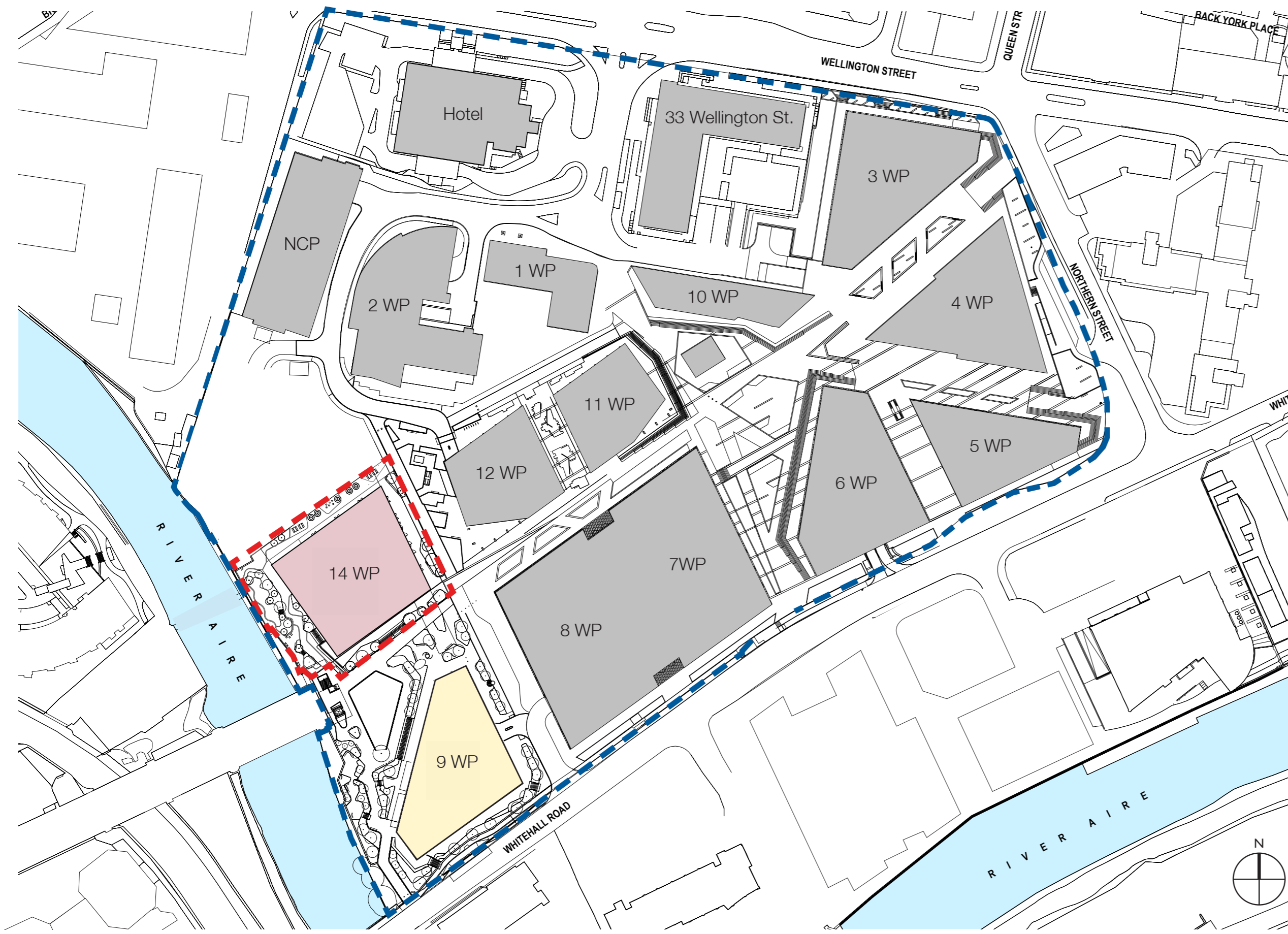


Welcome to our Public Exhibition



MEPC Limited, the Developer and Asset Manager of Wellington Place, Leeds on behalf of owners Hermes Investment Management and Canada Pension Plan Investment Board, would like to welcome you to this Public Exhibition for the proposed 14 Wellington Place scheme, a low carbon office and flexible commercial development in Leeds.

