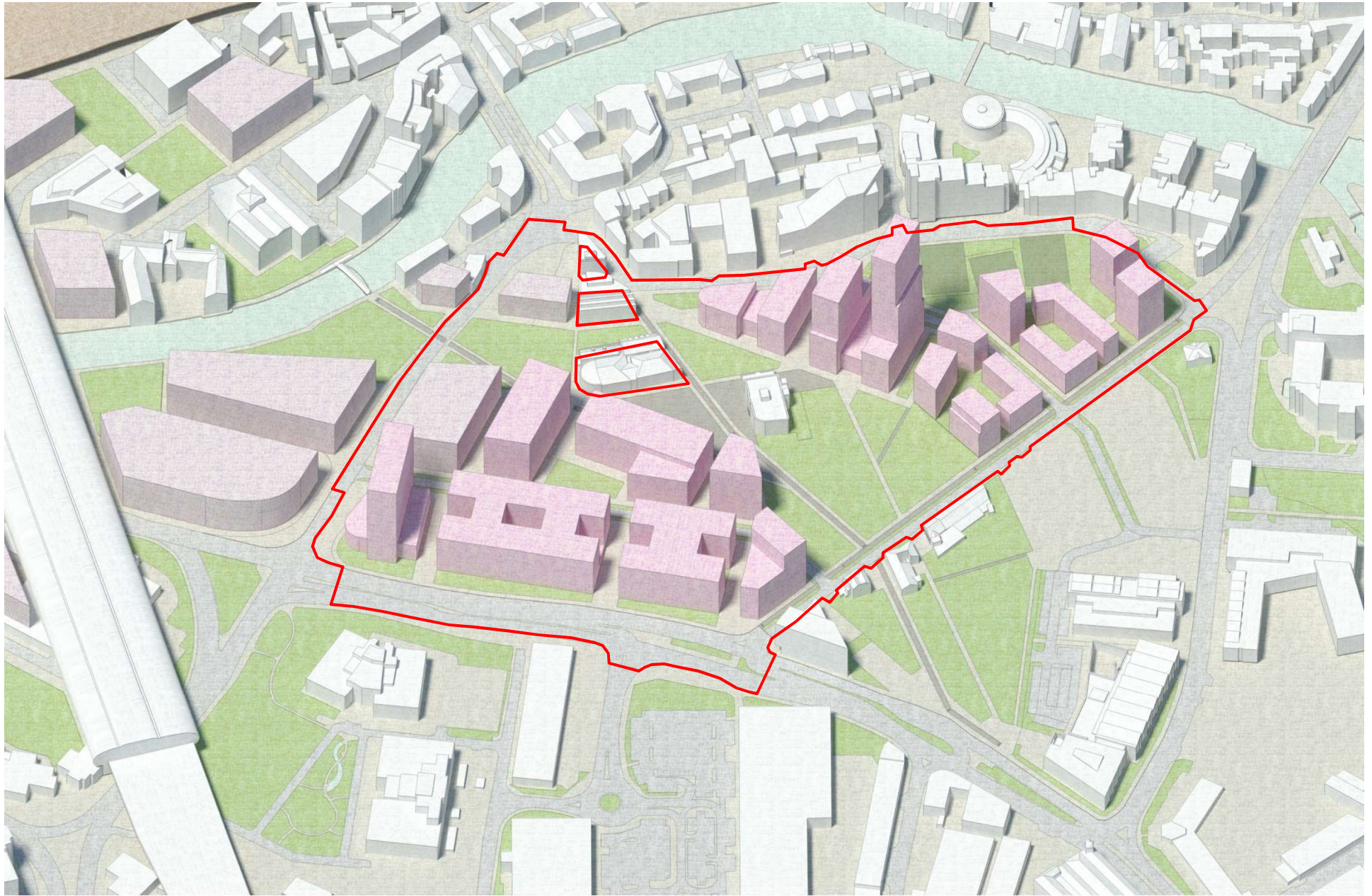




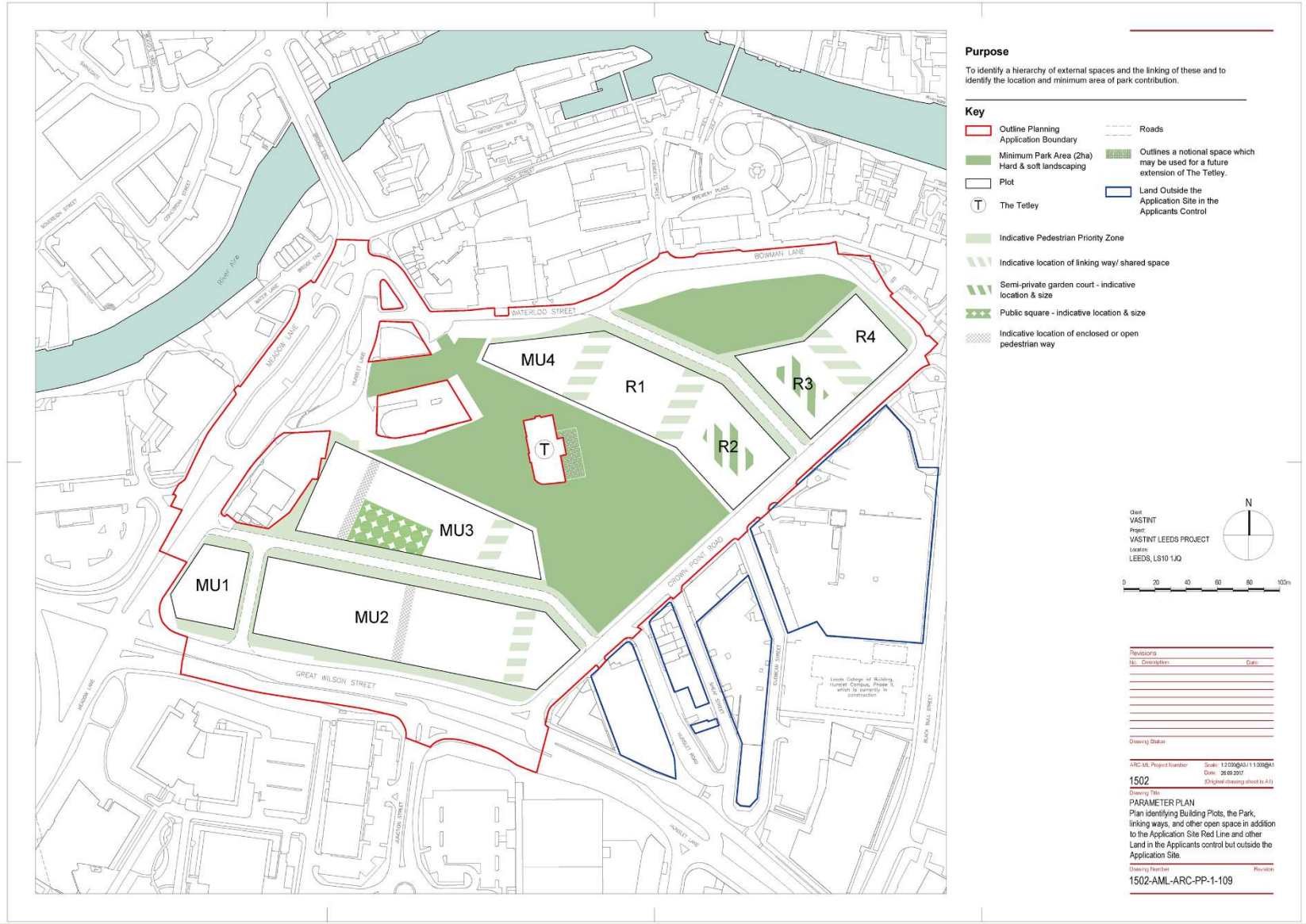
□ Vastint ownership boundaries and outline planning application 1 boundary (red line)

