

BW

PRIVATE INVESTMENT

WE MAKE THE IMPOSSIBLE POSSIBLE



Contents

Whitelock Street Design and Access Statement

0.0 CONTENTS

1.0 INTRODUCTION

- 1.1 Introduction
- 1.2 Project Summary
- 1.3 Description of Works
- 1.4 Site Related Objectives
- 1.5 Alumno

2.0 CONTEXT

- 2.1 Site Analysis
- 2.2 Historic Development
- 2.3 Site Constraints

3.0 CONCEPT DESIGN

- 3.1 Site Strategy
- 3.2 Pre-Application 1
- 3.3 EA Consultation
- 3.4 Contextual Massing & Scale
- 3.5 Pre-Application 2
- 3.6 Evaluation

4.0 DESIGN PROPOSALS

- 4.1 Overview
- 4.2 Facade Design
- 4.3 Internal Layout & Access
- 4.4 Contextual Massing
- 4.5 Landscaping
- 4.6 Artist Engagement
- 4.7 Fire Strategy
- 4.8 Maintenance Strategy
- 4.9 Daylight Analysis

5.0 VISUALISATIONS

6.0 ACCOMMODATION SCHEDULE

7.0 SUSTAINABILITY

- 7.1 Flood Risk
- 7.2 Energy
- 7.3 Ecology (Green Corridor)

8.0 ACCESS

- 8.1 Vehicular
- 8.2 Service & Emergency
- 8.3 Waste Management
- 8.4 Pedestrian

9.0 STATEMENT OF COMMUNITY INVOLVEMENT

10.0 CONCLUSION

1.0 Introduction

1.1 Introduction

The Document Purpose

This document sets out and explains the design rationale behind the proposals.

The document supports the application for planning permission submitted on behalf of Alumno Developments Limited (Alumno) and should be read in conjunction with the full set of application drawings and other documents submitted with the application.

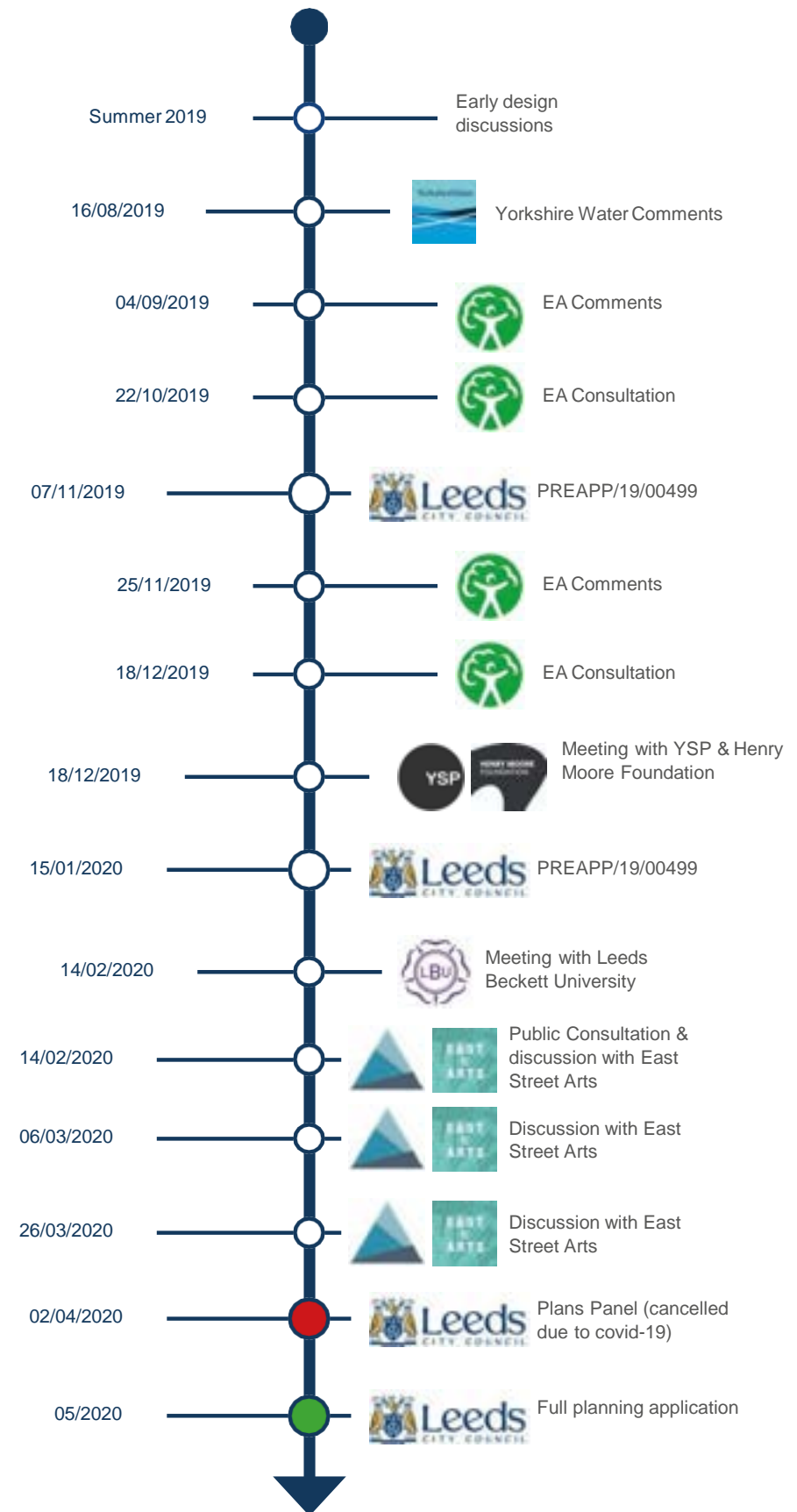
Key Objectives

- Provide a high quality residential development and environment.
- Enhance the visual landscape, line of sight and townscape on the A61, a main arterial route into the city centre of Leeds.
- Act as a catalyst for redeveloping a neglected area of the city, close to the centre.
- The building will provide a prominent gateway into the city centre and activate the end of Regent Street, making it a more vibrant and safer area.
- Inhabit the site with a response that reflects context, both culturally and architecturally.
- Improve the environmental quality of the area in relation to biodiversity, usable open spaces and aesthetics.

The building also has to provide for a number of other requirements including:

- A comfortable, safe, secure and attractive place for students to live and staff to work.
- Create an environment that encourages and stimulates learning and promotes a healthy lifestyle.
- Adequate internal and external amenity spaces for students to relax and study.
- Dedicated covered and secure bicycle storage.
- Adequate facilities for laundry, management and administration, communal amenity space and facilities management store.
- Considered whole-life costing of the physical properties of the scheme.

The development seeks to promote cycling and walking as ways of moving around the city, city centre amenities and access to campus. This project will bring a positive use and 24-hour presence to this site.



1.0 Introduction

1.2 Summary

Project

Alumno has prepared a detailed planning application to submit to Leeds City Council for the redevelopment of the site, next to the A61 on Whitelock Street, in the Sheepscar District of Leeds into a mixture of student accommodation and artist studios.

Consultations and Options

The proposals have been shaped through multiple discussions with the local planning authority, stakeholders and public consultations.

The Student Accommodation

The building is formulated into 4 blocks, each with their own access and stair/lift core. The student flats also benefit from a central communal hub at ground floor, as well as a terrace and garden located on the roof. The majority of the accommodation will be provided through 4-8 bed self-contained cluster flats with their own communal lounge/diner. Accessible bedrooms are incorporated into the clusters throughout to ensure inclusivity. There are also individual studio flats.

Artist Studios

Placemaking is a key driver in Alumno's developments and the proposal will work with local artist group, East St. Arts, to provide work and gallery spaces for graduates and local startups at ground floor level. The development will also incorporate a scheme to create new public art.

Sustainability

Alumno is committed to promoting the principles of sustainable design and operation in its new buildings. All aspects of design and construction have been considered in this light, including the following:

The development aims to surpass the energy and climate change requirements of the National Planning Policy Framework (NPPF) and the Leeds City Council Core Strategy, specifically policies EN1 & EN4. A number of low and zero carbon technologies were considered for inclusion in the development. The inclusion of heat pumps to serve the heating & cooling and domestic hot water demand has a potential to provide 67% of the predicted energy needs of the development. The proposed measures results in a potential total CO2 emissions reduction of 20% over the Part L2A 2013.

Landscape

The landscape proposals maximise the visual impact and amenity benefits of landscape on the site. A lively public foyer and streetscape fronting the art studios contrasts with a more secluded landscape enclosing the student rooms to the west. Other spaces include shady courtyards, a riverside terrace and a sunny, sociable roof terrace.

Accessibility

The applicant is aware that all new developments should meet the requirements of the Accessible Leeds SPD, BS8300 and Core Strategy Policy P10, so that they are accessible for all users. Level access would be provided into the main entrance of the building from Whitelock Street. Lifts running throughout the building would provide access to all floors.



1.0 Introduction

1.3 Description of Works

Planning Approval is sought for a mixed use development comprising of student accommodation and artist studios. The development is part 6 & part 7 storeys and includes the following:

Residential:

- 1 no. 4 bedroom cluster flat
- 18 no. 6 bed cluster flats
- 18 no. 7 bed cluster flats
- 15 no. 8 bed cluster flats
- 53 no. studios

Communal:

- Ground floor communal hub and laundry
- Ground floor external rain gardens
- 6th floor communal cinema room
- 6th floor communal gym
- 6th floor roof terrace and garden
- Excellent cycle storage

Artist:

- Gallery and studio space to be managed by East St. Arts
- Commissioned public artworks integrated into the public realm and external student areas.

In total the proposal will create:

- 105 residential units to accommodate 411 students
- 6 external car parking spaces including 2 accessible
- 20 external cycle storage spaces
- 82 internal secure cycle storage spaces



Aerial View from South East

Site



Aerial View from North East

Site

1.0 Introduction

1.4 Site Related Objectives

Demand

Alumno carried out research into the need for Purpose Built Student Accommodation (PBSA) in Leeds before beginning to plan the scheme.

- Numbers of full-time students at the four Leeds Higher Education Institutions (HEIs) have increased by 45% since 2000
- There has been a 23% increase in overseas students, who are more likely to live in PBSA, since 2002
- 87% of higher education students in Leeds are in full-time education, making them more likely to need homes in the city
- The University of Leeds provides accommodation for 29% of its full-time students, and Leeds Beckett houses 30. Therefore, there is only so much accommodation available from the universities
- Currently only 49.5% of students will be provided with homes, leaving more than half needing to rent privately
- An increase in PBSA frees up private properties for much needed family housing

Economic Impact

- In total, Higher Education students in Leeds spend more than £1.42 billion per year with more than £700 million of this being off-campus expenditure
- The HEIs are a major driver of economic growth in the city through their research capabilities and their contributions to the knowledge economy
- At its peak it is estimated that the site will employ a workforce of up to 200
- The value of the construction of the accommodation is estimated to be up to £30 million
- Spending in the local area by the 413 students who will live at the Whitelock Street development is estimated to total almost £2.4 million per year

Proximity & Connectivity

This site is well suited to student accommodation - it is compatible with surrounding uses (residential and commercial) and will breathe life back into a vacant site. The scheme will promote green travel, cycling and walking with bus transport links as an alternative, to the universities campus and could not be more conveniently located.

Betterment of Space

These proposals will bring visual enhancement to the area and urban infill to the city grain,

complemented by urban realm improvements.

Space Management and Control

Alumno pride themselves on being a 'good neighbour' and working with the community. Alumno will be working alongside an experienced facility Management team, which has extensive experience in managing student housing developments across the UK.

As a managed development there will be greater security, control and maintenance in place which is a big benefit to both students and local residents providing an alternative to the private sector housing.

1.0 Introduction

1.5 Alumno



All Saints Green, Norwich



Sheraton Park, Durham (Howarth Litchfield Designed)

Alumno is a specialist student accommodation developer, delivering projects from inception through to operation. Since established in 2006, they have worked in close partnership with universities, colleges and other key stakeholders to deliver over 3,000 student beds in diverse locations and cities such as London, Birmingham, Durham, Leamington Spa, Norwich, Aberdeen, Glasgow, and Edinburgh. The majority of universities have a pressing need for new accommodation and do not have the resources to provide it. Alumno play an important role delivering new bed spaces for universities where demand exists.

- Range of accommodation choices at different price points
- Great amenities, including, common room, external space, reception, cinema room, fitness gym.
- Place making and exceptional architecture
- Public Art
- Encourage sustainable travel and design
- Site permeability



Powis Place, Aberdeen



Pablo Fanque House, Norwich



The Union, Leamington Spa

2.0 Context

2.1 Site Analysis

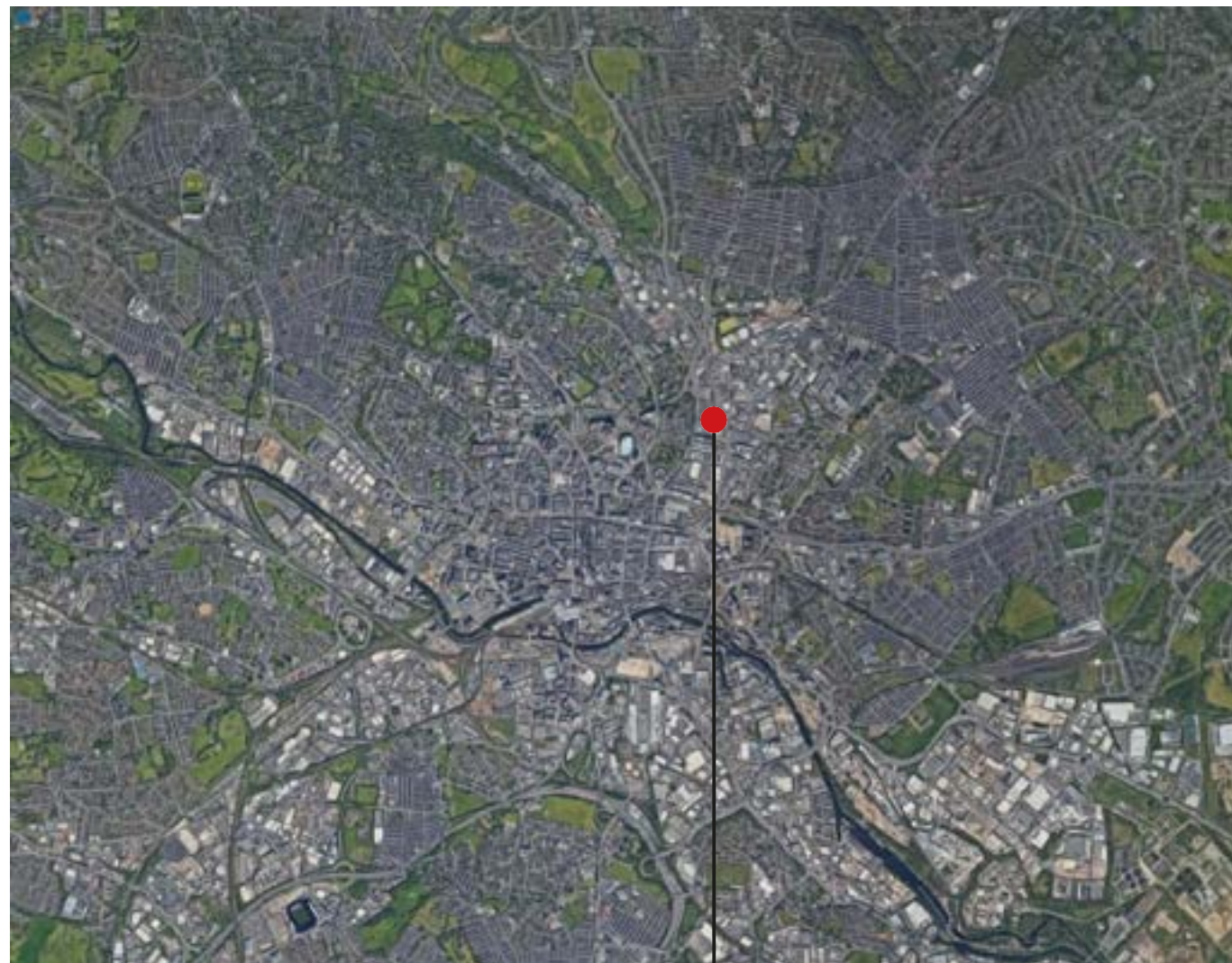
Site Location

The site is located in the district of Sheepscar, just beyond the North East border to the city centre of Leeds.

Leeds has a student population of almost 55,000, the fifth largest in the UK, and is forecast to grow. This contributes significantly, not only to the city's economy, but also puts pressure on its housing supply. There is a good demand for well managed Purpose Built Student Accommodation to relieve areas of

existing high student concentration, as well as satisfy the need for high-quality and convenient places for students to live.

The Sheepscar district currently has low student accommodation provision, however there have been approved applications at Mabgate very close by and there is growing need.



Site



2.0 Context

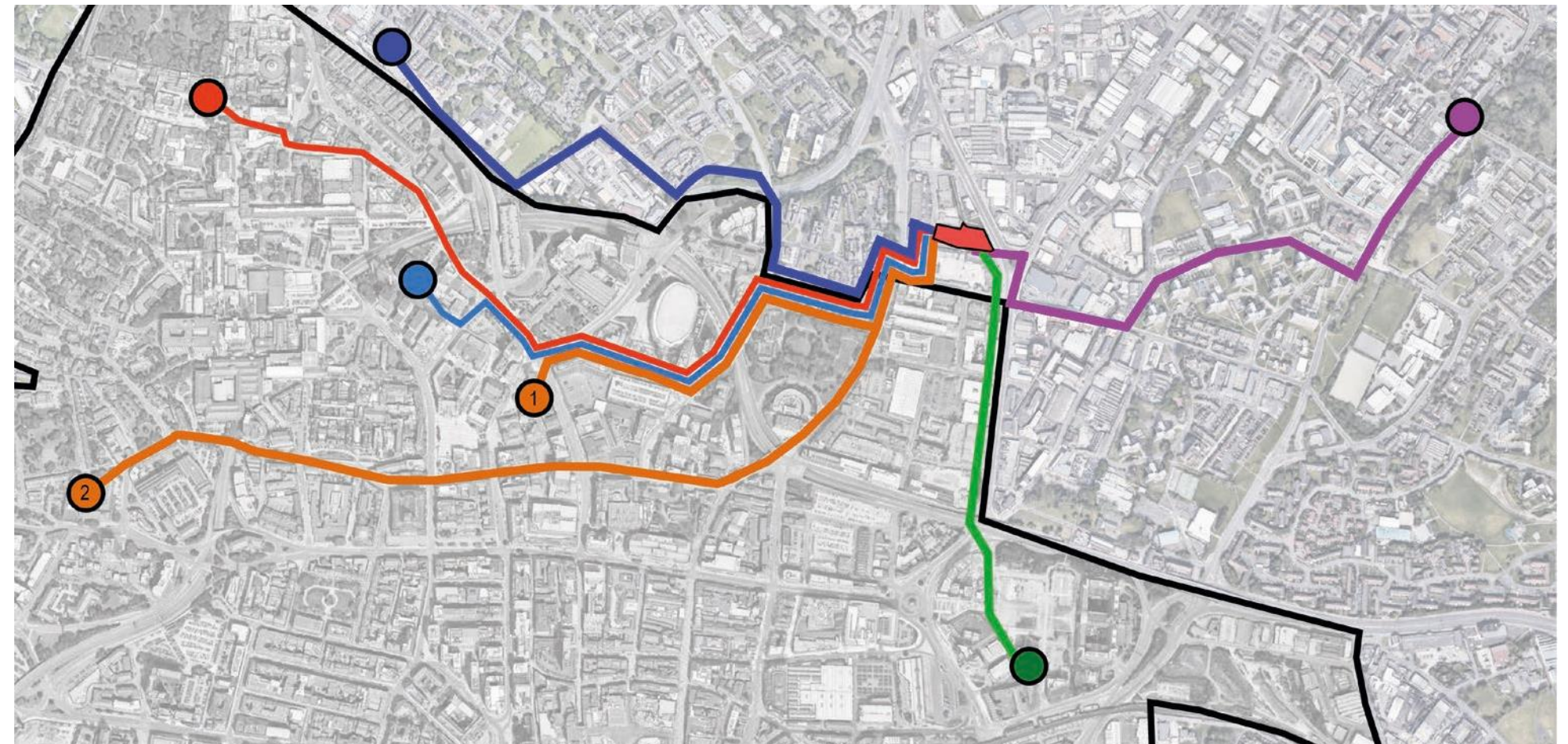
2.1 Site Analysis

Higher Education Context

Boasting the fifth largest student population in the UK, full time students currently number just under 55,000 in Leeds. Having experienced a 45% increase since 2000/01, this has helped to make the city a vibrant, cultural urban hub, while contributing significantly to the local economy. The University of Leeds and Leeds Beckett University account for 91% of all full time students in the city.

The site is extremely well located for access to higher education institutions, being under 30 minutes' walk (and 15 minutes cycle) from the University of Leeds, Leeds Beckett University (City Campus), Leeds Arts University, Leeds College of Music, Leeds City College, Northern School of Contemporary Dance and The Leeds College of Building (North Campus).

The developments aims to avoid excessive concentrations of student accommodation which would undermine the balance and well-being of communities. It is recognised that there is a concentration of student housing to the west of the Inner Ring Road in Little Woodhouse and along Burley Street. However, this site is separated from these areas by the Inner Ring Road. The immediate surrounding land uses around the site are mixed use, including light industrial, with very limited traditional housing nearby. It is considered that most pedestrian movements from the proposal site would generally be through a mixed use/ predominantly commercial part of the City Centre towards the Universities. Therefore, the impact on established residential communities and the character of the immediate area is likely to be acceptable.

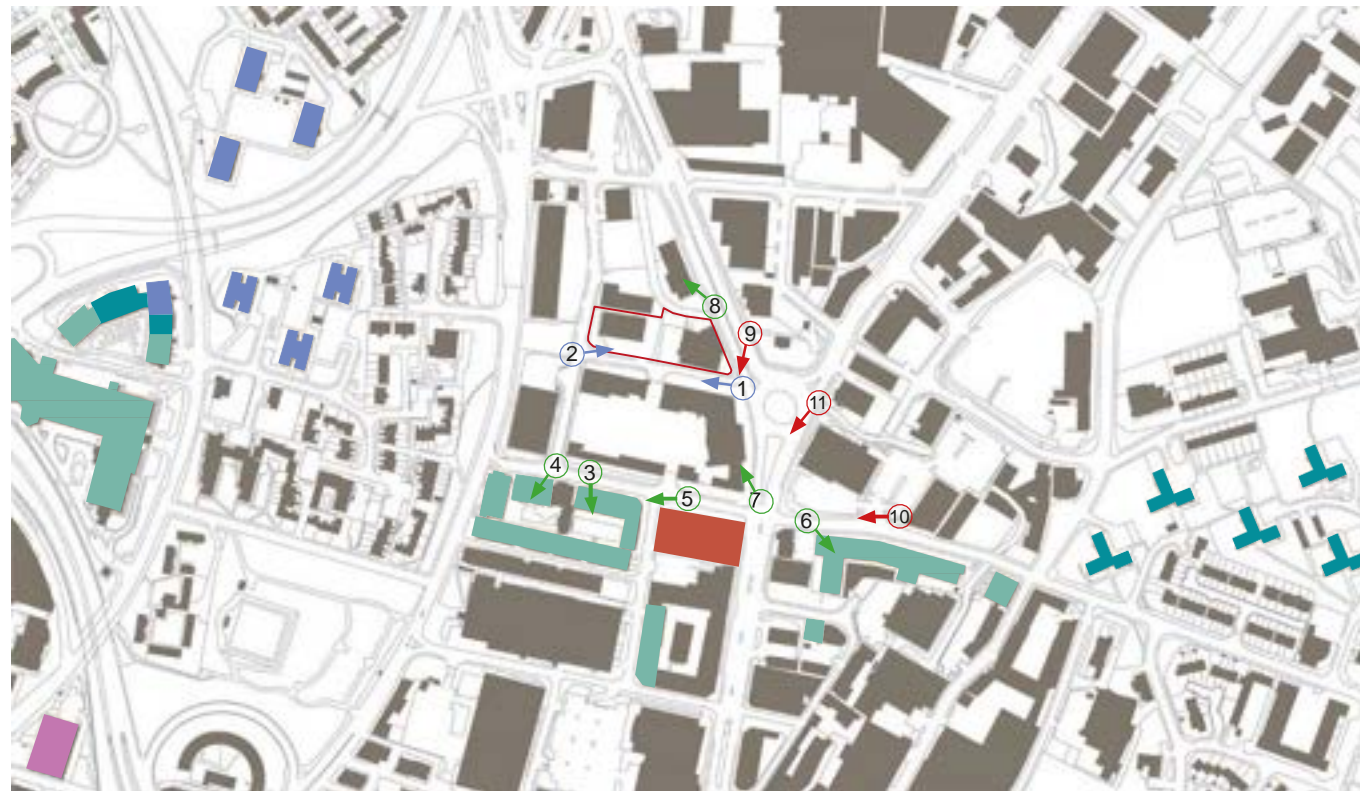


Key

- | | | | | | |
|--|--|--|---|--|---|
| | Site | | Leeds Beckett University
0.7 miles / 16 minutes | | Leeds Arts University
0.6 miles / 24 minutes |
| | University of Leeds
1.2 miles / 25 minute walk | | St. James's University Hospital
0.7 miles / 16 minutes | | Leeds City Centre Boundary |
| | Leeds City College Technology Campus
0.7 miles / 15 minute walk | | Leeds College of Music
0.8 miles / 13 minutes | | |
| | Leeds City College Park Lane Campus
1.2 miles / 26 minutes | | | | |

2.0 Context

2.1 Site Analysis (Immediate Built Context)



6+ Storey Buildings 10+ Storey Buildings 16+ Storey Buildings 26+ Storey Buildings Approved 9-11 Storey Building



1 East Approach via Sheepscar Street South



2 West Approach via Sheepscar Grove

Immediate Built Context

The site sits within the Sheepscar district, an area which is predominantly populated with low-rise industrial and commercial units. However, there are an increasing number of high rise residential buildings being developed in the local area.

