
Report of the Chief Planning Officer

CITY PLANS PANEL

6th AUGUST 2020

Demolition of existing building and erection of part 4, part 10 and part 32 storey student accommodation building with commercial unit (Use Class A1, A3 or A4 or D1), D1 unit at upper ground level and associated access; parking; alterations to public realm and landscaping works on the site of 44 Merrion Street, Leeds LS2 8LW (20/01965/FU)

Applicant – Merrion Street (Leeds) Ltd.

Date valid – 30.3.2020

Target date – 29.6.2020

Electoral Wards Affected:

Little London and Woodhouse

☐ Yes

Ward Members consulted

Specific Implications For:

Equality and Diversity ☐

Community Cohesion ☐

Narrowing the Gap ☐

RECOMMENDATION: DEFER and DELEGATE to the Chief Planning Officer for approval subject to the specified conditions identified in Appendix 2 (and any others which he might consider appropriate) and also the completion of a Section 106 agreement to include the following obligations:

- **Occupation of student accommodation solely by students in full-time higher education during recognised term-times**
- **Compliance with agreed Green Travel Plan measures and an indexed review fee of £4,609;**
- **Contribution of £400,000 (indexed) towards off-site highway and environmental improvements on Merrion Street;**
- **24 hour public access through the site;**
- **Local employment and training initiatives;**
- **Section 106 management fee £2,250.**

In the circumstances where the Section 106 has not been completed within 3 months of the resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

1.0 Introduction

- 1.1 The Santander offices at 44 Merrion Street, Leeds 2 were vacated during 2019. City Plans Panel received a pre-application presentation of the emerging redevelopment proposals on 20th February 2020, commenting that the mass and form of the development and its relationship with the surrounding context was acceptable and that the proposed use of the site for student accommodation was acceptable in principle.
- 1.2 Since the Plans Panel meeting the scheme has been refined and matured in response to Members' and other stakeholder's comments. Planning permission is now sought for the demolition of the existing building and the construction of a multi-storey student residential-led development comprising a 4 to 10 storey street building with a tower element rising up to 32 storeys containing a total of 660 student bedspaces.
- 1.3 The architects, SimpsonHaugh, are responsible for a number of award-winning projects around the country including several tall buildings and student developments. Reform, the landscape architects, are involved in the design and delivery of a number of public realm schemes throughout the City Centre.

2.0 Site and surroundings

- 2.1 The existing 3-4 storey former office building is L-shaped with its principal elevation fronting Merrion Street. A rear projection extends towards the new Symons House student accommodation building to the north. A parking courtyard is situated between the two, serving the offices and also providing access for vehicles to service Symons House. Fairfax House, an eight storey office building fronting Wade Lane, is arranged on a perpendicular axis to 44 Merrion Street and Symons House, effectively enclosing the western end of the parking court beyond a pedestrian route which steps up from Merrion Street to Belgrave Street. There is a level pedestrian route between these two roads at the eastern edge of the application site. Trees alongside both footpaths help to soften but also reduce visibility through the spaces.
- 2.2 The Grand Quarter Conservation Area is located adjacent to the south and eastern boundaries of the site extending down New Briggate towards The Headrow and northwards as far as Belgrave Hall on Belgrave Street. Ground levels fall from the site to the south and east towards the City Centre core and the City Centre conservation area beyond. St John's Church and the surrounding greenspace forms the western third of the Grand Quarter Conservation Area. St John's Church and churchyard, located south of Merrion Gardens, is the oldest surviving church in the City Centre and is a Grade I listed building. The conservation area also includes the Grand Theatre (Grade II*); Grand Arcade (Grade II); and 51C New Briggate (previously Nash's fish restaurant), a Grade II listed house dating from the early 18th Century. The built environment of the conservation area is typically dominated by relatively low buildings with a high level of architectural detail. 26-34 Merrion Street, meanwhile, is a plain two storey terraced property located to the east side of the site, stepping down Merrion Street to the three-storey Wrens public house located at the junction with New Briggate.

- 2.3 Buildings at higher ground levels to the north of the site are noticeably much larger in scale than 44 Merrion Street and those in the conservation area. These include Symons House, a part 9, part 23, storey building; St Alban's Place, rising to 18 storeys north of Belgrave Street; and the emerging buildings situated on the northern side of Merrion Way including Altus House, a 37 storey building on the former site of Hume House.
- 2.4 Merrion Street presently comprises a two lane carriageway, together with a long lay-by presently used for taxi parking and bus standing. It forms part of the City Centre Loop and, under normal conditions, is a busy road at peak hours. Merrion Place to the east is a narrow road linking Cross Belgrave Street and Belgrave Street and provides access to the parking / servicing court.
- 2.5 Buildings to the south and east of the site, including the Grand Theatre, Belgrave Music Hall, Parkside Tavern, The Wrens and other bars located around the Grand Arcade and Cross Belgrave Street are predominantly in leisure uses. Fairfax House remains primarily in office use whilst there is a mix of residential apartments and student accommodation located on and to the north of Belgrave Street. The Merrion Centre to the north-west contains a wide mix of uses whilst St John's Centre to the south west primarily comprises retail space and office accommodation. Consequently, what was for many years an office-focused area, is now very much more of a mixed use area.

3.0 Proposals

- 3.1 It is intended to demolish the existing building and to construct a new building extending across approximately three-quarters of the site area. The building would encompass three principal elements: a street building fronting Merrion Way; a service wing with rooftop greenspace extending to the rear of the street building; and the tower.
- 3.2 Street building
- 3.2.1 The street building would comprise a ten storey element situated close to the western edge of the site, approximately 9 metres from Fairfax House and a similar height to that building. The main top 5 storeys of that section of the building would be canted back from the building line below. Moving eastwards down Merrion Street, the street building would step down to 5 storeys in height. The double height glazed ground floor frontage would contain retail space at the western corner and a student café/amenity space on the eastern corner. Towards the centre, the focus of the ground floor is a pedestrian arcade running directly from Merrion Street through to the concourse to the north of the building. In addition to being a route through the building, the space would provide access to reception areas and stair and lift cores to accommodation above and also to a lift providing access to the greenspace to the rear. The entrance to the arcade from Merrion Street would be triple height with a centrally located lantern section extending vertically through this part of the street building and terminated by glazing within the Level 4 roof terrace.
- 3.2.2 The double height frontage would sit behind a series of profiled glazed ceramic columns with ceramic fins suspended at mezzanine level between them. The fins would increase in intensity above the arcade entrance. The ceramics would utilise colours directly relating to the architectural faience along New Briggate.

- 3.2.3 The façade of the upper levels of the street building would primarily be clad in red brick slips. The window openings would be vertically staggered, repeating every alternate floor. The deep window reveals would incorporate coloured ceramic reveals positioned on the right side to the west of the arcade entrance and to the left side to the right, leading the eye towards the centre. Two thirds of the full height windows would be clear vision panels whereas the remaining third, sitting behind perforated powder-coated metal panel would be openable for natural ventilation. This treatment would be replicated for the canted section of the street building located between levels 5 and 8. The western elevation, facing Fairfax House, would have blank windows. The uppermost level of this part of the building, level 9, would be set further back from the street frontage and faced in a curtain-wall glazing system.
- 3.2.4 As noted, level 0 would contain a small retail space, access to the separate building cores and student amenity space. Bike and bin storage areas would also be provided at this level, located towards the eastern edge of the building. At mezzanine level a community/arts centre is proposed with level access from the amenity space to the northwest. Student amenity space and plant is proposed at this level to the east of the arcade. Student bedrooms commence at level 1. The western half of the footprint of the street building is identified for post-graduate students, comprising 87 studio rooms (24-33m²), typically with a shared living space or amenity located towards the centre of the plan. The eastern half of the street building is intended for undergraduates. There would be 15 studios (21-35m²) on each floor which would also have a study room, multimedia room or laundrette provided.
- 3.3 Service wing
- 3.3.1 The northwest corner of street building at level 0 projects and widens out towards Symons House. This wing of the building would contain plant, such as water storage areas, a substation, a communications room, and bin stores. There would be a 2.5m gap between the building and Symons House which, in common with the proposals, incorporates plans and servicing facilities at this level.
- 3.3.2 A roof garden is proposed above the service wing accessed directly from the footpath running between the development and Fairfax House. Approximately half the roof garden would be paved providing access into the community/arts centre and a route through to the lift down to the arcade or steps down to the rear courtyard.
- 3.4 Tower
- 3.4.1 The proposed tower would be located above the eastern end of the street building, separated from the lower levels by a tall, single storey recessed level. Unlike the street building, which would follow and reinforce the Merrion Street building line, the tower would be slightly rotated, sitting back a little from the Merrion Street frontage to align with Symons House 15 metres to the north. The tower would be symmetrical in plan about its north-south axis. Each of the elevations would have a centrally positioned crease, indenting the facets of the façade set back 1.2-1.5 metres from the outer corners. The corners, themselves, would be inverted such that the plan form would resemble a form of Maltese Cross.
- 3.4.2 The highest level of accommodation would be at level 31. The roof level (98.6 metres above ground level) would be concealed by an extended façade terminating 2 metres above the roof so as to screen window-cleaning equipment and plant.

- 3.4.3 The tower would have a largely glazed, flush, surface albeit the panels which make up the elevations would vary in nature. A coordinated system of clear, double-glazed panels, fritted double-glazed panels, perforated metal screens and insulated panels faced with back-painted glass would be used to correspond with internal functions as well as to present a vertical grain to the facades. The inverted corners of the tower would be entirely opaque. Each of the panel widths would be equal and, spanning the full height of each storey, would be slender in proportion. The dimensions of the jointing would also be minimised to reinforce the purity of the façade.
- 3.4.4 The glazed panels would be arranged in an off-set pattern alternating on each of the eleven lowest levels of the tower, every two floors for the next ten levels, and subsequently every three floors up to the top of the building. The panel colours are intended to emphasise the sky tones that would be reflected on the facades of the tower. A palette of blues and greys are proposed for the back-painted panels, and the glazing would be treated with a coating to create a unified surface appearance between the vision and colour-treated panels. The soffit to the tower would have a reflective metal finish, intended to help lighten the space beneath the cantilever and to provide visual interest when viewed from the street level.
- 3.4.5 Linear lighting fixtures are proposed in the inverted corners of the tower, using a cool white light directed inwards to wash the facades with a gentle glow of light while creating multiple reflections. Discrete uplighters would be used on the street building to light one side of the window reveal with a warmer white light. Feature lighting may be introduced into the arcade, whilst the glazed skylight presents the opportunity to create an infinity mirror.
- 3.4.6 Commencing at level 5, levels 5-25 of the tower would have a recurring internal floorplan. The central lift and stair core would provide access to a four cluster flats, each comprising five ensuite bedrooms (12.8-15.5m²) and a 15.2m² kitchen/dining room. The kitchen/dining rooms would provide access to living rooms (18.4m²) shared between two clusters. Levels 26-31 would be studios, 18 per floor. The studio rooms would vary in size between 20-26m². Consequently, in total the development would comprise 240 studio rooms and 420 bedrooms in cluster flats.
- 3.5 Public realm and servicing
- 3.5.1 A courtyard to the rear of the building, accessible by vehicles from Merrion Place, would be used for servicing the development and also Symons House. The space would also be laid out to also accommodate two disabled person parking spaces. Three wind baffles would be installed close to Symons House. Given direct linkages with the arcade and the roof terrace it is also intended that the space is used as a pedestrian route.
- 3.5.2 The rooftop terrace would contain areas of herbaceous planting with seating around the edges. Several trees (potentially *Alnus glutinosa* 'Laciniata', *Acer griseum*, *Betula pendula* or *Prunus x subhirtella* 'Autumnalis') are proposed in the soft landscape in this space. Climbing plants either side of the steps down from the rooftop terrace to the courtyard would form a green wall.
- 3.5.3 It is intended to retain 1 existing tree to the south-west of the building and two to the south-east. Three new trees are proposed in the courtyard immediately to the north of the tower. Two trees are proposed in the footway between the development and Fairfax House and three multi-stem trees are proposed in planters which would step up alongside the existing steps on this route.