Wider links and Context

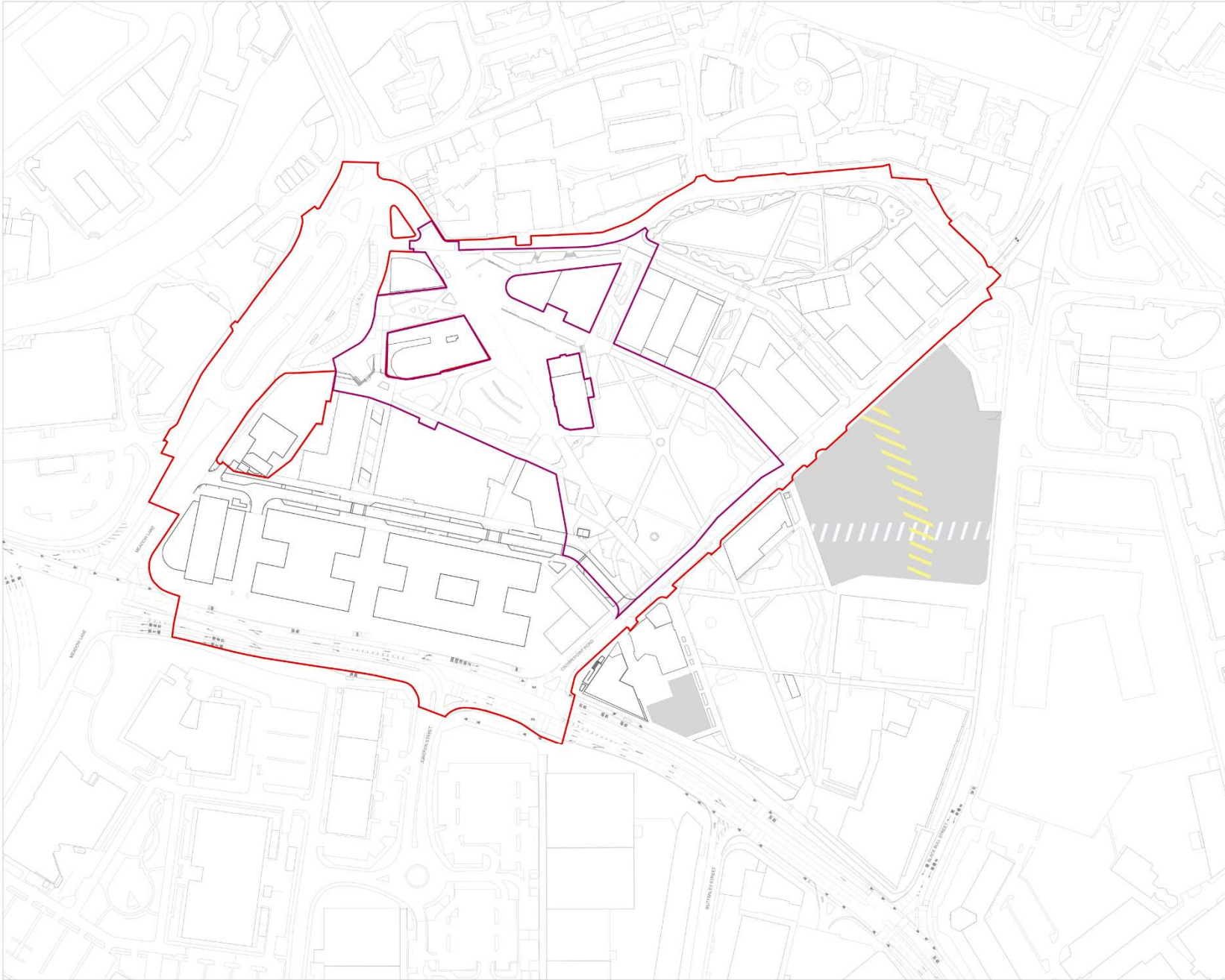




□ Illustrative Masterplan for all Vastint land : Outline planning application 1 (submitted)



□ Park, Public spaces, links



- NOTES:**
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Application Boundary Key

- Aire Park, Plot P1 - Reserved Matters Application Boundary
- Outline Planning Application Phase 1 Boundary

P02	21.05.20	Resubmission of RMA drawings	HS	AN
P01	14.04.20	Resubmission of RMA drawings	HS	AN
Revision	Date	Description	Drawn	Approved

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LIVERPOOL
No. 8, Princes Parade, Princes Dock, Liverpool, L3 1DZ
T: 0151 705 6746

Client Vastint UK

Project Aire Park, Leeds
Plot P1

Orig Title Sitewide Location Plan

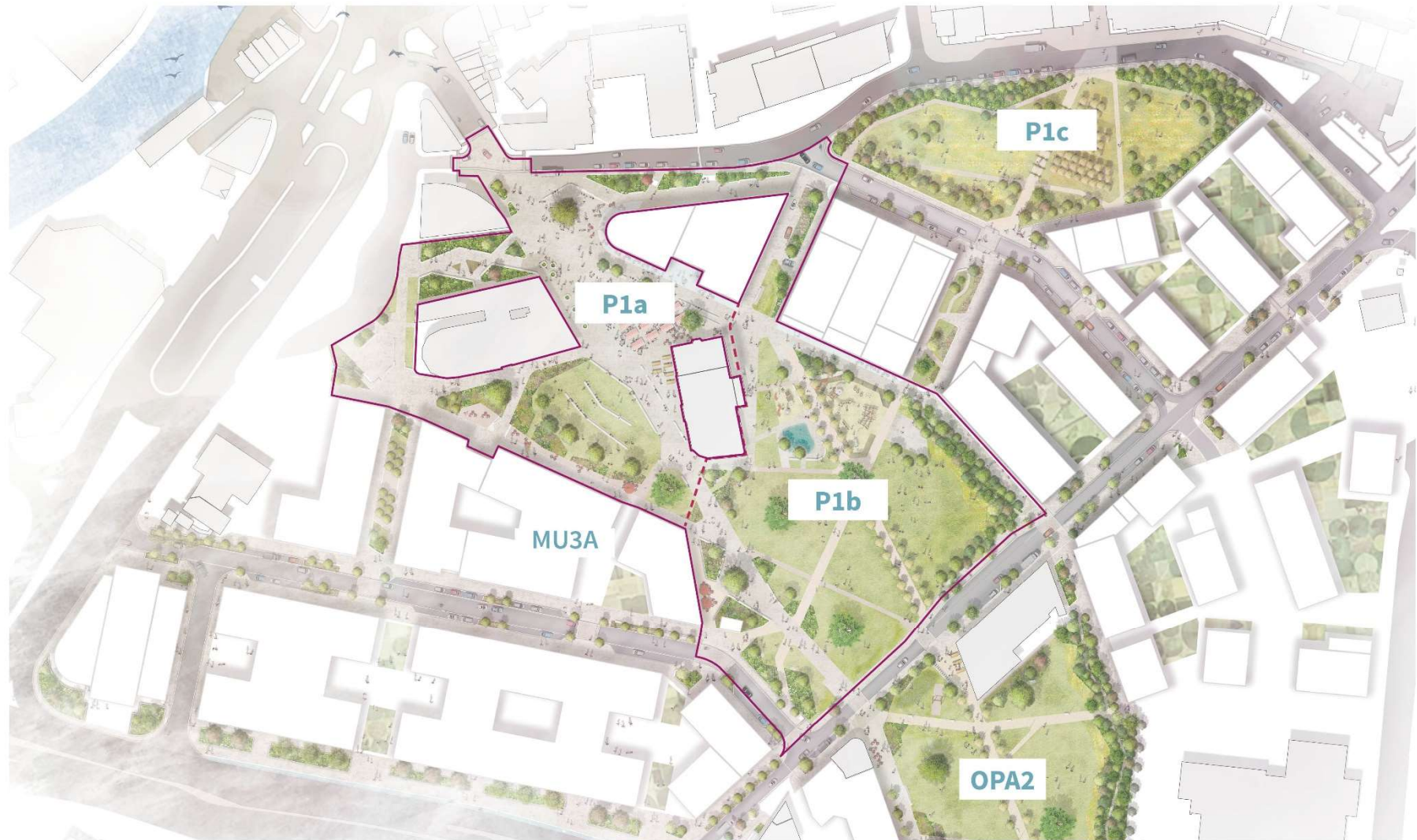
Created on 14.02.2020 Created by HS Approved by AN

Scale 1:1000 Size A1 Workstage Reserved Matters Application For Approval

Doc No. LDS-SW-PLN-LAN-ZZ-DR-0001 Suitability Revision P02

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Aire Park and Planning Context



Access and Servicing

- KEY
- Main proposed service routes
 - - - 4-7m wide service route/emergency access to park boundary within pedestrianised environment
 - Potential service route/emergency access between buildings with allowance for disabled parking
 - Occasional articulated vehicle drop off and turning to the Tetley
 - Park maintenance vehicles only, path 3.5m wide
 - Two blue badge bays within the RMA boundary
 - Tetley back-of-house servicing area

Vehicles admitted within the confines of the park will have to adhere to the agreed Management Procedure for safe access and egress.

