



# Our vision for the former Tetley Brewery site, Leeds South Bank

*Introducing the first outline  
planning application*

*April 2017*

Project by **VASTINT**

# Introduction

This vision document accompanies our (Vastint's) first outline application for the development of the former Tetley Brewery site. It sets the aspirations for the development we wish to deliver and explains the design approach. This initial application is based on a wider masterplan for the area that incorporates a generous city centre park and stretches from the Aire to the academic quarter. We believe these proposals will act as a catalyst for the regeneration of Leeds South Bank and look forward to working with the City Council and other stakeholders to make this a reality.



# A glimpse into the future

*Think ahead, 2023 perhaps, and take a stroll. As you make your way down Briggate over the River Aire and past Leeds Bridge House, before you know it you reach the City Park, as if it was always the obvious southerly continuation of this historic city thoroughfare. The park here is an open, welcoming civic space, a triangle rather than a square, and it gives a real sense of arrival, with the familiar and much-loved form of the Tetley as its backdrop. It's a place where people gather for events, amble for an evening meal or grab an early morning coffee.*

*To your right, nestled just north of the Salem Church is The Theatre Garden, with flowers in full bloom reflecting the colour and variety of the thespians who trod the boards of the theatre that stood here in the 18th and 19th centuries.*

*i.*



*Ahead of you is the Hunslet Stray – as proposed by others<sup>i</sup> – which draws your eye southwards, with The Tetley on your right, to the refurbished and re-opened Crown Hotel straight ahead, and beyond to the lovingly-restored clock tower of the Printworks Campus. The connection is more than visual; the new City Park has reconnected the South Bank to the city, as well as east to Leeds Dock and west to Holbeck.*

*Behind The Tetley, you see the tops of trees that tell of the softer park beyond, and can imagine children swinging on a branch beneath or a couple picnicking in the shade. Homes and workspaces, frame the park. They also add to, and complement, Leeds' historic and multi-layered city fabric.*

<sup>i</sup>Extract from 1852 Ordnance Survey Map.  
<sup>1</sup>Hunslet Stray Document, 2014, Leeds Sustainable Design Group.





So how did we arrive at this vision and what exactly are we proposing in this first outline application?

The rest of this document explains further.

First, meet the design team:

Masterplanner/Urban Designer  
Landscape Architect  
Planning Consultant  
Transport Consultant  
Environmental Consultant

ARC-ML ([arc-ml.com](http://arc-ml.com))  
FFLO ([fflo.co.uk](http://fflo.co.uk))  
GLHearn ([glhearn.com](http://glhearn.com))  
Peter Brett Associates ([pba.com](http://pba.com))  
BWB Consulting ([bwbconsulting.com](http://bwbconsulting.com))



## Ticking all the right boxes

ii.



When the Vastint team first saw the site, it ticked all the right boxes. Aspects which clinched the deal for us and gave us inspiration and confidence in the area – the vibrant city of Leeds for starters, and its established communities; The Tetley and the pioneering creative and digital businesses that have beaten us here, notably Duke Studios and AQL; as well as the education 'hub' further south. There was clearly the potential for this site to be part of something special.

Here was an opportunity to regenerate an historically important city centre site. Though one that needed some tender loving care to turn it into a vibrant neighbourhood with great places to work, live and visit; places that overlap and reinforce each other – a truly mixed use development. A place where the team felt welcomed; there was a real sense that we could work with the City and other key stakeholders to achieve significant change.

These proposals will, we believe, transform the site from a nondescript car park into a bustling hub of activity.

OPA Boundary

Vastint Ownership

Historic Buildings

## Location, location, location

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So with all this promise and buzz around the area, we were over the moon when we secured the land. Our managing director Andrew Cobden summed it up at the time to the press:

*“We are excited about securing this opportunity in Leeds, which is a key milestone in the growth of Vastint’s operations in the UK. It is really special to have the chance to contribute to the regeneration of the South Bank area, having the potential to bring considerable benefits to the city.”*

The land we bought totals 8.5 hectares. The application site comprises of 6.6 hectares on the former Tetley Brewery site, north of Crown Point Road, south of Waterloo Street and East of Meadow Lane. Additional land south of Crown Point Road will be brought forward in the future as Phase 2.