The diagram to the left highlights surrounding buildings and approvals above 6 storeys in height, with many reaching well over 16 storeys. There are numbered view points which relate to the photographs below, giving a flavour of the semi-industrial nature of the site and the new brick residential blocks.

The site itself is located in a valley, with hills to the East and West. To the East, 1960s 16+ storey tower blocks sit raised upon the hills. Some of these have recently been re-clad in new materials, however they have a very dominant effect on the local skyline. Within the last decade, there have been a number of new multi-storey residential developments to the South of the site between 6-10 storeys in height.

Buildings directly next to the site include warehouses, the 1-2 storey brick TA Barracks and the formal 3-4 storey Falcon Electrical building.



3 Victoria House



4 Lovell House



5 East view up Skinner Lane (Victoria and Lovell House)



6 West view up Skinner Lane (20:20 House)



7 Harewood Army Barracks



8 Falcon Electrical Wholesalers

2.0 Context

2.1 Site Analysis (Approved Buildings in Proximity)

18_01276 - Mixed Use (9-11 Storey Block)

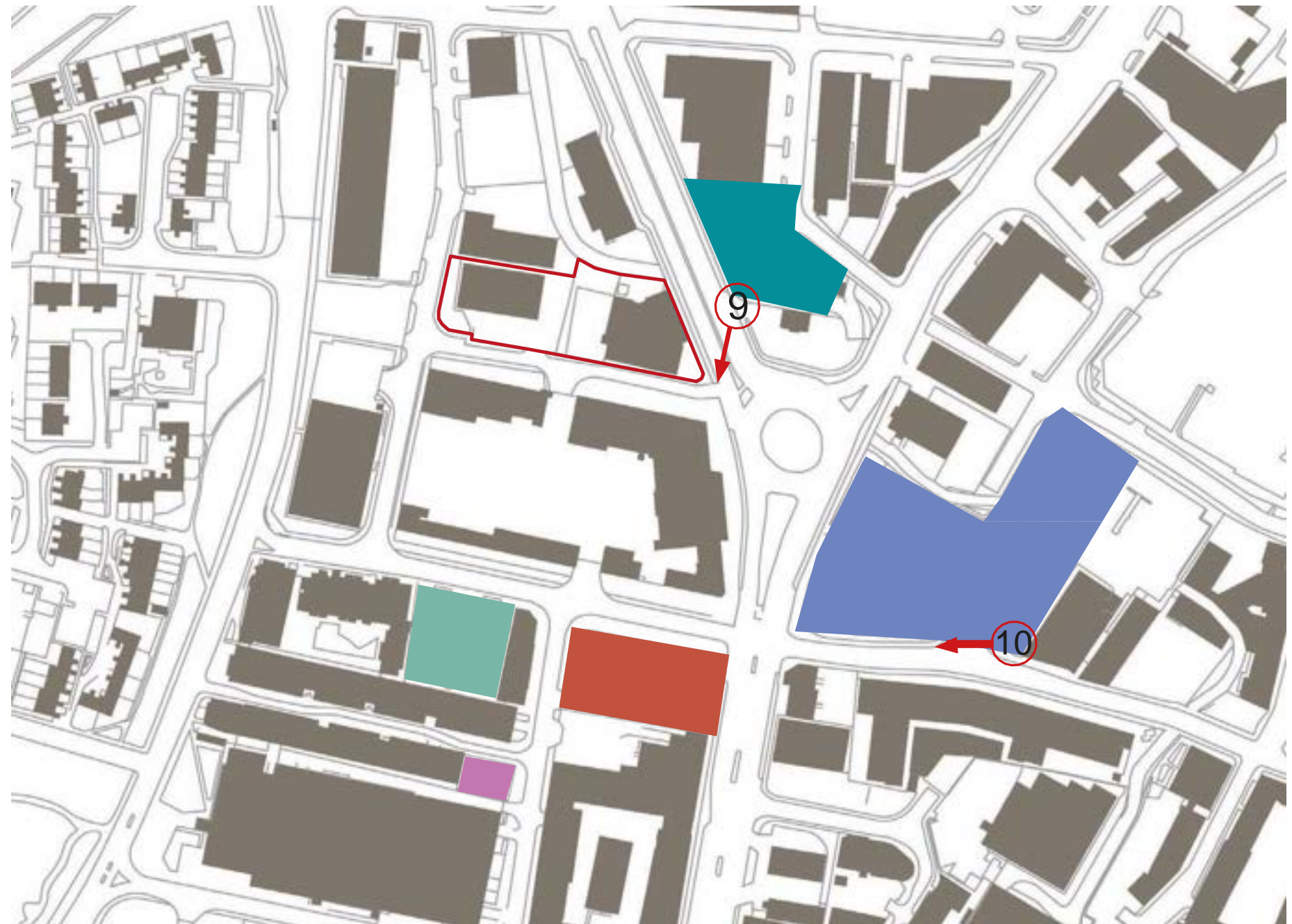
Residential development with ancillary facilities and undercroft parking
Approved: Wed 27 Nov 2019



9 View from North Approach on A61



10 View from East Approach on Skinner Lane



14/01008/FU - Mixed Use 106 Apartments and offices

17/01021/FU - Extensions to create Restaurant/Bar

15/03192/RM - Mixed Use Retail and Gym

17/02853/FU - Residential 9 Storey Block

2.0 Context

2.1 Site Analysis

The proposed site sits to the North East of the Leeds City Centre boundary in the Sheepscar district. The area is primarily a non-residential area consisting of light industrial units, small scale clothing factories, warehouses, storage, parking and offices.

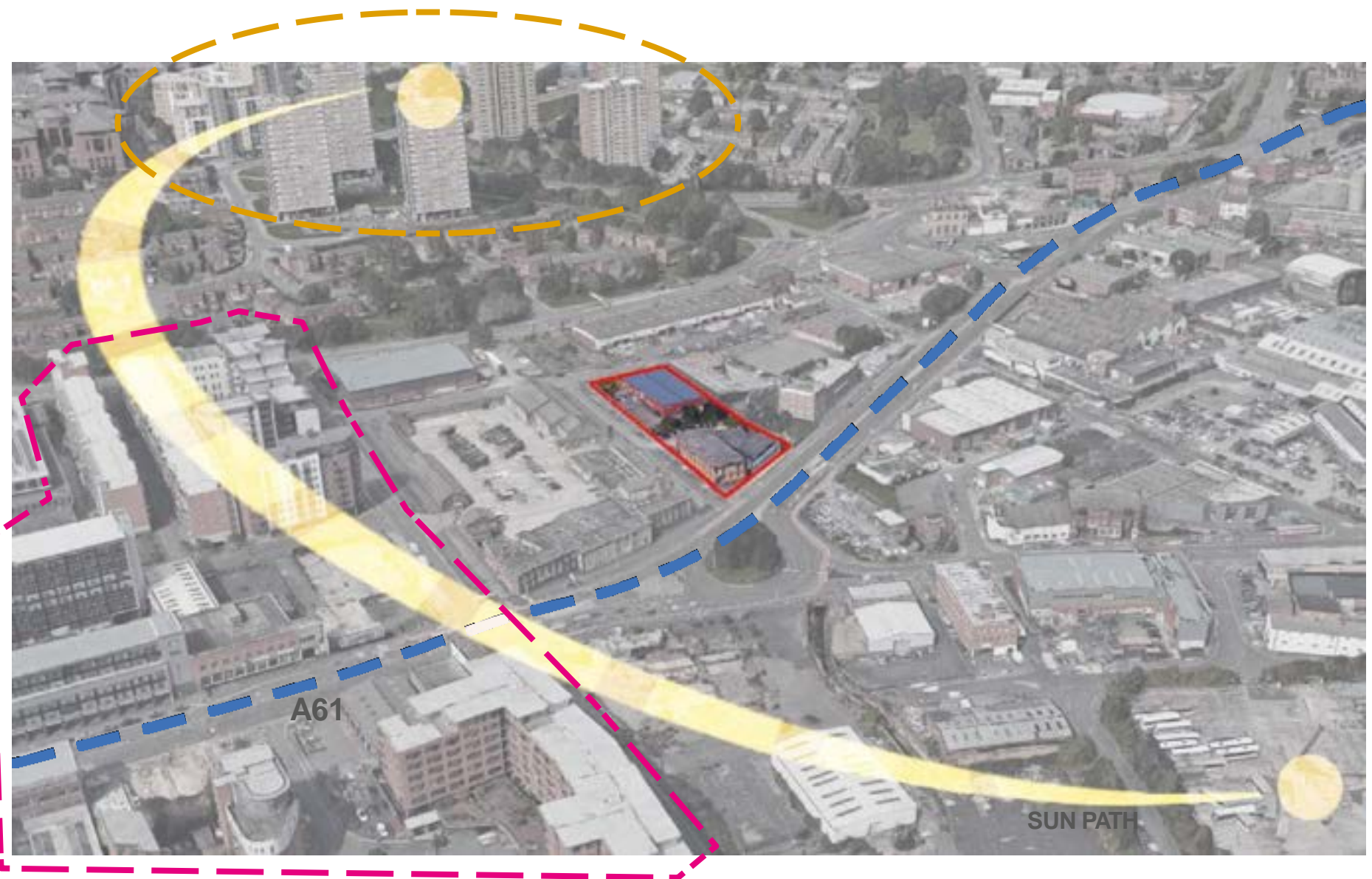
Recently, the area has seen a significant number of planning applications granted for residential developments and there is increasing pressure for more residential units.

The site is located between Whitelock Street, Sheepscar Street South (A61) and Sheepscar Grove to the north of Leeds City Centre. Sheepscar Street South forms one of the main arterial routes into the city from the A61, providing the main access to Leeds from Harrogate and the North. The site also has the Sheepscar Beck running to the north of the site.

Geologically, the site sits in a basin with hills to the East and West. Both hills are significantly built up with 16+ storey residential towers, increasing a sense of enclosure.

The site is close to local amenities such as Aldi, Waitrose, and the Eagle Tavern.

-  16+ Storey Blocks
-  Multi-storey new residential blocks



2.0 Context

2.1 Site Analysis (Existing Site)



West Approach via Sheepscar Grove



East Approach via Sheepscar Street South

Existing Site

The current site is partially occupied with two low-rise brick buildings, between 1-2 storeys in height, of low architectural value. Diamond House, to the West of the site is currently in use. Britannia House and Caroline House, to the East, are vacant. The site has very low ecological value, with a few scrubs of weeds and small self-seeded bushes.

Regeneration

As shown in the photos below, the current site is in need of redevelopment. The site is currently occupied by worn-down buildings and vacant space which is prone to fly tipping, has poor street lighting and does not offer anything back to the community.



Current Site: worn-down buildings, vacant space prone to fly-tipping, little community value

2.0 Context

2.2 Historic Development



1909 Mass Victorian terraces throughout area



1960s Mostly cleared to make way for industrial/commercial uses. Tall residential towers built to the West of the site.



1956 Beginnings of slum clearance

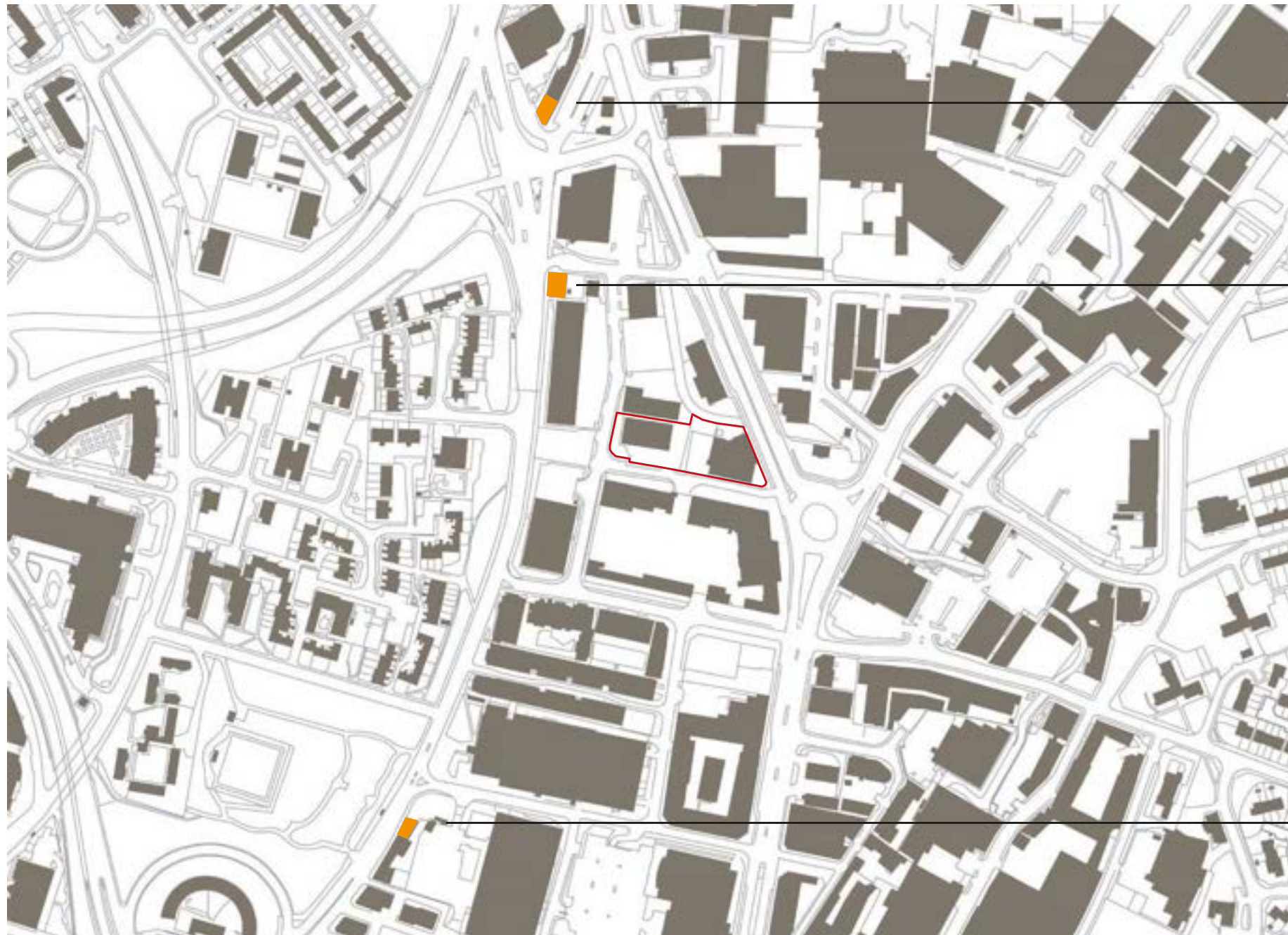


1980s All surrounding terraces demolished.

2.0 Context

2.2 Heritage

The site has 3 listed buildings within its context. During the pre-application stage, impact assessments and key views have been limited to Eagle Tavern to the satisfaction of Leeds County Council.



Northwood House, Grade II



Eagle Tavern, Grade II



92,94, 96 North Street, Grade II

2.0 Context

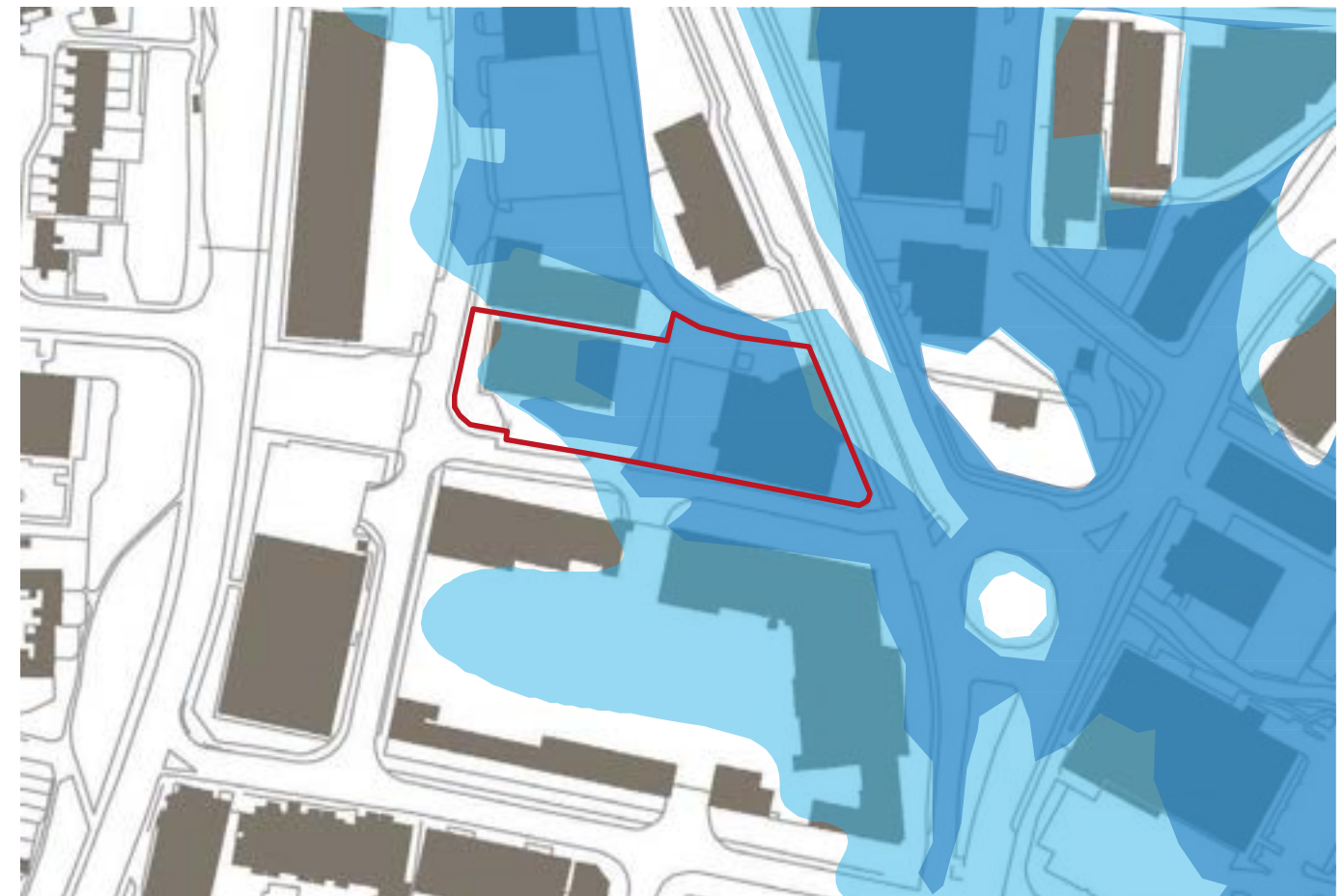
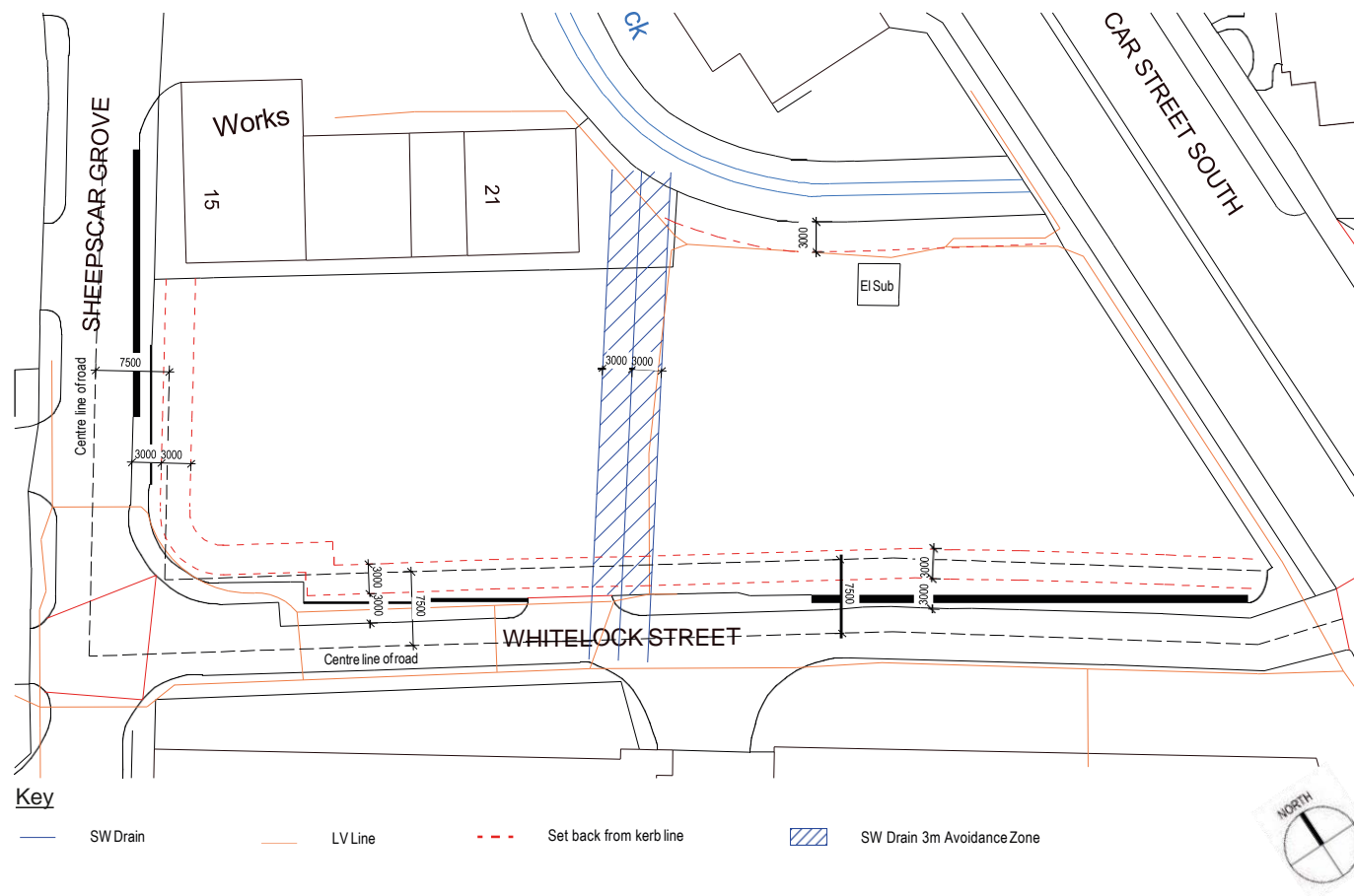
2.3 Site Constraints

During the preliminary stages of the design process, multiple constraints were identified on the site.

- The site sits within Flood Zones 2 & 3, requiring careful design to mitigate flood risk.
- Sheepscar Beck to North boundary of the site requires the proposed design to retain a 3m service route for Yorkshire Water and Leeds County Council for access.
- The Beck must also be respected as part of an ecology strategy on site.
- A surface water culvert running through the centre of the site requires a 3m 'no build' zone to either side.
- 7.5m 'no build' zone from centre line of bounding roads to maintain appropriate distance from neighbouring buildings.
- Leeds County Council requires design to widen pavement to 3m and provide 3m 'green space' on Whitelock Street and Sheepscar Grove to create boulevard and improve public realm.



Sheepscar Beck



Legend for Flood Risk Map:
 Flood Zone 2
 Flood Zone 3

3.0 Concept Design

3.1 Site Strategy

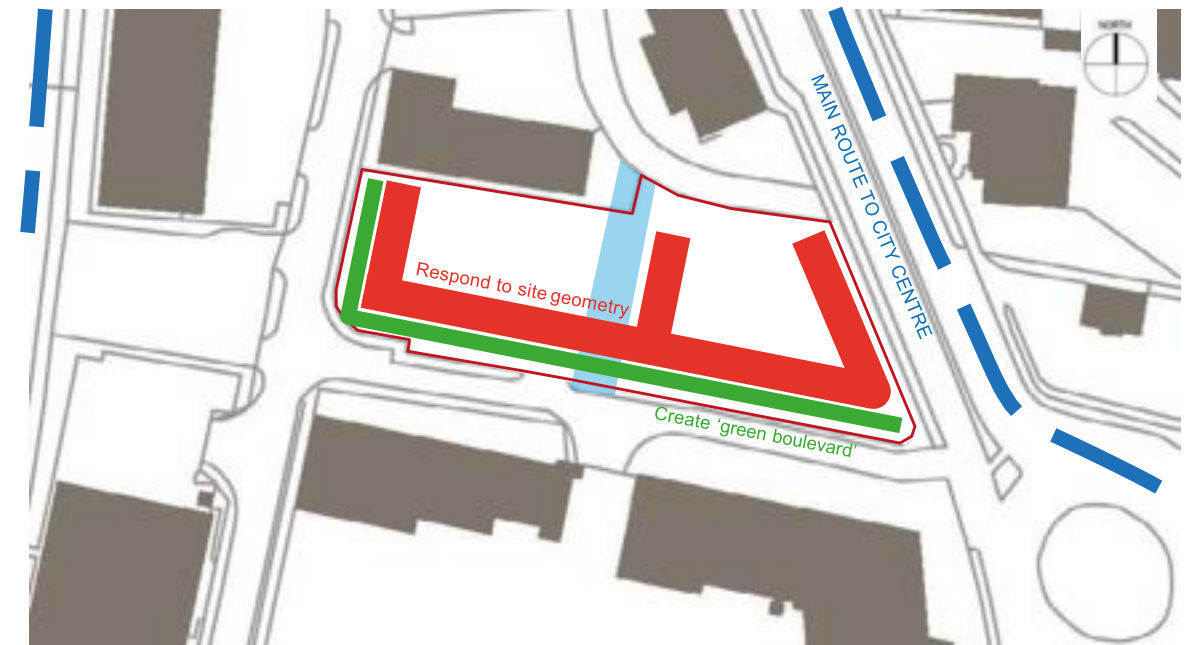
The design evolved through an iterative process with multiple discussions with stakeholders and the Local Authority.