4.0 Relevant planning history

- 4.1 The current scheme was the subject of a pre-application presentation to City Plans Panel on 20th February 2020 following a site visit by Members earlier that day (PREAPP/19/00563). A full copy of the minutes of that meeting is attached as Appendix 1.
- 4.2 Following submission of the current application the primary changes have been to the appearance of the street building to create a stronger relationship with buildings in the Grand Quarter and to the footprint of the tower so as to reduce its apparent mass.
- 4.3 The existing office building was constructed following the grant of planning permission in 1979 (H20/399/79/).
- 4.4 Planning permission for the demolition of the buildings to the east, 26-34 Merrion Street, and the construction of a five storey part commercial, part residential, building was granted on 14th May 2019 (19/00861FU). This followed planning permission for its redevelopment with a four storey building (18/00407/FU); and an earlier planning permission for addition of two floors to the existing building (17/03112/FU).
- 4.5 Prior approval for the conversion of the majority of Fairfax House into 147, 154 or 169 residential apartments was granted in June 2020 (20/00791/DPD, 20/00792/DPD and 20/00794/DPD).
- 4.6 Planning permission for several tall buildings containing purpose built student accommodation to the north of the site has been granted during recent years:
- Symons House, Belgrave Street - part 9, part 23 storeys (17/06605/FU)
 - St Alban's Place, Belgrave Street – part 7, part 11, part 18 storey (16/07741/FU)
 - Hume House, Wade Lane - 37 storeys (18/01819/FU).
 - White Rose View, Merrion Way - one 17 and one 27 storey building (18/05738/FU)

There is also a current application for the redevelopment of Commerce House, Wade Lane for a part 8, part 18 storey student accommodation building (20/02803/FU)

- 4.7 Planning permission for a 17 storey office building 50 metres to the west of Wade Lane in the Merrion Centre was approved in July 2019 (18/07799/FU).

5.0 Public / local response

- 5.1 Site notices advertising the application were erected on 29th May 2020 and the application was advertised in the Yorkshire Evening Post on 5th June 2020.
- 5.2 5 letters of support have been received commenting that:
- The proposed architecture would enhance the streetscape and the Leeds' skyline helping to advance the city's image and character
 - The glass tower is visually appealing

- The height of the building would fit in well with the developing cluster of tall buildings in the area
- The building would be highly sustainable
- There is a need for student accommodation in the city
- Relocation of the student population out of residential suburbs to purpose built accommodation closer to the universities would free up family housing and help to re-balance the demographics in areas such as Hyde Park and Headingley
- Locating students closer to the universities would reduce the demand for transport in the city
- The development would bring jobs and investment into the city and additional students would enhance the economy and environment

5.3 4 letters of objection have been received. The planning concerns raised are that the development would:

- produce a building overbearing in its scale in close proximity to the Grade I listed church of St John and the quiet open space of the churchyard. In addition, the development would have a detrimental impact on the Grand Quarter Conservation Area.
- not be an appropriate location for a tower.
- not provide affordable and social housing in the City Centre
- result in anti-social behaviour and crime
- deter companies from investing in the city
- affect the operation of a neighbouring building which has a rooftop events' terrace through overshadowing and potentially by generating noise complaints regarding the existing use

5.4 Leeds Civic Trust (LCT) also consider that the new tower would be unacceptably dominant, overbearing and intrusive and that would seriously impact upon the setting of the Grade I listed Church of St John and the Grand Quarter Conservation Area, noting that tall buildings recently completed or under development step down in height towards the more sensitive areas and lower scale of the city centre. LCT comment that the tower would also be contrary to the Tall Buildings SPD

6.0 Consultation responses

6.1 Statutory

6.1.1 LCC Highways – a new, easy to define highway boundary should be agreed. Paving between private and public areas should be seamless in material and level, but a continuous delineation strip will be required. The servicing arrangements, using Merrion Place are acceptable although it is not clear from the plans how the retail unit on the Merrion Street frontage can receive deliveries. The development needs to further improve pedestrian and cycle routes if these are to be the predominant modes of travel to and from the site.

Construction works will be very damaging to the footways along Merrion Street and Merrion Place, reconstruction of these sections of footway will be required as a minimum following completion of the construction works and will need to be conditioned. There is an opportunity to improve the connectivity between Merrion Gardens and St Albans Place along Merrion Place and tie this in with the courtyard of the development and it would be beneficial to improve the surface treatment of Merrion Place itself. This will need the poster drum on Merrion Street to be

relocated. A contribution of £400,000 to the cycling scheme for Merrion Street which the Council is currently developing is considered appropriate.

The use of bollards in the highway as hostile vehicle mitigation is not supported as it would compromise the Highway Authority's flexibility to manage the highway. Any mitigation should be within the development site or encompassed in the building design. A wind assessment has been prepared to show that with mitigation there will not be any safety exceedances on the highway. The development is unlikely to have a negative impact on road safety.

Details of cycling facilities; provision for constructors; highway condition survey and off-site highway repair works should be required by condition. The section 106 agreement should include the travel plan; a contribution of £400,000 to improvement works on Merrion Street; and off-site highway works on Merrion Place.

- 6.1.2 Historic England (HE) – HE welcomes the approach to tall buildings set out within the Tall Buildings SPD and note that the tall buildings recently completed or currently under development in this area generally respond to the topography of the area and step down in height towards the more sensitive areas and lower-scale development of the city centre. HE does not object to the demolition of the existing building.

HE state that the proposals for a 32-storey tower on this site would impact upon the setting of the Grade I listed Church of St John and the recently designated Grand Quarter Conservation Area, as well as a number of other heritage assets across the city. HE has serious concerns about the principle of locating a tall building of this scale on this site which would result in a taller and more bulky structure being brought closer in to the fine grain and domestic scale of the Grand Quarter Conservation Area and setting of the Church of St John which would be intrusive. HE state that the proposals are contrary to the council's SPD and consider the tower would be harmful to surrounding heritage assets, particularly the Grand Quarter Conservation Area.

Considering the great weight which is afforded to the conservation of heritage assets (NPPF paragraph 193) and the weight which can be attached to the policies in the Tall Buildings SPD, HE cannot support this application. HE recommend permission is not granted unless the Council considers there is a "clear and convincing justification" for the harm the proposals would cause (NPPF paragraph 194) and for departing from the Council's planning policies.

- 6.1.3 Coal Authority (CA) - the application site falls within the defined Development High Risk Area. The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth. CA has no objection subject to conditions regarding intrusive site investigation and land stabilisation.

6.2 **Non-statutory**

- 6.2.1 LCC Flood Risk Management (FRM) – the proposed development is located in Flood Zone 1 and therefore at low risk of fluvial flooding. Records show that the risk of groundwater flooding is also negligible and there have been no known flooding incidents at the site. Conditions are recommended to control details of a foul drainage scheme, details of a sustainable urban drainage scheme, provision of a method statement for interim and temporary drainage measures during the demolition and construction phases, and details of maintenance arrangements for non-adopted drainage features.

- 6.2.2 LCC Conservation – there is no disguising that the new tower is much taller than St John’s Church but this is considered to be a positive intervention into the setting of the listed building in the views where the two towers are seen together with the new tower being an enhancement or amplification of the qualities of the church which would be foregrounded against the emerging background of tall buildings to the north. The enhancement of the setting of St John’s would also be an enhancement of the Conservation Area. The opportunity for counterpoint is a “one-off” and could not be repeated elsewhere along Merrion Street.

The folds of the tower have been gently increased in incline which will enhance shadowing and its verticality in long views. There has been a further development of the podium to make it more of a contextual “street” building which references existing buildings in the Grand Quarter Conservation Area such as the Grand Arcade. The walling material has been changed to red brick with sloping reveals to the windows to increase solidity and there has been an introduction of coloured ceramic cladding. These “moves” need further development to provide movement and hierarchy across the façade with a focus on the main entrance.

- 6.2.3 LCC Contaminated Land Team - the Phase 1 Desk Study report is acceptable. Conditions are recommended regarding the need for a Phase 2 site investigation. Depending on the investigation a Remediation Statement and Verification Statement may also be required. Conditions are recommended to secure the site investigation, and any subsequent remediation and verification statements.
- 6.2.4 LCC Environmental Health (EH) – note that there is potential for noise and odour from existing and future commercial sources in the area impacting upon residents. Given the considerable differences in the character of music and road traffic the identified glazing specification may not provide sufficient mitigation against low frequency elements typified by entertainment noise. There are no objections to the application subject to conditions regarding details of a sound insulation scheme designed to protect residents from commercial noise including music; a post completion sound test; limits on the construction hours; provision of a statement of construction practice; lighting details; delivery and waste collection hours; and details of any extract ventilation system.
- 6.2.5 LCC Environmental Studies (noise) - The Noise Impact Assessment prepared by Ramboll UK Ltd details noise measurements and noise modelling conducted around the site of the proposal, together with mitigation features required to reduce the impact of road traffic noise and so meet acceptable internal noise standards. We agree with the methodology, findings and recommendations contained within the Assessment, and conclude that the suggested noise insulation strategy should create an acceptable noise climate within the development.
- 6.2.6 LCC Environmental Studies (air quality) - no objection to the proposal on the grounds of local air quality from road transport sources. The air quality assessment submitted indicates that air quality standards will not be exceeded either at the application site or elsewhere as a result of the development.

The demolition and construction associated with the development has the potential for dust emissions. However, the air quality assessment concludes there is a low to negligible risk of health impacts from increases in particulate matter concentrations. Therefore, we have no significant concerns for dust during the construction, subject to assessment and mitigation in accordance with the Institute of Air Quality Management planning guidance as proposed in the submitted air quality report.

- 6.2.7 LCC Waste Management – as a private contractor will undertake collections there are no comments to make.
- 6.2.8 LCC Access – it is pleasing to see that the doors have now been changed to automatic opening doors which offer inclusive access to the atrium and the accommodation. The external / public realm design should be developed to meet BS8300-1:2018, providing accessible seating, contrasted nosings and handrails to steps. Manifestation will be required to the large areas of glazing and the colour and pattern of this will require careful consideration as it must contrast against the background against which it is seen in all lighting conditions. As the scheme involves a route through the scheme from adjoining streets wayfinding and signage will also need to be considered and made accessible in its format and design. The Good Sign design guide is the recommended standard.
- 6.2.9 LCC Landscape - Depending upon confirmation from the tree survey, tree T7 a visually important Acer located near to the south-west corner of the existing building, should be kept and protected. Trees along Merrion Street would be beneficial to the setting of the building and to mitigate removals elsewhere.
- 6.2.10 LCC Nature Conservation – providing conditions are attached to control tree removal during the bird breeding season, and to provide integral bat roosting and bird nesting features in the development, there are no significant nature conservation concerns.
- 6.2.11 LCC Influencing Travel Behaviour – the travel plan should be included in the section 106 agreement along with an indexed travel plan review fee of £4,609.
- 6.2.12 West Yorkshire Archaeology Advisory Service - The site is outside the historic core and has been heavily developed and re-developed since the 18th century and, as such, there is not much scope for archaeology remaining.
- 6.2.13 Yorkshire Water – if planning permission is granted conditions to provide separate systems of drainage and to confirm suitable surface water drainage is provided are recommended.
- 6.2.14 West Yorkshire Police – physical security measures should seek to achieve the Secured by Design accreditation. A security plan, detailing security measures is recommended. Areas likely to attract rough sleepers should be designed to avoid this potential. Natural surveillance around the site should be maximised. Good quality external lighting to BS5489-2:2016 would be essential. Monitored CCTV to BS EN 50132-7: 2012+A1:2013 is recommended. Bin and cycle stores should be behind locked access control points. Window frames should be securely fixed and laminated glazing utilised.