It is a great location, just a few minutes’ walk from the retail and business quarters to the north, while the River Aire waterfront and the vibrant Calls area are close by. Leeds railway station is also no more than a short walk up the road, with a new southern entrance making it quicker for those coming by train to get to the South Bank. The anticipated HS2 southern concourse will also be located just metres west of the application site - helping make the South Bank an even more attractive proposition for businesses and residents.

iv.



v.



vi.



vii.



iii. The Tetley, art gallery. iv. AQL, Salem Church. v. Sheaf Street Cafeteria. vi. Duke Studios. vii. Leeds College of Building.



# City Park as master of the plan

viii.



Undoubtedly, a major inspiration was Leeds City Council's vision in the South Bank Planning Statement (2011) and, more recently, in the South Bank Framework Plan (2016) to inject new life into this part of the city centre, with particular emphasis on a new park as the catalyst for transforming the area.

*"To transform the South Bank of Leeds City Centre into a distinctive, vibrant, well connected, sustainable business and residential community which has at its heart a new City Centre Park. The park will act as a catalyst for the regeneration and place-shaping of the South Bank of Leeds City Centre, by creating a vibrant and outward-facing public space that provides the context of the broader redevelopment of the area, and will help to improve connections to the surrounding communities in the Aire Valley, Hunslet, Richmond Hill, Beeston Hill and Holbeck."*

LCC, South Bank Planning Statement 2011

viii. The park space will offer opportunities for natural play. ix. An urban park.



ix.

## Key Moves: City Centre Park and public spaces

### Case Study<sup>2</sup>

The framework aims to provide:

- New connections to improve the quality of access through the city centre.
- Modern urban design to help make the streets of Leeds more comfortable.
- Different types of public spaces.
- A multi-use park which allows flexibility in uses.
- Open spaces which will act as a destination for leisure.
- Cafés, restaurants and retail venues which will create an inviting, energetic and safe city.

South Bank Leeds Framework Plan, August 2016

<sup>2</sup> <https://southbankleeds.co.uk/case-studies/key-moves-city-centre-park-public-spaces>



## From the Aire to the academic quarter



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<sup>x.</sup> John Thorp's stained glass window, 2005.

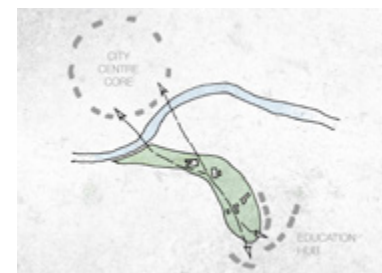
<sup>xi.</sup> Early Sketch of the Park.

From the outset, the centrepiece of our proposals has been to support the creation of a generously sized City Park. It was the first thing the architect sketched when he picked up his pencil. It has also meant that we have started with a broader masterplan for the area, because we think this is necessary to demonstrate the full impact and benefits of the park beyond our landholdings, from the River Aire, to the education hub in the south east, and ideally, setting the scene for further green links to the communities of Hunslet and Beeston further south.

This notion for a substantial city centre park builds on the ideas of John Thorp, the former Leeds Civic architect. Shown left is his sketch (which he referred to in a recent telephone call as one of his 'stained glass windows') showing a city park at Leeds South Bank.

Our approach is also in the tradition he is known for, that of "collaborating and debating"<sup>3</sup>, which we have undertaken, both internally and with other stakeholders, not least Leeds City Council.

Our design team embraced and built upon the spirit of the park idea, in particular, bending it into a crescent shape, to link the city core, the river and the growing educational hub.



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xii.

<sup>3</sup> Leeds Civic Architect: John Thorp, *The City Talking*, 2015.

<sup>xii.</sup> Public exhibition, *The Tetley*.





*A landscape architect's impression of new city park from the Aire to the academic quarter, nestled between new and old buildings and knitting the South Bank together*



## City Park – the place to be in Leeds



So, it will come as no surprise that the City Park was the starting point for our broader masterplan once we had defined its size and orientation. It provided the organising principle for the urban scale and layout needed and for the dispersal of uses and activities across the masterplan.

It's also worth noting that the City Park doesn't stop there; it includes other

public and private amenity spaces, seamlessly connected to the park by landscaped 'linkways'. Residential courtyards will feel, and look, like a continuation of the park, from outside and in. Wherever you are on the development, you will feel as though you are in the park.

