

The fundamental aim of this guide is to provide clear advice for the design of tall buildings, encouraging the highest quality design so that tall buildings will successfully integrate into the local environment and positively contribute to the Leeds skyline.

In response to the broad ranging issues and aspirations a wide set of topics have been examined with principles established. This guide is not just about the design of tall buildings but is also about protecting the city - particularly its historic settings from the impact of tall buildings. Chapters on existing and protected views and settings together with references to the existing urban morphology, emphasise the value of the existing scene and the need to make tall buildings compatible with their locality.

It is expected that this guide will provide clarity for developers, designers and the public. The cyclical approach to the design process of analysis - concept - scheme - detail should prompt appropriate solutions that respond to the local context.

At the strategic level, the combination of protected zones, protected views and conservation areas will certainly limit where tall buildings can be put. On the other hand, the guide has recognised opportunities for reinforcing an existing cluster and the creation of a new one. Similarly the question of the right location is addressed with new opportunities for landmark/gateway sites and for new relationships between tall buildings and transport facilities.

This all can be devalued if the architectural quality fails to deliver. Consequently, the guide also focuses in on a range of different factors that inspire quality in design. At a detailed level, making tall buildings fit into the different character zones produces an interesting challenge. The need for a tall building to have a successful interface with the ground cannot be understated. The merits of re-cladding buildings has been highlighted, showing recent successful examples. The issues of sustainability and climate change are revealed and indicate a variety of influences ranging from the importance of location and orientation to façade engineering and energy conservation.

High quality tall buildings in the right place should benefit the city. This guide enables designers, developers and planners in Leeds to consider them in a holistic way - both strategically and in detail so that when history looks back at the recent rapid growth of tall buildings it is hoped that this guide will have enabled tall buildings to make a positive contribution to the existing urban form and created a 'Leeds only' skyline appropriate for a prosperous major European City.



<< **2008 model indicating proposed tall buildings** (blue buildings in construction 2008)