7.0 Policy

7.1 Development Plan

- 7.1.1 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. For the purposes of decision making for this proposal within the City Centre boundary, the Development Plan for Leeds currently comprises the following documents:

- The Leeds Core Strategy 2014 (as amended by the Core Strategy Selective Review 2019)
- Saved UDP Policies (2006), included as Appendix 1 of the Core Strategy
- The Natural Resources & Waste Local Plan (NRWLP), Adopted January 2013 including revised policies Minerals 13 and 14 (Adopted September 2015)
- Site Allocations Plan (Adopted July 2019)

7.2 **Leeds Core Strategy (as amended)(CS)**

7.2.1 The CS sets out the strategic level policies and vision to guide the delivery of development and the overall future of the district. Relevant CS policies include:

- Spatial Policy 1 prioritises the redevelopment of previously developed land in a way that respects and enhances the local character and identity of places and neighbourhoods.
- Spatial Policy 3 seeks to maintain and enhance the role of the City Centre as an economic driver for the District and City Region.
- Spatial Policy 8 supports training/skills and job creation initiatives via planning agreements.
- Spatial Policy 11 includes a priority related to improved facilities for pedestrians to promote safety and accessibility and provision for people with impaired mobility.
- Policy CC1 outlines the planned growth within the City Centre. Part B encourages residential development, providing that it does not prejudice town centre functions and provides a reasonable level of amenity for occupiers.
- Policy CC3 states new development will need to provide and improve walking and cycling routes connecting the City Centre with adjoining neighbourhoods, and improve connections within the City Centre.
- Policy H2 refers to new housing development on non-designated sites.
- Policy H3 refers to housing density requirements.
- Policy H6B refers to proposals for purpose built student accommodation. Development will be controlled to take the pressure off the need to use private housing; to avoid the loss of existing housing suitable for families; to avoid excessive concentrations of student accommodation; to avoid locations that would lead to detrimental impacts on residential amenity; and to provide satisfactory living accommodation for the students.
- Paragraph 5.2.46 of the supporting text to policy H9 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”.
- Policy EC3 safeguards existing employment land, stating that the loss of an existing Class B use in an area of employment shortfall will only be permitted where the loss of the premises can be offset sufficiently by the availability of existing general employment land and premises in the surrounding area.
- Policy P10 requires new development to be based on a thorough contextual analysis to provide good design appropriate to its scale and function, delivering high quality innovative design and that development protects and enhance the district’s historic assets in particular, historically and locally important buildings, skylines and views.
- Policy P11 states that the historic environment and its settings will be conserved, particularly those elements which help to give Leeds its distinct identity.
- Policy P12 states that landscapes, including their historical and cultural significance, will be conserved and enhanced.
- Policies T1 and T2 identify transport management and accessibility requirements to ensure new development is adequately served by highways and public

transport, and with safe and secure access for pedestrians, cyclists and people with impaired mobility.

- Policy G6 protects existing open space and pedestrian corridors in the City Centre.
- Policy G9 states that development will need to demonstrate biodiversity improvements.
- Policies EN1 and EN2 set targets for CO² reduction and sustainable design and construction, and at least 10% low or zero carbon energy production on-site.
- Policy EN4 states that where technically viable major developments should connect to district heating networks.
- Policy EN5 identifies requirements to manage flood risk.
- Policy ID2 outlines the Council's approach to planning obligations and developer contributions.

7.3 Saved Unitary Development Plan Review policies (UDPR)

7.3.1 Relevant Saved Policies include:

- Policy GP5 states that all relevant planning considerations are to be resolved.
- Policy BD2 requires that new buildings complement and enhance existing skylines, vistas and landmarks.
- Policy BD4 relates to provision for all mechanical plant on and servicing of new developments.
- Policy BD5 requires new buildings to consider both amenity for their own occupants and that of their surroundings including usable space, privacy and satisfactory daylight and sunlight.
- Policy LD1 sets out criteria for landscape schemes.
- Policy N19 requires new buildings adjacent to conservation areas to preserve or enhance the character or appearance of the relevant areas.

7.4 Natural Resources & Waste Local Plan (NRWLP)

7.4.1 The NRWLP sets out where land is needed to enable the City to manage resources, like trees, minerals, waste and water and identifies specific actions which will help use the natural resources in a more efficient way.

7.4.2 Relevant policies include:

- Air 1 states that all applications for major development will be required to incorporate low emission measures to ensure that the overall impact of proposals on air quality is mitigated.
- Water 1 requires water efficiency, including incorporation of sustainable drainage
- Water 4 requires the consideration of flood risk issues
- Water 6 requires flood risk assessments.
- Water 7 requires development not to increase surface water run-off and to introduce SUDS where feasible.
- Land 1 requires consideration of land contamination issues.
- Land 2 requires that development conserves trees where possible.

7.5 Site Allocations Plan (SAP)

The site is not specifically identified in the SAP. St John's Churchyard and the Garden of Rest is identified as protected Green Space.

Other material considerations

7.6 National Planning Policy Framework (NPPF)

- 7.6.1 The revised National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) replaces previous planning policy guidance and statements in outlining the Government's planning policies for England and how these are expected to be applied. One of the key principles at the heart of the NPPF is a presumption in favour of Sustainable Development set out in three parts: Economic, Social and Environmental. Relevant paragraphs of the NPPF are outlined below.
- 7.6.2 Paragraph 108 states that appropriate opportunities to promote sustainable transport modes should be taken up; safe and suitable access provided for all users; and any significant impacts on the highway mitigated. Paragraph 110 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.
- 7.6.3 Chapter 12 identifies the importance of well-designed places and the need for a consistent and high quality standard of design. Paragraph 124 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. 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.
- 7.6.4 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).
- 7.6.5 Chapter 15 identifies guidelines for conserving and enhancing the natural environment. Paragraph 170 states that new and existing development should not be put at unacceptable risk or be adversely affected by unacceptable levels of soil, air, water or noise pollution. Development should, wherever possible, help to improve local environmental conditions.

7.6.6 Chapter 16 refers to the historic environment. Paragraph 192 states that 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.

Paragraph 193 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).” Paragraph 196 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.”

7.7 **Supplementary planning guidance**

- Accessible Leeds SPD
- Travel Plans SPD
- Tall Buildings SPD
- Building for Tomorrow Today: Sustainable Design and Construction SPD
- Neighbourhoods for Living SPG
- Parking SPD
- City Centre Urban Design Strategy SPD

7.7.1 The Grand Quarter Conservation Appraisal and Management Plan (2017) states that new development should respond sensitively and creatively to the historic environment; ensure that public realm and traffic management measures respect and enhance the special character of the conservation area; protect the important contribution that trees make to the special character of the conservation area; ensure the historic environment plays a positive role in addressing climate change; promote and celebrate the special architectural and historic interest of the conservation area; and ensure that the setting of the conservation area is considered.

7.7.2 Whereas the Council has consulted on an update to the Tall Buildings SPD further pre-adoption consultation on amendments to the draft SPD are likely later in the year. Consequently, the draft SPD presently carries very little weight.

8.0 **Main issues**

- Principle of the development
- Amenity
- Townscape, heritage and design
- Transportation public realm
- Accessibility
- Wind
- Climate Change and Sustainability
- Planning Obligations and CIL

9.0 Appraisal

9.1 Principle of the development

9.1.1 The site is located within the designated City Centre. CS Policy CC1(b) encourages residential development in City Centre locations providing that the development does not prejudice the functions of the City Centre and that it provides a reasonable level of amenity for occupiers. Policy H2 of the CS states that windfall sites will be acceptable in principle providing the number of dwellings does not exceed the capacity of transport, educational and health infrastructure, as existing or provided as a condition of development.

9.1.2 Policy H6B relates specifically to the provision of student housing. It has been established that there are approximately 38,000 university students in the city presently without access to purpose-built student accommodation whilst the universities are increasingly reliant upon private sector accommodation. This would suggest that additional provision of purpose-built student accommodation is unlikely to result in an over-supply of such accommodation in the near future, notwithstanding the potential impact of the coronavirus pandemic upon new student intake in 2020. Further, CS 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. At pre-application stage City Plans Panel confirmed the proposed development of the site for student accommodation was acceptable in principle.

9.1.3 The proposal is considered against the criteria set out below within the adopted CS 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 660 student bedspaces would help to reduce the need to use private housing for student accommodation and in doing so deflect pressure away from private rented houses in areas of over-concentration.

(ii) To avoid the loss of existing housing suitable for family accommodation.

The existing building on the site was last used as office accommodation and the new building would be used primarily for the provision of purpose built student accommodation. 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 located towards the northern end of 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 along Merrion Street and Woodhouse Lane or Wade Lane and Merrion Way. Forthcoming improvements to Merrion Way and the provision of new crossings across Wade Lane brought forward by other developers of student accommodation in the area will help to improve accessibility to the universities further and would accord with Core Strategy policies SP11, CC3 and T2.

Criteria (iii) and (v) of policy H6B are considered in the amenity section, at paragraph 9.2 below.

- 9.1.4 The existing building, 44 Merrion Street, comprises vacant B1 office space. Core Strategy Policy EC3 seeks to retain such a use unless the development (i) would not result in the loss of a deliverable employment site; or (ii) existing buildings are considered to be non-viable in terms of market attractiveness, business operations, age, condition and/or compatibility with adjacent uses; or (iii) the proposal will deliver a mixed use development which continues to provide for a range of local employment opportunities and would not undermine the viability of the remaining employment site.
- 9.1.5 The site is not in an area of the city with a shortfall of employment land. The Santander offices closed during 2019 and the proposal would reduce the available office supply by a relatively small amount. New office development has recently taken place at Merrion House and approval was granted last year for nearly 13,000m² of B1 office floorspace in a new 17 storey tower in the nearby Merrion Centre. There remains a significant amount of committed or newly completed office floorspace elsewhere within the City Centre, together with office space nearby such as within St John's Centre and the Merrion Centre. Additionally, there has been a shift in the focus of new office accommodation towards the west side of the City Centre to areas such as Wellington Place. Further, the scheme proposes a mix of uses, including a small retail space and also a community/ arts facility which would add additional vitality to the area. The development would also provide employment opportunities for local people in both the construction and subsequent operation of the development, to be secured through the section 106 agreement. As a result, the development would accord with CS policies SP8, EC3 and CC1b.

9.2 Amenity considerations

- 9.2.1 Criteria (iii) of Core Strategy policy H6B aims *to avoid excessive concentrations of student accommodation which would undermine the balance and wellbeing of communities.*
- 9.2.2 What was for many years an office-focused area, around the mixed-use Merrion Centre, is presently undergoing a rapid change to a largely residential one comprising a mix of private rental apartments and purpose-built student accommodation. This includes former offices in nearby buildings at Belgrave House, Warwick House, Zicon House and Brunswick Point which already have been, or are currently being, converted to private rental accommodation. Permission has also been granted for the conversion of Fairfax House into up to 169 residential apartments. The site is located on the southern edge of this cluster of residential uses, adjacent to entertainment establishments in and around New Briggate and close to the heart of the prime retail quarter.
- 9.2.3 Largely due to its proximity both to the universities and also the City Centre the area is a focus for new purpose-built student accommodation supplementing older developments at Sky Plaza on the west side of Clay Pit Lane, and Arena Village on Wade Lane. Havana Residence on Cookridge Street (96 bedspaces); Vita St Alban's Place (376 bedspaces) and Symons House, Belgrave Street (353 bedspaces) have opened during the past 18 months. During the next 18 months Unite White Rose View (976 bedspaces) and Olympian Homes Hume/Altus House (752 bedspaces) will open on Merrion Way, and Vita 2 (312 bedspaces) will open on Portland Crescent. Planning permission is also in place for 98 student studios on land north of the QOne Residence, Wade Lane and an application for redevelopment of Commerce House on Wade Lane (210 bedspaces) is due to be considered in the near future. The student accommodation in the proposed development would provide 660 bedspaces.

- 9.2.4 As noted, the growth in residential accommodation in the area is a recent phenomenon and it is not considered that existing local residents would be adversely affected by student accommodation in the proposed location given the wider area's use, levels of student accommodation already present in the area, and the manner in which purpose-built student accommodation is managed. Similarly, it is not considered that the number of students proposed would result in an excessive concentration of students that would undermine the wellbeing of the area within the context of a busy mixed use, City Centre environment. It is more likely that the students would help to support existing businesses within the City Centre. Further, the development's position relative to both the main university campuses and the City Centre is such that student journeys to and from these locations would avoid more established, residential communities around Lovell Park such that residents would not be adversely affected by the development.
- 9.2.5 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*.
- 9.2.6 Although Policy H9 in the CS expressly excludes purpose built student accommodation from the minimum space standards for new dwellings 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".
- 9.2.7 CS 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.
- 9.2.8 Officers and Members have visited several student housing schemes to review the level of amenity provided for students occupying purpose built schemes. 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 scheme 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.
- 9.2.9 City Plans Panel has previously approved the following student accommodation developments:
- Planning permission for Vita's St Alban's Place scheme, in which the smallest studios is 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 Autumn 2019 City Plans Panel approved the redevelopment of the College of Technology on Woodhouse Lane. The studios would range in size from 21-27m², with an average size of 23.5m². Typically, cluster bedrooms would be 13m². The amenity spaces attached to the clusters would range in size from 23.3m² for the four-bedroom clusters to 40.1m² for the 8-bedroom clusters. A total of 442m² of dedicated amenity space would be provided for use by students.