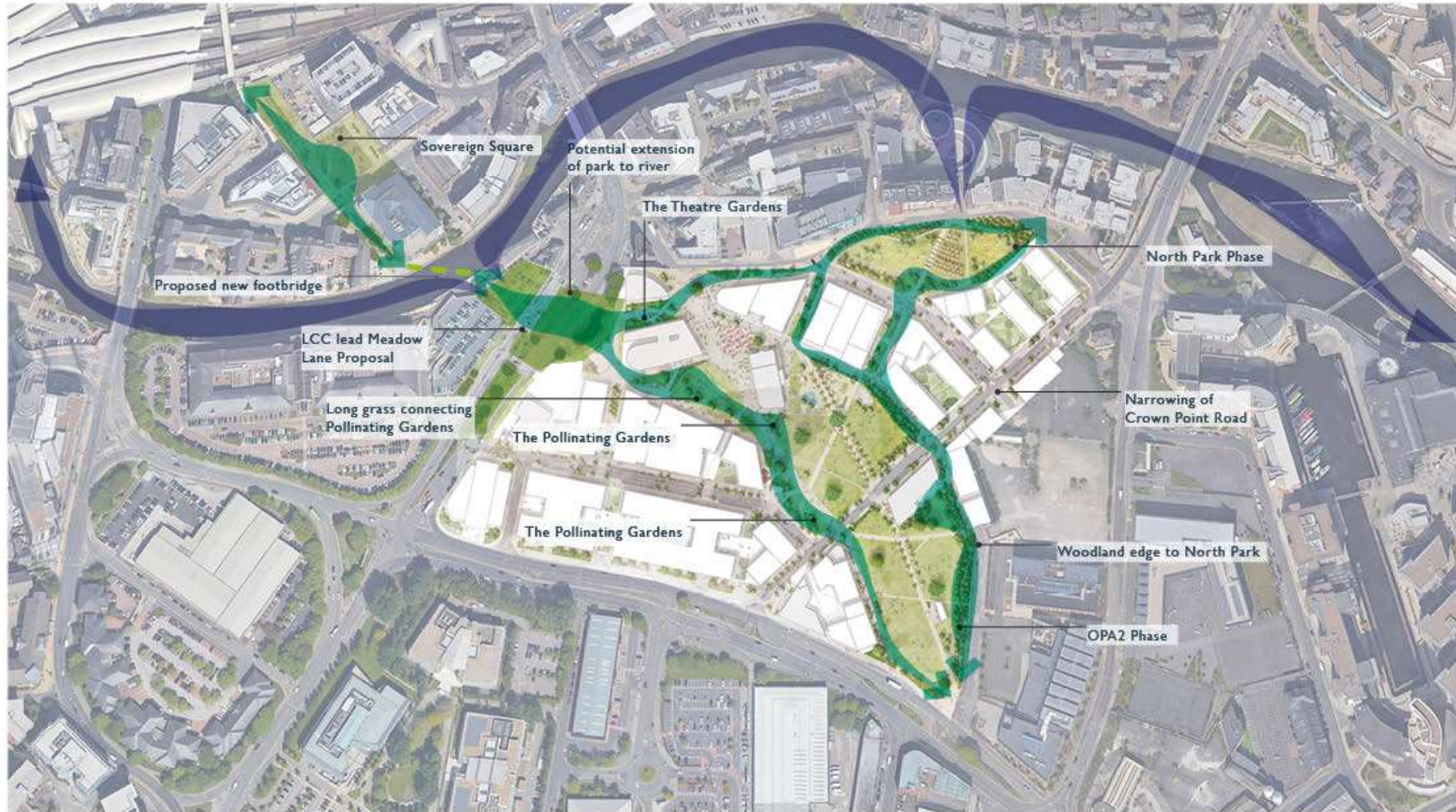


Key Changes Since Plans Panel Oct 2019

1. Whole Park design meets BS8300
2. Seasonal benefits considered through year-round interest in planting and temporary structures to provide shelter in Tetley Triangle
3. Soil depths investigated and Soil Diagrams provided within Planning Submission
4. Public Art Strategy provided within DAS including engagement for David Oluwale memorial sculpture
5. Additional biodiverse corridor designed along western edge of Aire Park to link into Southbank river corridor and wider green infrastructure
6. Response document for Leeds Climate Emergency submitted
7. Surface materials investigated and palettes chosen for sensitivity to heritage buildings
8. Play Space and Water Feature detail to be discharged by Condition 28



Wider Green Infrastructure



The city park in relation to a wider green network and incorporating a biodiversity corridor.

Biodiversity Enhancement







Key

- RMA Boundary Line
 Existing building entrance
 +27.00 Existing Levels
 +27.00 Proposed Levels
 +FFL27.00 Finished Floor Levels

HARDWORKS

- | | |
|------------|---|
| PT3 | Concrete Block Pavers
To pedestrian zones & link ways.
Colour and size to be determined.
See note on concrete items below. |
| PT4 | Tactile Paving or Stude
To pedestrian crossings and steps. |
| PT5 | Granite Setts
To feature paving areas & Hunslet Stray.
A range of textured and coloured granite setts to be used
200/300mm (w) x 200/300/400mm (h) x 60mm (th)
Laying bond to provide distinction between areas, to be determined. |
| PT6 | Breedon Binding Gravel
To tertiary paths and tree planting within hard areas.
Retained with flush metal edge. |

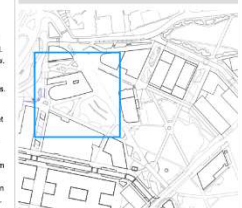
SOFTWARES

- [illegible]

NOTE:

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Location Plan



FURNITURE AND FIXTURES

- | | |
|---|---|
|  | <p>Concrete sealing wall
To planters alongside.
Helps to dry for accessibility.</p> <p>Movable concrete planter / bench
With structural and herbaceous planting.</p> <p>Concrete bench</p> |
|  | <p>Concrete bench with timber capping
To include armrests and backrest for comfort and accessibility.</p> <p>Timber bench
To include armrests and backrest for comfort and accessibility.</p> <p>Litter bin
Recycling and dog waste capability to be considered.</p> |
|  | <p>Cycle stand
No. 88 stands for 176 bicycles. Evenly distributed throughout the park with emphasis on well overlook and used areas of the park.</p> |
|  | <p>Lighting column</p> |
|  | <p>Ballast
R - Retractable F - Fixed</p> |
|  | <p>Proposed gabion wall
With planting in 1st behind Salter's Chapel</p> |
|  | <p>Proposed timber raised planter
Behind Salter's Chapel</p> |

P02	21.05.20	Planting areas and trees changed	HS	AN
P01	14.04.20	First issue	HS	AN
Revision	Date	Description	Drawn	Apprd.