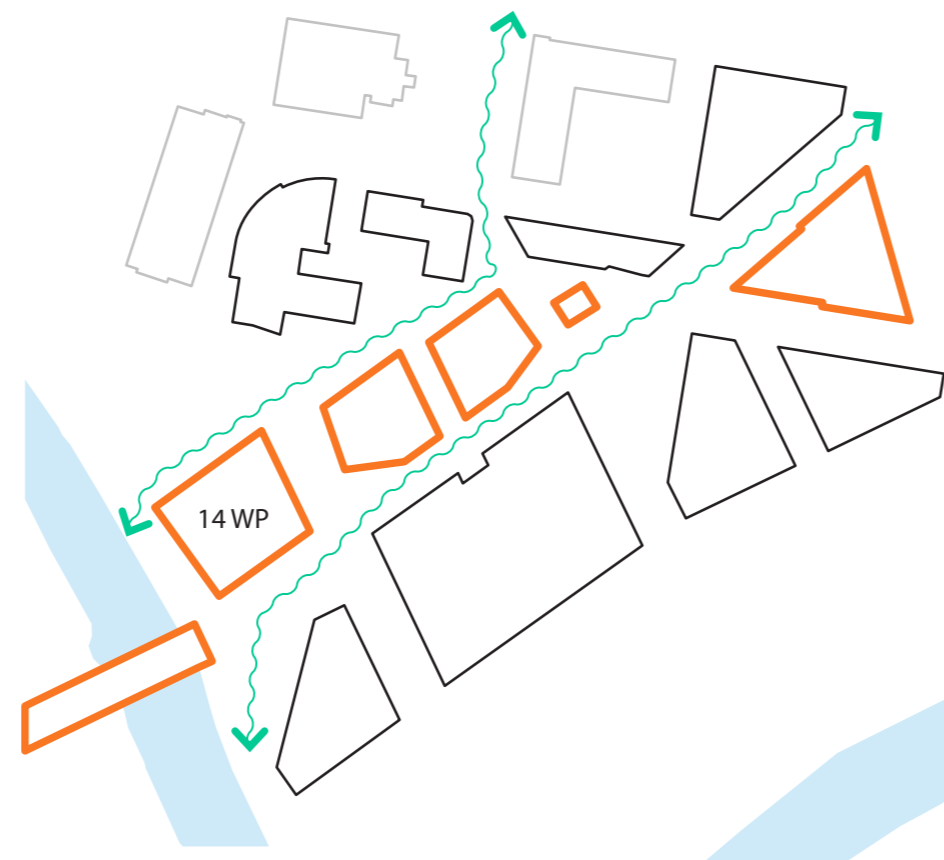
We invite you to explore the proposals, its design, sustainability features, and the next steps for this development.

-  Applicant ownership
-  Site boundary
-  Proposed development plot
-  Approved and implemented development
-  Existing buildings
-  River

