



# Symons House Leeds

## Role

The Symons House building comprised a largely vacant office block, extending to four storeys and located in the northern quarter of Leeds City Centre, an area which has historically been defined by commercial uses. With the nature of the land uses in this part of the city evolving, and becoming more mixed-use, London and Scottish Student Housing (LSSH) instructed Quod and the project team to obtain planning permission for redevelopment of the site for a 23-storey purpose built student accommodation building.

The site is highly prominent within Leeds City Centre, and the scheme comprised circa. 350 premium student studios and cluster flats, along with a large area of dedicated amenity space, including a cinema room, gym, dinner party room, lounge areas, seminar and reading rooms and a games area. The building also provides external amenity space in the form of an 8th floor terrace.

Quod secured planning consent for the demolition of the existing building and construction of the 23 storey tower in December 2017, having project managed the planning aspects from the project's initial inception, through to a successful planning consent in less than nine months.

One of the key planning issues related to the appropriateness of student accommodation in an area which had recently seen a major growth in student population. The architecture and visual impact associated with a tall building was also highly sensitive, given the site is located next to the City Centre Conservation Area, and a Grade I Listed Church, and other nearby Listed buildings.

Quod are retained to advise on the delivery stage of the development.

## Description

City Centre Tall Building (Student Housing)

## Client

London and Scottish Student Housing (LSSH)

## 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	