These strategy diagrams demonstrate the key design decisions which informed the building form during the beginning of the process.

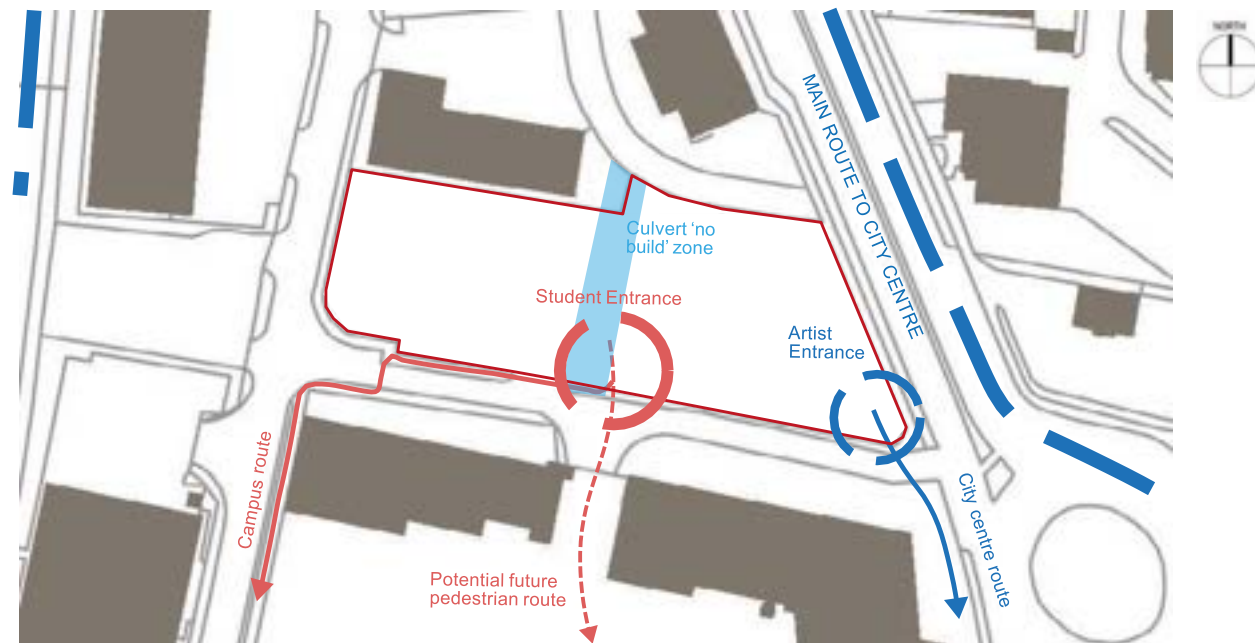
The first move was to reflect the streetscapes of surrounding developments, with the building lining the site's bounding roads, creating internal courtyards. This street lining would allow a rationalising of the public realm, with a widened footpath and an additional 3m of designated 'greenspace', creating a boulevard.

Secondly, the site culvert created a cut through the centre of the building, providing the perfect opportunity for a clear way-finding entrance for the students accessing the site. The artist's studio entrance will be located to the East of the site, picking up visual traffic from the A61.

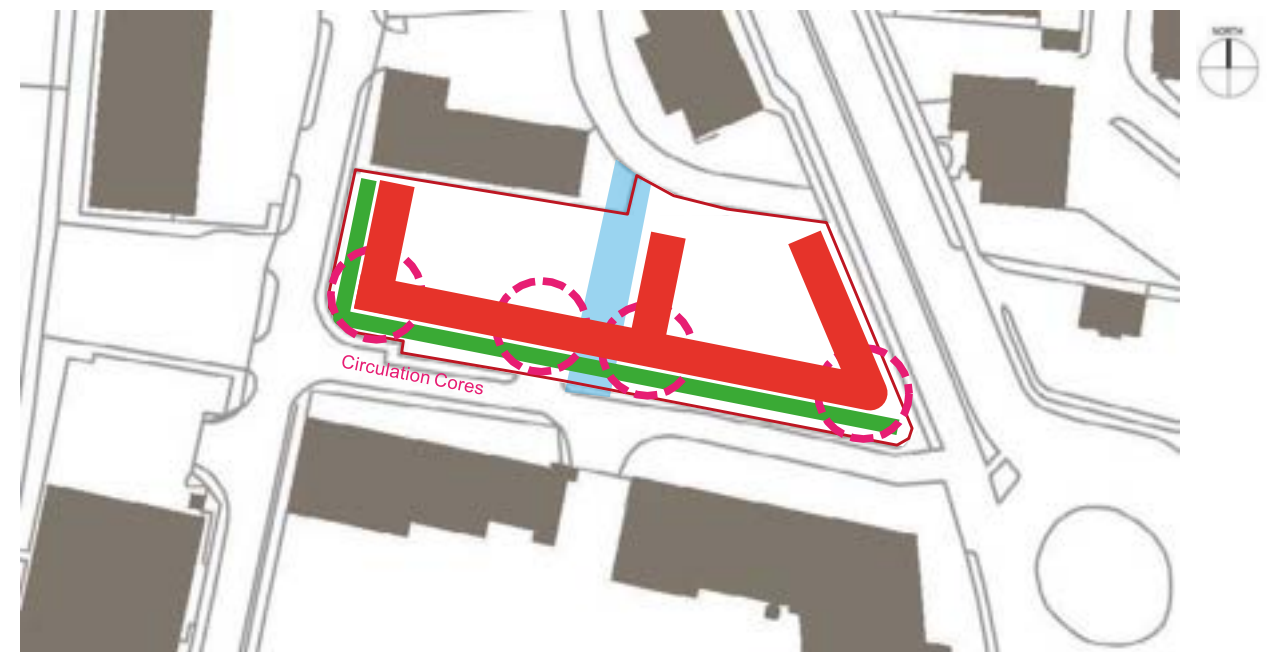
Thirdly, introduce 4 circulation core to allow a sense of security to self-contained cluster flats and remove need for long access corridors.



Respond to Site Geometry



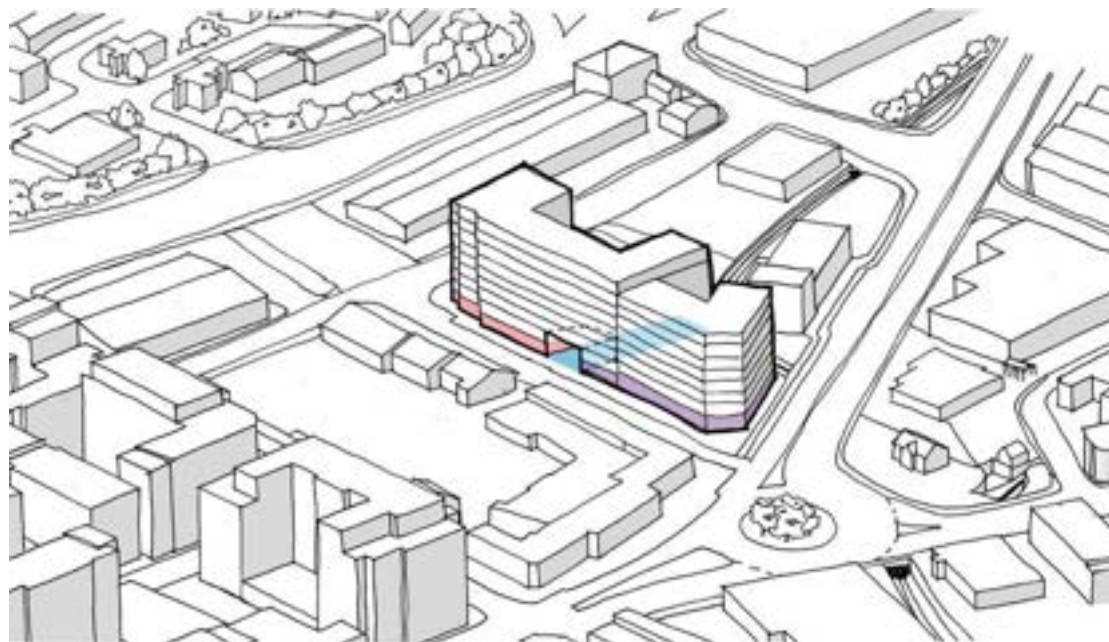
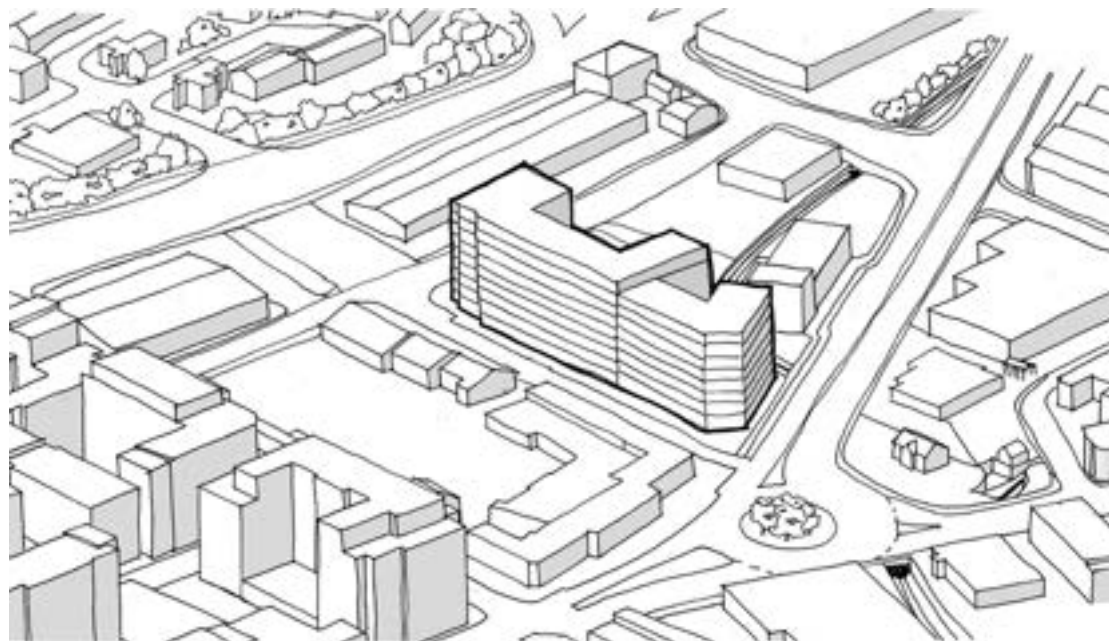
Introduce entrances



Introduce circulation cores

3.0 Concept Design

3.2 Pre-Application No. 1



Development Perspective

Pre-Application Discussion No. 1

Reference Number: PREAPP/19/00499/C

Planning Officer: Chris Briggs

Design Officer: Stephen Varley

Date: 07/11/2019

8-9 Storey building proposed

Maximising street frontage, with cut through at Ground and First floor over culvert, creating a large, visually attractive entrance to the development. Artists studios to East, attracting footfall/traffic from A61 arterial route into Leeds.

Comments:

- Ensure residential is above Flood Zone
- Reduce storey height to suit context.
- Consult with Environment Agency regarding the beck to the North
- Increase footpath to 3m from kerbside and allow further 3m from this for planting
- 20% private amenity space needs to be provided on site.
- SV was interested with horizontal elements proposed on the facade creates an effect where no point is dominant and helps to reduce the scale. This horizontality was increased by the window positioning. Deep reveals were considered positive.

3.0 Concept Design

3.3 Environment Agency Consultation

Environment Agency Consultation

Reference Number: PREAPP/19/00499/C

Date: 18/12/2019

Attendees: Andrew Simpson, Laura Buckley, Chris Nash, Kathryn Lillstone

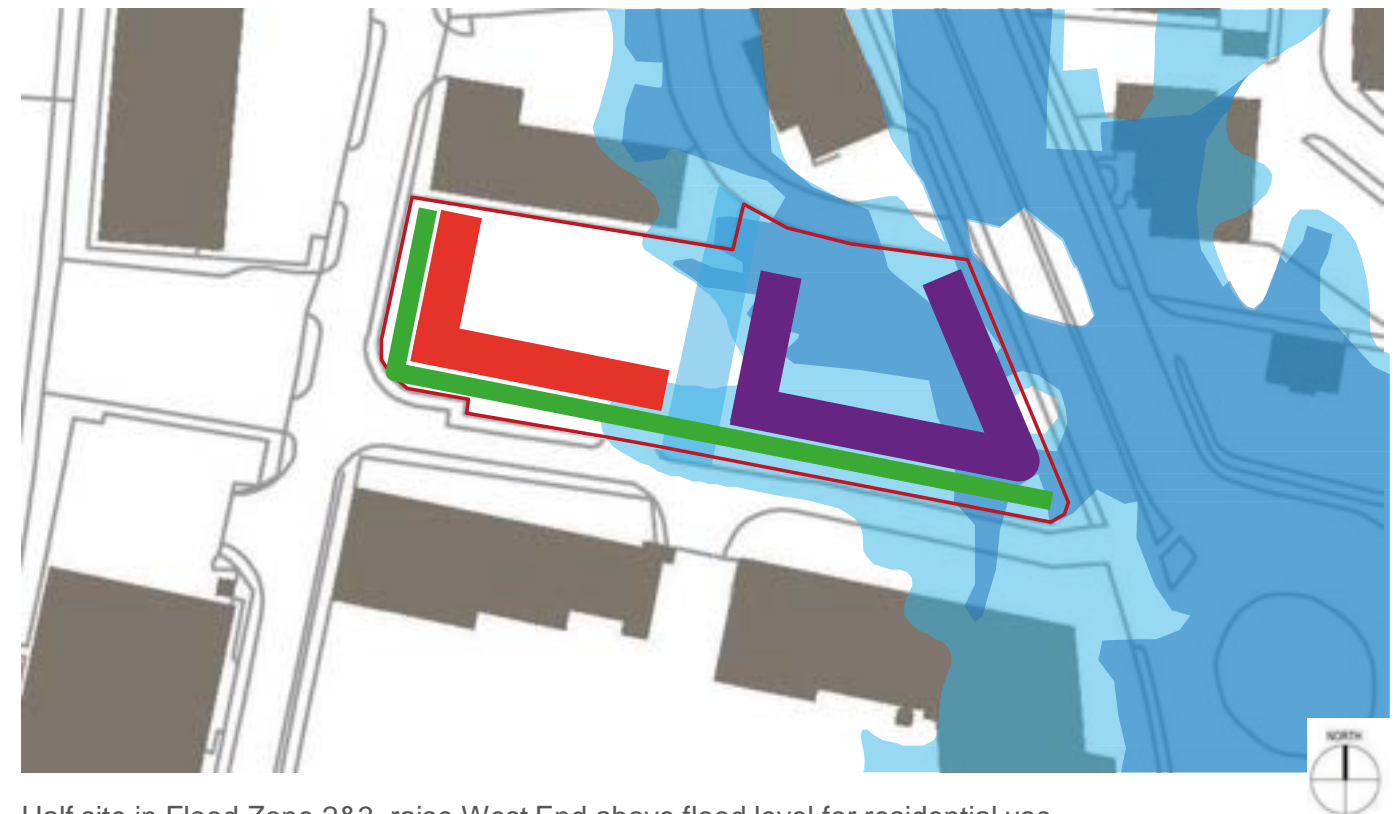
Comments Summary:

Ecology

- The Environment Agency advised that a potential opportunity to create a 'Green Corridor' along Sheepscair Beck could help to improve local biodiversity.
- It was suggested that the 'green corridor' combined with bat boxes would provide an appropriate feeding route to the North of the site, provided that external lighting is kept to a minimum.
- The suggestion of external gardens on a roof terrace and in the rear courtyards were well received.
- The Environment Agency advised that the trees lining street would need careful selection for maximum carbon retention and adequate pit details submitted with the planning application.

Flood Risk

- The Environment Agency advised that any residential accommodation above must be kept above the 1 in 100 year flood level plus climate change allowance, plus a further 600mm at 33.30 datum level.
- The Environment Agency advised to keep the proposed footprint the same as existing on site to mitigate increasing flood risk.



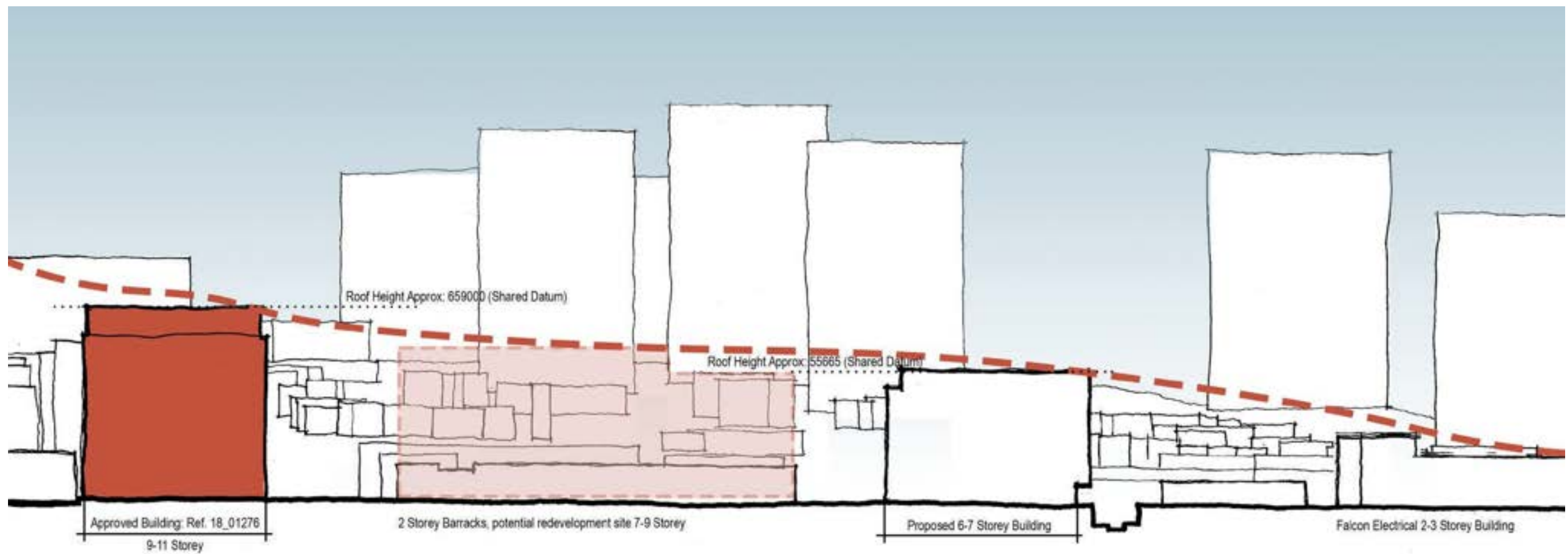
Half site in Flood Zone 2&3, raise West End above flood level for residential use

3.0 Concept Design

3.4 Contextual Massing & Scale

Context Section

The site sits just beyond the 'city centre' limits but could act as a precedent for the area to grade down to lower height buildings in the area in future developments. It blends with existing and proposed building topography and creates a gradient for the inner city limits.



3.0 Concept Design

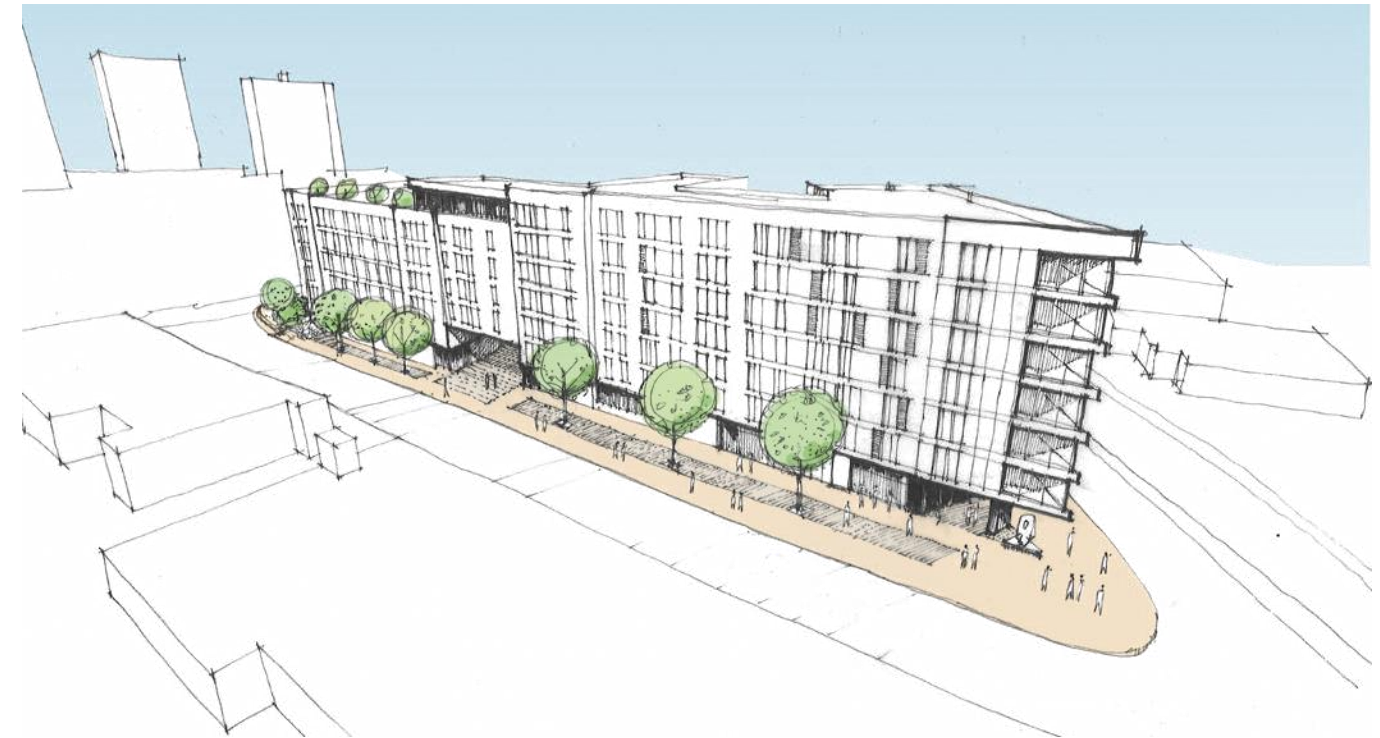
3.4 Contextual Massing & Scale

Actions following Pre-Application Discussion No. 1

- The Ground Floor is split, the West sits 800mm above ground level to ensure residential use is above Flood Zone. East side is assigned non-residential uses (admin/artist studios) and will sit at ground level and will be fitted with durable materials
- Reduce storey height to suit context. Building sits at 6-7 storeys, creating a gradient line between approved building Ref. 18_01276 and Falcon Electrical. Setting a precedent and ensuring a stepping down between high-rise city centre and low-rise outer city.
- Consultations undertaken with Environment Agency on 18/12/19, beck to the North will provide 'Green Corridor' for bats. Ground floor area will not increase from existing footprint on site, limiting detrimental effects to Flood Zone.
- Increase footpath to 3m from kerbside and allow further 3m from this for planting.
- A push to provide private amenity space, with external roof terrace and rear gardens.
- Horizontal elements proposed on the facade creates an effect where no point is dominant and helps to reduce the scale. This horizontality was increased by the window positioning. Deep reveals were considered positive.
- Cut away at East end at Ground Floor level to improve pedestrian access to Whitelock Street, creates undercroft for sculptures and provides clear entrance for artist studios.



