

Bringing it all together

5 Design Process and Planning Submission Requirements

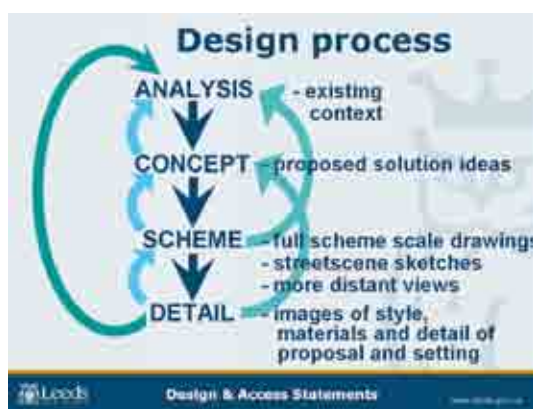
6 Conclusion

Annexe



5. Design Process and Planning Submission Requirements

Beetham Tower >
Manchester in
construction



Applicants will need to explain **design process – analysis – concept – scheme – detail**

Applicants will need to make reference to:- **National and Regional Policy Guidance**

- **Yorkshire & Humber Plan May 2008 – Regional Spatial Strategy to 2026**
- **PPS1** Describes Planning's role in securing well designed sustainable Development and its responsibility to reject poor design.
- **PPS3** Good design applied to sustainable residential development.
- **PPS6** Planning for Town Centres.
- **PPG8** Affect on telecommunications and telecommunication corridors.
- **PPG12** Local Spatial Planning.
- **PPG13** Sustainable and integrated transport systems.
- **PPG15** Planning guidance relative to historic environments, Conservation Areas and listed buildings.

Tall building proposals will not be supported unless it can be demonstrated through a fully justified and worked up proposal that they are of excellent architectural quality and in the appropriate location.

Analysis/ Urban Design Assessment

Designers will need to carry out an investigation and analysis of the site, topography, locality, area context and character, urban form, local street pattern and grain, key views – long and short, public realm and space, transport facilities, pedestrian footfall, social/ economic profile, densities, sustainability issues, exploring materials, and construction techniques, relationship with historic environments, trends and opportunities.

Transport Assessment Study

In accordance with best practice. DFT Guidance 'Transport Assessments: A Good Practice Guide'

Environmental Impact Assessment

Prior to a town planning submission, applicants and their design teams may submit a request for a formal scoping opinion to establish if an Environmental Impact assessment is required. Where Leeds City Council has indicated that a tall

building application must be supported by an Environmental Statement this should preferably be from an independent source, not edited or censored. Guidance is provided in Government Circular 02/99 and ODPM Guidance 2000 on EIA's. Applicants should enter early pre-application consultation with the Council and seek to agree specific technical and visual studies before the material is submitted. The following is a minimum requirement to demonstrate best practice:-

- **Affect of shadowing / shadow paths**
- **Overlooking**
- **Existing built form – visual quality, key views, vistas etc.**
- **Character appraisal of locality**
- **Affect on neighbouring buildings, streets and open spaces**
- **Existing transport, traffic and pedestrian flows**
- **Impact on conservation areas, greenspaces and agreed key views**
- **Evacuation and safety procedures**
- **Visual impact during construction stages**
- **Night-time appearance**
- **Reflections / obtrusive daytime glare**
- **Construction Activities and Noise**

Wind Studies

Unavoidable climate change is likely to increase the risk and severity of gales. It is essential that those involved with proposed tall buildings should conduct appropriate risk assessment and Wind quantitative analysis (appropriate wind tunnel and/ or CFD modelling) – especially the effects of downdraughts and wind at the base of a tall building or group of tall buildings. Assessments will also be required for areas beyond red line boundaries so that developers and designers can demonstrate that their designs and measures will not produce harmful affects on pedestrians, vehicles and cyclists next to and away from the proposed tall building. In addition to standard assessments of likely comfort levels for persons sitting or walking in the vicinity of new tall buildings, it is important that extreme turbulence or high wind events can be modelled to assess the likely impacts on users at ground level, including high sided vehicles. **These measures will need to preempt wind problems during the life of the building which are likely to increase due to climate change.** The Lawson criteria for comfort and safety should be applied, without relaxation, to determine the environmental impact of strong winds and any significant impacts should be highlighted as part of the EIA. Safety considerations should include the effects on frail people and cyclists. The required

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< Use of models (both physical and computer) can indicate the relationship with context, investigate the impact of scale and offer skyline studies



conditions are dependent on activity, with entrances and seating areas requiring greater shelter and roads and car parks. The study also needs to demonstrate the appropriate mitigation measures have been applied to improve conditions in areas where the comfort and/or safety criteria have not been met. Further detailed guidance is available via the UK Wind Engineering Society.

Anti-terrorism

In recent years events indicate that terrorists target buildings to create maximum damage to organisations and people. 9/11 was a result of aeroplane attack on tall buildings but terrorist attack at ground level is more likely. Developers and their design teams – particularly those involved with vehicular access and the design of the external spaces around tall buildings will be required to consult the Council's Police/Architectural Liaison Officer who will also arrange contact with the North East Counter Terrorist Unit. Shatterproof glass and advanced bomb-resistant glazing systems have recently entered the market. The Council expects the use of such products on tall buildings in the future.

The Council needs to be assured that manageable risk planning and assessment has been carried out to influence the exact location and design of tall buildings on particular sites.

Planning Submission Requirements

Full Planning Application

Outline planning applications will be discouraged to enable design issues to be considered early. Applicants should retain their architects through the design process. Outline planning applications for tall buildings will be accepted in only exceptional case where the applicant is seeking to establish the principle of a tall building as an important element of a robust and credible masterplan for an area to be developed over a long period of time. Even then, CABE and English Heritage must be satisfied that the parameters for a tall building will result in excellent urban design and architecture.

Presentation of Proposals

Applicants will be required to submit accurate and contextual illustrations, and quote proposed and neighbouring building heights in metres in addition to the number of storeys proposed so that City Development can determine if the proposal is a tall building.

Applicants and designers will be expected to present their proposals with clear detailed drawings consisting of site plans, plans, elevations and sections together with photomontages and possibly virtual models, 360° views, significant views, height studies and options, urban design assessment, visual impact on urban silhouette, city skyline, streetscenes and 3D modelling. These should provide a clear picture of the visual impact of the building and its relationship to pedestrian routes, transport infrastructure, neighbouring buildings and the public realm, as well as far and near vistas. This may involve participation in workshops and design reviews, presentations to planning staff and Council Members.



< Before and



< after photomontage