



Former Yorkshire Post Headquarters Leeds

Role

The Yorkshire Post building was designed in the brutalist style of the 60s by architect John Madin and constructed in 1970. The Yorkshire Post occupied the building since it opened, until it relocated its operations to new facilities in 2012.

The site of the former Yorkshire Post Headquarters is a key gateway location into Leeds and one of the most significant redevelopment opportunities in the city centre. The offices and printworks, which formerly occupied the site were demolished in 2014, following the relocation of operations to new facilities in 2012 and receipt of the necessary prior notification consent.

Quod secured a flexible outline planning consent in April 2015 for the comprehensive mixed use redevelopment of the site, for around 50,000 sqm of office floorspace, a building to accommodate apartments or a hotel, and a range of complimentary retail and leisure uses. The scheme will open up a previously inaccessible stretch of riverfront, provide a number of new public open spaces and opportunities to connect to other major development areas in the city's west end.

One of the key planning challenges was negotiating a package of S106 contributions prior to the introduction of CIL in Leeds, which would have resulted in a significant financial liability for the scheme under the CIL Charging Schedule.

Quod is now advising the client on the planning strategy for the detailed design of the first phase of development, which will deliver approximately 240 'build to rent' units, the site access works and around half the public realm for the site.

Description

City Centre Redevelopment

Client

YP Real Estates Ltd

Planning Authority

Leeds City Council

Expertise

Planning



CIL

Environmental Planning

Development Economics



Socio-economic

Infrastructure

Strategic Land Promotion

Regeneration

CPO

Project Type

Infrastructure

Major Mixed Use



Residential

Retail & Commercial