East Perspective



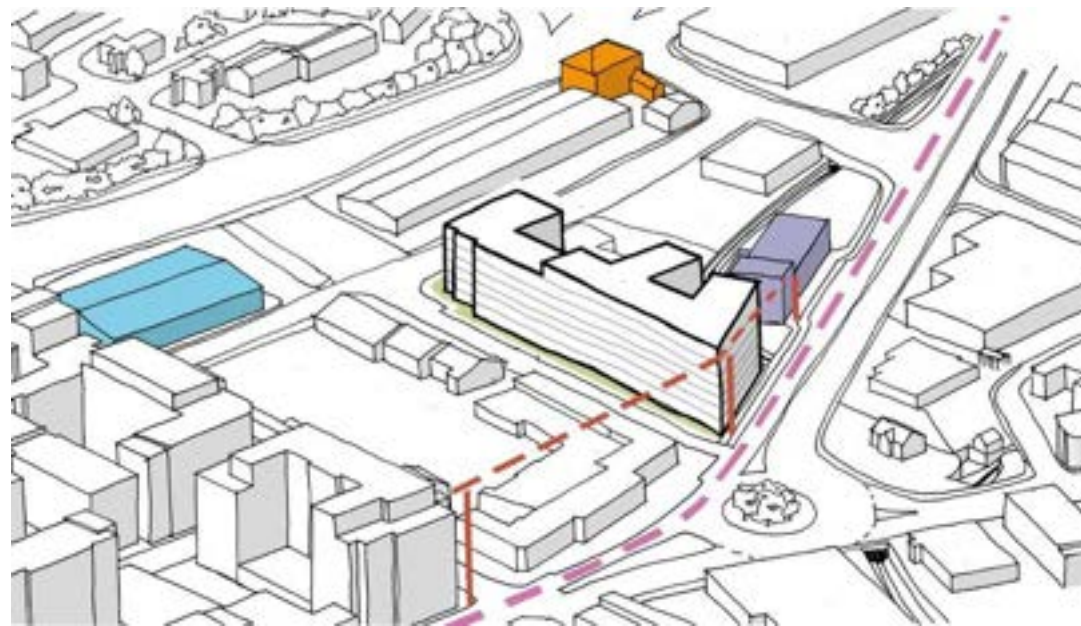
South East Perspective



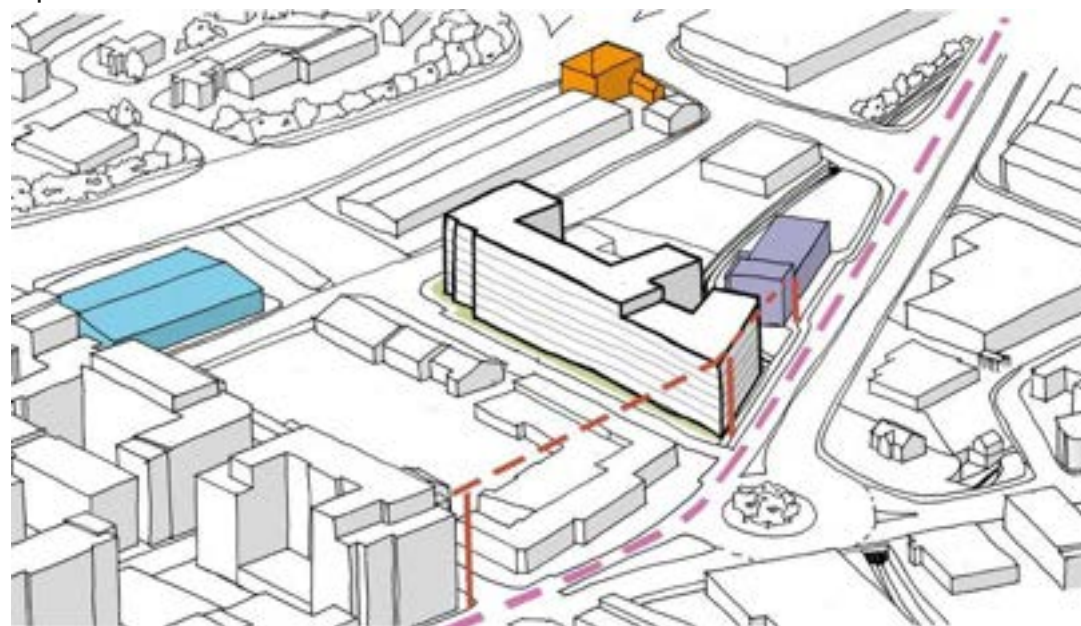
South West Perspective

3.0 Concept Design

3.5 Pre-Application No. 2



Option A



Option B



Axonometric Sketch

Pre-Application Discussion No. 2

Planning Officer: Chris Briggs
Design Officer: Stephen Varley

Date: 15/01/2020





6-7 Storey building proposed

Reduced building height to 6-7 storeys, reflecting step between 9-11 storey building recently approved on Skinner Lane (red) and 3 storey Falcon Electrical (purple). Building is set back 3m from kerbside for footpath and a further 3m for planting to increase public realm and contribute to place making.

Comments:

Stephen Varley comments to push 7 storey section to the West of the site instead of the East.

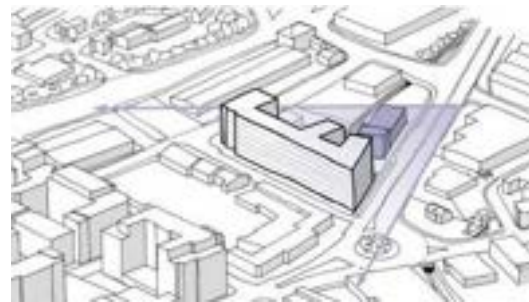
Key viewpoints are noted and visuals instructed from these positions:

-  North Street, far side of Bagel Nash (blue)
-  North Street, far side of Grade II Listed Eagle Tavern (yellow)
-  A61, north of Falcon Electrical (purple)
-  A61, south east of site (pink)

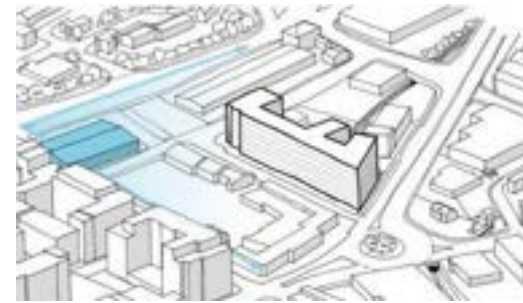
3.0 Concept Design

3.5 Pre-Application No. 2 (Key Views)

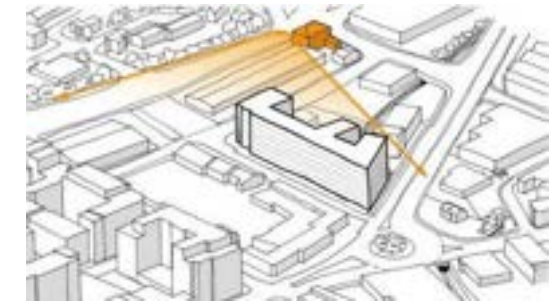
View from North of Falcon Electrical Building



View from North Street side of Bagel Nash



View from North Street side of Eagle Tavern



Option A (7 Storey section to East)



Option B (7 Storey section to West)



3.0 Concept Design

3.6 Evaluation

Following the previous research, design iterations and consultation process the following opportunities and constraints have been noted:

Opportunities

- Edge of city centre
- Re-development of Brownfield Site
- Low impact on neighbours
- Will increase economic activity in the surrounding area
- Will address need for PBSH in Leeds, reducing pressure on surrounding housing for local residents
- Good highway access points
- Good public transport links
- Close proximity to universities

Constraints

- Proposal will need to address Flood Risk as site sits within Flood Zones 2&3
- Surface water culvert running through site will need to be avoided and maintenance access will need to be retained.
- Sheepscar Beck will need to be protected from contamination during construction.
- Road Noise from the A61 will need to be addressed within the design.
- Tight urban site with few opportunities for landscaping will need a careful strategy.

Conclusions

The site will need careful consideration of all the constraints through appropriate consultant reports and design strategy.

Following close consultations with the local authority, Option B was deemed most appropriate as the design follows local precedent, stepping down to 6 storeys towards the A61 .

View from South East
Corner on A61



Option A (7 Storey section to East)



Option B (7 Storey section to West)

4.0 Design Proposals

4.1 Design Overview

Context

The previous sections describe an essential part of the design process where iterative studies with multiple stake-holders have been conducted to analyse and develop a suitable solution for the site. Analysis and understanding of the site's conditions, history and context within the area played a key role in influencing the new building design. The approach to the site has been to begin a regeneration of the Sheepscar district within the urban structure of Leeds. The proposed design is contemporary with roots in the industrial architectural language of Leeds – whilst the building responds to the site itself in its orientation and form. Leeds has a growing student population which contributes greatly to the local economy and is in increasing need of high quality purpose built accommodation to relieve local housing for local residents and families. The site is an ideal location for student housing, within easy walking and a bus or cycle ride from the majority of University Campuses.

Scale and Form

The site will trigger the development of the surrounding urban block. By providing a design of appropriate scale the development will set a precedent for the gradual decline of building heights, signalling the boundary of the inner city. The specific shape of the site and its immediate surroundings informed the basic site diagram where the accommodation is focused along the street edge on the south, east and west sides. The proposed building diagram works around four vertical circulation cores with lifts and stairs that serve cluster flats with varying number of bedroom units and studio accommodation.

Greenspace

The development looks to enhance the public realm through a dedicated widening of the footpath to Whitelock Street and Sheepscar Grove and an additional 3m committed to 'greenspace'. This will include tree planting as well as planters and hedges to provide privacy to lower floor bedrooms. The rear of the development will also feature rain gardens in the courtyards, aiding in water retention whilst improving the external amenity space and outlook for residents. Level 06 also incorporates a high level roof garden and terrace.

Flood Risk and Drainage

The site sits within Flood Zones 2&3, therefore measures have been taken to ensure that the development is carefully designed to mitigate and prepare for any risk. The design has undergone a Flood Risk Assessment as well as developed a Flood Evacuation Plan which should be read in conjunction with this document. As there is a risk of flooding from fluvial and surface water (pluvial) sources, the Ground Floor will be split to allow the finished ground floor level within the residential accommodation to be set 0.6 m above the 1 in 100 year (plus 50% allowance for CC) flood level of 32.72 mAOD equating to 33.32 mAOD. In addition to this, the proposed development footprint at Ground Floor level doesn't not exceed the existing footprint on site.

Ecology

The site has undergone a Preliminary Ecology Appraisal prior to this application and should be read in conjunction with this document. There are low risks to existing ecology and biodiversity as the site is deemed to be of very low ecological value at present, however measures will be put in place to ensure there is no contamination/run off into Sheepscar Beck during construction. The scheme will also look to enhance the site where possible through improvements such as the use of bat friendly lighting strategies, a sensitive planting scheme.

Residential Quality and Sustainability

The scheme will provide quality accommodation throughout. The cluster flat sizes are considered to be acceptable with each en-suite bedroom at 14sqm per resident and a further 4sqm (minimum) of kitchen/lounge/diner per student. A schedule has been produced comparing the clusters with the equivalent Nationally Described Space Standard (NDSS) in brackets for comparison. Whilst the NDSS is not applicable to student housing, its evidence base can be used to help inform the assessment of amenity. The clusters all sit comfortably above the NDSS requirements.

The format of the proposed scheme is similar to the purpose-built student accommodation schemes previously brought before the plans panel. The smallest studio would be 23sq.m, it is considered that each of the student rooms would provide adequate space for sleeping, studying and bathroom facilities. The proposed design would encourage residents to socialise outside their private accommodation and in the provided additional residential amenity. The scheme provides a large common room/laundry/study space at ground floor level, as well as a gym, cinema and garden at roof level.

The scheme will be designed to achieve a 20% improvement on Part L energy efficiency requirements. There will be 10% renewable energy on site as well as improved green space and excellent secure cycle storage provision.

Accessibility

The internal and external spaces and approaches can be used safely, easily and with dignity by all, regardless of disability or impairment. Designs are in accordance with BS8300 and Accessible Leeds, Supplementary Planning Document, and Leeds City Council Core Strategy Policy P10: Design. The entrances into the building are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or 'special treatment'. We have adopted an inclusive approach and integrated access for disabled people throughout.

Community Involvement

The scheme has had a thorough consultation process, with over 5,000 local residents invited to a public consultation on 14th February 2020. The scheme was generally well received with 100% of respondents said they were either very supportive or supportive of Alumno's development plans. The scheme will also help to develop placemaking in the area by supporting local artists by providing specially designed studios at ground floor as well as commissioning public art to contribute to the public realm.

4.0 Design Proposals

4.2 Facade Strategy

Context

Red brick has a strong material presence in Leeds with many of the inner city buildings being built in a characteristic deep red hue with a clean and sharp waterstruck texture.

This palette begins to alter as you reach the more industrial quarters of Mabgate and Sheepscar, where the buildings are of a rougher slightly browner quality.

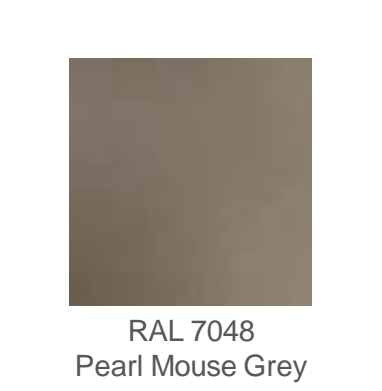
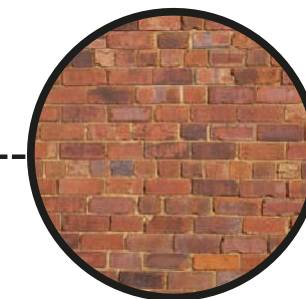
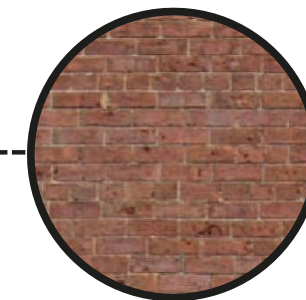
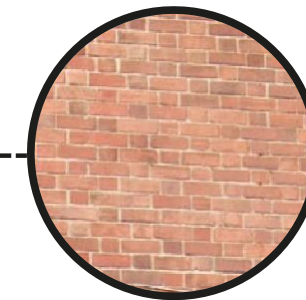
Material Selection

The closest quality brick buildings to the site are Falcon Electrical and Eagle Tavern. During the consultation process, two brick types were identified as being suitable for the proposed development at Whitelock Street.

The majority of the building will be clad in UK brick Mapleton Multi, which has the qualities of the inner city's grander buildings in a bright red tone with a waterstruck texture.

The rest of the building will be clad in UK Brick Rosewater Multi, which has the same textural waterstruck quality of the Mapleton Multi but a browner tone, reflecting the Sheepscar and Mabgate area.

The windows and doors will be powder coated aluminium in Pearl Mouse Grey, a warm grey which will compliment the warm tones in the brickwork whilst providing a subtle contrast, deepening shadows in reveal details and windows.



UK Brick - Rosewater Multi

UK Brick - Mapleton Multi

RAL 7048
Pearl Mouse Grey

4.0 Design Proposals

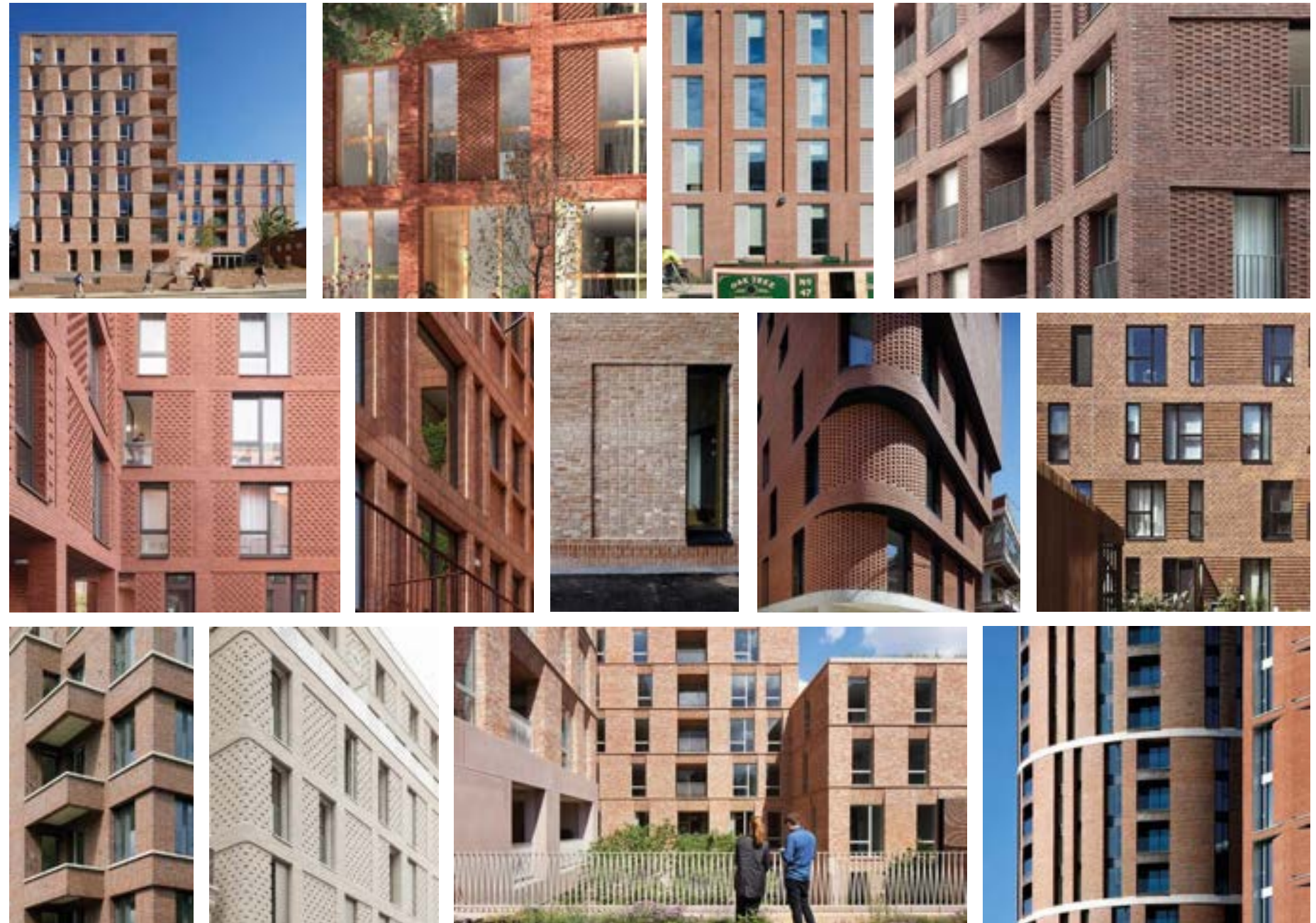
4.2 Facade Strategy

Detail Inspiration

Brick is the material choice for the design as it reflects the surrounding traditional Leeds context. However, its modular nature means that it has been able to be redefine its traditional appearance through new types of textural detailing.

The proposed scheme uses some of these techniques by recessing brickwork to create shadow reveals and sections of stacked bond bricks to create texture.

The images to the right are examples of contemporary detail inspiration which have influenced the design proposal.



4.0 Design Proposals

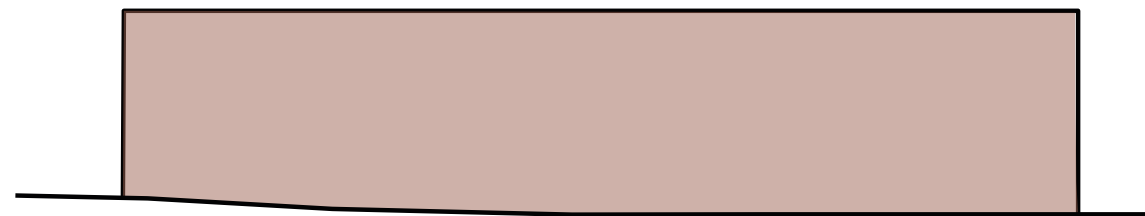
4.2 Facade Strategy

Facade Strategy

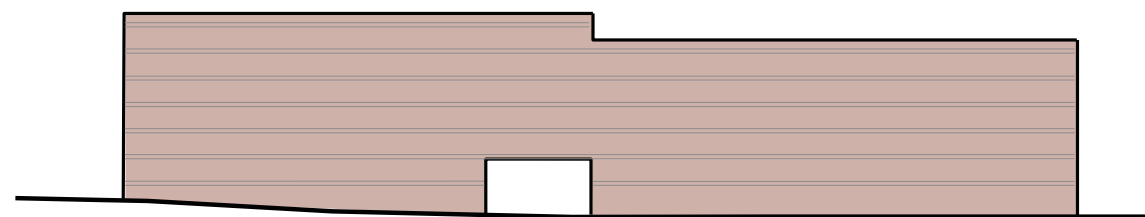
The facade strategy developed holistically alongside the material research and sculpting of the building. The overall building will be clad in a red brick (Mapleton Multi). The initial intention was to reduce the sense of the development as a 'tall building', therefore horizontal brick reveals and playfully staggered windows were introduced to emphasize this quality of the building.

Following this, to break up the mass on the streetscape vertical elements were introduced in the brown brick (Rosewater Multi) as bookends and over the central entrance undercroft. These sections will have more formal, vertically stacked windows to break up the horizontal staggered sections.

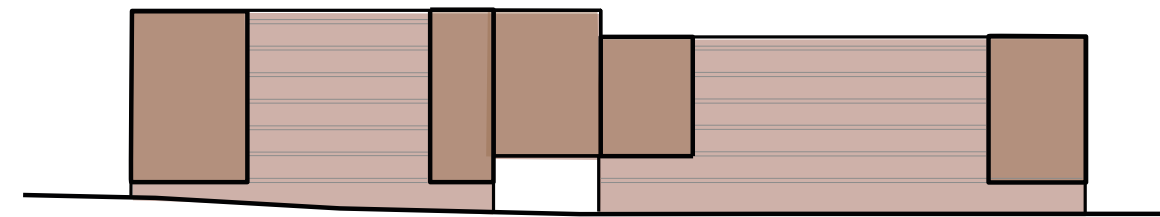
In addition to this, the East block will be largely glazed to promote an 'active street frontage' and engage the public and students with the activities happening in the social spaces and artist studios at ground floor level.



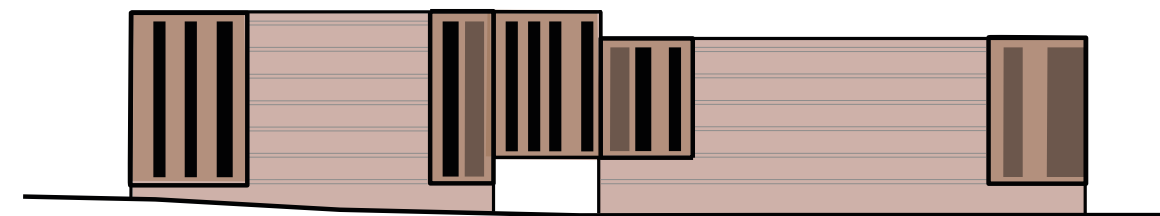
1) 7 Storey Mass



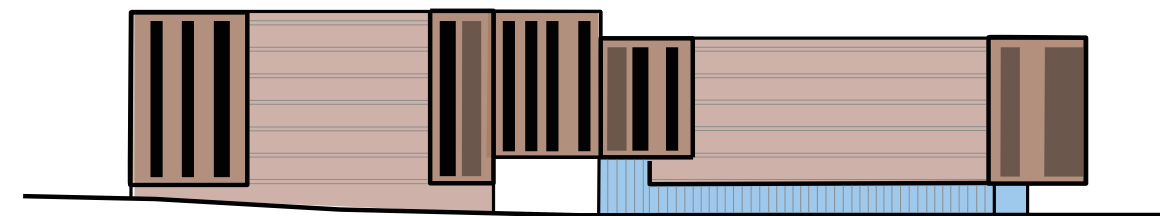
2) Reduce to 6 storeys on the East
Cut Away Entrance
Highlight Horizontality



3) Introduce Vertical Articulation
Vary Brick Type



4) Develop Vertical Articulation
Align Glazing



5) Active Street Frontage to East



6) Develop Materiality and detailing

4.0 Design Proposals

4.2 Facade Strategy

Horizontal Strategy

The majority of the building will be clad in a red brick (Mapleton Multi) and adopt the 'horizontal strategy'. The intention was to reduce the sense of the development as a 'tall building', therefore horizontally and playfully staggered windows and louvres were introduced to emphasize this linear quality of the building. This will be further developed through the use of recessed stacked bond panels which will create shadows and texture.



Whitlock Street Elevation

Vertical Strategy

Following this, to break up the mass on the streetscape 'vertical strategy' elements were introduced in the brown brick (Rosewater Multi) as bookends and over the central entrance undercroft. These sections will have more formal, vertically stacked windows to break up the horizontal staggered sections. This will be further emphasized by a recessed double row of soldier bond bricks running between floor levels, creating a further vertical shadow.