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The size of the park has helped define the urban scale and density suited to a contemporary city centre location. As a result, the full size of the proposed City Park in our vision is around 5 ha compared to the 3.5 ha proposed in the South Bank Planning Statement. The contribution to the park on Phase 1, at 30% of our site, well exceeds the City's 20% requirement, whilst the amount mooted on other landholdings is no more than 20%.

In contemplating the scale of an urban park, our designers' 'eureka' moment was when they realised that this larger park, too, would allow the historic buildings on the site – Salem Church, Tetley, Duke Studios, Crown Hotel and restored or replaced Sheaf Street houses to sit within a distinctive park setting. This would allow them to be seen and celebrated as very much part of the park.



## Time for historic buildings on the Hunslet Stray

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The park proposed in our broader masterplan will also enable the delivery of a key north-south route for the city, a reconnection of Hunslet Road, but not for cars. We plan to give this route the prominence it deserves – running down the middle of the new neighbourhood. The route will be affectionately renamed the Hunslet Stray, very much informed by the work of Leeds Sustainable Design Group, and will be a key pedestrian and cycle route, with vehicle access only for servicing of existing and new businesses.

The park will be made up of a number of different flexible but robust spaces to help meet the myriad demands that this much-needed city park is going to have placed on it. These spaces, include the (so called, for now) Tetley Triangle for events, markets and more, sitting between the Tetley, Salem Church buildings and the new building to the north, with cafés and restaurants

spilling out here too. Central Park, the central and largest space, sits between The Tetley and Crown Point Road, and new buildings on the other two sides. It is likely to be softer and greener, with trees a key part of the landscape. North Park, to the north along Waterloo street, is likely to be quieter and greener. This space also provides links east to better knit Leeds Dock into the South Bank fabric.

The broader masterplan, too, looks west, with the park stretching to the River Aire allowing for a landing point for the proposed Sovereign Bridge, shortening, and enhancing, the walk to the station. We also strongly encourage the HS2 proposals to strengthen east-west links, through the viaduct, to Holbeck and the many exciting developments coming forward that will contribute to the South Bank maturing as a creative and vibrant part of the city.

xv.



# Reclaim the roads

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A key factor that needs to be addressed to achieve the overall vision for the South Bank is to reduce the predominance of vehicular traffic and amount of space given to roads and cars rather than pedestrians, cyclists or other uses. In particular, consideration needs to be given to the narrowing and calming of Meadow Lane and Crown Point Road, both significant barriers to walking and cycling. A reduction in road width will allow the planting of trees and the creation of more park space framed by new buildings. These changes will also facilitate the feeling of a continuous city park from the Aire to the academic quarter. We are encouraged by the city's recognition of this as a 'key move' in the South Bank Leeds Framework Plan<sup>4</sup>, and the plans for CityConnect around the site.

- Vehicular route
- Parking / Delivery
- - - CityConnect
- - - Pedestrian / Cycle

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<sup>4</sup> <https://southbankleeds.co.uk/case-studies/key-moves-roads-transport-access-outline>

<sup>xvii.</sup> A well connected and connecting neighbourhood.



## Buildings that last, but don't shout



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We believe in buildings that stand the test of time. That's why our masterplan and design strategy are going to help create calm, elegant yet simple, buildings that are designed for the people that live and work in them, and from the inside-out. Not loud, 'shouty' buildings, but ones that complement the city around them, the new public realm and park surrounds. We are also conscious that it is often small details

that make the difference. It could be generous floor-to-ceiling height, roof terraces or generous room sizes; flexible living spaces or ground floor glass-paned doors which open onto a tranquil courtyard.



xix.



With a palette of Leeds' historic materials and modern ones too, our buildings will create a new part of the city that will showcase high quality contemporary urban design in line with our design strategy. Following approval of this outline application, different elements will then be worked up to the detail required for Reserved Matters stage by a variety of local, national and even international architects, both

emerging and established.

The masterplan allows for buildings of a variety of heights that will provide a sensitive new skyline for Leeds. Not only will our new buildings stitch the site into the rest of Leeds City Centre, they will also create a new destination that will kick-start one of Europe's largest regeneration projects.