In each of these purpose-built student schemes the dedicated additional amenity spaces within the building were considered critical in providing acceptable levels of amenity for the occupiers of the development.

- 9.2.10 The format of the proposed scheme is similar to the purpose-built student accommodation schemes referred to above. In total there would be 240 studio rooms (153 for undergraduates and 87 for postgraduates) and 420 en-suite bedrooms in cluster flats. The smallest of the studios would be 20m² albeit a range of sizes is proposed dependent upon location within the development. Each studio would comprise an en-suite shower/wc, a cooking area, storage and study area, and a sleeping area.
- 9.2.11 All 84 cluster flats would be in groups of 5 bedrooms, the smallest bedroom of which would be 12.8m². Each cluster would have a kitchen/diner (15.2m²) and have shared access with an adjacent cluster to a lounge (18.4m²). Assuming 50% usage of the lounge the shared cluster would have a floor area of 123m² clearly surpassing the minimum space standard for a 5 bedroom, 6 person apartment identified in CS policy H9 (103m²).
- 9.2.12 Areas of dedicated amenity space for use by students would be provided throughout the development. The postgraduate accommodation would have 358m² of dedicated space, in addition to a laundrette which would be designed as a social-cum-functional space, with lounge areas and coffee/bar facilities, and also a reception area. Similarly, the undergraduate accommodation would have 549m² of dedicated space, in addition to a laundrette and a reception area. These dedicated areas would be laid out for uses such as quiet study, multimedia lounges, dining, common room and gym areas. Those rooms located towards the centre of the floorplate would look out over the arcade. Additionally, a shared area (166m²) would be provided at ground level fronting Merrion Street which may include café facilities.

Further external amenity space would be provided on the roof terraces at level 4 and level 9. Consequently, the approach to, and the amount of amenity space provided would be consistent with other purpose-built student schemes recently approved in the City Centre.

- 9.2.13 Student bedrooms would be located throughout the development. Those facing north would be located a minimum distance of 15 metres from southward-facing student bedrooms within Symons House. In a City Centre location such as this the intervening distance is considered acceptable in terms of both overlooking and outlook albeit it is recognised that daylighting of student apartments in Symons House will diminish to a degree relative to the existing scenario. Those apartments facing south in the new building would enjoy open aspects and, given the provision of full height windows, good levels of natural daylighting. The tower would contain apartments with east and west-facing windows which would not benefit from such advantageous conditions. A minimum distance of 11 metres would be achieved to Fairfax House albeit the rooms in this part of the development would face north or south and not rely on daylighting from the west. Given the proposed building position relative to that of the existing building, on balance, it is not considered that that occupiers of Fairfax House, if converted to residential accommodation, would be unacceptably affected. A room on each floor in the south-east corner of the street building would face towards 26-34 Merrion Street, 9.5m away. However, in the current format the outlook from these rooms would be over the rooftop of the neighbouring building such that occupiers of neither property would be affected. If 26-34 Merrion Street were to be redeveloped and vertically extended, as approved, rooms on three floors of the street building would be affected but, given the juxtaposition of the two buildings, not to an unacceptable degree. As such, it is not considered that the development would have an unduly harmful impact upon the amenities of occupiers of those neighbouring buildings within the context of a densely built City Centre.
- 9.2.14 The operators of Belgrave Music Hall have raised concerns that the proposed tower would overshadow their venue which has a rooftop terrace, and potentially also lead to complaints from residents of the development regarding noise and overlooking from the music venue. The closest part of the tower to the Belgrave Music Hall terrace is more than 20 metres away. Such a distance is considered acceptable to ensure reasonable levels of privacy in a City Centre environment. Further, whilst the tower would overshadow the terrace at times this is not untypical within the City Centre where there are a variety of building heights. It is not considered that the development would be unduly harmful. It is recognised that music from the Belgrave Music Hall could be audible within the development. Accordingly, a condition is proposed to ensure that the development incorporates appropriate sound insulation to protect occupiers from both music and traffic noise.
- 9.2.15 Consequently, it is considered that occupiers of the development would have acceptable levels of amenity whereas the occupiers of surrounding developments would not be unacceptably affected. As such, the proposals accord with CS policy P10 and saved UDPR policies GP5 and BD5.

9.3 Townscape, heritage and design

- 9.3.1 The site is located adjacent to the Grand Quarter Conservation Area and in the setting of listed buildings, most notably St John's Church. HE, LCT and objectors share similar concerns about the impact of the proposed 32 storey tower on the setting of these heritage assets commenting that the tower would be unacceptably dominant and overbearing in key views, particularly from New Briggate. In

accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in considering whether to grant planning permission for development affecting the setting of a listed building the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any special architectural or historic interest which it possesses. Similarly, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas. Further guidance is provided within paragraph 193 of the NPPF which states that when 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.

Further, paragraph 193 of the NPPF states that great weight should be given to the conservation of nearby heritage assets. Any new development must also provide good design that is appropriate to its location, scale and function (CS Policy P10). Part (i) of the policy states that the size, scale, design and layout should be appropriate to its context and that (Part ii) the development should protect and enhance skylines and views. These policies accord with guidance in the NPPF which requires that development establishes a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; to respond to local character and history; and to reflect the identity of local surroundings.

- 9.3.2 St John's Church was constructed in 1632 and altered in 1830 and due to its architectural and historic interest is a Grade I listed building. The church is an important landmark but is relatively little seen in New Briggate where it is largely screened by trees and buildings. Here, the gateway and steps up into the churchyard form a focal point emphasised by the hard surfaced public realm space in front of them. Once within the churchyard the site is visible to the north of the church. Views of the church open up along Merrion Street when moving east past Wade Lane, or moving west beyond 21 Merrion Street such that space to the north of the church, including the application site, is important to its setting. A series of smaller landmark features help define the sense of place within the Grand Quarter Conservation Area including the architectural emphasis of corners with roof turrets, angled corner doorways and flat-iron forms. Buildings are designed to form 'end stops' to streetscape views, for example The Wrens at the junction of New Briggate with Merrion Street. Additionally, groups of trees make a significant contribution to the quality of the townscape within the conservation area including those at St John's churchyard and Merrion Street gardens.
- 9.3.3 The proposed development would replace a 1970's building which contributes little to the setting of the adjacent conservation area. Consequently, its removal would not have a harmful impact on its heritage setting and would not be resisted. The proposed development would comprise two principal components, a street building and a tower. The tower would have a largely glazed, flush, surface albeit the panels which make up the elevations would vary in nature. A coordinated system of clear, double-glazed panels, fritted double-glazed panels, perforated metal screens and insulated panels faced with back-painted glass would be used to correspond with internal functions as well as to present a vertical grain to the facades. The glazed

panels would be arranged in an off-set pattern alternating each of the eleven lowest levels of the tower, every two floors for the next ten levels, and subsequently every three floors up to the top of the building producing a horizontal gradation to the building. The vertical folds of the tower would enhance shadowing and its verticality in long views. These glazed, patterned, tower elevations would create a dynamic, animated, façade which would react to changing environmental conditions and will appear different when seen from shifting viewpoints.

- 9.3.4 The proposed tower would sit above the proposed street building on the north-south axis with St John's Church. This axial relationship presented an opportunity to counterpoint the tower of the church which has been the guiding principle behind the evolution of the siting, form and design of the proposed tower. The two towers are interdependent but distinct and harmonious whilst contrasting. The proposed tower would be rotated on the roof of the street building such that its southern elevation would be parallel to the north face of the tower of St John's Church. Proportionally, both towers have a ratio of approximately 1:4 height to width and both towers have a shared bi-lateral symmetry to their faces. The subtle fold in the plane of the proposed tower is not a literal response to the form of the church tower but is a "response" or development of the diagonal buttresses of St John's tower. Similarly, the inverted corners of the tower are a reference back to the buttresses. The glazed, crystalline, character of the new tower would contrast with and be deferential to the grit-stone gravitas of St John's Church. There is no disguising that the new tower would be much taller than St John's Church but this is considered to be positive intervention into the setting of the listed building in the views where the two towers are seen together, such as from south-east of the churchyard, with the new tower being an enhancement or amplification of the qualities of the church which would be foregrounded against the emerging background of tall buildings to the north.
- 9.3.5 Views are relatively contained within the immediate network of streets as a result of the enclosing urban development and the curvature of streets such as New Briggate. Beyond the immediate setting of the church, the proposed tower would be visible from a limited number of locations within the Grand Quarter and City Centre conservation areas including looking westwards along Merrion Street from its junction with New Briggate and looking northwards from Briggate. In key views from the south up Briggate, the proposed tower would sit just off the axial view, largely screening new views of Symons House and emerging views of Altus (Hume) House. Similarly, when looking west up Merrion Street the taller buildings to the north would not be readily visible. Consequently, the tower would appear as an isolated point of height amongst lower ones. The justification for a tall building which breaks the established scale of buildings in the conservation areas beyond is recognised above in relation to the setting of St John's Church. The enhancement of the setting of St John's would also be an enhancement of the Grand Quarter and City Centre conservation areas.
- 9.3.6 The site is located 55 metres to the north of St John's Church. Primarily as a result of the absence of significant built development between the two, the existing Tall Buildings SPD identifies the site as being within a zone of exclusion centred around St John's Church and Merrion Gardens intended to protect buildings, vistas and public spaces from the visual impact and physical proximity of tall buildings. A tall building on the site would also be in a protected view looking north up Briggate. Objectors' comment that a tall building on the site would be contrary to the adopted SPD. However officers consider that for the reasons given, that the townscape impact of the proposed development would preserve and enhance the character of the nearby listed buildings and conservation area and, as a result, the proposed tall building is considered acceptable in this location.

- 9.3.7 The area to the north of the site is characterised by a number of large, existing modern, buildings such as the Merrion Centre, Wade House, Arena Point (Tower House), CLV Arena Village, Leeds Arena, and the tallest building in the area, Sky Plaza situated on the west side of Clay Pit Lane. Partly in recognition of this context the Tall Buildings SPD identified that there could be the opportunity for a cluster of tall buildings in the area to the north and east of the Merrion Centre, extending close to the site. Following the catalytic effect of the introduction of the Leeds Arena the following tall buildings have been recently constructed or will be completed within the next 18 months in this area: Symons House (maximum 23 storeys) immediately north of the site; St Alban's Place (maximum 18 storeys) north of Belgrave Street; Hume (Altus) House (maximum 37 storeys); White Rose View (17 storey and 27 storey towers) on the north side of Merrion Way. There are also proposals for a 17 storey office building within the Merrion Centre to the west and an 18 storey building immediately north of QOne on Wade Lane.
- 9.3.8 Whereas there is some variation in scale, following the completion of the new buildings referred to above, building heights will, as a rule, ascend from the west along Merrion Way to a high point at Altus House and then generally descend from that point towards the north, east and south towards the site and the city centre. Longer distance views of this "doming" effect around the arena would be visible from the north and east of the City Centre. Although appearing as an anomaly to this doming effect when viewed from the A64 to the east there are established points of height in the north-south spine of tall buildings running through the City Centre such as K2 and West Riding House and ultimately Bridgewater Place. Consequently, the tower would be a positive marker slightly off-set from the north-south spine.
- 9.3.9 As noted, the existing building contributes little to the character of Merrion Street with much of the ground floor concealed behind heavy, protruding, planters. There is a flight of steps up to the ground floor entrance creating a barrier to movement whilst the existing recessed ground floor former office windows offer no animation or vibrancy to the street.
- 9.3.10 The proposed street building would introduce a taller western end, similar in height and width to Fairfax House to the west. The remainder of the street building would step down to the height of the building approved to the east of the site and, in doing so, represent a suitable transition between its two neighbours along Merrion Street. Level access would be provided into the centrally located arcade which would provide new permeability through the site. Expansive glazing to either side of the arcade entrance would provide open views into the double height space likely to contain a retail outlet on the southwest corner and a student café and study space to the southeast. Alone, these elements would significantly enhance the character of the Merrion Street and the setting of nearby heritage assets.
- 9.3.11 Following the pre-application presentation to City Plans Panel the developer's team has worked hard with officers to produce a contextual "street" building which references existing buildings in the Grand Quarter Conservation Area such as the Grand Arcade. Above the triple height glazed arcade entrance glazed tiles will reference those used in the conservation area. The ribbed profiling of the tiles will be extruded downwards as floating, coloured fins, to the front of the glazing. The application of these ceramic fins has been devised so as to enhance the overall grandeur and profile of the main building entrance, by increasing their density and height towards the centre of the facade. At the time of writing, the final detail of this element remains to be finalised and, as such, a planning condition to control the detail is likely.