Extracted Elevation



Extracted Axonometric View

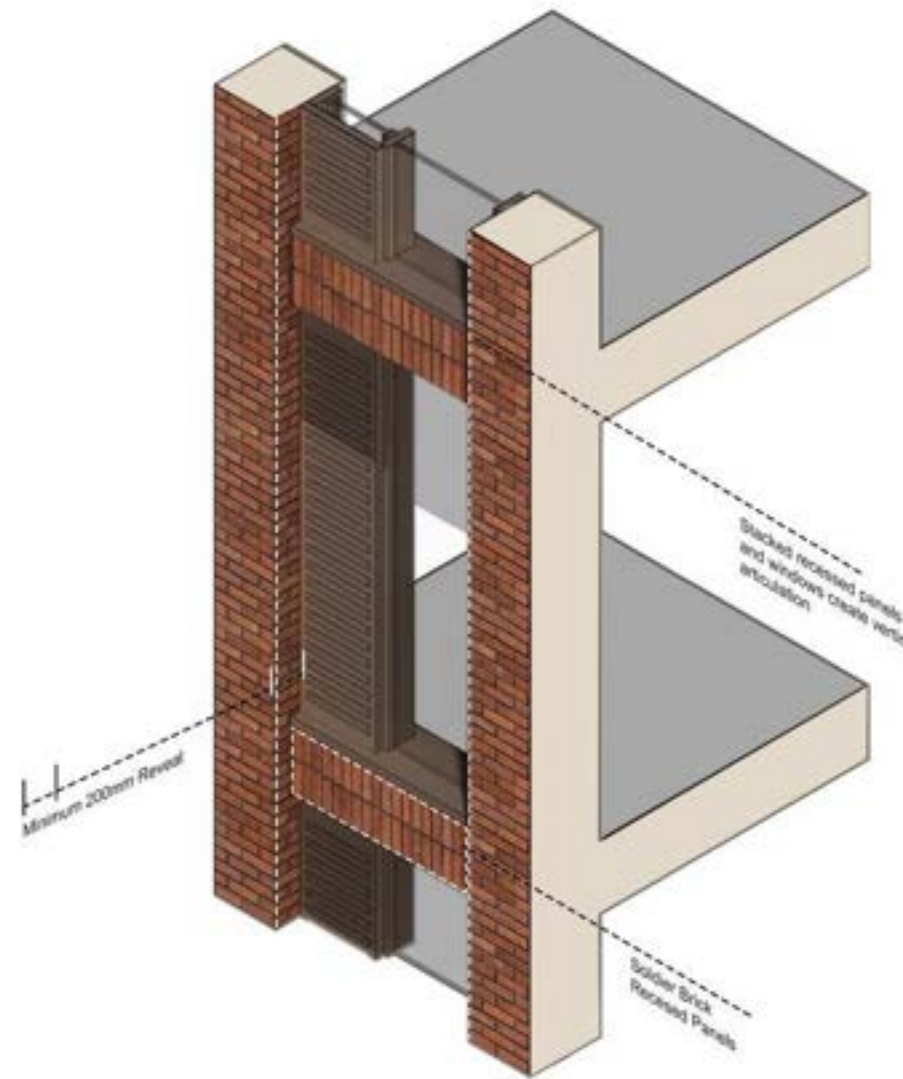
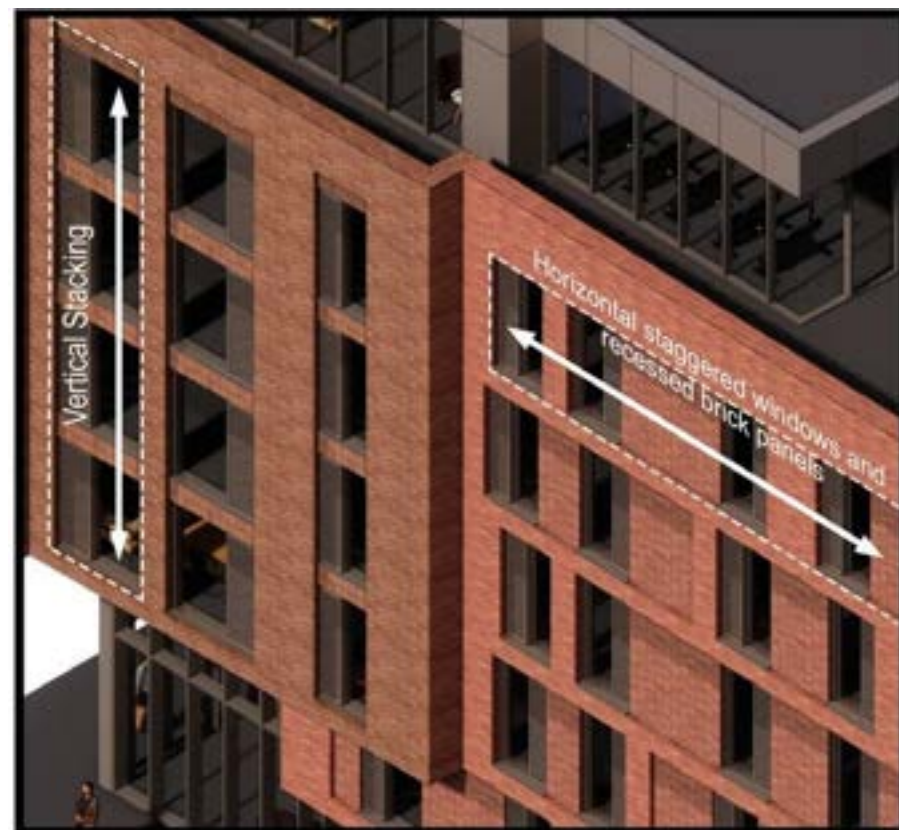
4.0 Design Proposals

4.2 Facade Strategy

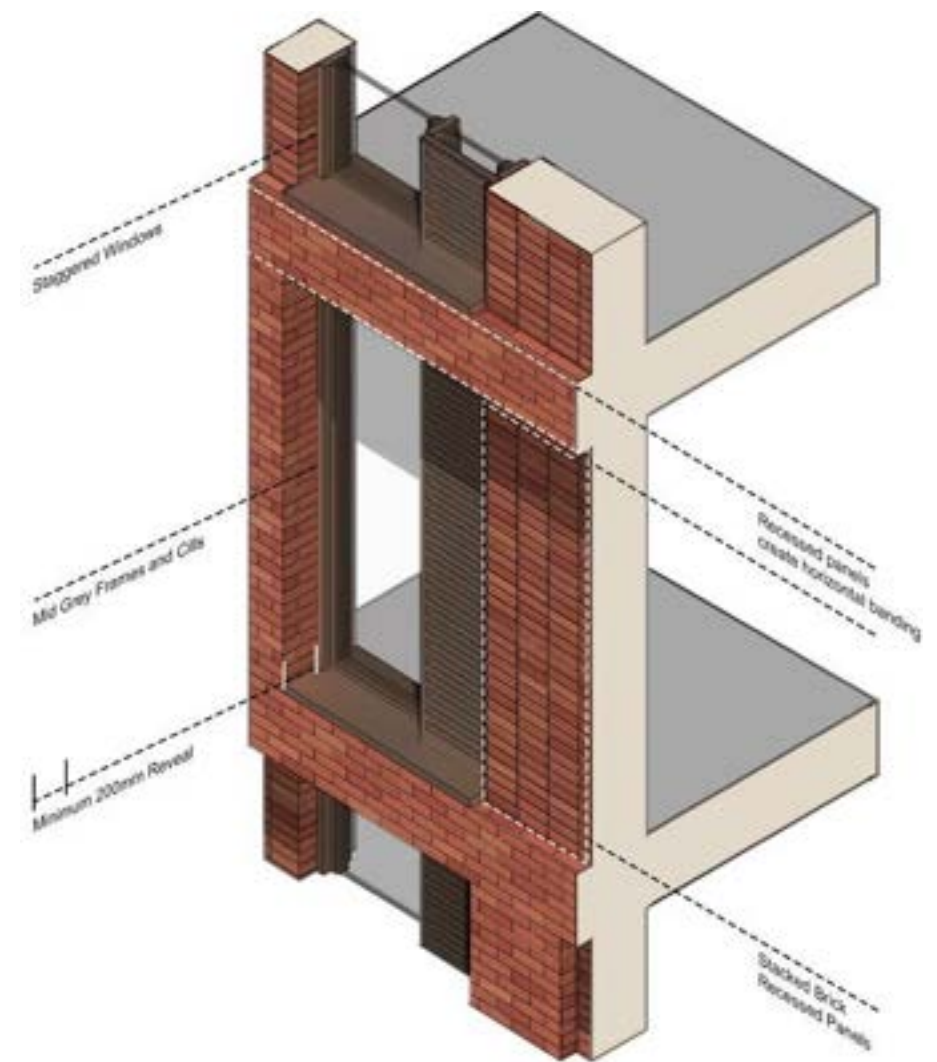
Detailed Strategy

These axonometric diagrams are the ones used during the pre-application process, showing a minimum 200mm deep reveal as stipulated by Leeds County Council to ensure the vertical and horizontal shadows are present on the elevations.

The diagrams also show the use of stacked bond panels of the horizontal banding strategy and the soldier bond panels on the vertical stacking strategy.



Vertical Stacking Detail @1:25



Horizontal Banding Detail @1:25

4.0 Design Proposals

4.2 Facade Strategy



North Elevation



South Elevation (Whitelock Street)

4.0 Design Proposals

4.3 Internal Layout & Access

Demolition and New Build

The development would involve the demolition of the existing buildings and the erection of a multi-storey student residential accommodation development with a flexible mix of ground floor uses, which potentially include sui generis artist's studios, but the planning permission seeks flexibility to provide other uses, including a range of A, B and D class uses. Details are set out in the planning statement.

Ground Floor

The layout of the proposed scheme follows the street pattern and forms 2 north facing courtyards. The design makes a feature of the culvert under the centre of the site, creating a clear communal gateway to the development. This will provide a central principal entrance to the student accommodation from Whitelock Street leading to secure cycle storage, bin storage and plant provided at the ground floor. The proposed commercial units and ground floor communal hub will provide active frontages to Whitelock Street. The building will be serviced from a plant access point on Sheepscar Street South and from a service bay on Whitelock Street and from within the site through the main access at Whitelock Street.

Flood risk to East of site, artist's workshops at street level (32.50mAOD). As there is a risk of flooding from fluvial and surface water (pluvial) sources, the recommended minimum finished ground floor level should be set 0.6 m above the 1 in 100 year (plus 50% allowance for CC) flood level of 32.73 mAOD equating to 33.33 mAOD. Residential spaces are 800mm above street level at 33.33mAOD.

Upper Levels

The building is formed of 4 blocks, each with its own stair and lift core to provide contained access to residential areas, creating a greater sense of security for residents. The layout of the floor plans is repeated from level 02 to level 05, allowing services to be stacked efficiently and maximising opportunities for sustainable use of materials and technologies.

The building provides a communal rooftop terrace, joining onto the residents's gym, allowing an extension for an external exercise space. The terrace also benefits from a garden facing south east to maximise sunlight, views across Leeds and provide a greater quality amenity space.

Accessibility

The applicant is aware that all new developments should meet the requirements of the Accessible Leeds SPD, BS8300 and Core Strategy Policy P10, so that they are accessible for all users. The internal and external spaces and approaches can be used safely, easily and with dignity by all, regardless of disability or impairment. The entrances into the building from Whitelock Street are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or 'special treatment'. Lifts running throughout the building would provide access to all floors.



Accommodation

- 1 secure cycle store providing approx. 82 spaces (1 in 5 per resident)
- 82sqm resident's gym
- 40sqm Rooftop common room/shared amenity space
- 105 residential units to accommodate 411 students
 - 1 no. four bedroom cluster flat
 - 18 no. 6 bed cluster flats
 - 18 no. 7 bed cluster flats
 - 15 no. 8 bed cluster flats
 - 53 no. studios

4.0 Design Proposals

4.3 Internal Layout & Access

Accessibility

The applicant is aware that all new developments should meet the requirements of the Accessible Leeds SPD, BS8300 and Core Strategy Policy P10, so that they are accessible for all users.

The internal and external spaces and approaches can be used safely, easily and with dignity by all, regardless of disability or impairment. The entrances into the building are convenient and welcoming with no disabling barriers, so everyone can use them independently without undue effort, separation or 'special treatment'.

We have adopted an inclusive approach and integrated access for disabled people throughout.

The main entrances to buildings are clearly identified, as part of the facade strategy, and can be reached by a level or gently sloping approach and are well lit.

Access features will be recognisable, and should provide sufficient levels of colour contrast, however they will tie in with the character and style of the building/ development in general. They will not draw undue attention to them or their users and should avoid undue segregation from other users.

On arrival for the student residents, level access is provided into the main entrance of the building from Whitelock Street. The building is sub-divided into 4 blocks, with 4 independent lift cores running throughout the building provide access to all floors.

The diagrams to the right show the 4 cores and the level access paths from outside the building into the residential areas.

The building also includes accessible bedrooms integrated within the cluster flats, these are highlighted in the diagrams on the right. There are approximately 10 accessible bedrooms provided in the scheme.



4.0 Design Proposals

4.3 Internal Layout & Access (Ground Floor Plan)



4.0 Design Proposals

4.3 Internal Layout & Access (Level 01 Plan)



4.0 Design Proposals

4.3 Internal Layout & Access (Level 02-05 Plan)



4.0 Design Proposals

4.3 Internal Layout & Access (Level 06 Plan)



4.0 Design Proposals

4.3 Internal Layout & Access (Typical Bedroom Plan)

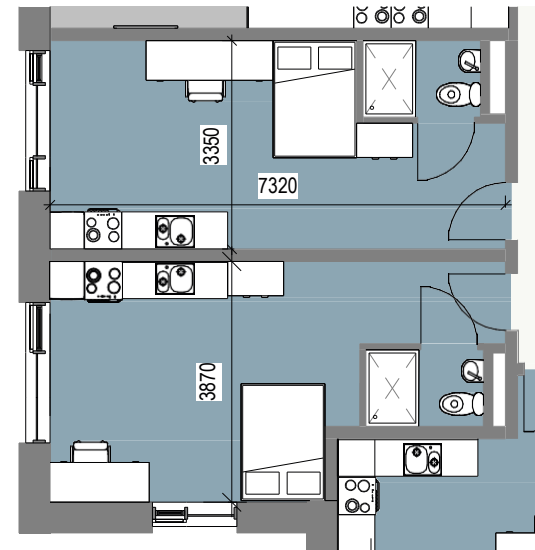
Core Strategies

Criteria (v) of policy H6B relating to proposals for purpose-built student housing requires that the proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms. Core Strategy Policies CC1(b) and P10, and Saved UDPR Polices BD5 and GP5 also provide more general requirements that development should contribute positively towards quality of life and provide a reasonable level of amenity and useable space.

In each of these purpose-built student schemes recently considered by plans panel the dedicated additional amenity spaces within the building were considered important in providing overall acceptable levels of amenity for the occupiers of the development.

The format of the proposed scheme is similar to the purpose-built student accommodation schemes brought before the plans panel. The smallest studio would be 23sq.m, it is considered that each of the student rooms would provide adequate space for sleeping, studying and bathroom facilities. The proposed design would encourage residents to socialise outside their private accommodation and in the provided additional residential amenity.

Typical Studio Size: 23sqm + 0.3sqm amenity space
23.3sqm



Typical Studios (West)



Typical Studios (East)

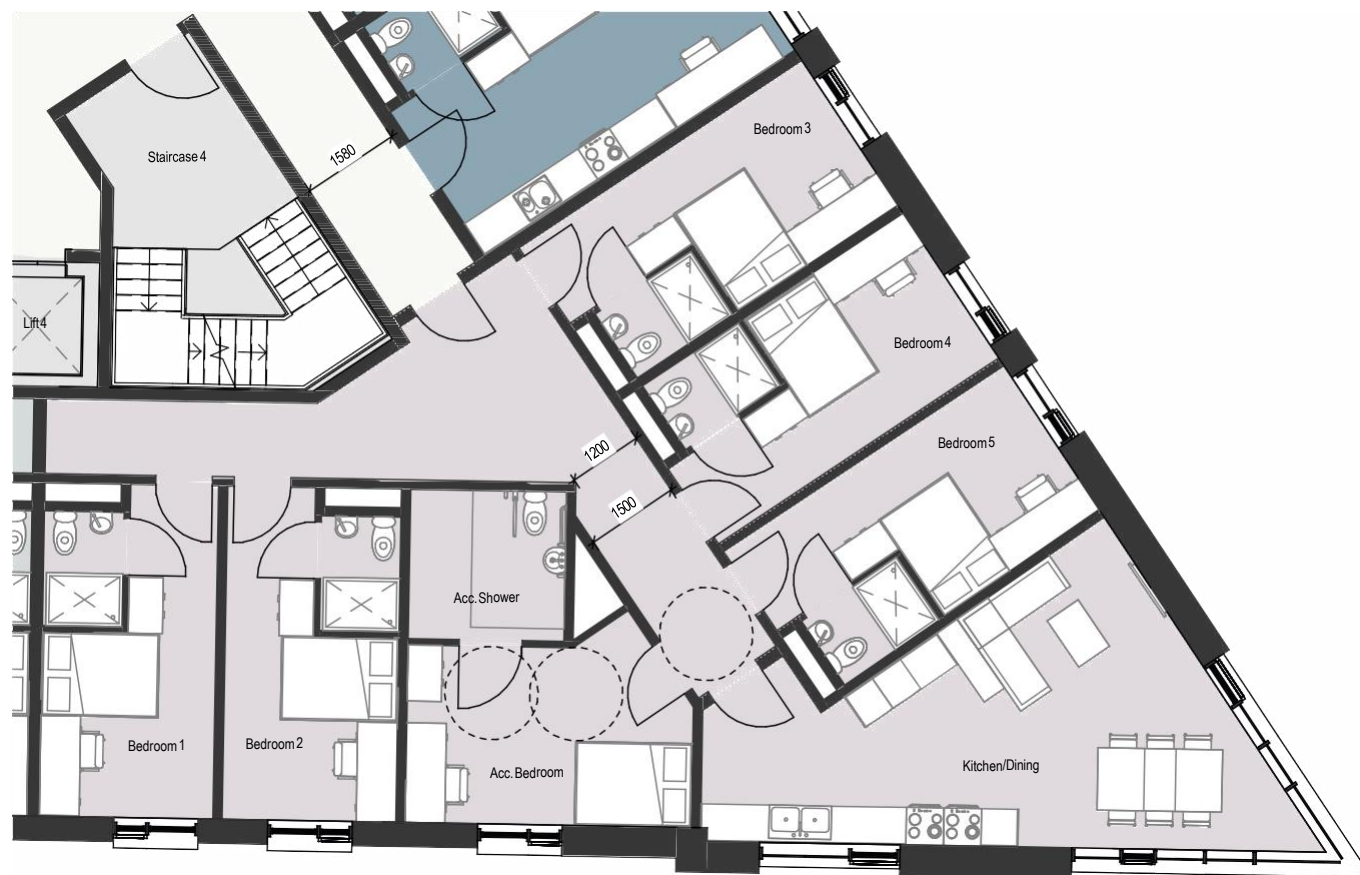
4.0 Design Proposals

4.3 Internal Layout & Access (Typical Bedroom Plan)

Cluster Flats

The format of the proposed scheme is similar to the purpose-built student accommodation schemes brought before the plans panel. In addition, there would be sufficient space for communal kitchen and living functions for each cluster flat. The proposed design would encourage residents to socialise outside their private accommodation and in the provided additional residential amenity.

Typical Cluster Bedroom Size: 14sqm + 4sqm communal space + 0.3sqm amenity space
18.3sqm



Typical 6 Bed Cluster (including accessible bedroom)



Typical Accessible Cluster Bedroom



Typical Cluster Bedroom

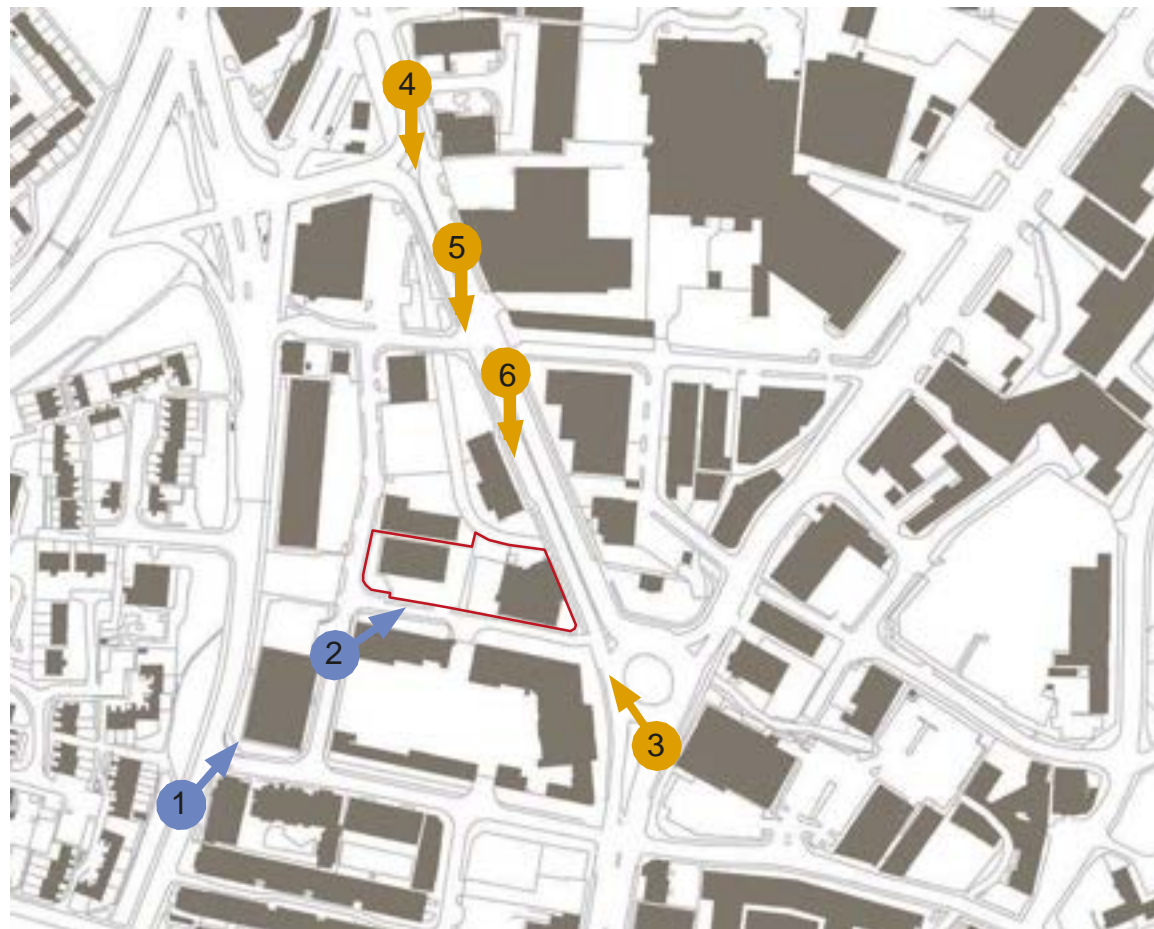
4.0 Design Proposals

4.4 Contextual Massing (Key Views)

Contextual Studies

The design has undergone thorough investigation, alongside discussion with Leeds City Council regarding its visibility within its local surroundings.

Key views have been taken from the south west, looking north towards the site, from Sheepscar Grove and North Street to investigate the impact of the building in its context.



Key View Map



1 View north along North Street



2 View north along Sheepscar Grove

4.0 Design Proposals

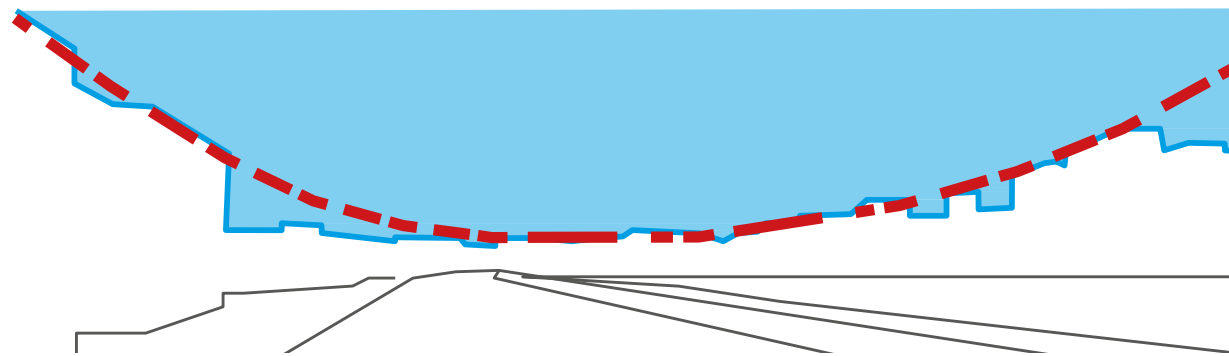
4.4 Contextual Massing (Key Views)

Contextual Studies

The design has undergone thorough investigation, alongside discussion with the Local Authority regarding its visibility within its local surroundings.

Key views have been taken from along the A61, a major arterial route into Leeds, to ensure the building fits comfortably within its context.

The building sits within a basin, with the east and west bordered by large 16+ storey tower blocks. The perspective views show how the building lends itself to the curve between these bounding tower blocks.



3 View north west at Regent St roundabout



4 Long range view south along A61



5 Mid range view south along A61



6 View from Benson St junction south along A61

4.0 Design Proposals

4.4 Contextual Massing (Context Section)

Contextual Studies

The design has undergone thorough investigation, alongside discussion with the Leeds City Council regarding its visibility within its local surroundings. The building sits within a basin, with the east and west bordered by large 16+ storey tower blocks. The site is located at the border of the city centre and marks the beginning of a gradient in storey height, lowering from the recently approved 9-11 storey block on Skinner Lane towards the 3-4 storey Falcon Electrical building and the low level city edges.



Section F-F'
1 : 300

4.0 Design Proposals

4.5 Landscaping

Accessibility

The development extends its inclusive design beyond the building to include the setting of the building in the wider built environment.

The site is in close proximity to public transport, with parking spaces and setting down points in proximity to entrances and designated spaces within the development site. The positioning and visual contrast of street furniture and the design of approach routes meets the needs of wheelchair users and people with visual impairments -employing appropriate colour contrast for partially sighted. Entrances to buildings are clearly identified, can be reached by a level or gently sloping approach and are well lit.

Accessible provision should be recognisable to allow users to identify it, however, it should not be designed to draw undue attention to it. In the past formal ramps may have come across as looking 'medical' or 'institutional' in appearance. Under an inclusive design approach this should not happen.