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Aire Park, Leeds
Plot P1

Existing Hunslet Lane / Park interface

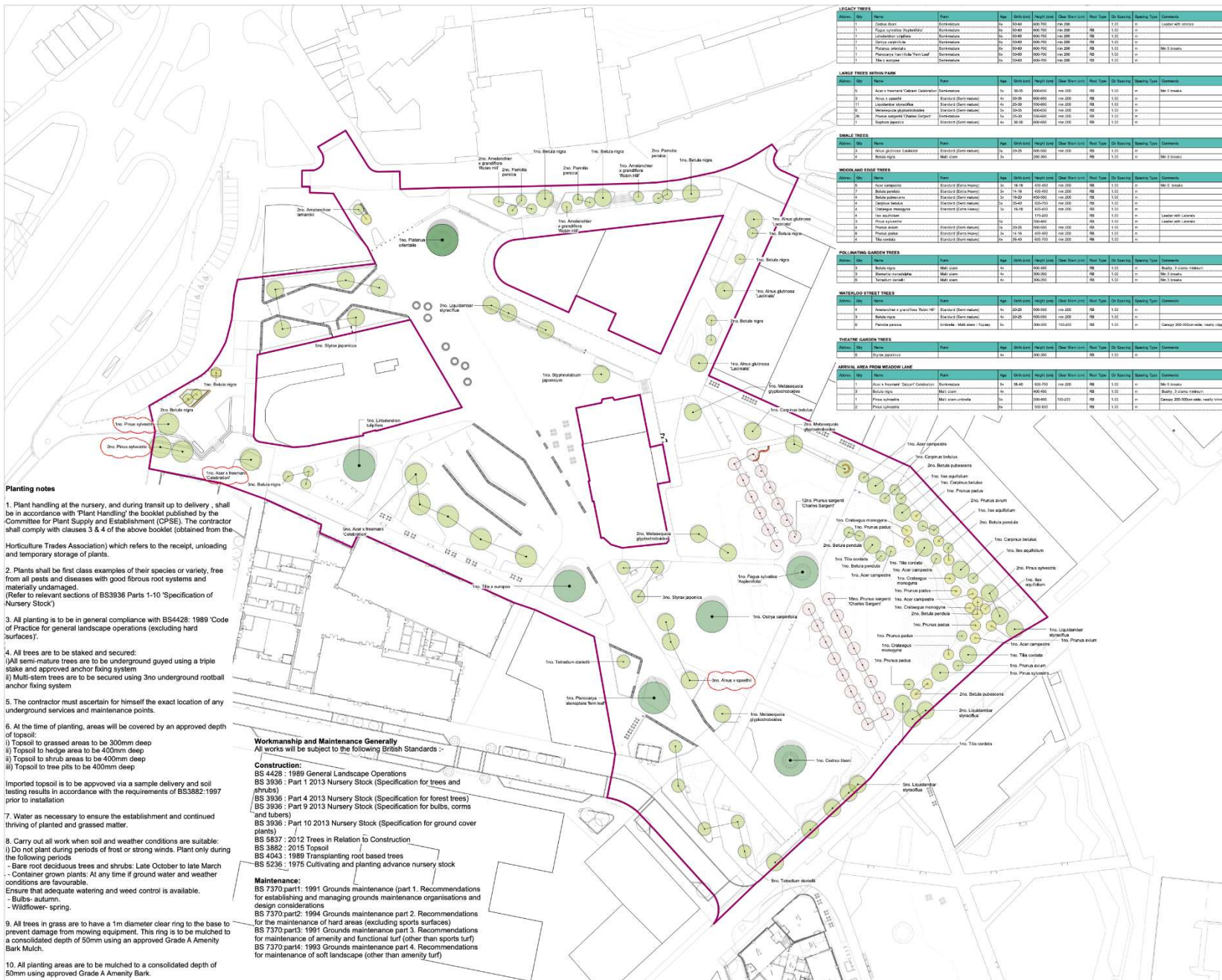
Created by	Approved by
HS	AN

Size	Workstage
A1	Reserved Matters Application For Approval

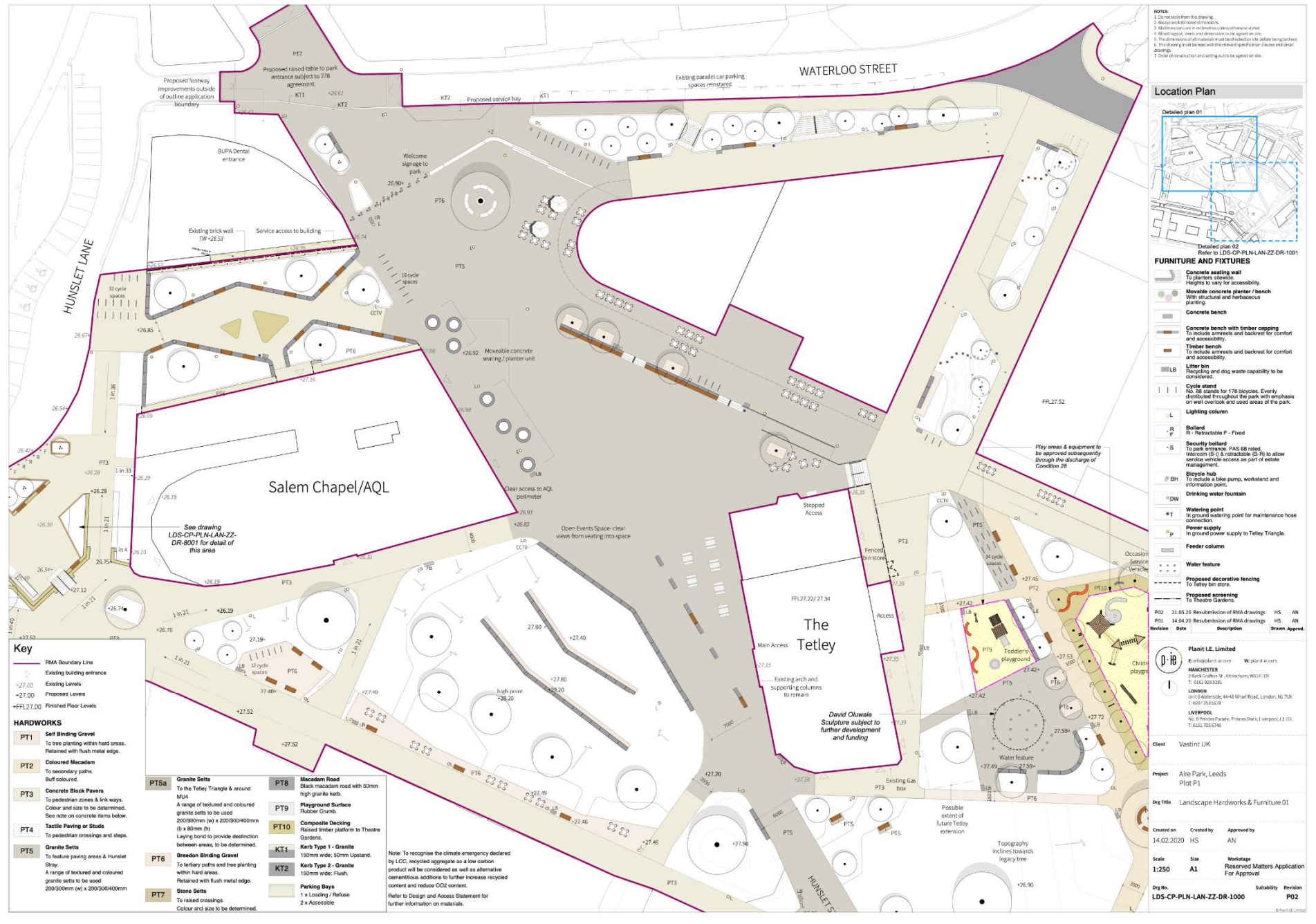
P-PLN-LAN-ZZ-DR-8001

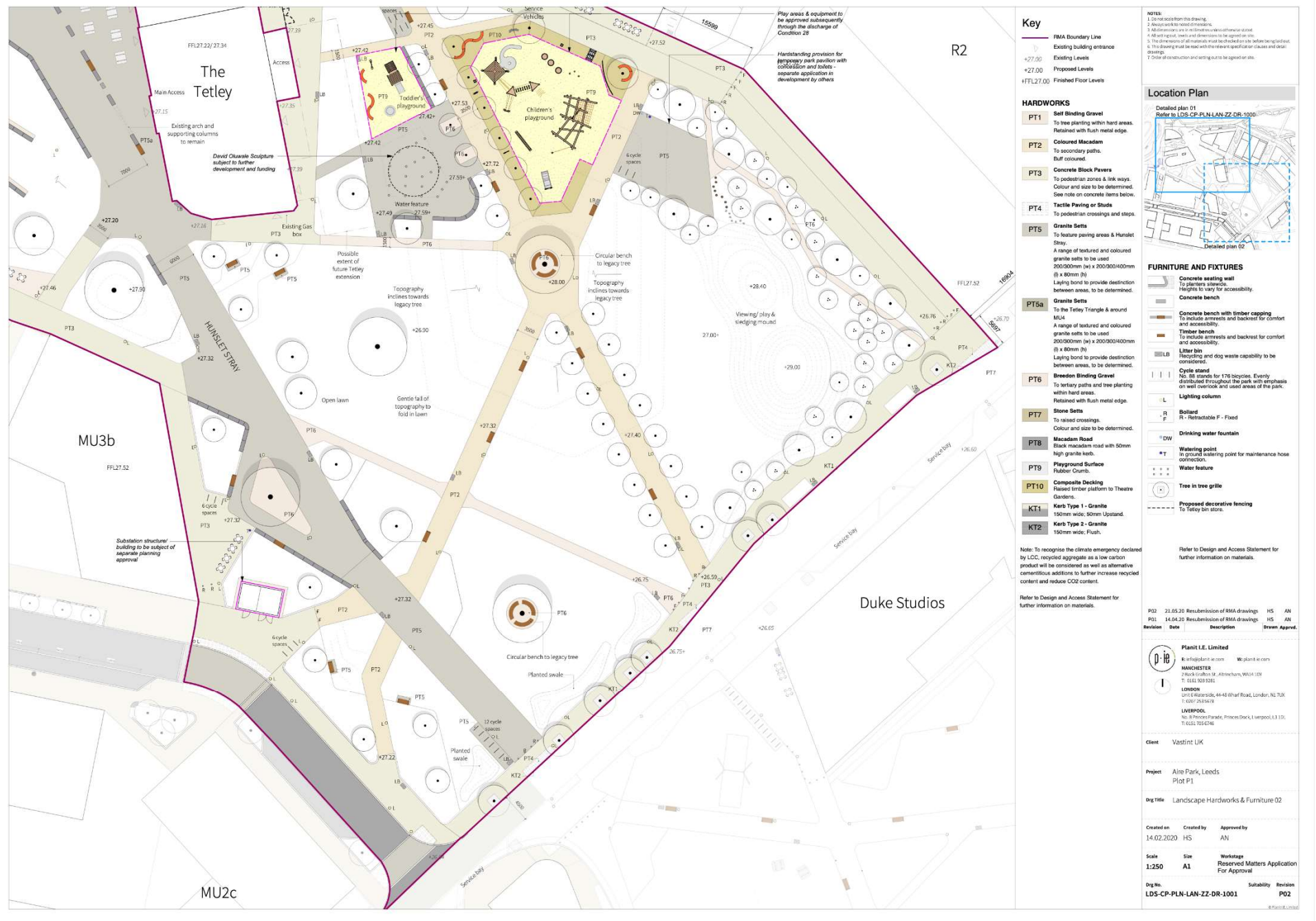




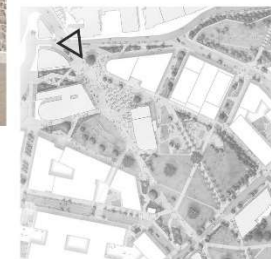


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The Hunslet Stray



The Tetley Triangle



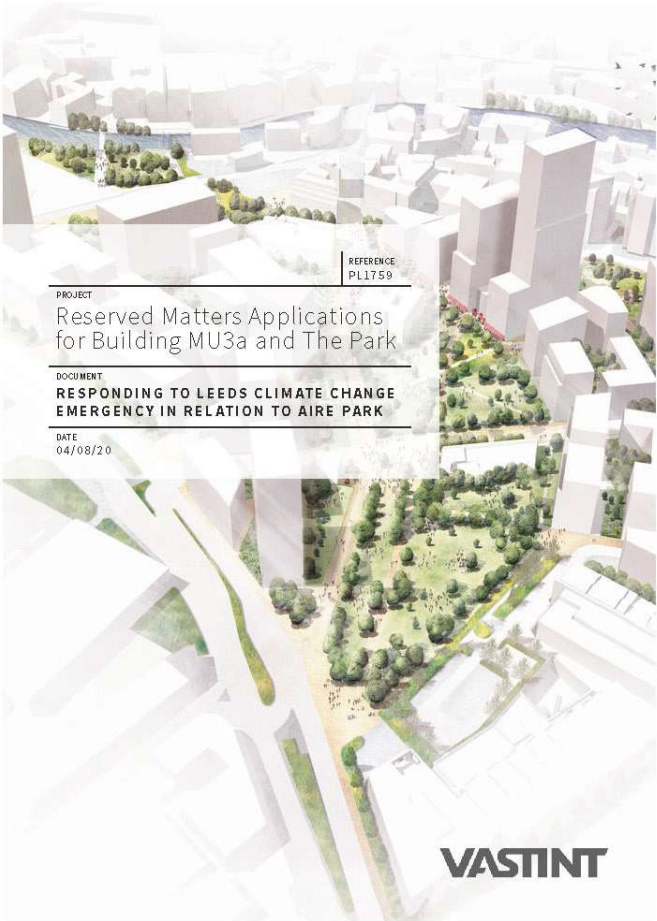




The Theatre Gardens



Sustainability - Climate Emergency



Document produced and submitted which focuses on responding to the Leeds Climate Change Emergency

THE PARK:

Carbon absorbed by trees	3048.136 kg of CO2e / annum
Carbon saved by using timber benches in place of concrete per m3 used	1000 kg of CO2e / m3
Carbon saved by using cement free paving	212,007 kg of CO2e
Carbon saved using an electric lawn mower used in place of a gas lawn mower	20.2 kg of CO2e / annum
Carbon saved using LED lighting in place of an incandescent light*	100 kg of CO2e / annum
Carbon saved by reducing the need for plastic bottles	6000 kg of CO2e / tonne