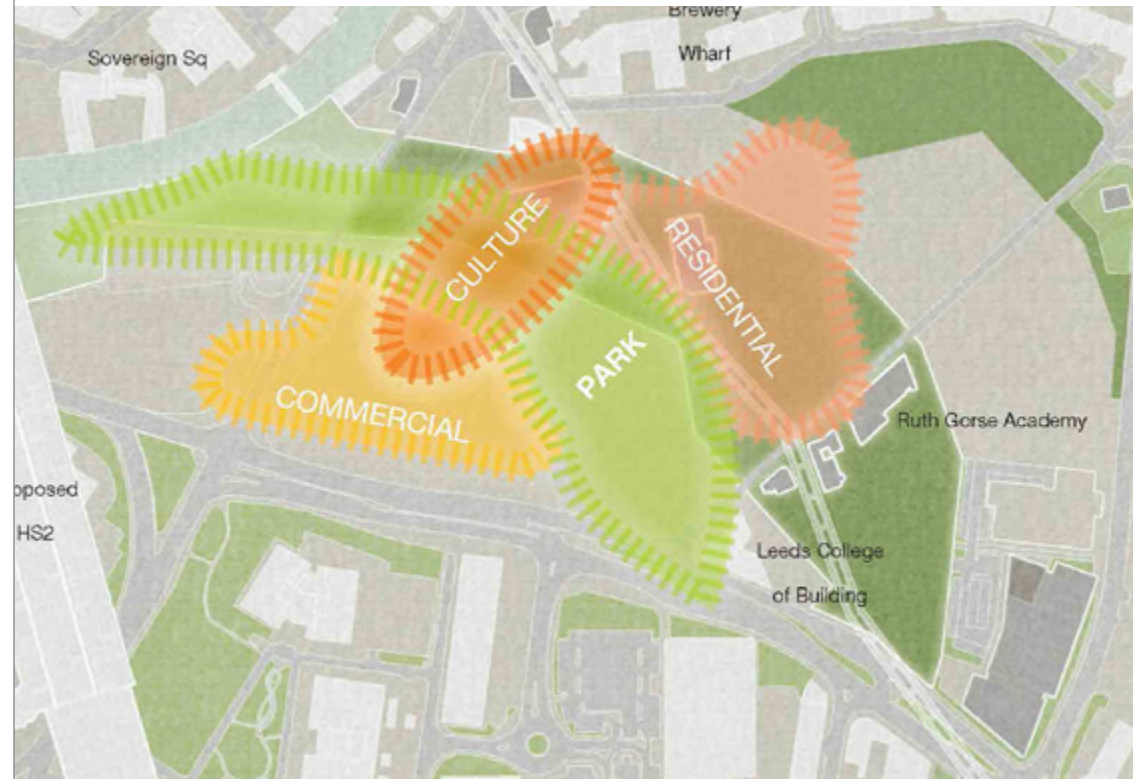


## Mix it up to make it live, and last

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Homes and work spaces, whose proximity to each other offers a positive life-work balance, provide the backdrop to the north and south of the park. At ground floor, we envisage a range of 'active uses' – cafés, restaurants, bars, nursery, gym etc that add life to the park, and make it safer, too. Housing will be mainly on the northern edge, with employment, cultural uses and a hotel along the western and southern edge.

The housing will include a mix of 1, 2 and 3-bedroom homes – appealing to people starting out and those with families. We are also looking at pioneering flexible homes that will enable people to simply add or remove bedrooms, and so change the space that is available, for example from 'loft-style' living to family home, as their circumstances change over time. In line with Leeds City Council's policy, 5% of the homes will be for affordable housing, which will follow our tenure-blind design approach.



# The first step in delivering a city park and a regenerated South Bank

The phase 1 outline application we are now submitting (April 2017), has been designed to commence the realisation of the vision we share with the City Council, as illustrated by our broader masterplan.