- 9.3.12 The walling material has been changed to red brick chosen to respond to local hues and materiality. The window reveals have been increased in size to offer greater visual depth, reinforced by splayed, ribbed, ceramic reveals positioned to the left side of the windows located to the east of the entrance, and to the right side of the windows located to the west side of the windows. At ground level the ceramic, profiled, columns, would sit forward of the double height glazing behind and would extend upwards either side of the arcade entrance to emphasise this centre-piece. The articulation of the street building would produce a strong contrast with the flush appearance of the tower which would sit back and above the street building.
- 9.3.13 Subject to the final choice of materials, which would be best resolved through construction of a large scale sample panel, this part of the Merrion Street streetscape would be reinforced, helping to form a more cohesive setting to St John's Church.
- 9.3.14 The proposed development would provide high quality, contemporary, architecture which would maintain and enhance the setting of nearby heritage assets including St John's Church and the Grand Quarter Conservation Area, whilst animating and improving the appearance of the local townscape. Consequently, the development would accord with CS policies SP1, P10, P11, saved UDPR policy BD2 and the NPPF.

9.4 Transportation and public realm

- 9.4.1 The site is located in a highly sustainable location close to the many amenities offered by the City Centre and is readily accessible by a range of modes of transport. The development itself would be car-free (other than for two disabled persons' parking spaces) supporting the sustainable approach to parking provision advocated in the City Centre in the Parking SPD. Space would be provided within the courtyard to the rear for servicing both the development and Symons House as it is expected that more distant loading bays in Belgrave Street would be fully utilised by other users.
- 9.4.2 A management plan for student drop off and pick up at start and end of term time submitted with the planning application confirms that students would be allocated 20 minute time slots to unload within the courtyard and advising of nearby car parking availability. The management plan also commits to working with the other nearby student accommodation developments in order to minimise disruption. Implementation of the management plan would be conditioned.
- 9.4.3 Long-stay bike storage areas for the development are proposed at the lowest level of the building close to the pedestrian routes passing the eastern and western boundaries of the site. The identified number of long stay and short stay cycle parking places is in accordance with SPD guidance. A plan is required clearly showing the layout, and type of storage, details of which would be conditioned.
- 9.4.4 The development, accommodating 660 students, would result in additional pedestrian and cycling movements to and from the universities, placing greater demands on existing and proposed highway crossings and footways along the route. As a consequence, it is considered that the transport impacts of the development should be mitigated by cycle and pedestrian improvements as these would be the predominant modes of travel to and from the development. Recent and ongoing student developments in the area have contributed towards improvements to St

Alban's Place, Belgrave Street, Wade Lane and Merrion Way in order to mitigate the impact of those schemes by developing a more pedestrian-friendly environment.

- 9.4.5 The Council is currently developing a cycling scheme for Merrion Street that would create a two-way cycle route, utilising the current traffic lane on the south side of the street. In order to maintain two traffic lanes, which are currently still necessary on Merrion Street, the existing taxi rank / bus laybys and pedestrian crossing build-out would need to be removed and the road space allocated to a running lane. The cycle scheme would link the development to safe cycle tracks and lanes being developed on New Briggate and Vicar Lane which, in turn, connect to the wider strategic cycle network. It is considered appropriate for a financial contribution to be made to these works as they will be of direct benefit to future occupants of the development. Accordingly, a developer contribution of £400,000 towards the provision of cycle route improvements in the area is sought as a Section 106 contribution which the developer has agreed to pay.
- 9.4.6 As a result of the works to deliver the cycle lane there is limited scope to increase the width of the existing footway on the north side of Merrion Street. However, through the removal of the existing planters and by aligning the proposed building parallel to Merrion Street, the minimum footway width would be 4.5 metres which exceeds that existing and is considered acceptable.
- 9.4.7 In addition to the shrubs in existing planters surrounding the building there are several trees that would need to be removed to enable the development. Several of these are of low quality and their removal is not resisted. However, trees to the southwest and southeast corners are visually important and will be retained. Notwithstanding, a minimum of three new trees for each one to be removed should be provided to accord with NRWLP policy Land 2. Two new trees are proposed to the west of the building and three immediately north of the proposed tower. The opportunity for the introduction of small/medium size street trees along Merrion Street to the front of the building are subject to the width of the footway and the extent of utilities and services. However, such conditions are not unusual in the City Centre and such trees would offer a number of benefits including helping to strengthen green infrastructure in the area; mitigating the loss of trees around the site; moderating the scale of the proposed development, and providing wider environmental and sustainability benefits.
- 9.4.8 Additionally, it would be beneficial to improve the surface treatment of Merrion Place itself to aid pedestrian movement and to improve linkages between St John's Gardens to the south and the St Alban's greenspace to the north. Furthermore, construction work is likely to be very damaging to the Merrion Street footway and also to those surfaces to the east and west of the development. As such, reconstruction of these sections of footway to the Council's specification in materials to match the current City Centre palette will be required by condition following completion of the construction works.
- 9.4.9 Subject to the provision of the cycling and pedestrian improvements which form part of the agreed travel plan, for which there would be monitoring fee of £4,609, and the provision of appropriate tree planting the development would accord with CS policies P10, T2 and CC3 and the Travel Plan SPD.

9.5 Accessibility

- 9.5.1 Whereas Accessible Housing Standards (CS policy H10) do not apply to purpose built student accommodation developments the applicant appointed Approved

Inspectors to ensure that the scheme accords with inclusive design legislation and general accessibility requirements highlighted by CS policies T2 and P10.

- 9.5.2 There is limited space around the building but 2 disabled parking bays would be provided close to the northern access into the arcade. Proposed revolving doors have been replaced by automatically opening doors at all public entrance points to make the scheme more accessible. Although existing levels fall around the site from north-west to south-east the development has been designed with step-free entrances to the student accommodation from both Merion Street and Merion Place, and also into the rooftop greenspace and arts facility from Belgrave Street. A series of lifts within the development, including 5 residential lifts, and an access lift to and from the public realm would be provided to ensure level access throughout. WC facilities would be provided on the ground floor and mezzanine level for use by residents and the public. The facilities will include ambulant accessible cubicles and unisex accessible facilities.
- 9.5.3 5 per cent of bedrooms are proposed as wheelchair accessible units. Within the rooms designs will incorporate facilities that provide a choice of heights and fixtures and fittings that visually contrast from their backgrounds.
- 9.5.4 The approach to inclusive design is welcomed by the Council's Access advisor. Consequently as a result of the aforementioned provisions, it is considered the proposed development accords with relevant local and national requirements and would be accessible in accordance with Accessible Leeds SPD and CS policy T2.

9.6 Climate Change and Sustainability

- 9.6.1 The CS environmental policies are designed to ensure that new development contributes to carbon reduction targets and incorporates measures to address climate change concerns following the Council's declaration of a climate emergency in 2019. Policy EN1 is flexible, allowing developers to choose the most appropriate and cost effective carbon reduction solution for their site. Major developments also need to meet the BREEAM Excellent standard if feasible (EN2). Where technically viable, appropriate for the development, and in areas with sufficient existing or potential heat density, major developments should propose heating systems, potentially connecting to the emerging district heating network (EN4(i)). The application is supported by an Energy and Sustainability Statement that sets out the intended approach to these and wider sustainability requirements.
- 9.6.2 An audit has been carried out which confirmed that the existing building has a very high rate of recyclability. For example, all concrete would be crushed and re-used on site and all metals, bricks and blocks, plasterboard and carpets would be recycled off-site. Additionally, close to 100% of timber, glass and ceramics would also be recycled such that there would be little waste going to landfill.
- 9.6.3 The design of the new building will include high efficiency fabric, low air permeability, solar protection to glazing, use of LED lighting with daylight sensors throughout, high efficiency heat recovery ventilation (mechanical ventilation heat recovery units in student rooms), 150m² of photovoltaic panels on the tower roof and connection with the Leeds PIPES heat network to provide domestic hot water for the building. The development has been calculated to exceed the requirements of CS policy EN1.
- 9.6.4 The development would minimise water usage through water conservation utilising water efficient sanitary fittings such as low flush wc's, low flow taps and showers with flow regulation; managing water use such as planting plants that require less

irrigation; and leak detection and prevention. As such, the development should accord with CS policy EN2.

- 9.6.5 The development is well-placed with regard to Phase 2 of the Leeds PIPES district heating network. It currently appears that a connection will be viable and the developer intends working with the Council to develop the design of the network connection. Consequently, the development would accord with CS policy EN4.
- 9.6.6 In addition, the developer has produced a Sustainability Procurement Plan to identify solutions to reduce the overall impacts arising from construction materials. The plan includes a review to minimise the amount of raw materials used, specification of locally sourced materials and with an environmental performance declaration wherever feasible; specification of materials with a recycled content; and selection of materials designed for durability. It is also intended to provide sustainable urban drainage in the form of on-site retention with a regulated outflow so as to help reduce the potential for flood risk elsewhere. Whereas the accommodation is specifically designed for students the design is robust and flexible and could be adapted to provide other forms of residential accommodation if required in the future.
- 9.6.7 Consequently, the proposed development accords with relevant local and national sustainability policy and positively responds to the climate change emergency.

9.7 Wind

- 9.7.1 Due to the height of the tower the applicant was mindful of its potential impact on the local wind environment and from an early stage in the pre-application design developed the building massing and architecture in conjunction with input from a wind consultant. The planning application was supported by a wind report which used both CFD analysis and a suite of wind tunnel modelling to identify likely changes in wind conditions as a result of the development. Following recent convention, the assessments were reviewed by Tobermory Consultants Ltd on behalf of the Council. The earlier wind modelling was updated to address initial review comments and to reflect changes to the street building and to mitigation proposals.
- 9.7.2 The analysis shows that the wind conditions around the current development are suitable and there are no areas where distress wind speeds would be reached. The construction of the proposed development in the existing surroundings (without mitigation) would result in wind conditions worsening significantly to the east and being slightly worse to the south primarily due to high level winds from the south-west being channelled down to ground level. These offsite conditions would generally become calmer with the construction of approved buildings in the area although regions of uncomfortable and unsafe conditions would still persist.
- 9.7.3 Mitigation measures including 5 columns across the double height façade to the east of the arcade entrance, 2 solid screens in the south-east passageway and 3 porous screens to the north-east, all within the site, were subsequently tested in the wind tunnel. This resulted in predicted pedestrian comfort levels for thoroughfares around the building, off-site entrances and nearby bus stops being suitable for their intended use. Whilst conditions in Merrion Street Gardens and close to the junction of New Briggate and the Grand Arcade would become slightly windier they would be suitable for occasional sitting in both winter and summer conditions. Two localised areas on the level 4 roof terrace were predicted to exceed the distress wind criterion. However, the roof terrace has been redesigned such that there would be no access to these areas.

9.7.4 The owners of the Belgrave Music Hall which has a roof terrace used for events highlighted that the original wind study did not specifically comment upon the impact upon that venue. A supplementary wind report considered this issue concluding that the proposed development would have a shielding effect upon Belgrave Music Hall which should offer additional protection from wind. This view was corroborated by Tobermory.

9.7.5 Consequently, it is considered that the development would not have an unacceptable impact upon the local wind environment and would accord with saved UDPR policy GP5.

9.8 Planning Obligations and CIL

9.8.1 A legal test for the imposition of planning obligations was introduced by the Community Infrastructure Levy Regulations 2010 (as amended in 2019). These provide that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:

- (a) necessary to make the development acceptable in planning terms,
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

9.8.2 According to the guidance, unacceptable development should not be permitted because of benefits or inducements offered by a developer which are not necessary to make the development acceptable in planning terms.

9.8.3 The proposed scheme produces the need for the following obligations which it is considered meet the legal tests:

- Occupation of the residential accommodation only by full-time students in higher education, as use for standard C3 accommodation would give rise to other requirements such as affordable housing;
- Implementation of the Travel Plan and a Travel Plan monitoring fee of £4,609 so as to accord with the Travel Plan SPD;
- Contribution of £400,000 towards highway/environmental improvements to improve cycling and pedestrian access to accord with Core Strategy policies, SP11, T2 and CC3;
- 24 hour public access through the site;
- Local employment and training initiatives so as to accord with Core Strategy Spatial Policy 8; and;
- Section 106 management fee (£2,250).