Carbon saving calculations for the Park

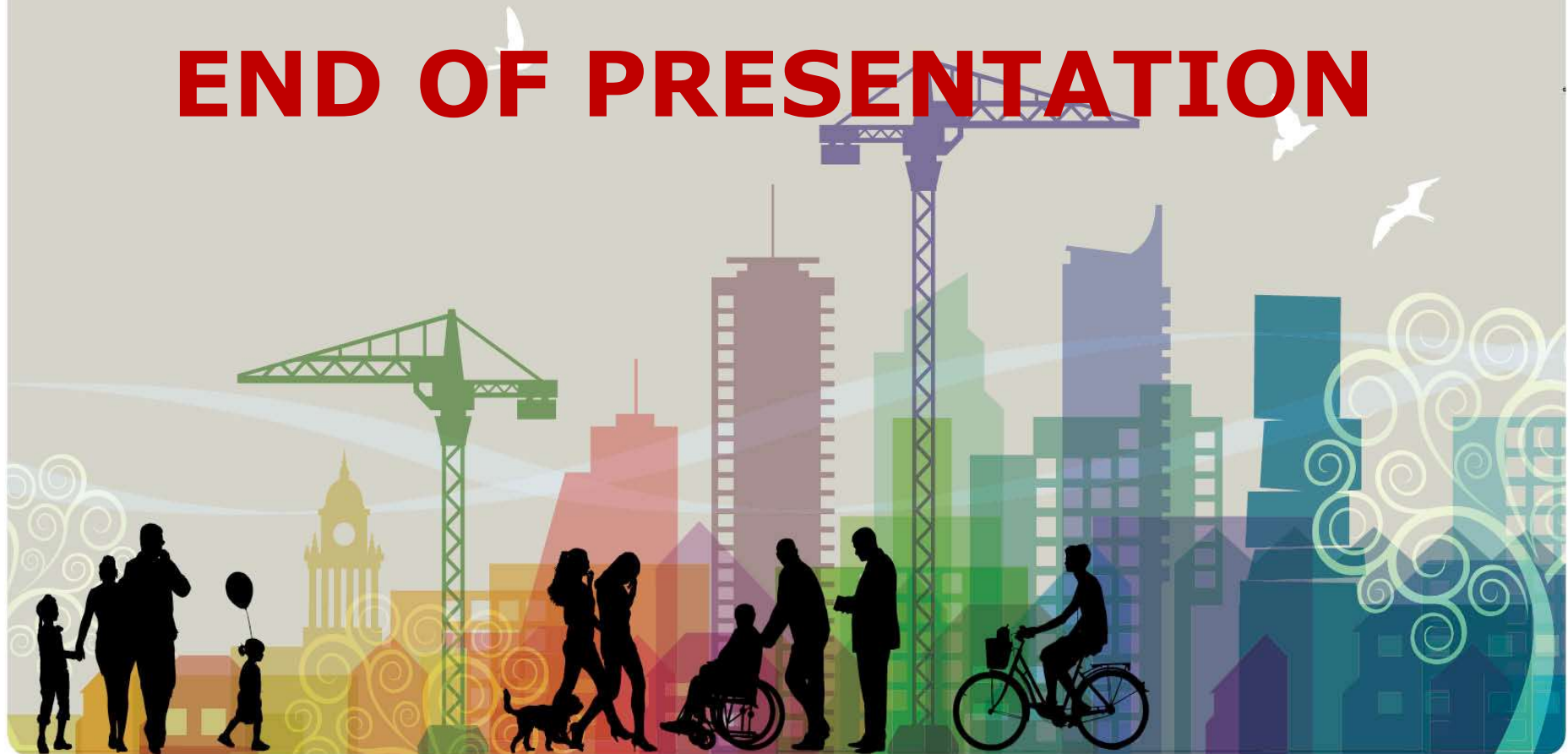
Landscape Masterplan



CITY PLANS PANEL

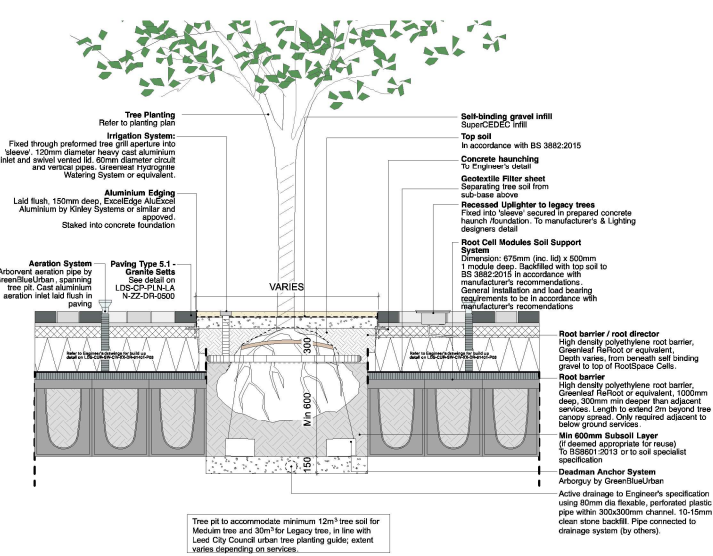
THURSDAY 3 SEPTEMBER 2020

END OF PRESENTATION

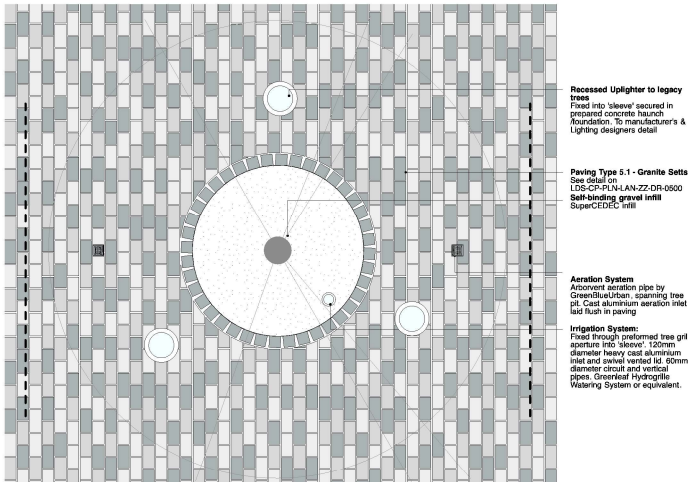


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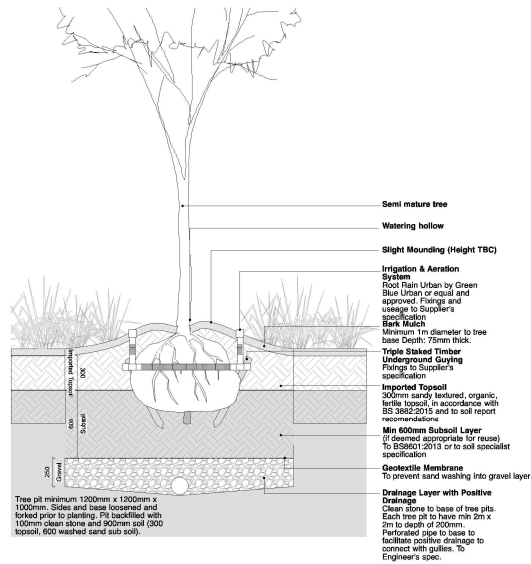
Additional Technical Details



1 Tree pit in Granite Setts
Scale: 1:20



2 Tree pit in Granite Setts
Scale: 1:20



3 Typical Semi Mature Tree Planting in Softworks
Scale: 1:20

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LOCATION PLAN

KEY

Revision	Date	Description	Drawn	Approved
----------	------	-------------	-------	----------

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Client Vast/nt UK

Project Aire Park, Leeds
Plot P1

Dwg Title Tree Pit Details Planning

Created on 30.03.2020 Created by MM Approved by AN

Scale As Shown Size A1 Workstage Reserved Matters Application For Approval

Dwg No. LDS-CP-PLN-LAN-ZZ-DR-6000 Suitability Revision P01

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TREE PIT AND SOIL VOLUME



Proposed tree planting
Size: Various



Lawn
Area = 6040m²
Imported Topsoil: 300mm
Subsoil: 150mm (if deemed appropriate for reuse)



Ornamental & Structural Planting
Area = 1740m²
Imported Topsoil: 300mm
Subsoil: 300mm (if deemed appropriate for reuse)
Open Graded Clean Stone: 100mm



Standard Tree Planting
Area = 1645m²
Imported Topsoil: 300mm
Subsoil: 600mm (if deemed appropriate for reuse)
Open Graded Clean Stone: 150mm



Tree Planting in soil cells
Area = 336m²
Imported Topsoil: 300mm
Subsoil: 600mm (if deemed appropriate for reuse)
Open Graded Clean Stone: 150mm
Soil Cell: GURAC600A, RootSpace 600, 600mm (H)



Swale Planting
Area = 160m²
Sandy Topsoil: 300mm
Subsoil: 400mm (if deemed appropriate for reuse)
Open Graded Clean Stone: 300mm
Note: Clean imported topsoil to BS:3882 (exact specification of soil by soil specialists)

Refer to landscape softworks details, drawings
LDS-CP-PLN-LAN-ZZ-DR-0600
SERIES



Legacy Tree Planting in soft
Area = 150m²
Imported Topsoil: 300mm
Subsoil: 600mm
Open Graded Clean Stone: 150mm