■ Homes
 ■ Hotel
 ■ Workspaces
 ■ Active Space

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Our proposals for the first phase include:

- The first and largest part of the City Park, surrounding and working with the Tetley, comprising a minimum of 2 ha or 30% of our land in this phase. The park is framed by commercial and residential buildings with active ground, and sometimes first-floor uses fronting the park.
- A series of apartment blocks to accommodate up to 850 homes, with car & bicycle parking.
- A commercial area focused on a new office quarter on the south western side of the site providing 85,000 m2 of employment floor space.
- One, or even two, hotels providing up to 400 beds, some of which will be provided in a landmark building to the west, within striking distance of HS2's proposed southern concourse.
- Buildings of different heights, including clusters of tall buildings that assist in wayfinding and celebrating the area. They provide sensitive and interesting additions to Leeds' skyline.
- Connections across the park and the wider scheme that stitch the South Bank together and into the rest of Leeds City Centre; notably the first section of the Hunslet Stray, as well as ensuring that CityConnect, Leeds' cycle network, can be integrated with the scheme.

xxiii. A truly mixed use scheme.



## Establishing parameters, allowing variety

The planning application being submitted is an outline application. It establishes the parameters: the general size and location of the buildings; the minimum contribution to the park; the amount and location of the various uses; the key connections to, from and across the site, including vehicle access points that accommodate CityConnect cycle lanes.

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The parameter plans submitted for approval will enable the important elements of the scheme to be fixed. They will provide a framework for the detailed design of the various buildings and open spaces to come forward.

The application is supported by :

- A Design and Access Statement, which describes the process of our design team, starting with the broader illustrative masterplan, and looking at phase 1 in more detail, demonstrating how an indicative scheme could be designed and developed within the envelope provided by the parameters.
- A Planning Statement which explains how the application complies with planning policy, both local and national.
- A Design Strategy, which sets down some of the design standards we require to be met in the detailed design process.
- Various technical reports that test the scheme against planning policy and other statutory requirements.

*For a full set of documents submitted as part of the Outline Planning Application please visit: <https://publicaccess.leeds.gov.uk/online-applications/>*

*Type in postcode: LS10 1JQ.*

# About us

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Vastint UK is part of the Vastint Group, an international real estate owner and developer with more than 25 years' experience. We develop and invest in property across the UK. We aim to deliver vibrant schemes with animated public spaces that are a delight to live and work in, with the spaces between the buildings as important to us as the buildings themselves. It sounds good on paper – but we also make sure it looks good in real life as we plan to be around for a while, curating and nurturing our investment for the longer term.

We believe that through hard work, commitment, creativity, intelligent design, robust planning and working sensitively with our stakeholders we can transform this former Tetley Brewery site into a new vibrant city quarter with a real sense of community that is environmentally, economically and socially sustainable.

This project in Leeds is our second major regeneration project in the UK. Our first scheme is a 10 hectare site in east London, near the Olympic Park (Sugar House Lane, Stratford). Here we have taken an historic industrial site and are transforming it into a mixed-use neighbourhood where residents, local retailers and businesses form one community. This development is currently under construction.

To achieve our ambition in east London, we are working in close partnership with the London Borough of Newham,



xxv. Dane's Yard Tower – focal point of the refurbished yard, London.



xxvi.

xxvi. Homes and flexible open space proposed for our scheme at Sugar House Lane, London, E15.

London Legacy Development Corporation and other stakeholders. We have adopted the same approach for Leeds, so have been working closely with Leeds City Council to understand their aspirations for the area and make sure we are singing from the same hymn sheet. We have also embarked on a wide consultation exercise, with neighbours, landowners and the public, including a public exhibition at The Tetley in November 2016.

Both the east London and Leeds schemes will create well-balanced living and working environments that give people a real sense of community. We call these truly 'mixed use' developments as they are so much more than a tower block with a small supermarket on the ground floor. By contrast, our developments include family-sized homes, essential services, such as shops, offices, hotels, cafés, eateries, bars; and leisure uses in thoughtfully designed settings. We want our developments to give people the freedom to live their life – be it Tai Chi in the park, a coffee to go, working on that important project, rollerblading, or just being with friends.

We're in it for the long term – managing and maintaining our projects to ensure they are successful and sustainable, future-proofed neighbourhoods.

Our ultimate aim is to create developments that lift people's spirits when they go home, arrive at work or simply visit. We also love being involved with sites that respect the history and context of their surroundings and which complement and connect with neighbouring communities.

For more information about Vastint, see [www.vastint.eu](http://www.vastint.eu)