9.8.4 This development is liable to the Community Infrastructure Levy (CIL) and is likely to generate a CIL charge of £130,137.49. This figure is presented for information only and should not influence consideration of the application. The infrastructure requirements for this development are likely to relate to public transport and public space provision. Consideration of where any Strategic Fund CIL money is spent rests with the Council's Executive Board and will be decided with reference to the 123 list (or Infrastructure Funding Statement as the case may be) at the time that decision is made.

9.9 Conclusion

- 9.9.1 The demolition of the existing building, and development of new student accommodation with ancillary facilities, a community facility and a small retail unit is acceptable in principle. By virtue of the combination of the facilities within the student bedrooms and the additional facilities provided within and around the building the living conditions provided for the occupiers would be acceptable. The development would have an acceptable impact upon its neighbours and also provide opportunities for local employment during its construction and subsequent use.
- 9.9.2 Subject to final details regarding materials and detailed architectural design the proposed development would provide high quality, contemporary, architecture which would maintain the setting of adjacent heritage assets, while animating and improving the appearance of the local townscape.
- 9.9.3 The development of this sustainably-located site would have an acceptable impact upon highway and pedestrian safety, and provide sustainable transport choices. The public realm around the site would also be improved.
- 9.9.4 The proposed development would provide a raft of measures to ensure compliance with relevant local and national sustainability policy and, in so doing, would positively respond to the Climate Change Emergency.
- 9.9.5 As a result, the development would accord with Core Strategy policies SP1, SP3, SP11, CC1, CC3, H6B, T2, P10 and P11, and saved Unitary Development Plan Review policies GP5, BD2 and BD5, and the NPPF. Accordingly, it is recommended that the scheme should be approved subject to the conditions specified in Appendix 2 and the completion of a Section 106 agreement.

Appendix 1 – Minutes of the City Plans Panel meeting 20th February 2020

PREAPP/19/00563 - PROPOSED STUDENT RESIDENTIAL ACCOMMODATION DEVELOPMENT SANTANDER UK PLC MERRION COURT 44 MERRION STREET LEEDS, LS2 8LW

The Chief Planning Officer submitted a report which set out details of a pre-allocation proposal for multi-level student residential accommodation development with ground floor commercial space on the site of 44 Merrion Street, Leeds LS2 8LW.

Members visited the site prior to the meeting. Site photographs and plans were displayed and referred to throughout the discussion of the application.

The applicant's representatives addressed the Panel, speaking in detail about the proposal and highlighted the following:

- Site / location / context
- Situated within an emerging cluster of tall buildings in the Arena area
- The existing building is a redundant office block
- The proposal is to demolish the existing building and construct a multistorey student residential accommodation 33 storey's in height stepping down to 10 and 5 storey's
- A mix of cluster and studio apartments (545 bed spaces)
- Materials – the building podium to utilise an expressed masonry frame, the tower element to be extensively glazed in clear fritted glass
- Double height ground floor frontage with retail space
- Servicing area to be located to the rear of the building, accessed from Merrion Place. Two disabled parking spaces located in same area
- Public realm and connecting corridors, high quality landscaping scheme including green walls and planters.
- Aspiration to reduce dominance of the highway along Merrion Street, potentially narrowing the carriageway; reducing or relocating the taxi rank and decluttering street furniture

Members raised the following questions:

- Members welcomed the tower element of the building but one Member queried the design of the podium section suggesting the masonry frame was not quite right
- In terms of vehicular movements, Merrion Street is very busy, how do you intend to make it safer for pedestrians
- What are the proposals for energy and carbon reduction measures
- What is the rationale for the height of the building
- Had St John's Church been consulted about the proposed development
- Was there any cycle storage included within the scheme
- Regarding the aspiration to improve Merrion Street would this include space for bus and taxi provision □ Where would taxis pick up and drop off, as there was still a need for taxi provision irrespective of any start and end of term 'drop off' provision
- Students need to mix and socialise, what communal facilities are proposed
- When would guidance for student space standards be provided
- How many lifts will be provided within the development and will these stop on each floor

- How will occupants be protected from road noise and pollution, given the proximity to the public highway
- What are the proposals for Merrion Place
- What is proposed for Fairfax House
- How will resident safety be ensured

In responding to the issues raised, the applicant's representatives said:

- The architect suggested there needed to be contrast between the different elements of the building through a series of textures and the use of different materials was aimed to achieve this, but unfortunately the textured detailing was not showing-up prominently on the displayed CGIs.
- Hopefully, in the not too distant future, the volume of traffic on Merrion Street may change in light of alterations to traffic flows and routes in other areas of the City Centre. If this is achieved, the carriageway could be narrowed and the taxi rank and pedestrian crossing may be re-located. The applicant is in ongoing discussions with officers on such matters
- The development as a whole is to be "lean, clean and green", with a fabric-first approach being adopted for energy and carbon reduction
- Mechanical and natural ventilation methods will be used, but the architect said there was an intention to connect to Phase 2 of the Leeds Heat Network and photovoltaic cells would be located on the roof
- The height of the building (33 storey's) gives a ratio of 1:4 for height versus footprint, which is the same ratio as St John's Church and therefore seeks to actively reflect its heritage setting by providing a visual counterpoint to the church. Although there was a context of tall buildings immediately to the north the height and location of the tower was also determined by the requirement to not over-dominate the nearby Symons House
- There is the aim to ensure that the development works commercially, but while keeping the footprint tight and not undermining the amenity of use for those at nearby Symons House
- It was reported that St John's Church had been consulted, there were no concerns about the scale and massing but drainage and the potential increase in groundwater had been identified as a potential concern. The Church Trust sees the potential increase in footfall through Merrion Gardens as a positive aspect to counteract anti-social behaviour within the Gardens.
- The applicant expressed its ongoing intention to work actively with St John's Church, understanding the importance of the building, its significant and how it interacts with its surroundings. Meetings were to be held in subsequent weeks with Historic England and Leeds Civic Trust to further this work and understanding.
- It was confirmed that LCC officers had been consulted and involved in relation to the conservation and heritage-impact elements of the scheme throughout the process to date
- It was confirmed that storage space for 145 cycles would be provided
- The applicant confirmed that dialogue was currently ongoing about provision of the current taxi and bus facilities on Merrion Street, with there being no intention to remove the ranks on Merrion Street entirely but different options also being considered.
- Merrion Place would be the access point to the NE corner of the site which would provide the taxi pick-up and drop-off facility for the development
- Merrion Place is outside the application boundary, but ongoing discussions were underway regarding possibilities to pedestrianise the area and create a useable public space

- There will be 3 no. lifts in the main tower and 2 no. lifts in the podium building, which will go to all floors and be of a good size
- There is a commitment from the applicant to declutter the environment surrounding the building, creating clear pedestrian routes with better lighting and areas of natural surveillance, so as to ensure the space is useable, safe and welcoming
- Air quality and noise reduction for residents to ensure a good standard of amenity is currently being assessed and considered
- The architect said there would be a large number of communal areas including roof gardens, cafés at ground floor level and communal spaces within the upper floors of the buildings.
- It was confirmed that the Council intends to provide supplementary planning guidance on student space standards
- An application has recently been received to convert Fairfax House into residential use pursuant to national permitted development rights.

In offering comments Members raised the following issues:

- The majority of Members welcome the scheme suggesting it was a really strong proposal
- Members were of the view that the height, scale and massing were acceptable
- One Member suggested more work was required on the design of the podium
- Further consideration of the greenspace/ landscaping was required

In offering comments on the officers' questions in the report:

- Members were of the view that the loss of office accommodation and proposed use of the site for student accommodation was acceptable in principle
- Subject to the receipt of detailed proposals, Members were supportive in principle to the approach towards living conditions for student accommodation
- Members were of the view that the proposed mass and form of the development and its relationship with the surrounding context was acceptable

The Chair thanked the developers for their attendance and presentation suggesting that Members appeared to be generally supportive of the development.

RESOLVED –

- (i) To note the details contained in the pre-application presentation
- (ii) That the developers be thanked for their attendance and presentation.

APPENDIX 2 – DRAFT CONDITIONS

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Imposed pursuant to the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the approved plans listed in the Plans Schedule.

For the avoidance of doubt and in the interests of proper planning.

3(a) No works shall commence (including any demolition, site clearance, groundworks or drainage etc.) until all existing trees, hedges and vegetation shown to be retained on the approved plans are fully safeguarded by protective fencing and ground protection in accordance with approved plans and specifications and the provisions of British Standard 5837 (2012) Trees in relation to design, demolition and construction, unless otherwise agreed in writing by the Local Planning Authority. NOTE Only the BS5837 default barrier with the scaffold framework shall be employed. Such measures shall be retained for the full duration of any demolition and/or approved works.

b) No works or development shall commence until a written Arboricultural Method Statement AMS in accordance with BS5837 for a tree care plan has been submitted to and approved in writing by the local planning authority. Works shall then be carried out in accordance with the approved method statement. The AMS shall include a Site Supervision Schedule i.e. a list of site visits and the operational specifics related to trees for the full construction duration. The AMS shall include for reporting back to the Local Planning Authority immediately after each site supervision intervention (written & photographic). NOTE – this item cannot be discharged until the last supervision visit report is submitted.

c) Evidence shall be submitted, such as a written appointment (including site specifics), that confirms that a qualified Arboriculturist/competent person has been appointed to carry out this Arboricultural monitoring/supervision

d) Seven days written notice shall be given to the Local Planning Authority that the protection measures are in place prior to demolition/ approved works commencing, to allow inspection and approval of the protection measures as implemented on site. NOTE-this item cannot be discharged until post inspection approval is confirmed.

e) No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of any underground services/drainage, without the prior written approval of the Local Planning Authority.

To ensure the protection and preservation of retained off-site trees during construction work.

4 No works to or removal of trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before (within

24 hours) the works commence and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the Local Planning Authority within 3 days of such works commencing.

To protect nesting birds in vegetation.

5 Prior to the commencement of demolition documentation demonstrating the absence or total removal of asbestos from the building to be demolished shall be submitted to and approved in writing by the Local Planning Authority. Should documentation be unavailable or insufficient, post-demolition surface soil sampling of future landscaped or garden areas shall be carried out and the results shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any post-demolition development.

Where surface soil sampling indicates remediation to be necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction. The Remediation Statement shall include a programme for all remediation works and for the provision of verification information.

Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or that phase of the site shall not be brought into use until such time as all necessary verification information has been approved in writing by the Local Planning Authority.

To ensure that the site is safe and suitable for use

6 The approved Phase I Desk Study report indicates that a Phase II Site Investigation is necessary, and therefore development shall not commence until a Phase II Site Investigation Report has been submitted to, and approved in writing by, the Local Planning Authority.

Where remediation measures are shown to be necessary in the Phase II Report and/or where soil or soil forming material is being imported to site, development shall not commence until a Remediation Statement demonstrating how the site will be made suitable for the intended use has been submitted to, and approved in writing by, the Local Planning Authority. The Remediation Statement shall include a programme for all works and for the provision of Verification Reports.

To ensure that the presence of contamination is identified, risks assessed and proposed remediation works are agreed in order to make the site 'suitable for use'.

7 If remediation is unable to proceed in accordance with the approved Remediation Statement, or where significant unexpected contamination is encountered, the Local Planning Authority shall be notified in writing immediately and operations on the affected part of the site shall cease. An amended or new Remediation Statement shall be submitted to, and approved in writing by, the Local Planning Authority prior to any further remediation works which shall thereafter be carried out in accordance with the revised approved Statement.

To ensure that any necessary remediation works are identified to make the site suitable for use.

8 Remediation works shall be carried out in accordance with the approved Remediation Statement. On completion of those works, the Verification Report(s) shall be submitted to the Local Planning Authority in accordance with the approved programme. The site or phase of a site shall not be brought into use until such time as all verification information has been approved in writing by the Local Planning Authority.

To ensure that the remediation works are fully implemented as agreed and the site has been demonstrated to be suitable for use.

9 Any soil or soil forming materials brought to site for use in soft landscaping, public open space or for filling and level raising shall be tested for contamination and suitability for use. A methodology for testing these soils shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto site. The methodology shall include information on the source of the materials, sampling frequency, testing schedules and criteria against which the analytical results will be assessed (as determined by risk assessment). Testing shall then be carried out in accordance with the approved methodology. Relevant evidence and verification information (for example, laboratory certificates) shall be submitted to, and approved in writing by, the Local Planning Authority prior to these materials being imported onto the site.