Root Barrier
Installed around the upper 1000mm of the tree pit trench along the perimeter, used whenever conflict with nearby services occurs; TBC by engineer

Tree pit volumes to LCC Guidance: Urban Tree Planting - Rev C 2018

WATERLOO STREET

ROAD X

BUPA BUILDING

SALEM CHAPEL / AQL

MU4

R1

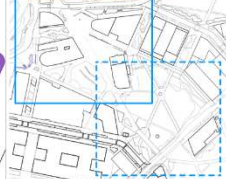
THE TETLEY

MU3a BUILDING B

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Location Plan

Detailed plan 01



Detailed plan 02
Refer to LDS-CP-PLN-LAN-ZZ-DR-2004

Revision	Date	Description	For Information	HS	AN
P02	21.05.20	Planting areas added north MU3a		HS	AN
P01	14.04.20			HS	AN

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Client: Vastint UK

Project: Aire Park, Leeds

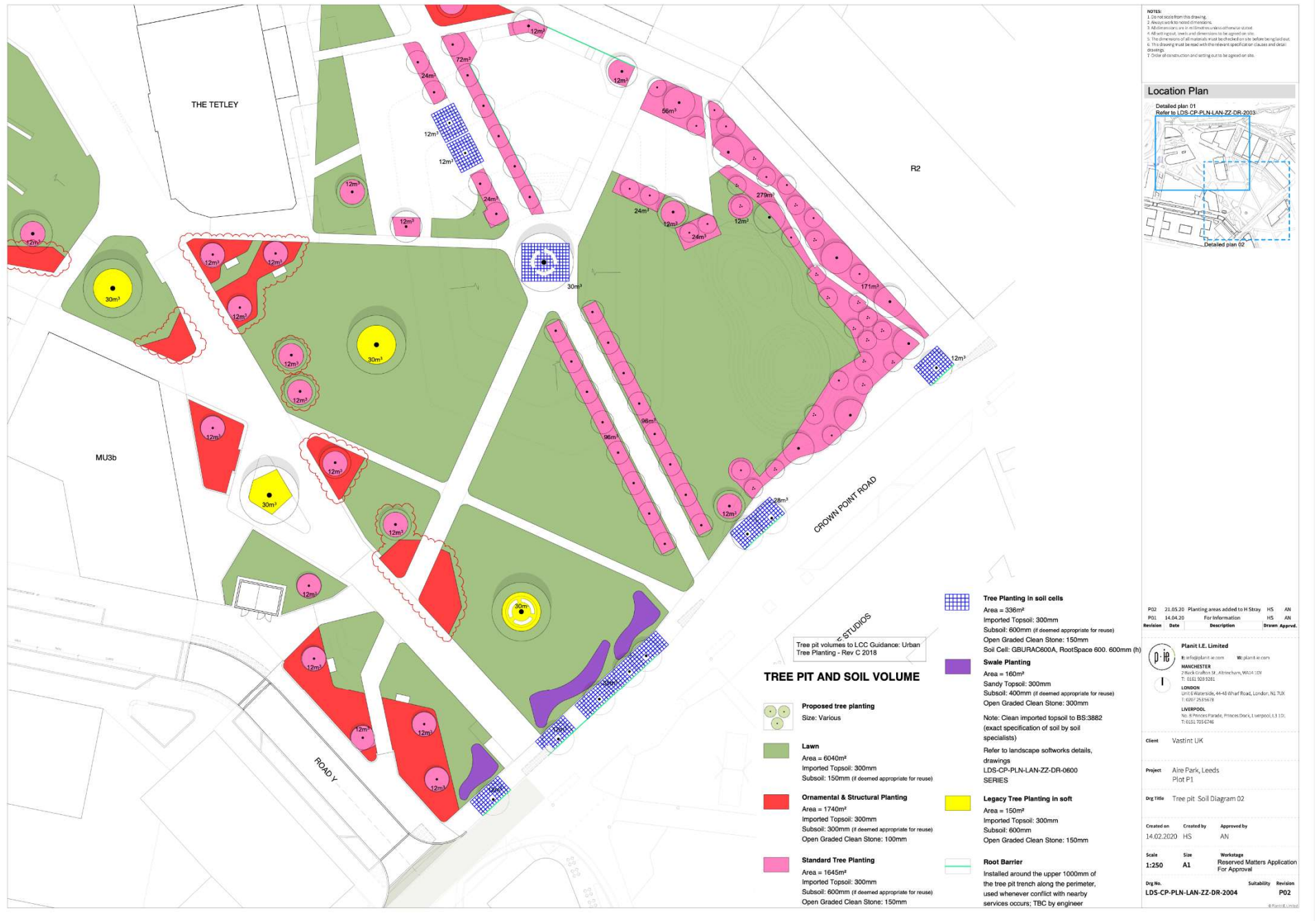
Plot P1

Orig Title: Tree pit & Soil Diagram 01

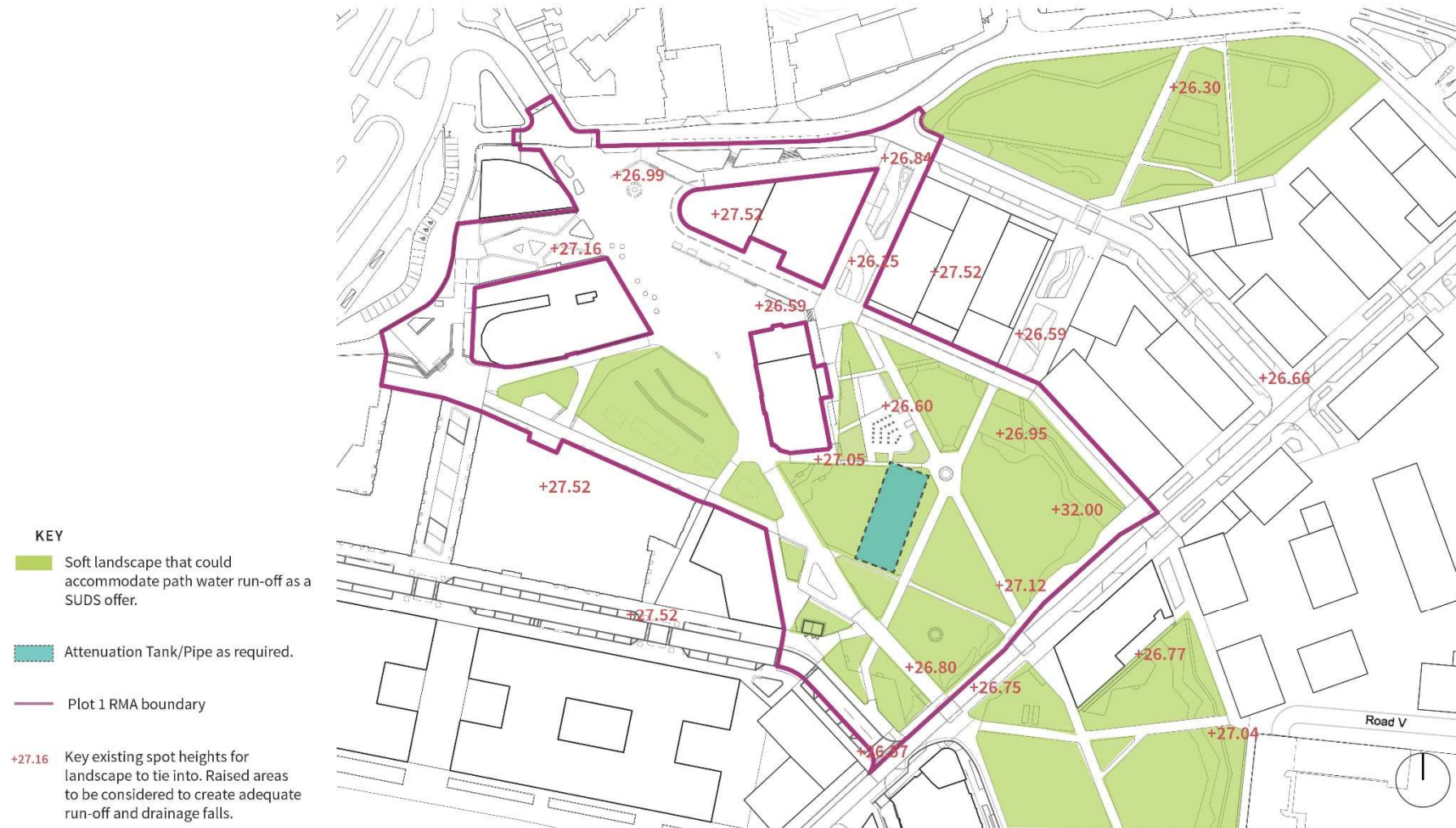
Created on: 14.02.2020
Created by: HS
Approved by: AN