Access features should be recognisable, and should provide sufficient levels of colour contrast etc. however they should tie in with the character and style of the building/ development in general. They should not draw undue attention to them or their users and should avoid undue segregation from other users.



View north west along Whitelock Street



Eastern courtyard / Sheepscar Beck terrace



Early sketch of western courtyard

4.0 Design Proposals

4.5 Landscaping

Landscape layout - ground floor

The key drivers for the landscape layout are patterns of sunlight and circulation/use. This is a tall building and the courtyards will be shaded so the street and entrance foyer zones provide valuable opportunities for a lively, sunny gathering space.

Feature paving surrounding the central drainage channel draws views towards the entrance foyer and through the sculptural gates to a specimen tree and the backdrop planting beyond.

The public realm fronting the ground floor studios to the east has a relatively formal, open character, with a level ground plane, street trees, a focal sculpture, multiple building entrances and a framed view through a glazed opening to a sculpture in the rain garden courtyard to the north.

By contrast, the streetscape to the west of the building is designed to conserve the privacy for student rooms, with planted banks and a formal hedge which 'anchors' the building on rising land and screens student windows from public view.

The two courtyards to the rear of the building share a lush shady character in which rain gardens complement the strong, sculptural forms of seating, walls, art and paving: one contains the car park and principal ramped entrance for students; the other has terraces for seating alongside the café and Sheepscar Beck to the north. A sunny roof terrace is accessed from a suite of student communal spaces on the 6th floor.



GENERAL

- Application Boundary
- 3 m wide maintenance access

PROPOSED HARDWORK

- Kerb
- Rain garden edging

- Brick wall
- Seating wall
- Cycle stand
- Hand rail
- Guard rail
- Tree grille

PROPOSED SOFTWARE

- Sheepscar Beck Terrace focus tree
- Street tree
- Eastern courtyard tree
- Western courtyard tree
- Clipped hedge
- Rain garden
- Ornamental shrubs and grasses

4.0 Design Proposals

4.5 Landscaping

The **entrance foyer** is a welcoming space, designed to accommodate gatherings and encourage informal meet-ups. The spacious entrance is framed by broad timber deck seats and planters. The benches are set at varied heights and with a carefully designed range of arm and back rest options to promote inclusive access, including for wheelchair users.

The palette of paving materials has been selected to include paviors that are relatively light and light reflective, to complement the brickwork on the building.

Beyond the gates, the entrance drive leads to a courtyard car park and the main student entrance to the building. Large canopy trees provide a backdrop to views from inside the building while, at ground level, a rain garden backed by a stunning corten steel wall has opportunities for a bespoke artwork. The ramped access to the building leads up to the entrance alongside a raised planter with a welcoming broad band of flowering shrubs and grasses. The ramp is designed to provide easy access for all (in accordance with guidance in BS 8300).

GENERAL

- Application Boundary
- 3 m wide maintenance access

PROPOSED HARDWORK

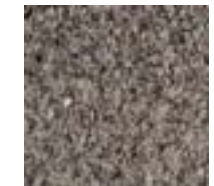
- Kerb
- Rain garden edging
- Brick wall
- Seating wall
- Cycle stand
- Hand rail
- Guard rail
- Tree grille

PROPOSED SOFTWARE

- Western courtyard tree
- Clipped hedge
- Rain garden
- Ornamental shrubs and grasses



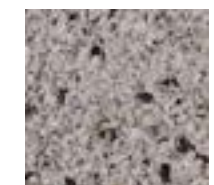
Hard surfacing materials palette



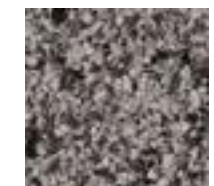
Feature paving
Textured aggregate paving with DrainJoint (Hardscape Kellen Breccia Grigio)



Feature paving and rain garden edging
Stone paving (Hardscape carlow blue)



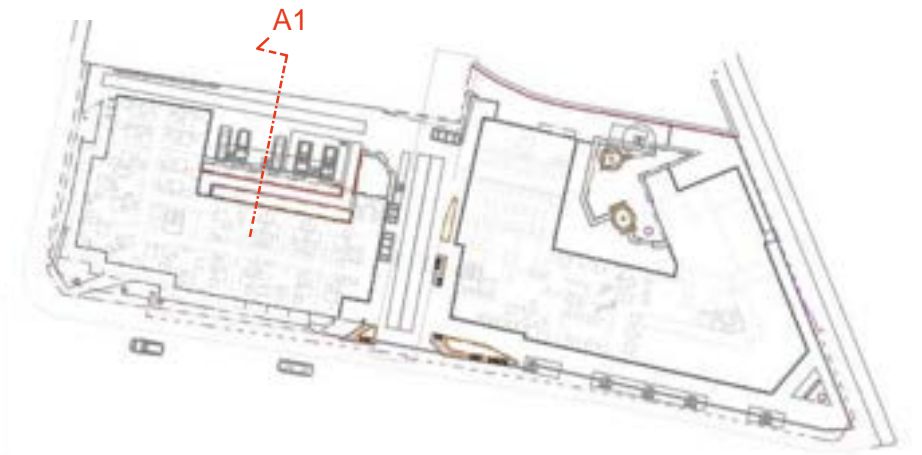
General paving
Textured aggregate paving with DrainJoint (Hardscape Kellen Breccia Tagenta E)



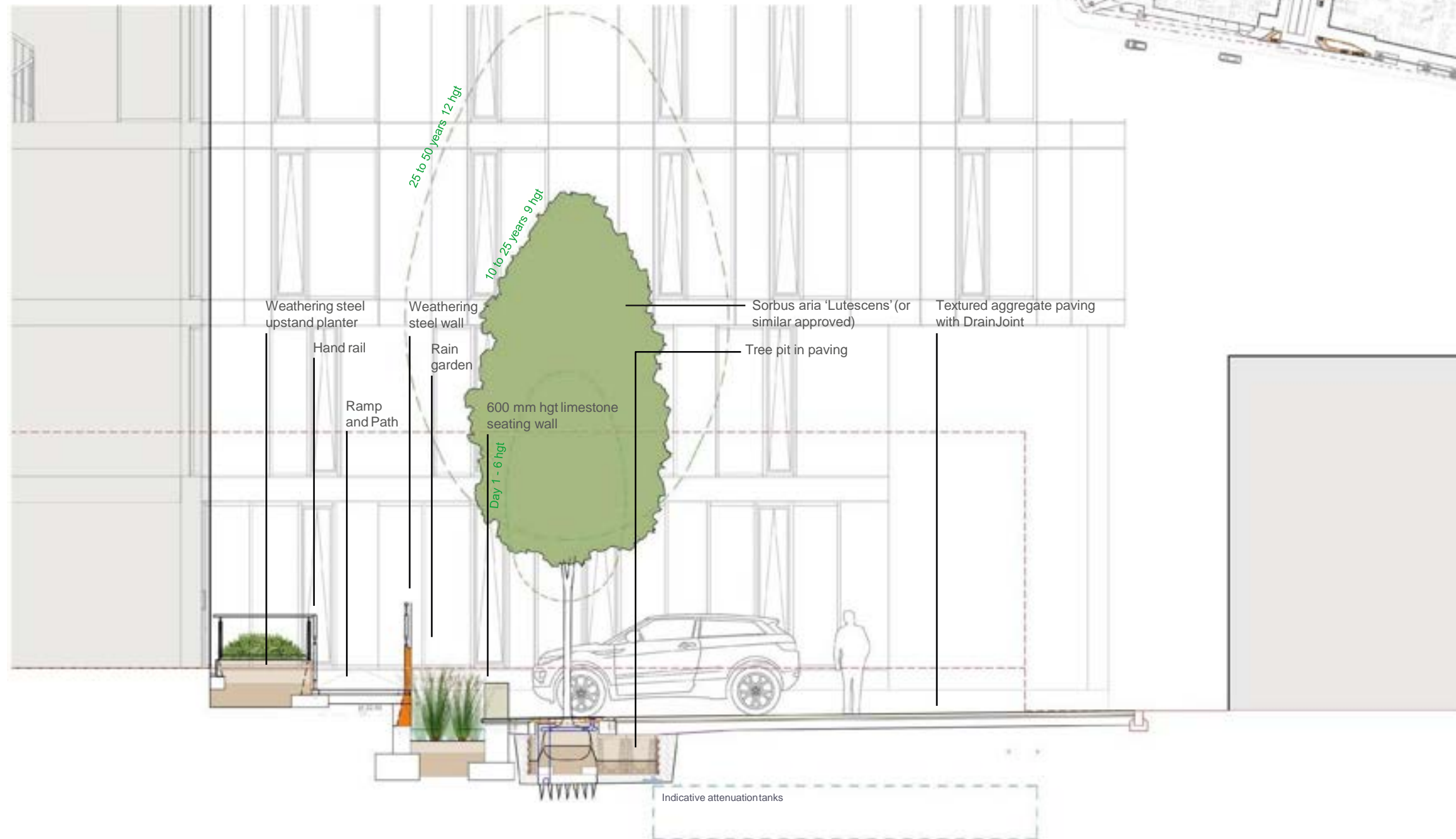
Paving to cycle stand and disabled parking
Textured aggregate paving (Hardscape Kellen Breccia)

4.0 Design Proposals

4.5 Landscaping



Keyplan



Western courtyard - section A1

4.0 Design Proposals

4.5 Landscaping

Landscape detail east - ground floor



The eastern courtyard is dominated by a rain garden, complementing the character of Sheepscar Beck to the north and providing opportunities to appreciate a wetland landscape of aquatic and riparian plantings, framed by multi-stem hazel trees. A broad terrace alongside the beck is dominated by a large specimen alder tree. The rain garden is edged by a combination of seating walls and tactile, coloured paving which and has been carefully designed in accordance with guidance for inclusive access (BS 8300). A sculpture is positioned as a focal point in views from Whitelock Street to the south.

GENERAL

- Application Boundary
- 3 m wide maintenance access

PROPOSED HARDWORK

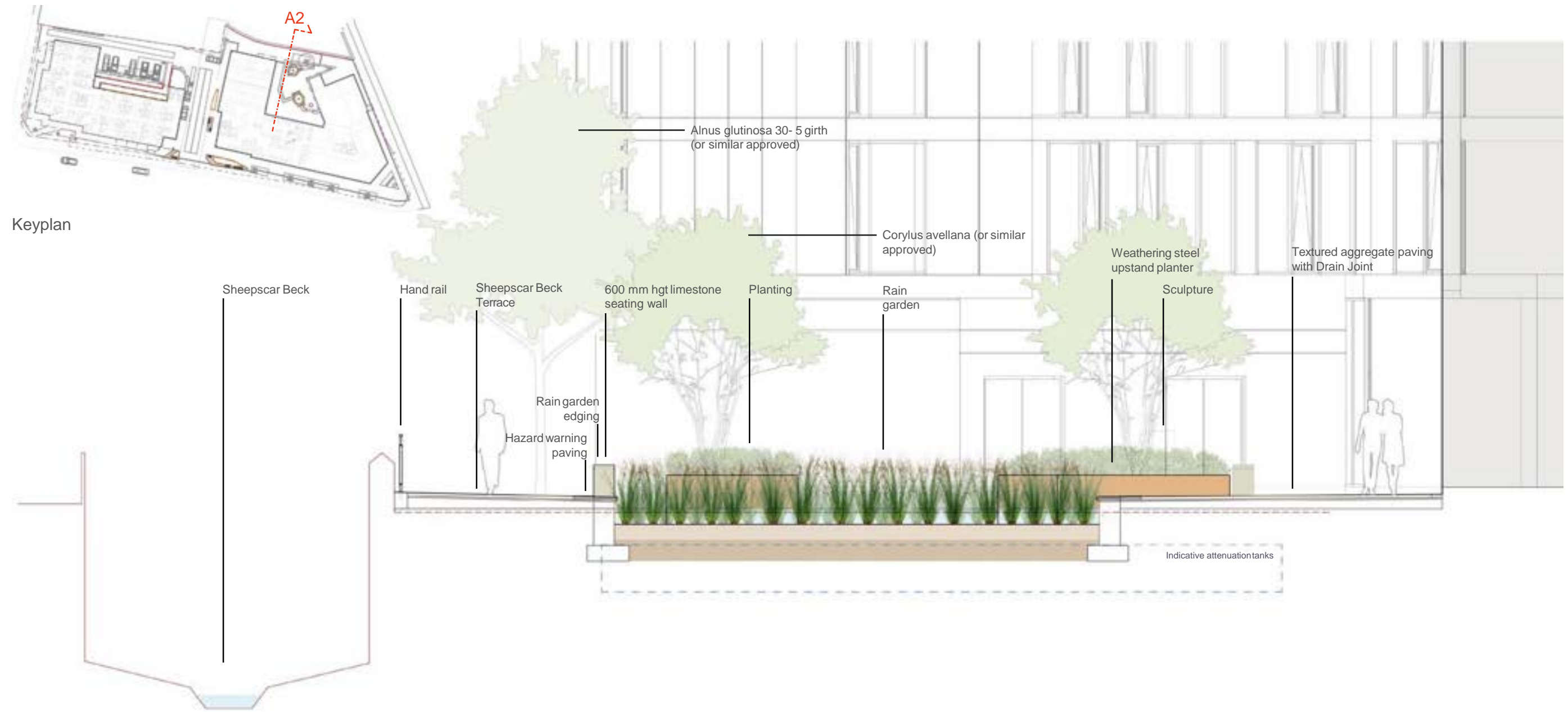
- Kerb
- Rain garden edging
- Brick wall
- Seating wall
- Cycle stand
- Hand rail
- Guard rail
- Tree grille

PROPOSED SOFTWARE

- Sheepscar Beck Terrace focus tree
- Eastern courtyard tree
- Clipped hedge
- Rain garden
- Ornamental shrubs and grasses

4.0 Design Proposals

4.5 Landscaping



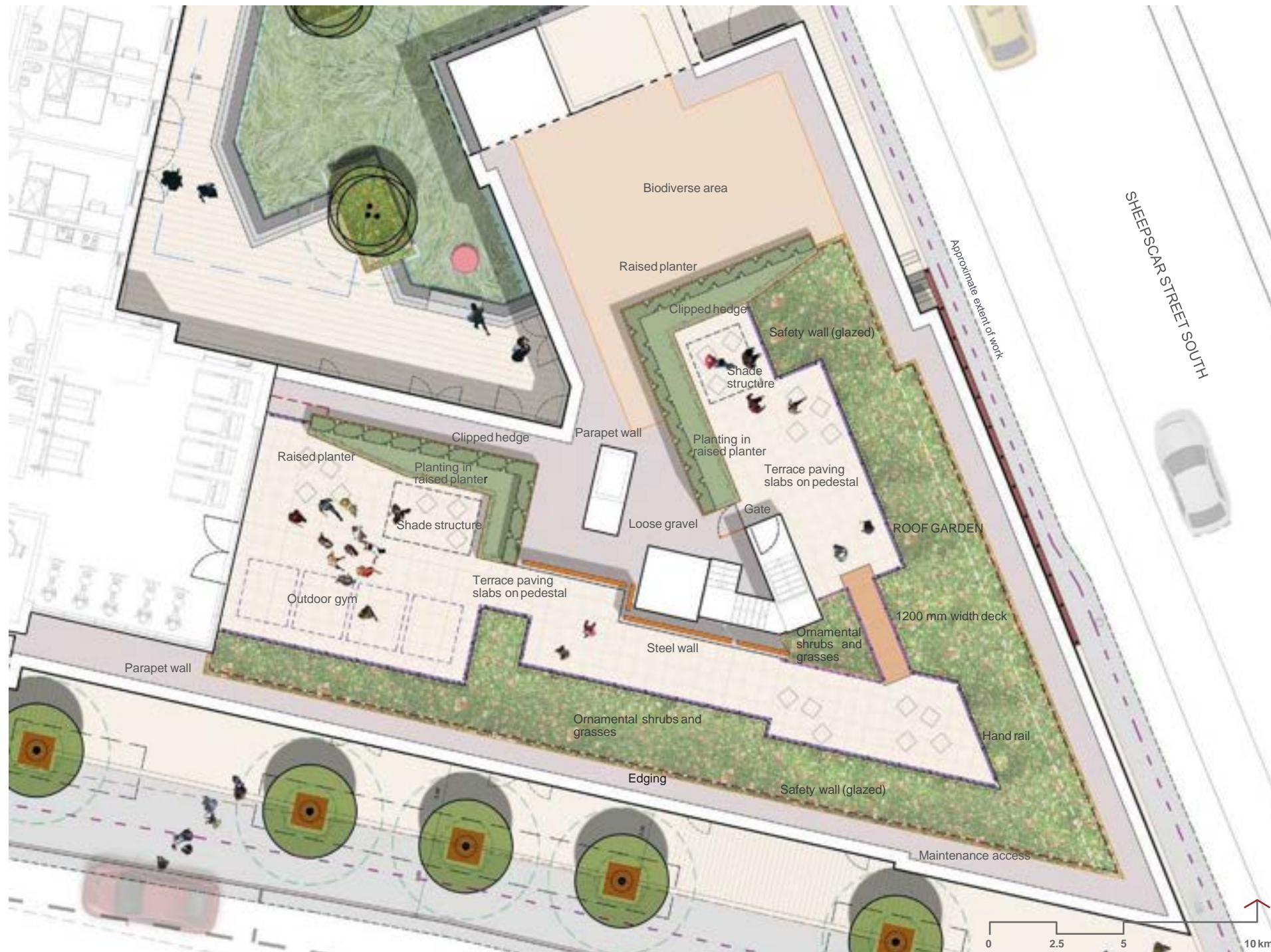
Keyplan

Eastern courtyard - section A2

4.0 Design Proposals

4.5 Landscaping

Landscape detail east - roof floor



The south-east facing roof terrace is designed as a sociable space and an extension of the 6th floor student communal spaces, including the gym. A glazed wall extends from the gym to provide a seamless, secure edge, with views to Leeds city centre. L-shaped raised planters are designed to provide a broad, attractive sense of enclosure while keeping people away from the roof-edge. There will be areas to meet, socialise, work out and relax, with shade cover and some outdoor gym equipment.

A bridge leads through the planting to a further, more private meeting place to the north. The spaces and enclosing corten walls and planting beds are designed to maximise the functional space while screening views to upstanding areas of plant and building. An extensive biodiverse roof area, with a mix of timber, earth and stones, will provide rich habitat for insects.

GENERAL

- Application Boundary
- 3 m wide maintenance access

PROPOSED HARDWORK

- Kerb
- Rain garden edging
- Brick wall
- Seating wall
- Cycle stand
- Hand rail
- Guard rail
- Tree grille
- Edging

PROPOSED SOFTWORK

- Street tree
- Eastern courtyard tree
- Clipped hedge
- Rain garden
- Ornamental shrubs and grasses
- Planting in raised planter
- Biodiverse area



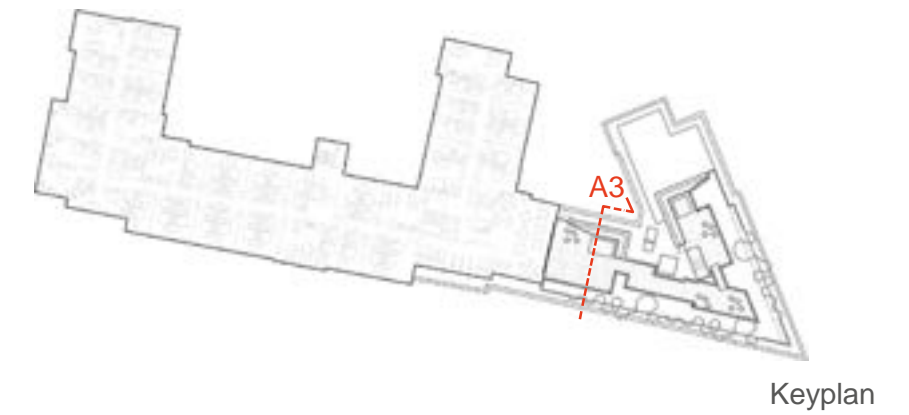
Terrace paving slabs on pedestal
 Street art concrete paving slabs (Hardscape Kellen Aesthetic "Binary Fields")
 Concrete paving slabs (Hardscape Kellen Aesthetic Standard)
 600 x 600 x 60 mm thick or equivalent approved

4.0 Design Proposals

4.5 Landscaping



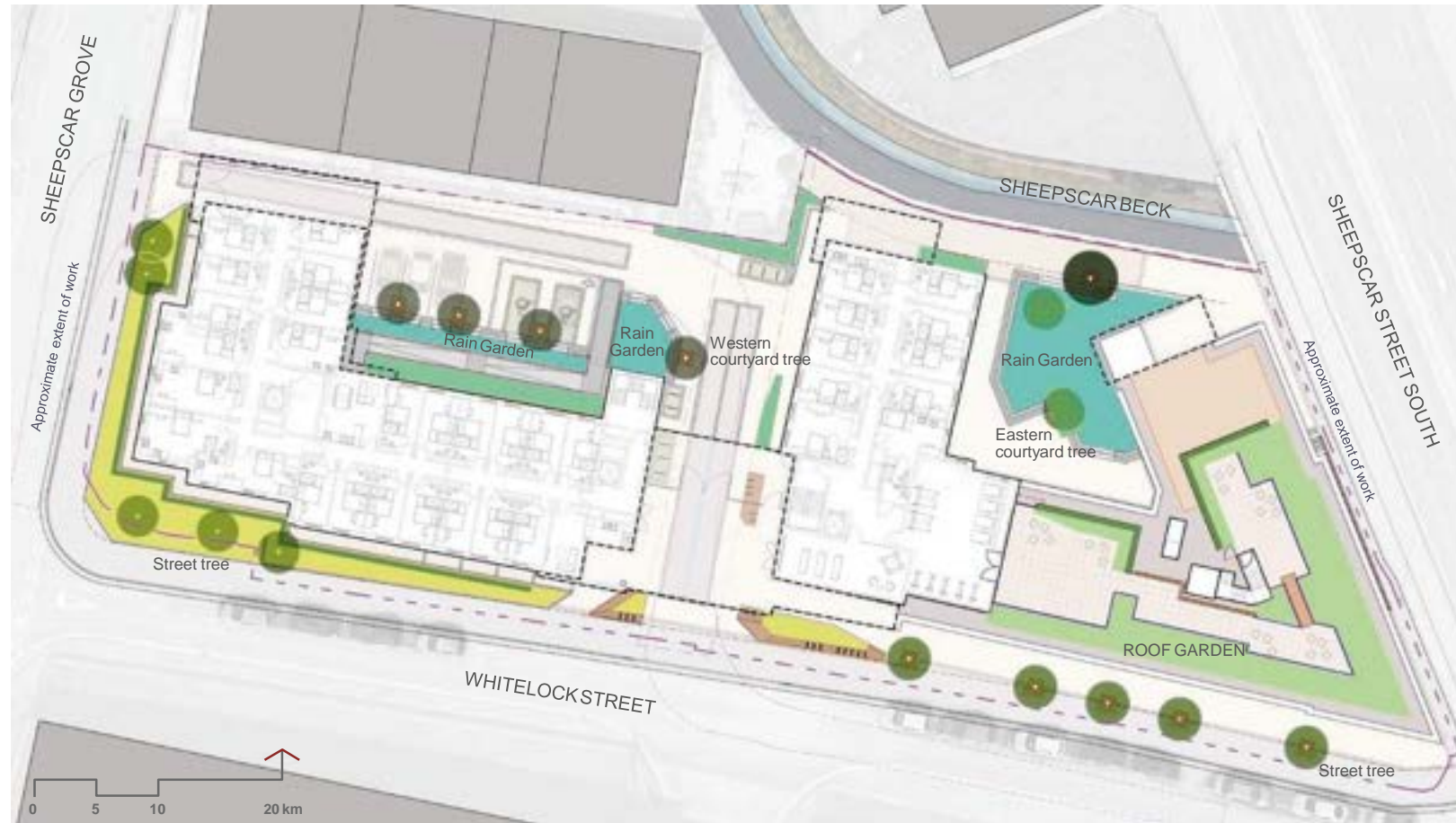
Roof terrace - section A3



The roof terrace sits on the 7th storey, as the building steps down towards the A61. The high-level roof garden provides an excellent amenity space on a site which, at ground level, would be adjacent to a major arterial route into Leeds. The height of the building and the terrace's set back from the roof edge will provide privacy and help to limit noise transfer to the external amenity space for users.

4.0 Design Proposals

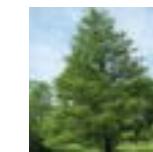
4.5 Landscaping



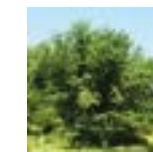
Street - a hornbeam species with a fastigate form will maximise the presence of trees within a confined space.