To ensure that contaminated soils are not imported to the site and that the development shall be suitable for use.

10 No development shall commence (excluding demolition) until intrusive site investigations have been carried out on site to establish the exact situation in respect of coal mining legacy features. The findings of the intrusive site investigations shall be submitted to the Local Planning Authority for consideration and approval in writing. The intrusive site investigations shall be carried out in accordance with authoritative UK guidance.

In order to ensure the safety and stability of the development.

11 Where the findings of the intrusive site investigations (required by condition 10 above) identify that coal mining legacy on the site poses a risk to surface stability, no development shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to the Local Planning Authority for consideration and approval in writing. Following approval, the remedial works shall be implemented on site in complete accordance with the approved details.

In order to ensure the safety and stability of the development.

12 No works shall begin on the relevant phase of development until a Statement of Construction Practice for that phase has been submitted to and approved in writing by the Local Planning Authority. The Statement of Construction Practice shall include full details of:

- (a) the means of access, location of site compound, storage and parking (including workforce parking), means of loading and unloading of all contractors' plant, equipment, materials and vehicles and associated traffic management measures;

- (b) the methods to be employed to prevent mud, grit and dirt being carried onto the public highway from the development hereby approved;
- (c) measures to control the emissions of dust and dirt during demolition and construction; and
- (d) how this Statement of Construction Practice will be made publicly available by the developer.

The approved details shall be implemented at the commencement of work on site, and shall thereafter be retained and employed until completion of works on site. The Statement of Construction Practice shall be made publicly available for the lifetime of the construction phase of the development in accordance with the approved method of publicity.

In the interests of amenity and highway safety.

13 The hours of construction including deliveries and waste collection shall be restricted to 08:00 to 18:00 hours Monday to Friday, 08:00 to 13:00 hours Saturdays, with no construction activities on Sundays and Bank Holidays.

In the interests of amenity.

14 Notwithstanding the submitted information development of the building superstructure shall not commence until typical detailed 1:20 scale (or other appropriate scale) working drawings of the following features have been submitted to and approved in writing by the Local Planning Authority:

- (a) ground level entrances;
- (b) glazing, including shopfronts and curtain walling;
- (c) material junctions;
- (d) tracery and fins to main entrance;
- (e) windows including heads, cills, reveals and perforated screens;
- (f) entrances and external doors;
- (g) soffits;
- (h) parapet detail, rooftop balustrades and rooftop equipment;

The works shall be constructed in accordance with the approved details.

In the interest of visual amenity and in providing a high quality design.

15 Details and samples of all external facing building materials shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The samples shall include the erection of a full-size mock-up panels on site or in an agreed location nearby. The external surfaces of the building shall be constructed in accordance with the details thereby agreed.

In the interests of visual amenity.

16 The development, including demolition, shall not commence until a survey of the condition of Merrion Place and Merrion Street from Wade Lane to New Briggate has been submitted to and approved in writing by the Local Planning Authority. Following completion of the development a survey of those highways shall be submitted identifying their condition, together with a schedule of remedial works to rectify damage to the highway identified between the two surveys. The approved mitigation works shall be fully implemented prior to first occupation of the development. In the event that a defect is identified during other routine inspections

of the highway that is considered to be a danger to the public it must be immediately made safe and repaired within 24 hours from the applicant being notified by the Local Planning Authority.

To ensure the free and safe use of the highway.

17 The off-site highway works shown on drawing RFM-XX-00-DR-L-0008 PL02 comprising improvements to Merrion Place between Merrion Street and Belgrave Street shall be implemented and completed prior to first occupation of the development.

In the interests of visual amenity, connectivity and to ensure the free and safe use of the highway.

18 Full details of cycle parking and facilities shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved cycle parking and facilities have been provided. The approved facilities shall thereafter be retained for the lifetime of the development.

In the interests of sustainable travel.

19 The development shall not be occupied until a Servicing and Delivery Management Plan (including timescales and detailed loading bay proposals) has been submitted to and approved in writing by the Local Planning Authority. The plan shall be fully implemented and operated in accordance with the approved timescales.

To ensure the free and safe use of the highway.

20 The development shall be operated in accordance with the Move-In Procedure contained within the Premises Management Plan for the lifetime of the development unless a revised student management plan is submitted and approved by the Local Planning Authority prior to the first occupation of the development. The development shall thereafter be operated in accordance with the latest document to be approved.

To ensure the free and safe use of the highway.

21 The development shall not be occupied until the servicing area and disabled car parking spaces off Merrion Place identified on drawing RFM-XX-ZZ-DR-L-0007-S3-PL01 has been provided. The approved facilities shall thereafter be retained and maintained for the lifetime of the development.

To ensure the free and safe use of the highway.

22 Prior to the commencement of the building superstructure details shall be submitted to and approved in writing by the Local Planning Authority of integral bat roosting and bird nesting features (for species such as House Sparrow) within the building. The agreed details shall show the number, specification of the bird nesting and bat roosting features and where they will be located, together with a timetable for implementation and commitment to being installed under the instruction of an appropriately qualified bat consultant. All approved features shall be installed prior to first occupation of the development and retained thereafter.

To maintain and enhance biodiversity.

23 The following on and off-site hard and soft landscape works shall not take place until full details have been submitted to and approved in writing by the Local Planning Authority. These details, which should meet BS8300-1:2018, shall include (a) proposed finished levels and/or contours including details of any changes to the line or level of the existing adopted footway around the site; (b) walls and retaining walls including to proposed planters; (c) other pedestrian access and circulation areas; (d) hard surfacing areas; (e) gates and railings (f) minor artefacts and structures (e.g., freestanding artwork, street furniture including seating and bicycle anchor points, balustrades, bollards, directional signs, external lighting, CCTV and litter bins including recycling bins); (g) freestanding wind baffles; (h) proposed and existing functional services above and below ground (e.g. drainage, power cables, communication cables, pipelines etc., indicating lines, manholes etc.).

Soft landscape works shall include (i) planting plans; (j) written specifications (including cultivation and other operations associated with plant and grass establishment); (k) tree pit and planter details; (l) schedules of plants noting species, planting sizes and proposed numbers/densities; and (m) implementation programme.

To ensure the provision of amenity afforded by appropriate landscape design.

24(a) Further to condition 23 full details of the load bearing cell type rooting zone using proprietary structures for trees in hard landscape shall be submitted and approved in writing by the Local Planning Authority. The details shall be fully in accordance with LCC guidance on urban tree planting and shall be completed in accordance with the implementation programme. The details shall include:

- (i) proprietary soil cell structures to support paving over extended sub-surface rooting areas
- (ii) Soil cell volume /soil volume calculations
- (iii) specification of topsoil including additives and conditioners
- (iv) Tree grilles and guards and means of anchoring root balls. Built-in Root Irrigation Pipe system with end cap and aeration system.
- (v) Passive and / or active irrigation including directed use of grey water / roofwater or surface water infiltration to benefit planted areas. Details of distribution system and controls
- (vi) Tree grill details
- (vii) drainage system for tree pits.
- (viii) Where applicable -details of protection measures for statutory utilities and drainage
- (ix) Works shall then be carried out in accordance with the approved details.

(b) To ensure full compliance, a brief report on the installation of the rooting zone structures, including supporting photographic evidence, shall be submitted to the Local Planning Authority when the works are still “open” to allow Local Planning Authority inspection prior to any surfacing works. Seven days written notice shall be given to the Local Planning Authority that the rooting zone structures are in place to allow inspection and approval of them as implemented on site.

(c) A 3 year irrigation programme for the trees (in accordance with BS 8545-2014 Trees from Nursery to Independence) shall be submitted to the Local Planning Authority for approval in writing. Confirmation of irrigation compliance shall be submitted to the Local Planning Authority on a quarterly basis for the full 3 year programme period

To ensure the provision of amenity afforded by appropriate landscape design and its cultural requirements are integrated into the development scheme.

25 Hard and soft landscaping works shall be carried out in accordance with the approved details. The hard landscape works shall be completed prior to the occupation of any part of the development. The soft landscape works shall be completed in accordance with the agreed implementation programme. The landscape works shall be implemented to a reasonable standard in accordance with the relevant provisions of appropriate British Standards or other recognised codes of good practice.

To ensure the provision, establishment and maintenance to a reasonable standard of landscaping in accordance with the approved proposals.

26 The development shall not be occupied until a plan, schedule and specification for landscape management during the establishment period has been submitted to, and approved in writing by, the Local Planning Authority. This shall include reference to planting and hard landscaped areas, including paving, seating and other features. The schedule shall identify the frequency of operations for each type of landscape asset and reflect the enhanced maintenance requirement of planted areas.

To ensure successful establishment and aftercare of the completed landscape scheme.

27 If, within a period of five years from the planting of any trees or plants, those trees or plants or any trees or plants planted in replacement for them is removed, uprooted, destroyed or dies or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective another tree or plant of the same species and size as that originally planted shall be planted at the same place in the first available planting season, unless the Local Planning Authority gives its written consent to a variation. If such replacements die within twelve months from planting these too shall be replaced, until such time as the Local Planning Authority agrees in writing that the survival rates are satisfactory.

To ensure the maintenance of a healthy landscape scheme.

28 The development shall not commence until details and a method statement for interim and temporary drainage measures during the demolition and construction phases have been submitted to and approved in writing by the Local Planning Authority. This information shall provide full details of who will be responsible for maintaining such temporary systems and demonstrate how the site will be drained to ensure there is no increase in the off-site flows, nor any pollution, debris and sediment to any receiving watercourse or sewer system. Where temporary discharges to a sewer are proposed, written confirmation from the sewer owner that these have been accepted shall be provided. The site works and construction phase shall thereafter be carried out in accordance with approved method statement, unless alternative measures have been subsequently approved by the Local Planning Authority

To prevent flooding offsite.

29 The site shall be developed with separate systems of drainage for foul and surface water on and off site.

In the interest of satisfactory and sustainable drainage.

30 There shall be no discharges of foul water from the development until a foul drainage scheme including details of provision for its future maintenance (e.g. adoption by the Water Company) has been implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority. In addition, written confirmation shall be provided from Yorkshire Water or any other third party involved to allow the laying of any sewer across third party land and discharge of the design foul flows to the sewer.

To ensure satisfactory drainage and pollution prevention.

31 Before development of the superstructure commences, the detailed SuDS based drainage scheme based on the principles of The SUDS Manual (C753) with design criteria as set out within the Council's Minimum Development Control Standards for Flood Risk should be submitted and approved in writing by the Local Planning Authority. The application should provide suitable drainage drawings, summary calculations and results of all investigations detailing the surface water drainage works as set out below. The maximum rate of discharge, off-site, shall not exceed 15 l/s and be in line with the drainage strategy as set out within the WSP Below Ground Drainage report reference 70063974 Version Rev 4 and shall be consistent with the Council's Minimum Development Control Standards for Flood Risk and the LLFA's requirements for Major Development unless otherwise agreed with Local Planning Authority. The works shall be implemented in accordance with the approved scheme before the development is brought into use, or as set out in the approved phasing details.

The detailed design drawings, calculations and supporting information shall include the following:

- (i) Model Information (Micro Drainage or similar approved) to include a plan showing pipework model numbering and network details,
- (ii) Results: Summary of Results showing all the modelling criteria and summary network results for critical 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% Climate Change storm events showing maximum water level, flow and velocity and details of any surface flooding anticipated.
- (iii) A drawing showing the proposed impermeable areas, suitably annotated.
- (iv) Calculations and any supporting survey and investigations to justify and demonstrate the existing and proposed discharge rate.
- (v) Drainage Plan showing drainage layout, manholes including cover and invert levels, proposed levels, pipe sizes and gradients, all on -line controls, on and off line storage structures and outfall details.
- (vi) Plan showing overland exceedance routes in the event of a failure of the drainage system or storm event in excess of the 1 in 100 + 40% Climate Change storm event.
- (vii) Summary Drainage Report setting out the Drainage Strategy and results of the calculations demonstrating compliance with the above.
- (viii) Where third party agreements to construct sewers and to discharge flows are required, then written evidence of these two agreements shall be provided.
- (ix) A timetable for implementation of the drainage works including an assessment of any phasing of the development.
- (x) Demonstrating that adequate water quality of the off- site surface water flows in accordance with the Simplified Index Approach as set out within Section 26 of

the SUDS Manual (C753) can be achieved during all phases of the development.

- (xi) Where SUDs are only proposed in part or not at all, then a full justification statement shall be provided to demonstrate why it is not considered appropriate or reasonable.