Scale: 1:250
Size: A1
Workstage: Reserved Matters Application For Approval

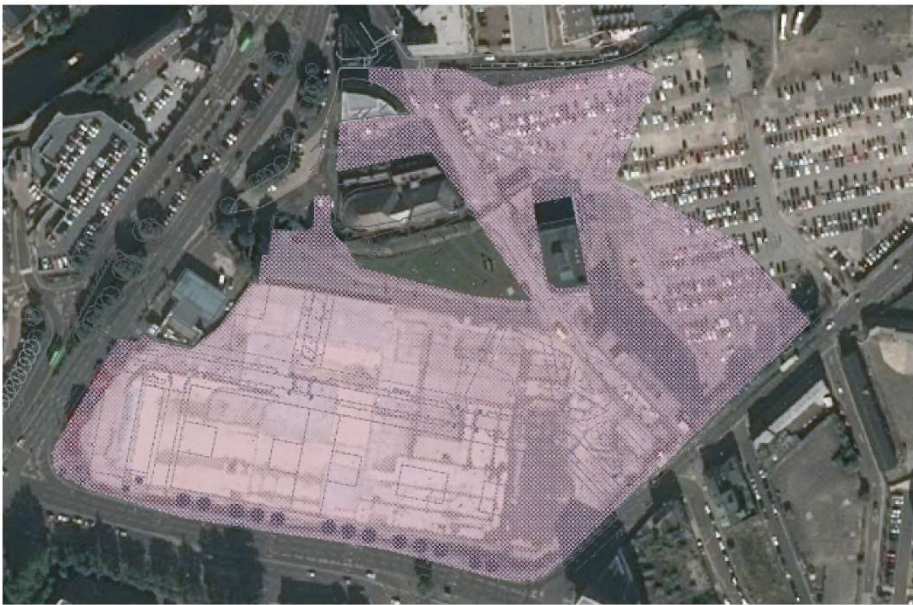
Orig No: LDS-CP-PLN-LAN-ZZ-DR-2003
Suitability: P02



Page 35



Sustainability - Sustainable Urban Drainage



Existing impermeable area 4.722ha
Run off rates 656l/s

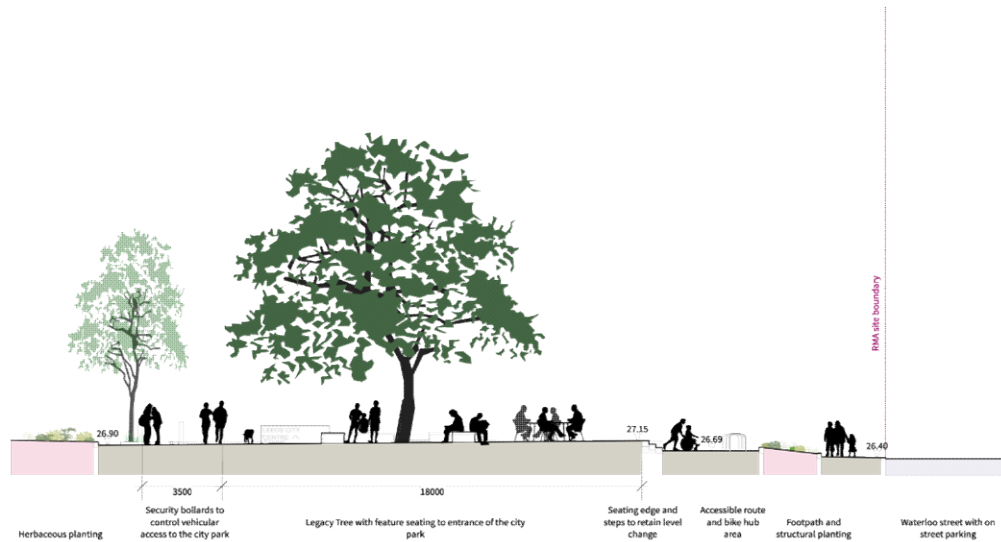


Proposed Impermeable Area 3.4ha
Restricted run off rate 154l/s





3 Long Section - Lower Park
Scale: 1:200



4 Aire Park Entrance
Scale: 1:100

TREE NOTE:
Trees shown after established growing period

- NOTES:**
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Location Plan



Revision	Date	Description	Drawn	Approved
P03	21.08.20	RMA re-submission	HS	AN
P02	14.04.20	RMA re-submission	HS	AN
P01	26.10.19	Updated dimensions	HS	AN

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Client Vastint UK

Project Aire Park, Leeds
Plot P1

Dwg Title Landscape Section 02

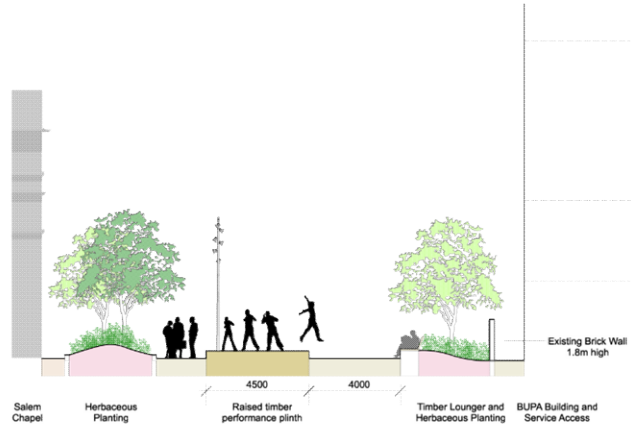
Created on 15.10.2019
Created by HS
Approved by AN

Scale Various
Size A1
Workstage Reserved Matters Application For Approval

Dwg No. LDS-CP-PLN-LAN-ZZ-DR-S001
Sustainability Revision
P03

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8 The Theatre Garden
Scale: 1:100



9 Park Edge Boulevard
Scale: 1:100



10 Legacy Tree
Scale: 1:100

TREE NOTE:
Trees shown after establishment
growing period

- NOTES:**
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 6. This drawing must be read with the relevant specification for clauses and detail drawings.
 7. Order of construction and setting-out to be agreed on site.

TREE NOTE:
Trees shown at mature height

Location Plan



Revision	Date	Description	Drawn	Approved
P03	21.08.20	RMA re-submission	HS	AN
P02	14.04.20	RMA re-submission	HS	AN
P01	28.10.19	Updated dimensions	HS	AN

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Client: Vastint UK

Project: Aire Park, Leeds
Plot P1

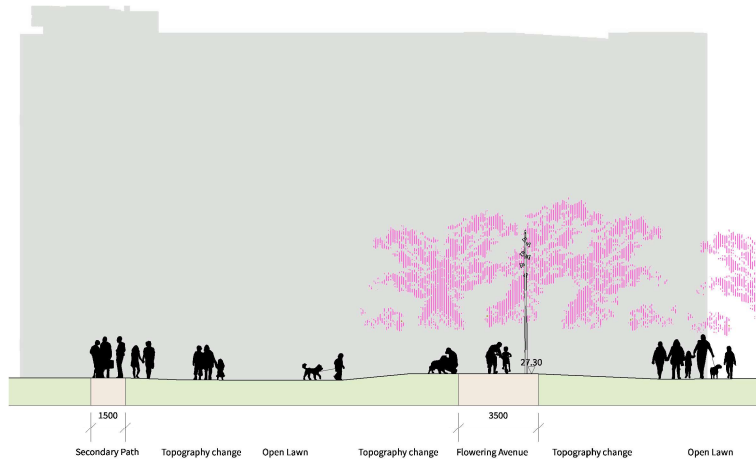
Dwg Title: Landscape Section 04

Created on: 15.10.2019
Created by: HS
Approved by: AN

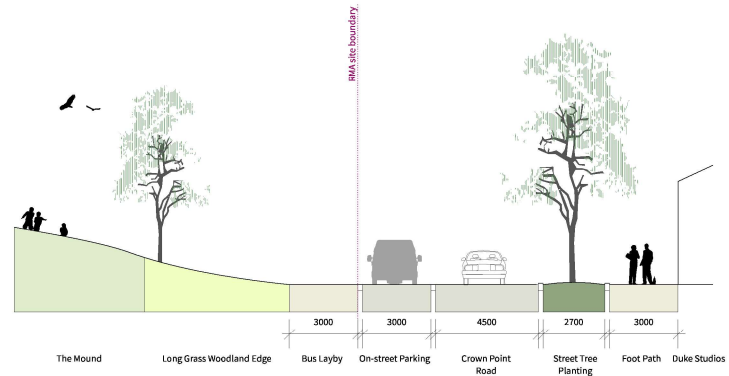
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Size: A1
Workstage: Reserved Matters Application For Approval

Dwg No: LDS-CP-PLN-LAN-ZZ-DR-5003
Suitability: Review
P03

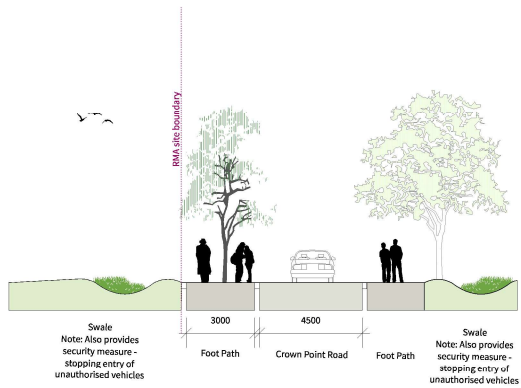
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11 The Flowering Avenue
Scale: 1:100



12 Park Edge & Crown Point Road
Scale: 1:100



13 Swale Planting & Crown Point Road
Scale: 1:100



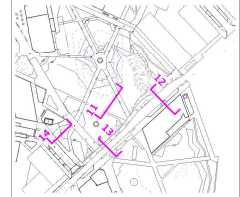
14 The Sensory Gardens
Scale: 1:100

TREE NOTE:
Trees shown after established
growing period

NOTES:
1. 20 mm scale from this drawing.
2. Always work to noted dimensions.
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TREE NOTE:
Trees shown at mature height.