Western Courtyard - whitebeam

Sheepscar Beck Terrace and Eastern Courtyard - a specimen alder tree alongside Sheepscar Beck with multi-stem hazel in the rain garden



Alnus glutinosa



Corylus avellana



Carpinus betulus
Lucas



Sorbus aria
'Lutescens'

Roof terrace - sun

Serum and a range of other plants that will grow well in dry, sunny conditions. A basic irrigation system will be required



Carex morrowii
'Ice Dance'



Carex testacea
'Prairie Fire'



Salvia
transylvanica



Stachys
byzantina



Pennisetum
villosum



Panicum
virgatum



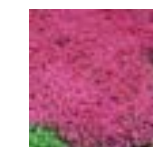
Achillea millefolium Sedum
(Yarrow)



Buxus sempervirens
- clipped hedge

Whitlock Street - sun

Sun-loving species - ground cover and grasses, which will be seen against the backdrop of an evergreen hedge



Rain garden - shade

Riparian and wetland species which thrive in damp conditions, plus some plants that mimic the character and form of wetland species



Carex oshimensis
'Everfold'



Carex pendula



Courtyards - shade

Shade tolerant, lush plants, which could be under-planted with seasonal bulbs



4.0 Design Proposals

4.6 Artist Engagement

Overview

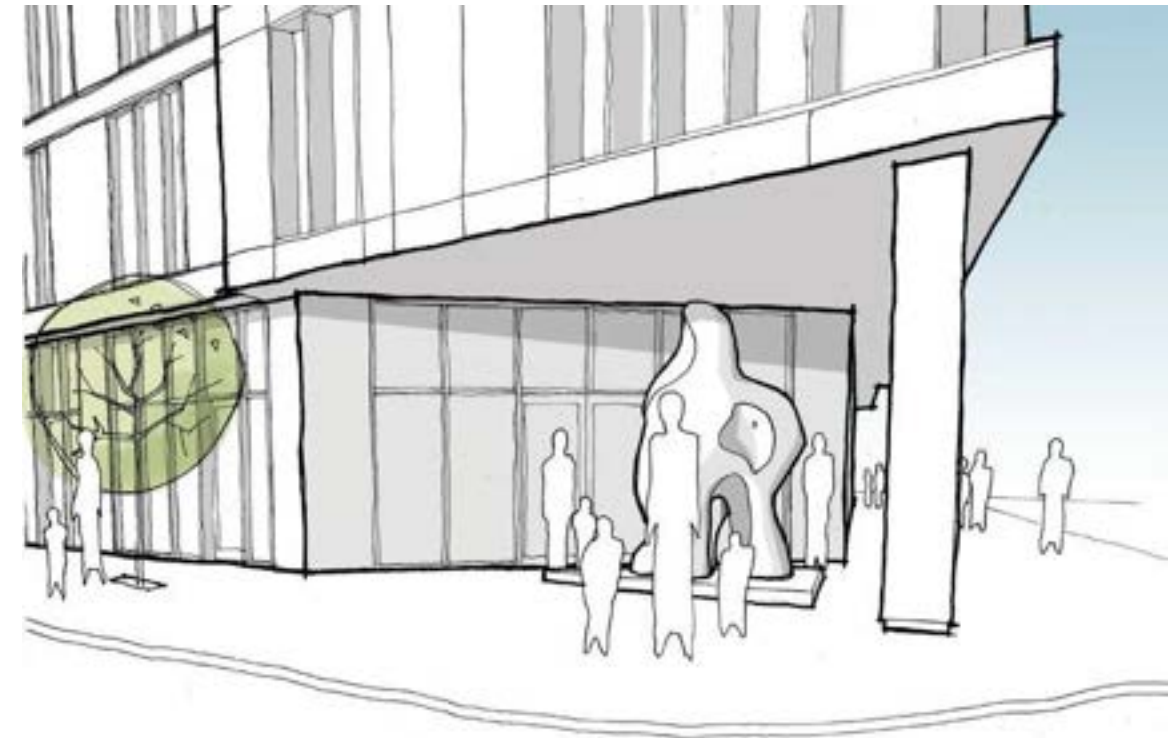
Alumno have an outstanding reputation for their commissioning of new artwork by artists, poets and designers within its developments and have worked with Arts Consultant Matthew Jarratt on a number of successful public art projects across the UK. Alumno's experience in the arts has previously spanned the provision of artists studios together with sculpture and large scale poetry commissions which are all site specific, exploring local themes and engaged with the local cultural economy and / or supporting artists in the local area.

The development of our arts proposals began in Autumn 2019 with 1:1 meetings in Leeds with the Directors of the Henry Moore Institute and Yorkshire Sculpture International which then led to an introduction to Leeds based East Street Arts who are now working with us to integrate the artists workshops at Whitelock Street. Alumno recognise the important role which East Street Arts play in supporting the local arts economy and infrastructure and we are committed to work with them on the development of artists workspace and studios at Whitelock Street which will provide important longterm provision for artists in the Leeds area. A separate letter of support from East Street Arts has been provided.

Summary of proposed artworks and partnerships:

- **CREATIVE WORKSPACE:** The provision of artists workshops / studios and flexible gallery space (in partnership with East Street Arts).
- **PUBLIC SCULPTURE:** A commissioned sculpture in the main courtyard space (providing commission opportunities for young/emerging artists from Leeds / Yorkshire).
- **EXHIBITIONS:** Empty plinth for temporary sculpture installations (potential to work with Yorkshire Sculpture International).
- **POETRY / LOCAL HISTORY:** A commissioned poem along the Sheepscar Beck wall (potential to work with University of Leeds Poetry Centre)
- **ART HISTORY:** Tiled / glazed brick frieze above the building entrance based on a painting made in Leeds by Terry Frost OBE (in partnership with the Estate of Terry Frost, OBE)

Our ambition is that our development at Whitelock Street will have a very visible and high quality suite of arts commissions. The proposed public artworks and cultural provision are a bold statement of intent and commitment from Alumno to ensure the arts are integrated within the architectural design and make a positive contribution to the revitalisation of the local area by combining new creative workspaces with new public realm artworks which should be an exemplar for development in Leeds and a provide positive new asset for the cultural economy.



Early sketch of temporary art plinth



Visualisation of temporary art plinth

4.0 Design Proposals

4.6 Artist Engagement

Policy Context

The New Cultural Strategy for Leeds 2017-2030 was unanimously adopted by Leeds City Council's Executive Board, in July 2017 and sets out a bold vision to 'Transform, Challenge & Inspire' and become 'A Fast-Paced City of Cultural Innovation'.

<https://leedsculturestrategy.co.uk/culture-strategy/>

The strategy specifically mentions the transformation of areas and communities near to Leeds City Centre including Whitelock St and Alumno's arts strategy specifically delivers on a number of the strategies key aspirations to:

- Plan for the public realm of Leeds to be its greatest cultural asset by 2030.
- Build on the legacy of our parks and waterways to create a new international standard which embeds culture in our streets, shopping centres, parks and urban spaces.
- Protect the creative spaces that already exist as well as creating new spaces and venues.
- Balance the need for income and commercial return with the need to provide affordable workspace, meetings venues and community spaces for vital cultural activities to take place.
- Ensure that every new estate, every school, and every development, works towards creating distinctive places that build a greater quality of life for everyone in the city
- Connect from the city centre towards the communities that immediately surround the more affluent and thriving centre, placing greater emphasis on their identities and cultures.

Our arts strategy for Whitelock Street is ambitious and provides 5 different types of cultural commissioning to build a strong cultural reputation for the development as a positive cultural asset for the local area and in support of the cities wider cultural ambitions. Our commissioning process will support emerging local artists and writers, in addition to showcasing the renowned work of Sir Terry Frost RA and our commitment to providing new artists workspace and studios will deliver long-term benefits for the areas cultural economy, support graduate retention and SME business development.



4.0 Design Proposals

4.6 Artist Engagement

Provide new and affordable creative workspace

For local artists with the potential that the space will have design flexibility and could also transform into a temporary exhibition venue. Our partnership and MOU with East Street Arts will ensure that the workspace is tailored to meet local need and that the facilities can be managed by East Street Arts who have 25 years' experience with artists workspace in Leeds and are also leading the local community engagement work in Mabgate, Lincoln Green and Burmantofts.

Commission new sculpture

Which will provide a striking feature visible through the porte-cochere within the main courtyard space and we will consult the Yorkshire Sculpture International/Henry Moore Trust/East Street Arts to identify emerging artists who have studied locally or who are based in the local area to produce the sculptural works.

Enable temporary arts installations

The corner space provides a prominent and visible public location for a temporary installation and we have had initial meetings with Henry Moore Institute and Yorkshire Sculpture International and hope that the site could be used in future YSI festivals where temporary installations are sited across the city.

Commission new writing

Alumno has commissioned poets to research the local area and historical context for many of their developments where the poems and texts have then been built into the landscape and architectural design. We aim to work with the University of Leeds Poetry Centre to identify an emerging poet who can be commissioned to research and produce a poem exploring the industrial history of Sheepscar Beck.

Celebrate the areas creative history

Through our research we have identified that painter Sir Terry Frost RA lived in Leeds and was a key figure in the radical development of art teaching when he worked at Leeds University in the mid 1950s. The University hold a number of Leeds inspired paintings by Terry Frost in their collection and for Whitelock Street we plan to transform one of his images into an architectural scale frieze above/around the main buildings entrance, and to use tiles or glazed brick which relate to the industrial history of the area where Burmantofts Pottery produced architectural ceramics from 1859 to 1957.



4.0 Design Proposals

4.6 Artist Engagement (Artist Studios)



4.0 Design Proposals

4.7 Fire Strategy

Fire Strategy

Following the government’s publication ‘A reformed building safety regulatory system’ and the general move towards designing buildings with a better approach to fire strategy, the building has been carefully considered to ensure fire safety.

Evacuation Principle

Residential apartments will employ a ‘Safe-to-stay’ evacuation principle whereby only the occupants within the apartment of fire origin will be required to evacuate in the event of a fire. This standard approach reflects the high degree of compartmentation present in these types of building and minimises the impact of false alarms – an important consideration in residential accommodation. Further evacuation of apartments will not take place automatically and relies on the fire service, management or the independent action of the occupants.

Design Strategy

Each Block is served by a single stair, highlighted for clarity in the diagram on the right. Each stair should either discharge directly to the external or via a means of a protected corridor/lobby and then to external. As each single stair block exceeds 18m in height from the Ground Floor to the topmost occupied storey, Stairs 1, 2, and 3 will be constructed as a fire-fighting stair. As the topmost occupied storey of Block 4 comprises the roof garden only it is proposed that a fire-fighting stair is not required.

Material Resistance

Majority of the building will be clad in brick, which is a highly fire resistant material. All other materials will be a minimum of A1 rated to reduce the risk of external fire spread.



4.0 Design Proposals

4.8 Maintenance Strategy

Materiality

Majority of the building will be clad in brick, a surface which weathers well and can be easily maintained.

Access Strategy

Cleaning and maintenance have been part of the design process and thought through in terms of the whole life maintenance of the structure. The diagram to the right demonstrates multiple locations on the site where a MEWP could be located to access the roof and elevations for maintenance. All elevations are accessible via articulating booms or scissor lifts.

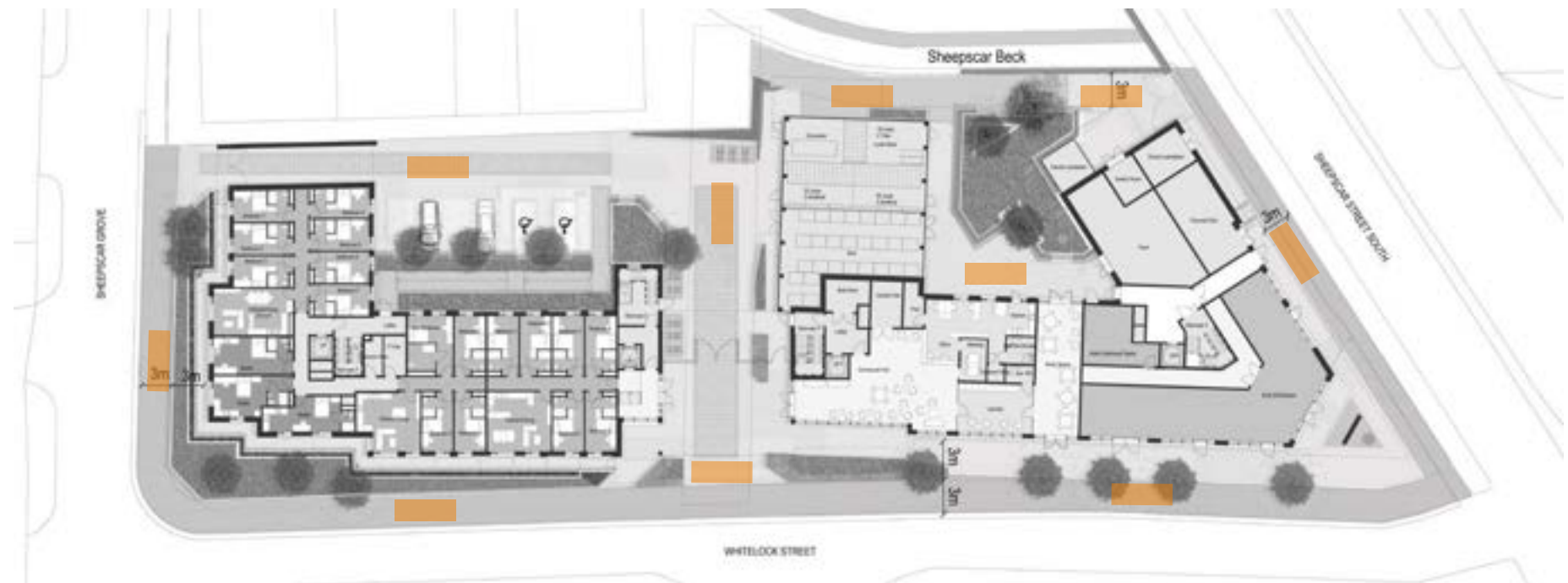
Glazing Strategy

The glazing will be cleaned via a long reach pole and MEWP, which will be able to reach the all elevations of the building. The glazing behind louvres will be cleaned by internally opening windows, as indicated in the diagram to the right. All windows have been kept to dimensions which should allow easy removal and replacement via lifts located throughout the development.

Plant Strategy

The majority of plant is located on the Ground Floor and has access from Sheepscar Street South. This should ensure an easy break down and replacement of any parts.

Any additional plant on the roof can be easily accessed for maintenance by staircases which lead directly to the roof spaces. Plant which needs replacing can either be broken down and taken up and down the stair, or lifted directly on and off the roof via a MEWP.



Maintenance Key

MEWP locations

4.0 Design Proposals

4.9 Daylight Analysis

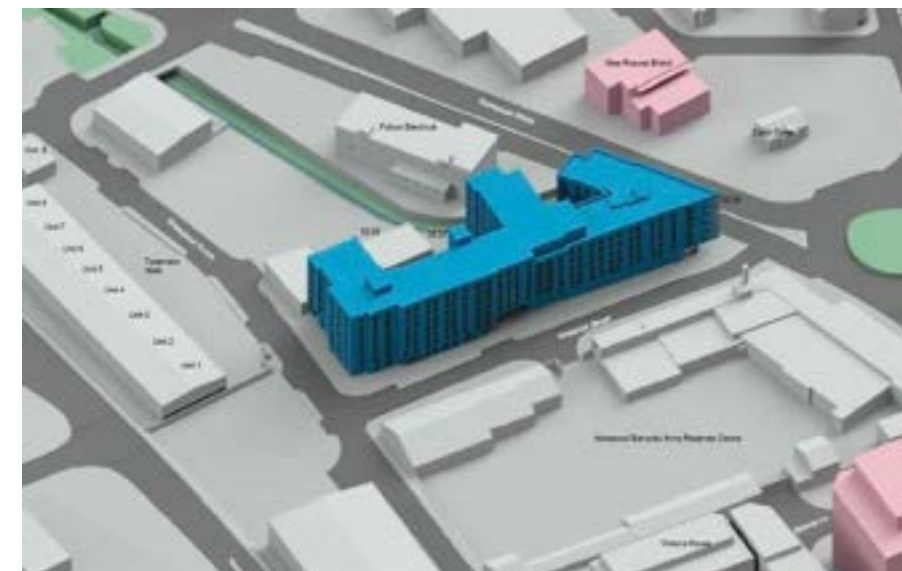
During the design development, careful consideration has been given to ensure adequate levels of daylighting are achieved throughout the residential parts of the building. A sunlight-daylight report has been produced and should be read in conjunction with this document.

The following points summarise the findings in the report:

- All of the surrounding residential properties would meet the preliminary 25-degree line test recommended by the BRE, meaning that none of the surrounding properties would be adversely affected by the development.
- There are no parks or gardens near the development that would be affected.
- 97% of the habitable rooms within the schemes would meet the British standard for the average daylight factor for the specific room type. The average ADF for the scheme is 3.35%, considerably above the target value for a living room of 1.5%.
- 73% of the rooms that face within 90 degrees of due south would meet the BRE guidance for annual sunlight; 70% would meet the winter target values.
- The average annual probable sunlight hours received by the windows in the development is 44%, considerably higher than the BRE target of 25%. The winter average is 16%, more than triple the target value of 5%.
- The external amenity areas at ground level would receive adequate sunlight during the summertime, when they are most likely to be used. The roof terrace will receive excellent sunlight all year.



Extract from Daylighting Analysis as Existing



Extract from Daylighting Analysis as Proposed

5.0 3D Visualisations

View looking east from Sheepscar Grove

This view shows the widened and considerably improved public realm, achieved by widening the footpath and introducing a carefully designed landscape design including trees, hedges and grasses.



5.0 3D Visualisations

View on Whitelock Street looking through under-croft

This view shows the undercroft, signalling the entrance to the communal areas of the residential accommodation. The widened path then spills into the cut-through with outdoor seating and integrated planting.



5.0 3D Visualisations

View looking west from junction of Whitelock St and A61



This view shows the active street frontages at ground floor level, creating a direct visual link between the artist workshops and Whitelock Street. Additionally, directly beneath the cutaway on the site corner there will be a dedicated space for temporary artist installations. The street is also livened through boulevard tree planting and a wide footway.

6.0 Accommodation Schedules

Accommodation Schedule and National Space Standard Comparison

Nationally Described Space Standards

The proposed cluster flat sizes are considered to be acceptable and are listed below, with the equivalent Nationally Described Space Standard (NDSS) in brackets for comparison, as whilst the NDSS is not applicable to student housing, its evidence base can be used to help inform the assessment of amenity:

Leeds Alumno Area and Unit Schedule Apr-20

National Housing Standard Target Size (Cluster size x 17.166sqm)	Cluster Size	Quantum of Clusters Across Development	Kitchen / Lounge Size	Overall Cluster size (incl. bedroom, ensuite, corridor and Kitchen)	Common space/resident available outside of cluster @0.37sqm x quantum of residents / cluster	Total space available / cluster size	Comparison to national standard
69sqm	4	1	28sqm	108sqm	1.48sqm	109.5sqm	40.5sqm ABOVE NS
103sqm	6	13	28-33sqm	139-141sqm	2.22sqm	141-143sqm	38-40sqm ABOVE NS
	6 (including accessible)	5	33sqm	158sqm		160sqm	56.5sqm ABOVE NS
120sqm	7 (including accessible)	5	28sqm	167sqm	2.59sqm	169.5sqm	49.5sqm ABOVE NS
	7	13	31-34sqm	161sqm		163.5sqm	43.5sqm ABOVE NS
137sqm	8	15	30-37sqm	175-181sqm	2.96sqm	178-184sqm	41-47sqm ABOVE NS

National Housing Standard Target Size	Average Studio Size	Common space/resident available outside of cluster @0.37sqm x quantum of residents / cluster	Total Average Studio Size	Comparison to National Standard
37sqm	23sqm	0.37sqm	23.4sqm	13.6sqm BELOW NS

Leeds Alumno Area and Unit Schedule Apr-20

6-7 STOREY OPTION											
Type	Approx Unit Size (m2)	Level 00	Level 01	Level 02	Level 03	Level 04	Level 05	Level 06	TOTAL Apartments	TOTAL Beds	
Communal Hub	91	1									
Study Space	50	1									
Entrance Lobby	17	1									
Stair/Lift	18	4	4	4	4	4	4	3			
Acc. WC	4	1						1			
Laundry	31	1									
Gym	82	0						1			
Cinema / Common Space	40	0						1			
Bulk Store	10	1									
Comms Hub	11	1									
Switch Room	15	1									
Plant	96	1									
Thermal Plant	33	1									
IT Hub	7	1									
Store	6	1									
Cycle Store	95	1									
Bins	66	1									
Artist Workshops	214	1									
Office/Reception	30	1									
Staff Kitchen	12	1									
Post	7	1									
Meeting	9	1									
Cleaner's Store	2.5	1									
Staff WC/Shower	6	1									
4 Bed (including Acc. Bed)	14 (Acc. Bed = 20)	1	0	0	0	0	0	0	1	4	
6 Bed	14	1	2	2	2	2	2	2	13	78	
6 Bed (including Acc. Bed)	14 (Acc. Bed = 20)	0	1	1	1	1	1	0	5	30	
7 Bed	14	1	3	2	2	2	2	2	14	98	
7 Bed (including Acc. Bed)	14 (Acc. Bed = 20)	0	0	1	1	1	1	0	4	28	
8 Bed	14	0	2	3	3	3	3	1	15	120	
Studio	22	3	7	9	9	9	9	7	53	53	
Acc. Studio	33	0	0	0	0	0	0	0	0	0	
									TOTAL	105	411

7.0 Sustainability

7.1 Flood Risk

Flood Risk

The proposed development is located in Flood Zones 2 and 3 and is at risk from flooding from Meanwood/Sheepshear Beck. Therefore, a full Flood Risk Assessment (FRA) has been completed prior to this application and should be read in conjunction with this document.

Mitigation

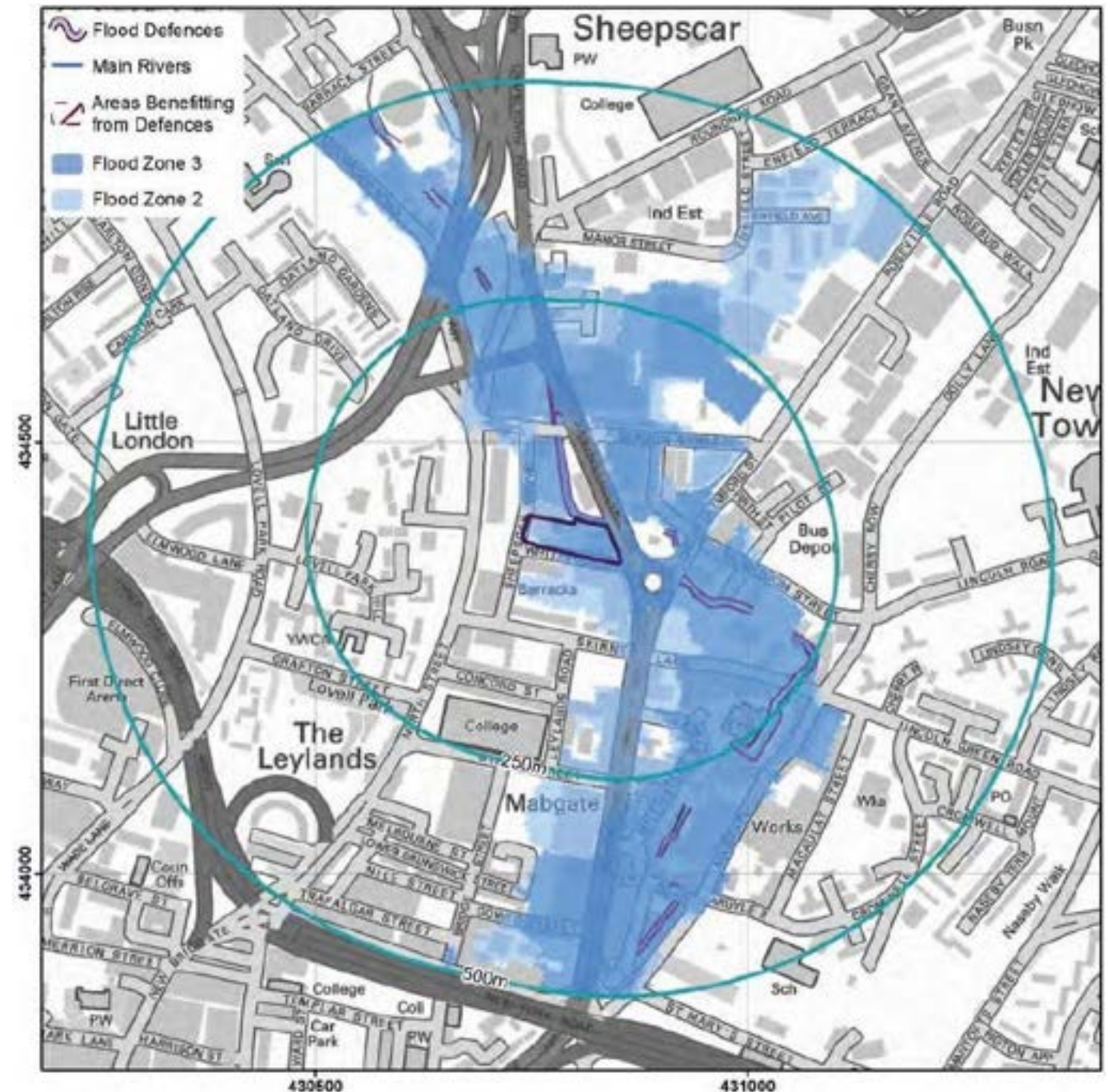
As the proposed development is located within the Flood Zones 2 and 3, suitable mitigation methods will be required. The FRA has assessed the residual risk of breaching or overtopping of the defence wall.

The scheme proposes that no sleeping accommodation would be located on the ground floor. As there is a risk of flooding from fluvial and surface water (pluvial) sources, the recommended minimum finished ground floor level (FFL) should be set 0.6 m above the 1 in 100 year (plus 50% allowance for CC) flood level of 32.72 mAOD equating to 33.32 mAOD.