To ensure sustainable drainage and flood prevention.

32 Prior to the first occupation of the development, details shall be provided in respect to the management, inspection and maintenance of any non-adopted drainage features. The details shall identify the responsible parties and set out how these will be funded and managed and provide a schedule of the proposed inspections and annual maintenance for the lifetime of the development. The plan shall be submitted to and approved in writing with the Local Planning Authority prior to first occupation and the development shall thereafter be maintained at all times in accordance with the approved details.

To ensure the drainage is adequately maintained for the lifetime of the development.

33(a) Details of a sound insulation scheme designed to protect the future occupants of the proposed development from noise emitted by nearby sources shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of the superstructure of the development. The approved measures shall be completed prior to first occupation of the development and shall thereafter be retained.

The scheme shall achieve internal residential noise levels of no higher than noise rating NR20 in bedrooms between 23.00 and 07.00 and no higher than noise rating NR25 from commercial, industrial or transportation noise sources in all habitable rooms between 07.00 and 23.00. (Where low frequency noise is a particular concern then NR15 at 63 and 125Hz octaves should be achieved in bedrooms). Noise from commercial and industrial sources shall achieve a BS 4142:2014 rating level of no higher than the background at nearby noise-sensitive receptors of the development, including the character corrections for tonality, impulsivity, and intermittency as appropriate. Any mitigation measures that require windows to be kept closed to meet the internal noise level targets shall include a ventilation strategy to be agreed in writing with the Local Planning Authority, which provides for the control of room comfort during warm summer months that is sufficient to achieve suitable internal noise levels.

(b) Prior to occupation, a post completion sound test to confirm compliance with specified criteria shall be submitted for approval. In the event that sound levels exceed the specified limits, the applicant shall undertake corrective action and re-test. Once compliance can be demonstrated the results shall be re-submitted for approval.

In the interests of amenity.

34 Details of a whole house mechanical ventilation system to enable student accommodation windows to be kept closed to meet the internal noise level targets and to protect future residents against potentially poor air quality shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the superstructure of the building. The development shall be constructed and thereafter maintained in accordance with the details thereby agreed.

In the interests of the amenities of the occupiers of the student accommodation.

35 No external lighting shall be installed unless a scheme has previously been approved in writing by the Local Planning Authority. No lighting fitment shall be installed on the site in such a way that the source of light is directly visible from nearby residential properties or is a hazard to users of adjoining or nearby highways. The scheme shall be installed and retained thereafter in accordance with the approved details.

In the interests of amenity and highway safety.

36 The hours for deliveries and waste collection shall be restricted to 08:00 to 18:00 hours Monday to Friday, 08:00 to 13:00 hours Saturdays, with no deliveries/collection activities on Sundays and Bank Holidays.

In the interests of amenity.

37 Details of any external extract ventilation system shall be submitted to and approved in writing by the Local Planning Authority prior to its installation and the system shall be installed and maintained in accordance with the approved details.

In the interests of amenity.

38 The relevant parts of the development shall not be occupied until the bin stores relating to that use has been provided. For the avoidance of doubt refuse bins shall not be stored outside the building at any time except at collection times.

In the interests of amenity and to ensure adequate measures for the storage and collection of wastes are put in place.

39 All windows in the western elevation of the proposed building directly facing Fairfax House shall be obscurely glazed.

In the interests of residential amenity.

40 The student accommodation shall not be occupied until the dedicated communal student space identified on the drawing 10287-SHP-Z0-AL-SK-A-F-100-00001 has been provided for the use of students residing in the building. The space shall thereafter be retained and maintained solely for use by students residing in the building for the lifetime of the development.

To ensure that students are provided with satisfactory amenity space within the building.

41 The development shall contain no more than 200sqm of Use Class A1 convenience retailing floorspace for the lifetime of the development.

In the interests of maintaining the vitality and viability of the prime shopping quarter.

42 The student accommodation development shall be implemented following the principles set out within the WSP Energy and Sustainability Statement March 2020.

(i) Within 6 months of the first occupation of the residential accommodation a post-construction review statement shall be submitted and approved in writing by the

Local Planning Authority demonstrating compliance with Core Strategy policies EN1, EN2 and EN4.

The development shall thereafter be maintained and any repairs shall be carried out all in accordance with the approved detailed scheme and post-completion review statement or statements.

To ensure the inclusion of appropriate sustainable design measures.

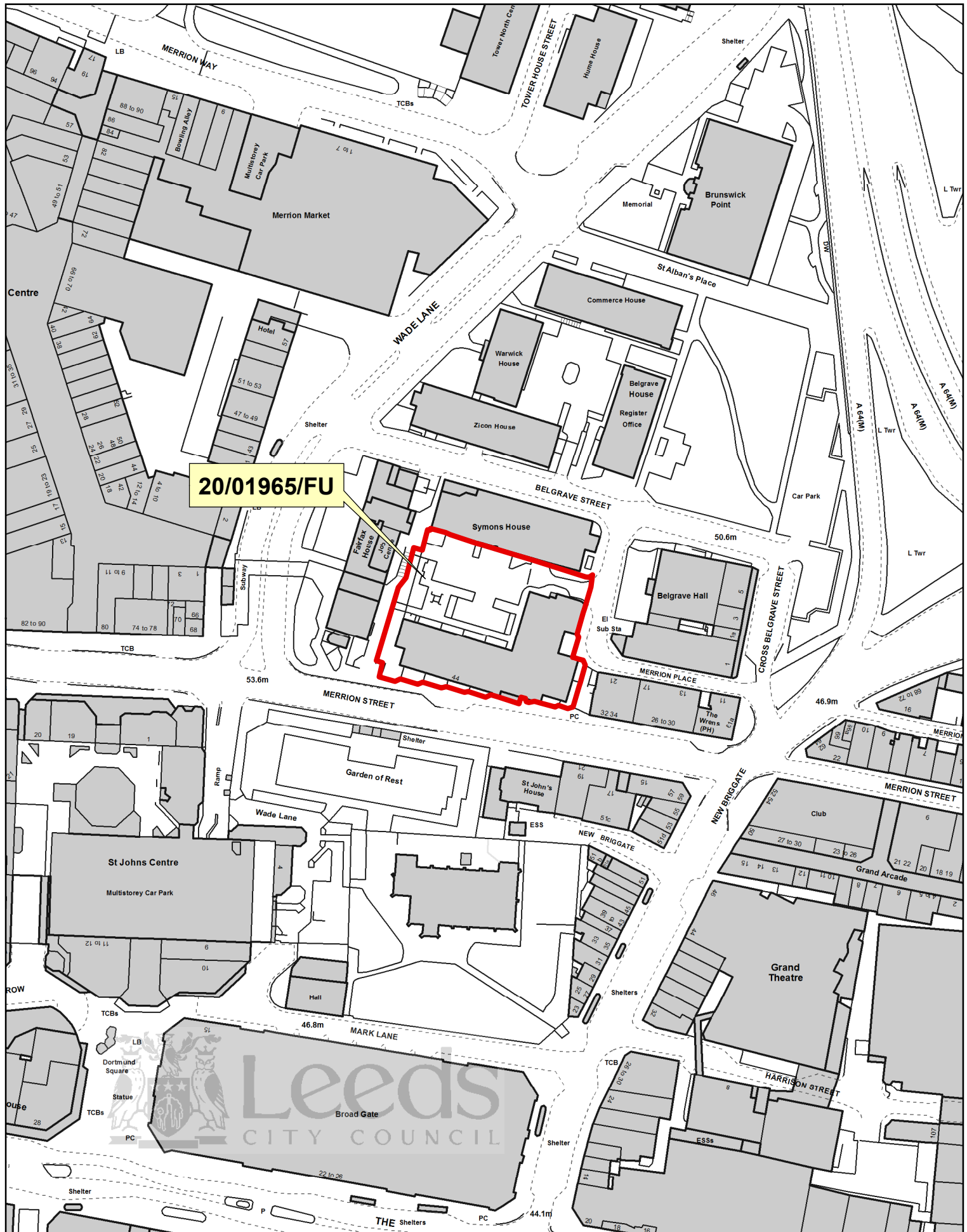
43 The student accommodation shall not exceed a water standard of 110 litres per person per day.

In the interests of sustainability.

44 Prior to the commencement of the construction of the superstructure of the development a Security Plan shall be submitted to and approved in writing by the Local Planning Authority. The Security Plan, which shall be prepared in conjunction with advice from the RSES (Register of Security Engineers and Specialists) shall set out measures to control access to the building; to protect the structure and fabric of the building; and also the public realm. The measures thereby approved shall be implemented prior to first use of the development and thereafter retained and maintained.

In the interests of security and public safety.

45 access requirements (agent email 24.4.2020)



CITY PLANS PANEL

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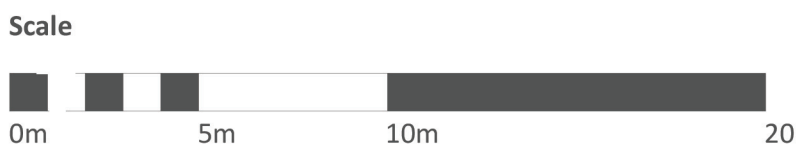
PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500





- Notes**
- All dimensions in mm, unless otherwise stated.
 - Scaling from drawing if printed incorrectly may lead to errors.
 - All information outside red line boundary shown for contextual purpose only.
 - All hatch patterns are indicative only unless stated otherwise.
 - This drawing is to be read in conjunction with the following re-form landscape architecture documentation:
 - RFM-XX-ZZ-DR-L-0002-Roof terraces general arrangement plan
 - RFM-XX-ZZ-DR-L-0002 Illustrative roof terrace plan
 - RFM-XX-00-DR-L-0003 Tree protection and removal plan
 - RFM-XX-ZZ-DR-L-0004 Planting strategy
 - RFM-XX-ZZ-DR-L-0005 - Illustrative landscape sections 1 of 2
 - RFM-XX-00-DR-L-0006 - Illustrative landscape sections 2 of 2
 - RFM-XX-ZZ-DR-L-0007 Levels and hardworks plan
 - RFM-XX-ZZ-DR-L-0008 Potential wider public realm proposalsAND all relevant documentation from the design team
 - Levels information on this drawing illustrates the design intent. The contractor is to check and verify all levels and dimensions against site survey information.
 - Any discrepancies in the design information are to be brought to the attention of re-form landscape architecture, in writing, prior to commencement of construction works.
 - All proprietary products shall be installed in strict accordance with manufacturers written instructions. Refer to other consultants' drawings and specifications for the following design information:
 - Foundation details
 - Base course and/or sub bases design & specification
 - Waterproofing of any element
 - Levels & Drainage design and infrastructure
 - Lighting and ducting
 - Existing & proposed utilities



06.07.20	Building footprint updated	PL	PL	GD	PL02
23.03.20	Issued for planning	PL	PL	GD	PL01
Date	Description of revision	Drawn by	Checked by	Approved by	Revision

re-form
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Project
THE MERRION PROJECT, LEEDS
RF19-755

Client
MERRION STREET LEEDS LTD

Document title
ILLUSTRATIVE LANDSCAPE GENERAL ARRANGEMENT
PLAN

Paper size
A1

Scale
1:200

Status
FOR PLANNING

S3

Drawing number
RFM-XX-00-DR-L-0001

Revision
PL02

© re-form landscape architecture

Key

	Planning application boundary		Existing building		Litter bin		Proposed kerb		Tactile blister paving		Proposed tree in soft landscape		Wind Mitigation
	Proposed building		Bike stands		Paving type 1 High quality concrete block with natural aggregate. Indicative banding pending detailed proposals.		Proposed wall Refer to engineer's information		Frameless glass balustrade		Existing trees to be retained and protected in line with BS 5837:2012		
			Timber bench		Paving type to LCC adoptable standards to match existing context.		Proposed steps with handrails to both sides		Proposed tree in hard landscape		Proposed shrub and herbaceous planting		

ELEVATION KEY

- 01 BRICK-FACED PRECAST CONCRETE PANEL WITH CERAMIC DETAILING
02 PERFORATED METAL PANEL
03 INSULATED BACK-PAINTED GLASS PANEL
04 CLEAR GLASS PANEL
05 CLEAR GLASS PANEL WITH FRIT PATTERN
06 CURTAIN WALL GLAZING SYSTEM
07 GLASS BALUSTRADE
08 LIVING GREEN WALL