Location Plan



POS	21.05.20	RMA resubmission	HS	AN
POS	14.04.20	RMA resubmission	HS	AN
POS	26.10.19	Updated dimensions	HS	AN

Revision	Date	Description	Drawn	Approved
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Client: Vastint UK

Project: Aire Park, Leeds
Plot P1

Doc Title: Landscape Section 05

Created on: 15.10.2019
Created by: HS
Approved by: AN

Scale: 1:100
Size: A1
Workstage: Reserved Matters Application
For Approval

Doc No: LDS-CP-PLN-LAN-ZZ-DR-5004
Suitability: P03

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TREE NOTE:
Trees shown at mature height.

Location Plan

Revision

Revision	Date	Description	Drawn	Approved
P02	21.05.20	IFMA resubmission	HS	AN
P01	14.04.20	IFMA resubmission	HS	AN

Client Vastint UK

Project Aire Park, Leeds
Plot P1

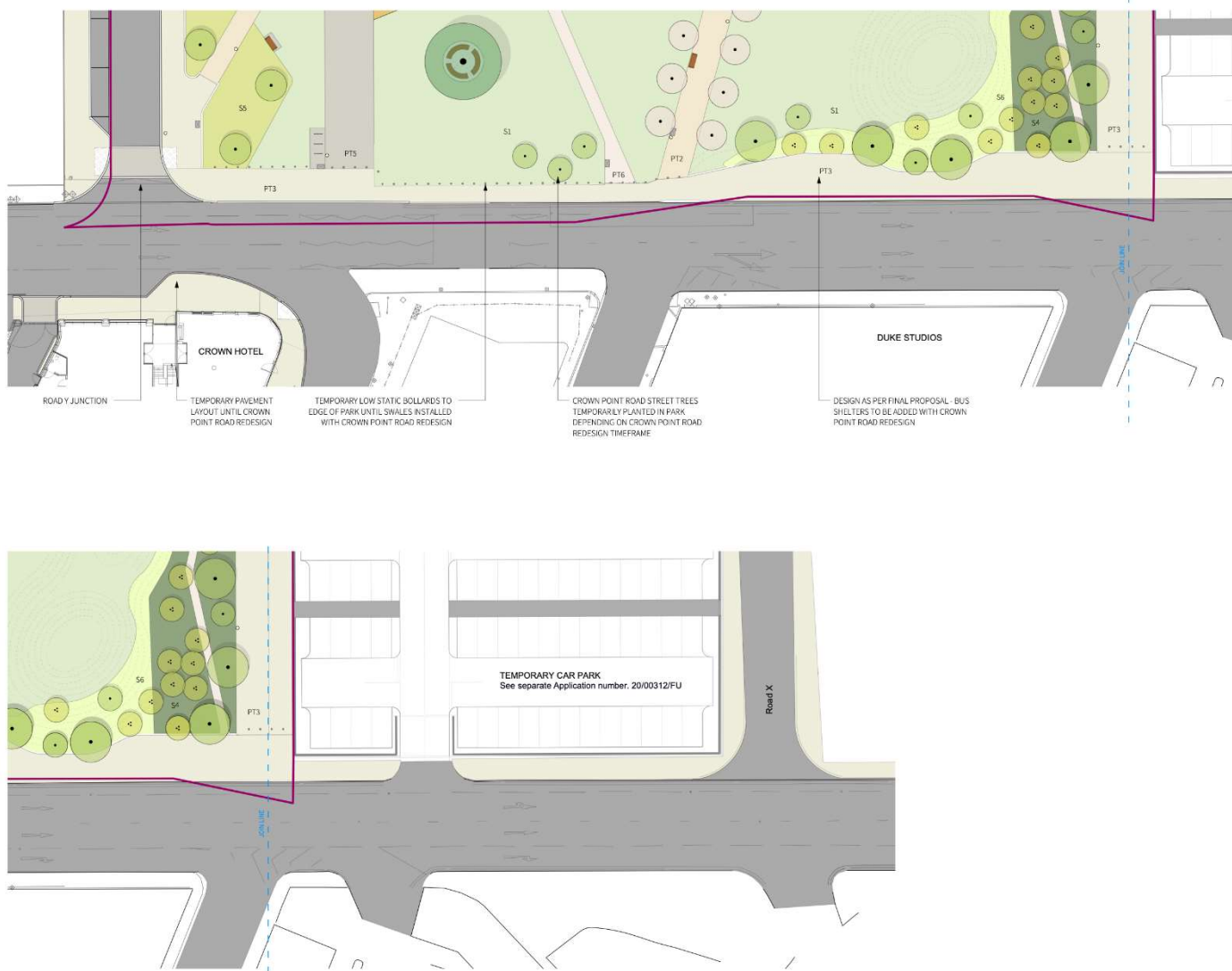
Draw Title Landscape Section 06

Created on 31.01.2020
Created by HS
Approved by AN

Scale 1:100
Size A1
Workstage For Information

Draw No. LDS-CP-PLN-LAN-ZZ-DR-S005
Draw Title Landscape Section 06
Draw No. P02

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Key

- | | |
|---|----------------------------|
| | RMA Boundary Line |
| | Existing building entrance |
| +27.00 | Existing Levels |
| +27.00 | Proposed Levels |
| +FFL27.00 | Finished Floor Levels |

HARDWORKS

- | | |
|------------|--|
| PT1 | Self Binding Gravel
To tree planting with hard areas.
Reinforced with flush metal edge. |
| PT2 | Coloured Macadam
To secondary paths.
Buff coloured. |
| PT3 | Concrete Block Pavers
To pedestrian zones & link ways.
Colour and size to be determined.
Seen on concrete areas below. |
| PT4 | Tactile Paving or Sludge
To pedestrian crossings and steps. |
| PT5 | Grass Setts
To feature paving areas & Hunslet
Shay.
A range of textured and coloured
grass setts to be used
200x300 (w) x 200x900x400mm
(h) 800mm (h)
Laying bonded to be determined.
Areas to be determined. |
| PT6 | Breedon Binding Gravel
To tertiary paths and tree planting
within hard areas.
Reinforced with flush metal edge. |
| KT1 | Kerb Type 1 - Granite
150mm wide. 50mm Upstand. |
| KT2 | Kerb Type 2 - Granite
150mm wide. Flush. |

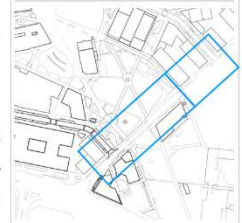
SOFTWARES

- | | | |
|--|---------------------------------------|--|
| | S1 | Lawn |
| | S4 | Woodland ground planting
To woodland edge. |
| | S5 | Pollinating gardens
With seating for relaxation.
Emphasis on planting to attract pollinators. |
| | S6 | Maintenance regime
For biodiversity. Periodic cutting to be incorporated into maintenance regime. |
| | Legacy trees | <ul style="list-style-type: none"> ✓ <i>Acer campestre</i> ✓ <i>Cedrus libani</i> ✓ <i>Fagus sylvatica</i> 'Agnostifolia' ✓ <i>Linderothm buxifolia</i> ✓ <i>Quercus agrifolia</i> ✓ <i>Platanus occidentalis</i> ✓ <i>Picea canadensis</i> 'Feim Le ✓ <i>Tilia x europaea</i> <p>Size: Approx 50–60cm girth</p> |
| | Tree planting | <ul style="list-style-type: none"> ✓ <i>Acer x himalaicum</i> 'Celzann' ✓ <i>Crataegus</i> ✓ <i>Amelanchier laevis</i> ✓ <i>Rosa rugosa</i> 'Grandiflora' 'Racine' ✓ <i>Betula nana</i> ✓ <i>Salix purpurea</i> 'Baroness' ✓ <i>Metasequoia glyptostroboides</i> ✓ <i>Parrotia persica</i> ✓ <i>Sophora japonica</i> ✓ <i>Thuja occidentalis</i> ✓ <i>Taxus japonica</i> ✓ <i>Ternstroemia danleyana</i> <p>Size: 20–35cm to 30–35cm girth</p> |
| | Flowering avenue tree planting | <ul style="list-style-type: none"> ✓ <i>Aurustax repens</i> 'Chrysomela' ✓ <i>Sargerea</i> <p>Size: 25–35cm girth</p> |
| | Woodland edge trees | <ul style="list-style-type: none"> ✓ <i>Acer campestre</i> ✓ <i>Betula pendula</i> ✓ <i>Betula pubescens</i> ✓ <i>Carpinus betulus</i> ✓ <i>Crataegus monogyna</i> ✓ <i>Ilex aquifolium</i> ✓ <i>Pinus sylvestris</i> ✓ <i>Prunus avium</i> ✓ <i>Prunus padus</i> ✓ <i>Tilia cordata</i> <p>Size: Range of sizes to provide good succession of trees. 14–16cm girth 30–40cm girth</p> |

NOTE

1. Do not scale from this drawing.
2. Always work to noted dimensions.
3. All dimensions are in millimetres unless otherwise stated.
4. All setting out, levels and dimensions to be agreed on site.
5. The dimensions of all materials must be checked on site before being laid out.
6. This drawing must be read with the relevant specification clauses and detail drawings.
7. Order of construction and setting out to be agreed on site.

Location Plan



P02	21.05.20	Resubmission of RMA drawings	HS	AN
P01	14.04.20	First Issue	HS	AN
Revision	Date	Description	Drawn	Approved

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Client	Vastint UK
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Project	Aire Park, Leeds Plot P1
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Org Title Existing Crown Point Road / Park interface

Created on	Created by	Approved by
14.02.2020	HS	AN

Scale	Size	Workstage
1:250	A1	Reserved Matters Application For Approval

Drg No.	Suitability	Revision
LDS-CP-PLN-LAN-ZZ-DR-8000		P02

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