A Flood Warning and Evacuation Plan has been produced separately (GeoSmart Report Ref: 72002.05R1, 2020) to ensure persons using the Site can evacuate safely on receipt of a Flood Warning. Moreover, both the occupants and the Site Management should sign up to receive the Environment Agency's Flood Warnings.

A Flood Management Plan has been prepared for the site and submitted with the planning application and this includes details for warning and evacuation, and safe access and egress to the site for all residents including disabled residents.

A Sustainable Drainage Strategy (SuDS) has been developed for the site (G019-1846 (Entuitive, 2020)), for effective management of surface water runoff from the proposed development and to prevent an increased risk of flooding off-Site.



7.0 Sustainability

7.2 Energy

The development aims to surpass the requirements of the energy and climate change requirements of the National Planning Policy Framework (NPPF) and the Leeds City Council Core Strategy, specifically policies EN1 & EN4.

To benchmark this process, Cundall's 'Steps to Low Carbon Methodology' has been adopted. In this way, compliance with the respective carbon reduction targets for the development is demonstrated:

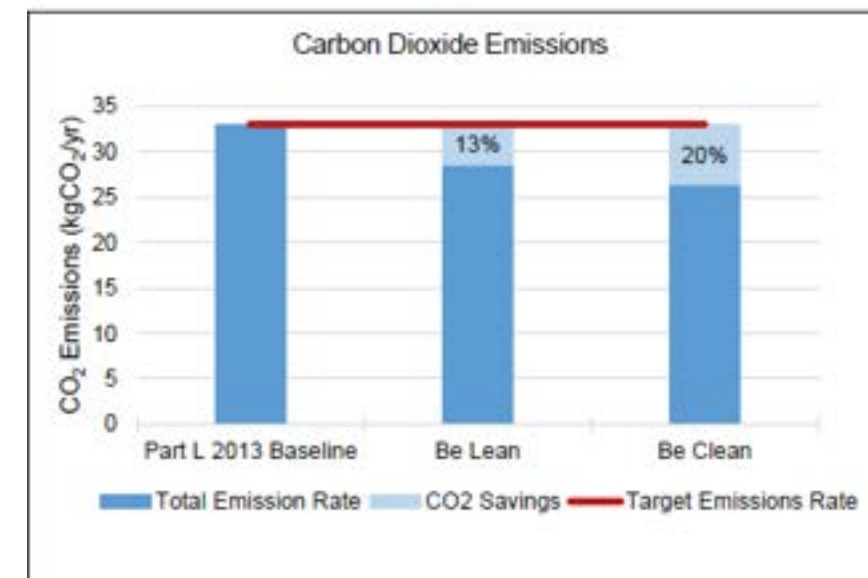
- Designing the building's envelope to perform significantly better than the Building Regulation standards for new buildings
- Ventilation predominantly provided through mechanical ventilation with heat recovery (MVHR), with high thermal recovery efficiency and low specific fan power (SFP)
- High efficiency LED lighting coupled with occupancy sensing to significantly reduce the lighting energy use

A number of low and zero carbon technologies were considered for inclusion in the development ('Be Clean'):

- Air-source heat pumps are to be utilised in the bedrooms and kitchen/dining rooms to provide heating and cooling
- The option to connect to the Leeds PIPES district heat network in the vicinity of the development is being explored for provision of the development's domestic hot water supply.
- If it is found to be infeasible to connect to the network, CO2 heat pumps will be utilised to provide the hot water supply as these represent an efficient, low carbon technology which is compatible with the UK's trajectory towards zero carbon buildings. Provision and flexibility will also be made for connection to local heat network if it becomes viable in the future.
- Although photovoltaic panels are not currently proposed, they may be considered for inclusion at a more detailed stage of design at a later date

The combination of the above measures results in a potential total CO2 emissions reduction of 20% over the Part L2A 2013. Inclusion of heat pumps to serve the heating & cooling and domestic hot water demand has a potential to provide 67% of the predicted energy needs of the development, thus demonstrating compliance with the Leeds County Council's Policy EN1.

CO ₂ emissions after each stage of the Energy Hierarchy	CO ₂ emissions (kgCO ₂ /m ² /yr)	Savings (kgCO ₂ /m ² /yr)	% Saving
TER	33.0	-	-
BER (Be Lean)	28.5	4.5	13%
BER (Be Clean)	26.4	2.1	7%
BER (Be Green)	-	-	-
Total cumulative savings (kgCO ₂ /m ² /yr)		6.7	20%



	Energy Demand (kWh/m ²)	Energy Demand (%)
Total Site Energy Demand	628.5	-
Energy Provided by ASHP	421.5	67%

7.0 Sustainability

7.3 Ecology

The site has been surveyed following current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management’s (CIEEM) Code of Professional Conduct. All surveys have been undertaken by a suitably qualified ecologist and a full member of CIEEM.

The survey area has been investigated on foot to ascertain habitats on site and the potential of those habitats to support ecological diversity. The vegetation types present within the site have been assessed by an experienced ecologist, using methodology based on that described in the JNCC Handbook for Phase 1 habitat survey (2010, revised 2016) and CIEEM’s Guidelines for Ecological Impact Assessment (2018).

A desktop survey from West Yorkshire Ecology Service has been obtained and an analysis of biological records held by the local biological records centre for a 2km radius undertaken.

The site has been classified as having low ecological value, being dominated by buildings and hardstanding with occasional introduced shrubs, poor amenity grassland and small areas of self-set scattered scrub.

No field sign evidence of protected or notable fauna or flora within the site boundary was recorded. The site contains no priority habitats and no internationally/nationally designated sites occur on or adjacent to the site or within a 2km radius.

The two existing buildings on site recorded a low number of fissures capable of supporting bats for roosting or a place of shelter however, no field sign evidence to indicate use by bats was recorded. Further activity surveys will be undertaken within May 2020 following best practice guidance (Collins 2016) to ascertain likely absence of bat use of these buildings.

To enhance local biodiversity via the redevelopment of the site, a number of measures will be implemented within the scheme design including native species landscaping and integrated bird and bat boxes. A sensitive lighting strategy will be implemented to ensure no impacts on Sheepscar / Meanwood Beck.



Existing site and beck of very low ecological value



Proposed enhanced tree and biodiverse grass planting

8.0 Access

8.1 Vehicular

The proposal will have 6 car parking spaces, including 2 disabled bays. These will be for use by the management staff working on site in the student accommodation. All 6 will benefit from electric charging bays. The bays will be within the site boundary in the western courtyard, entered through a secure gate from Whitelock Street. The vehicular flow then exits onto Sheepscair Grove.

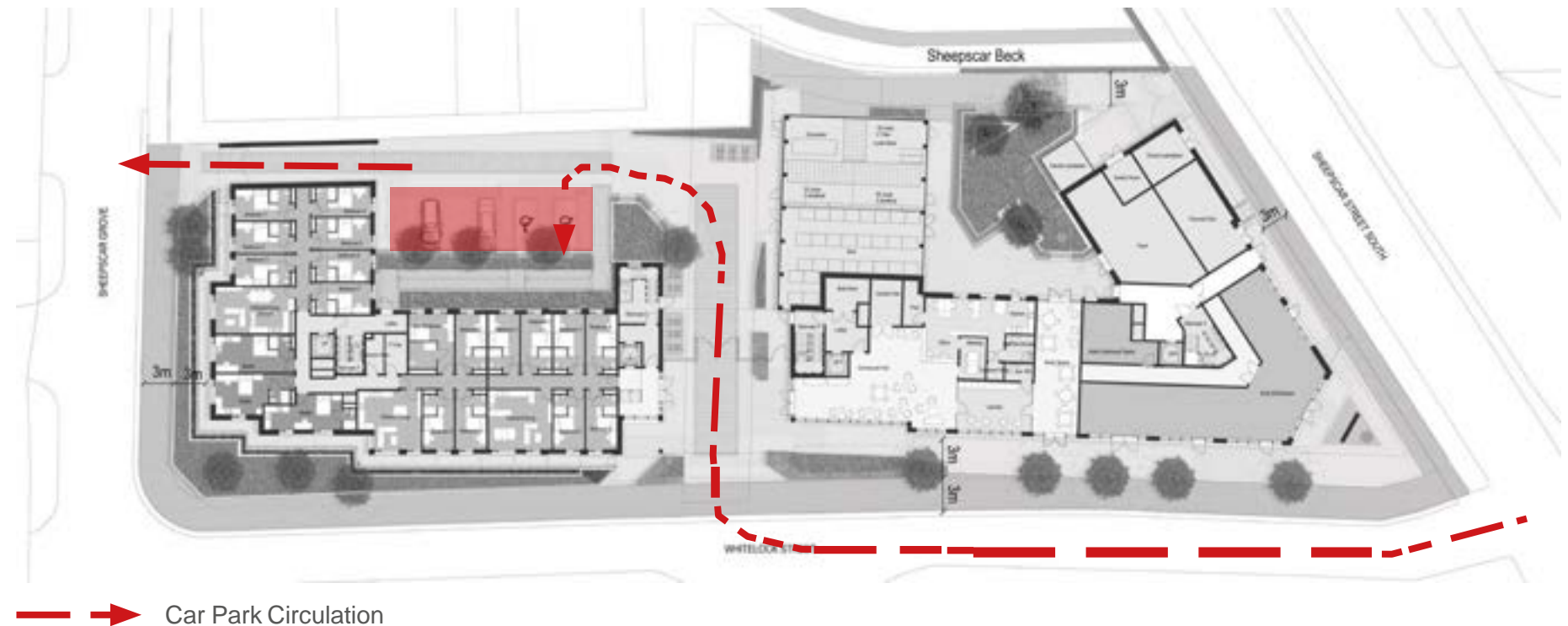
There will be no vehicle spaces provided to students on site. However, there will be spaces on Whitelock Street for 'drop-off' and taxis.

It is evident that the location of the application site in relation to sustainable modes of transport is a key consideration when assessing its acceptability. Developers are required to provide car and cycle parking at levels that will encourage residents to travel by modes other than the private car.

Furthermore, new development needs to make appropriate connections to local walking and cycle networks and links to nearby public transport facilities to further encourage the use of sustainable modes of transport.

The development site is in a highly accessible location, which maximises opportunities for the use of sustainable travel modes through its proximity to day-to-day facilities and high frequency bus services and rail connections.

Additionally, students are much less likely to have or need a car compared with residents of conventional residential accommodation. The proposed development is therefore consistent with relevant national and local transport-related planning policy.



8.0 Access

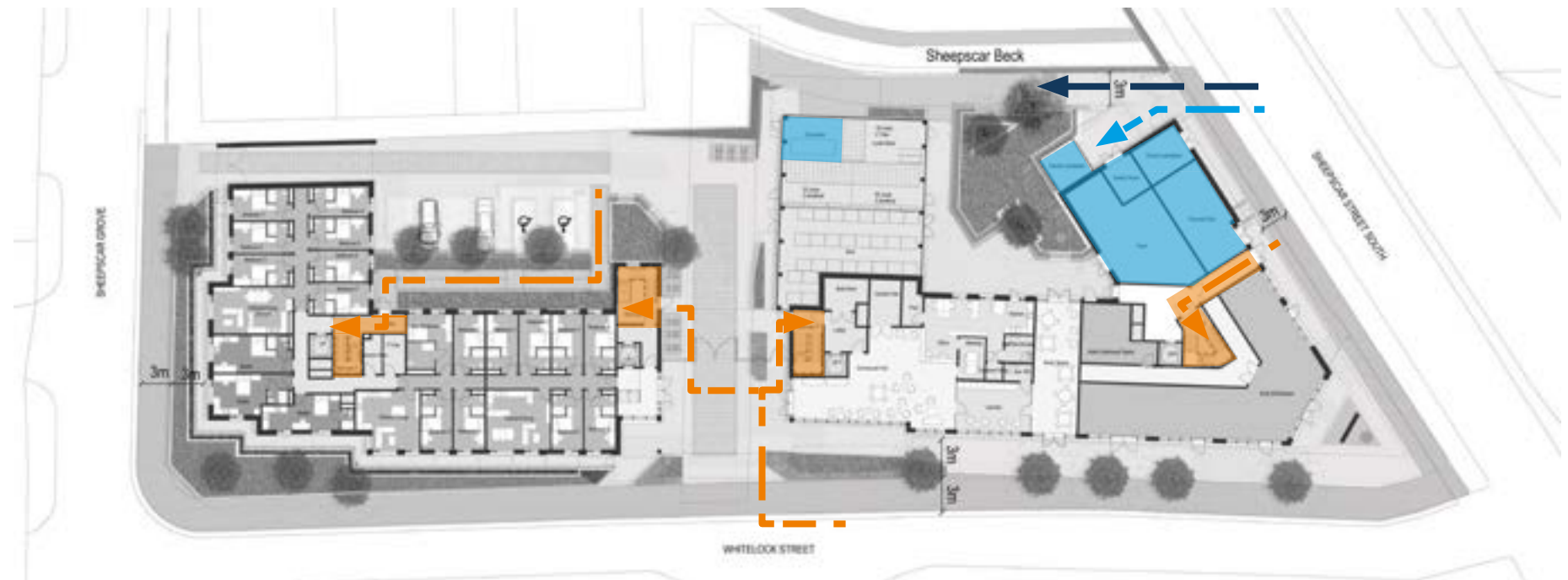
8.2 Service & Emergency

The two existing vehicular accesses from Whitelock Street will be removed, with one replacement access provided to serve the proposed car parking spaces and provide access for emergency vehicles. A secondary access will be created onto Sheepscar Grove to the north-west of the site, which will be for emergency access only. The existing access onto the A61 Sheepscar Street South will be maintained for emergency access.

Servicing activity associated with the student accommodation units will predominantly relate to cleaning, maintenance, vending machine re-stocking, etc. The students will attract occasional deliveries associated with online shopping or regular mail, mostly undertaken by light goods vehicles (up to 7.5 tonnes).

They will be minimal in number with a short dwell time and therefore will be undertaken from Whitelock Street. Deliveries concerning the art studios and student accommodation will be undertaken on street via the proposed delivery bay on Whitelock Street. Within the Transport Assessment, Appendix E illustrates a 16.5 metre articulated vehicle accessing the delivery bay, which is the largest vehicle that could be used for deliveries. It also identifies how two smaller delivery vans can service at the same time.

A 3m wide access path has been retained alongside Sheepscar Beck to allow for maintenance access for Yorkshire Water.



- ▶ Substation and Plant Access
- ▶ YW Sheepscar Beck Access
- ▶ Fire Hydrant & Protected Stair Access

8.0 Access

8.3 Waste Management

Refuse collection will be undertaken on street via Whitelock Street. Bins stores are located on the ground floor near the main entrance as identified on the diagram to the right.

The bin store is located centrally at ground floor and is easily accessed by all residents.

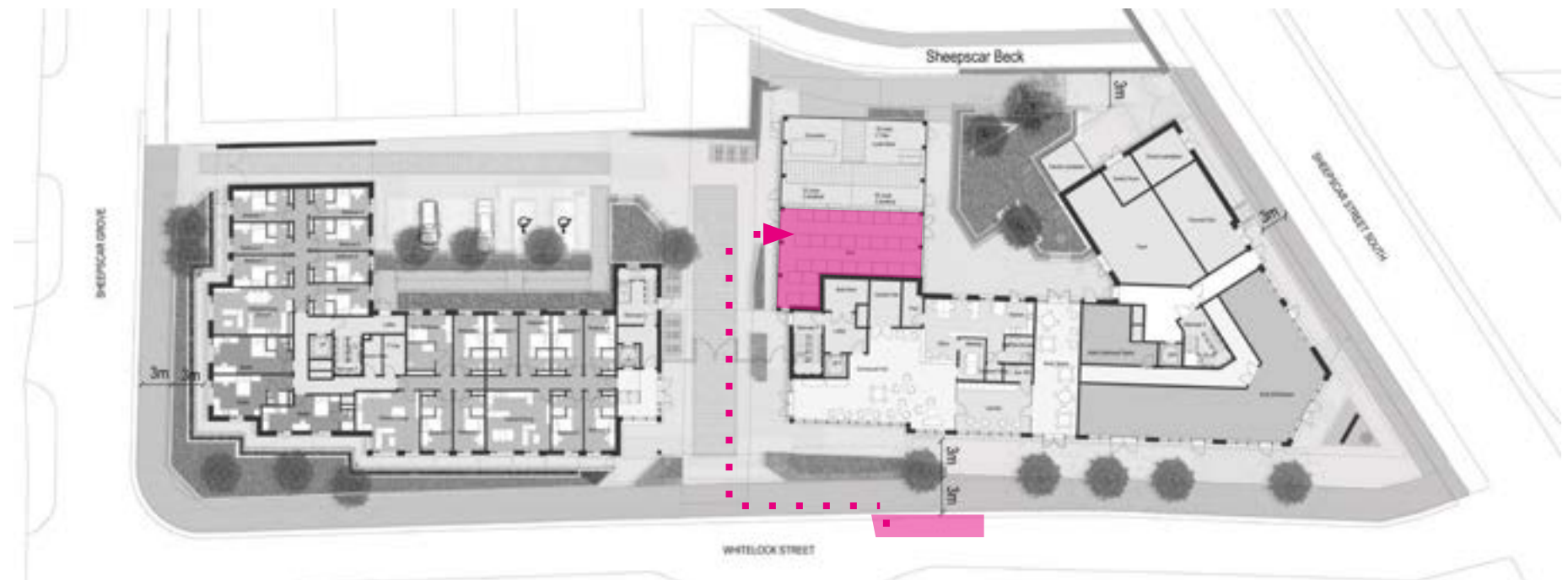
The waste storage capacity was calculated in accordance to BS5906 as follows:

70L required per student
30L required of recycling per flat

411 beds x 70L = 28,770L
105 flats x 30L = 3,150L

TOTAL = 31,920L

Bins will be 1100L capacity, therefore 29 bins are required.



.....▶ Waste Extraction Route

8.0 Access

8.4 Pedestrian/Cycle

Footways are provided on both sides of Whitelock Street. To the south of the site, the A61 provides a signalised pedestrian crossing approximately 200 metres from the site. Additional footways are provided on both sides of the surrounding streets including the A61 to the east of the site, Sheepscar Grove to the west, Skinner Lane to the south and Benson Street to the north.

The site is well located with regard to the local cycle network with signed cycle routes operating along the A61 towards Leeds city centre and an advisory cycle route operating along North Street to the west of the site connecting towards the University of Leeds campus. In accordance to the requirements of Leeds County Council set out in pre-application discussions, there are 82 (1 in 5 - bike to student) secure cycle storage spaces provided, in a mix of trike, josta and sheffield. Additionally, there are 20 external sheffield spaces.

The site is well located with regard to local shops and services including being in close proximity to Leeds City Centre and subsequently a range of supermarkets, a medical practice and an ATM all of which can be accessed via the pedestrian and cycle networks. There are various retail opportunities within Leeds City Centre which students can also make use of in addition to those located close to the site.



9.0 Statement of Community Involvement

Statement of Community Involvement

Alumno Group has engaged in public consultation with residents and businesses in Leeds on their proposals to redevelop the site on the corner of Whitelock Street, Sheepscar Grove, and Sheepscar Street South.

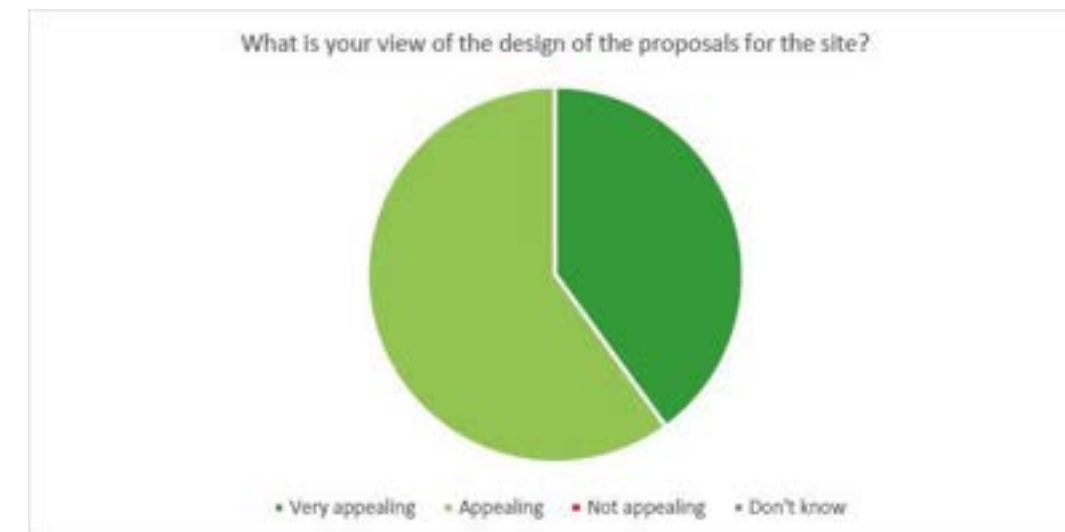
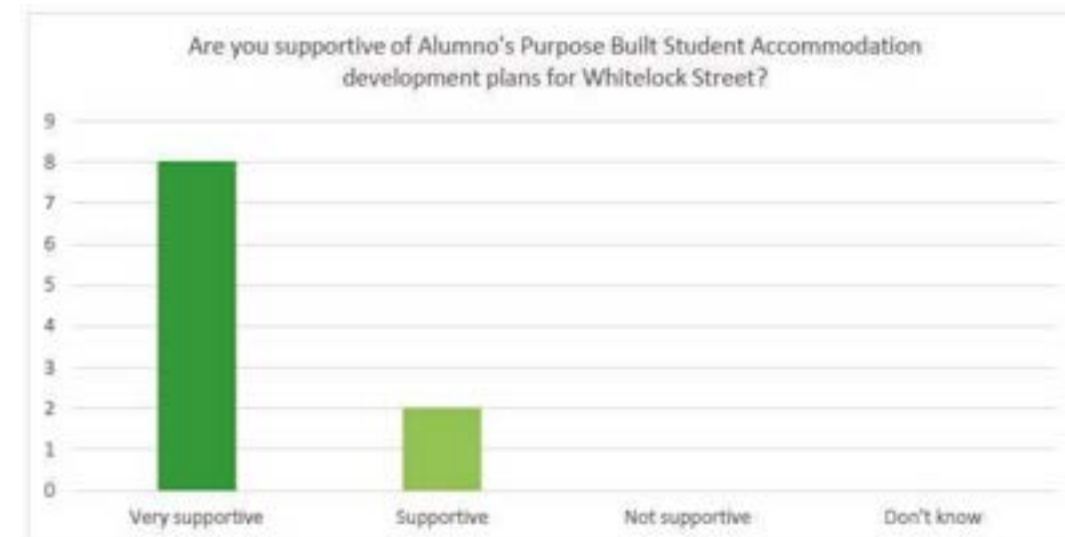
A one-day public exhibition was held in a café in close proximity to the site on Friday 14th February. 5,000 properties surrounding the development site were invited to the exhibition, with personalised invitations sent to local businesses that may be affected by the proposals.

Prior to and during the consultation event Alumno also launched a dedicated project consultation website, www.whitelockstreetstudents.co.uk, which made available all the information that was on display at the public exhibition, including Alumno’s experience of successful student developments, the proposals for the new scheme, and a feedback questionnaire.

The vast majority of responses and comments that Alumno received from the public consultation, including through the project website, were supportive of the proposals for a Purpose Built Student Accommodation-led development on Whitelock Street. 100% were supportive of the plans and thought that the designs were appealing.

As well as public engagement, Alumno has conducted a range of meetings with key stakeholders, including:

- Discussing and amending proposals with planning and design officers at Leeds City Council through a pre-application process;
- Extensive discussions with the Environment Agency (EA) to ensure the proposals are appropriate in relation to flooding requirements and the surrounding landscape, including Sheepscar Beck;
- Meeting with the Territorial Army Barracks’ Head of Estates, the site’s closest neighbour, to discuss the proposals and ensure they will cause no security issues;
- Conversations with the North Brewery and the Eagle Tavern, the site’s closest public-facing businesses;
- Initial contact with Leeds College of Building, to discuss the possibility of collaborating on apprenticeships during the construction of the scheme.



10.0 Conclusion

Conclusion

In conclusion, the proposed development provides a high-quality, contemporary residential development and environment for students studying in Leeds. It is in a highly sustainable location within easy reach of the city centre and educational institutions, local shops and services accessed via the pedestrian and cycle networks.

The development will help trigger the activation and regeneration of a run-down and neglected part of Leeds, in a prime location just beyond the city centre. The building will enhance the arterial approach to the city along the A61 and compliment the emerging context of high quality residential blocks to the south. The massing and scale respond to and are sympathetic to the immediate, emerging, and wider context.

The scheme will add great economic value as PBSH reduces the strain on local housing for the residents of Leeds, whilst creating a valuable source of revenue to local businesses. The inclusion of artist studios and commissioned public art will also increase placemaking within the area through forming sustainable links to the local art group East St Arts.

The low ecological value and visual amenity of the site will be greatly enhanced through carefully designed public realm and landscape, as well as an active street frontage with mixed use at ground floor.

The development will provide high quality residential accommodation with excellent amenities including internal and external social and fitness spaces including a roof terrace and garden. The design will be fully accessible and inclusive in accordance with relevant design guidance.

The external amenity spaces receive adequate daylighting during the summertime, when they are most likely to be used. The roof terrace will provide an amenity space will excellent sunlight all year round and fantastic views of the city.

There are no parks or gardens near the development that would be affected.



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