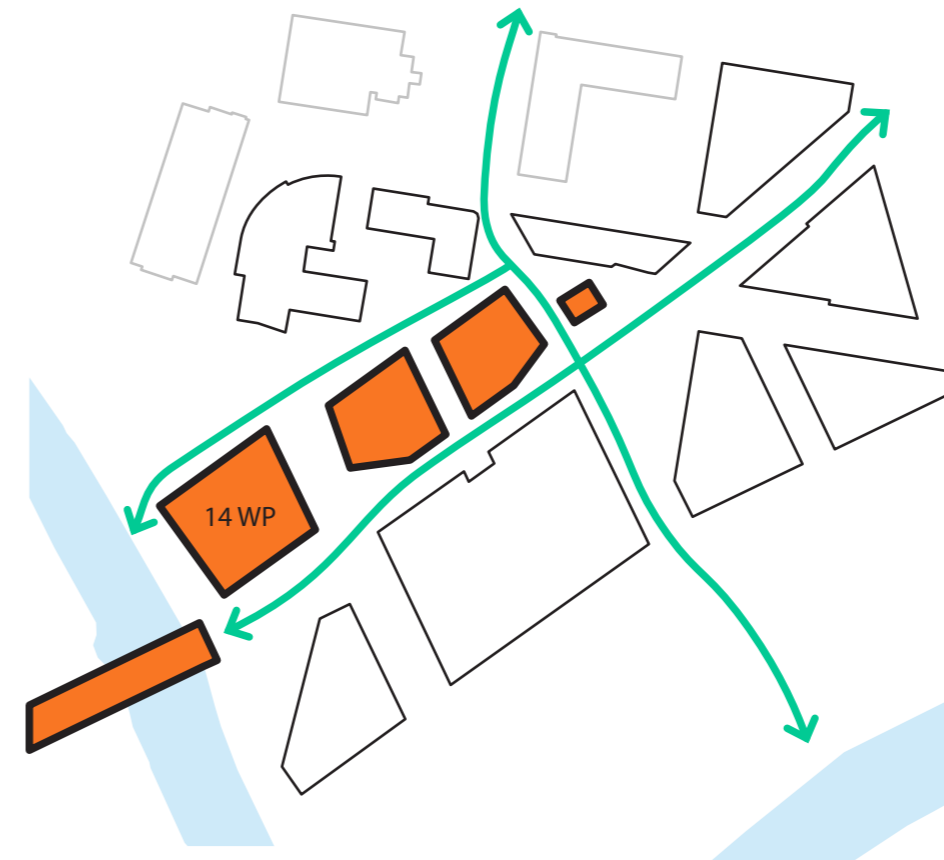


Wellington Place Development

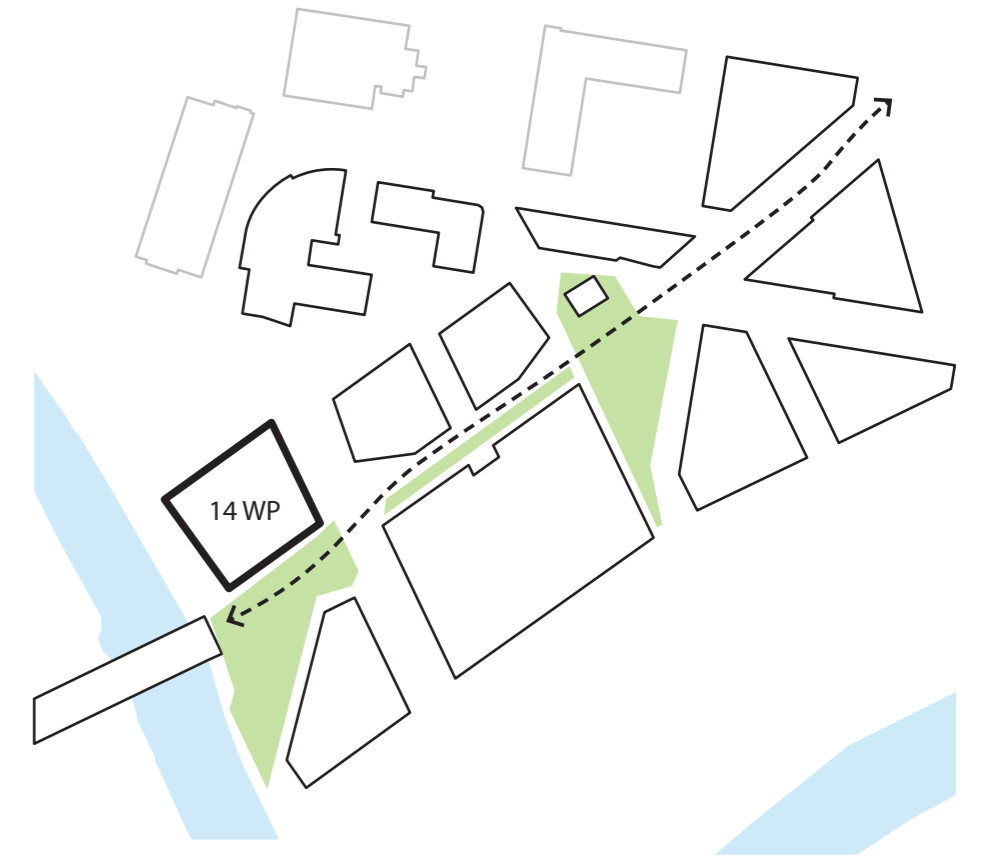
The Wellington Place estate is in the City's 'West End' and within walking distance of Leeds Train Station. The site sits adjacent to the southern edge of the Leeds City Centre Conservation Area. The City's historic retail quarters are located to the North and East of the site, with light commercial industry and the inner ring road to the West, and the developing Holbeck Urban Village, to the South, beyond the River Aire, are the Leeds Liverpool Canal and Leeds Train Station.



Inner & outer family of buildings



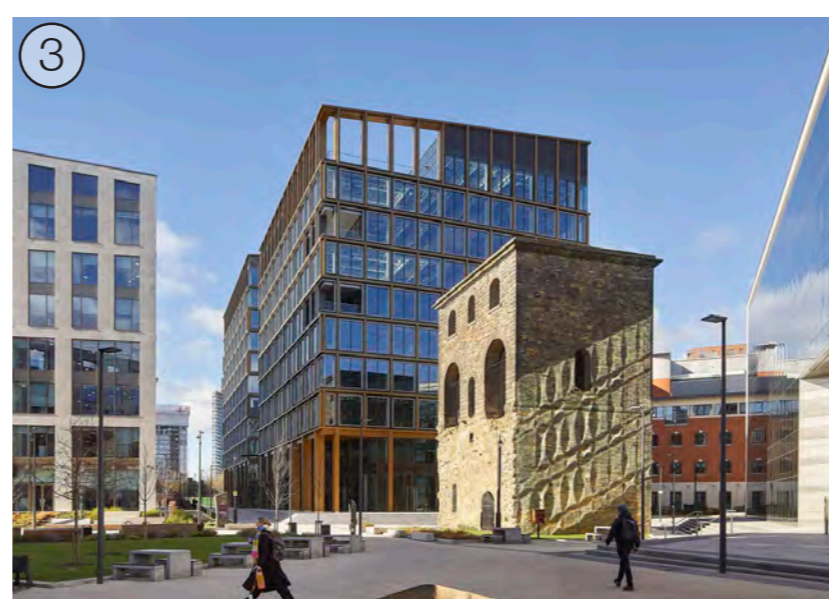
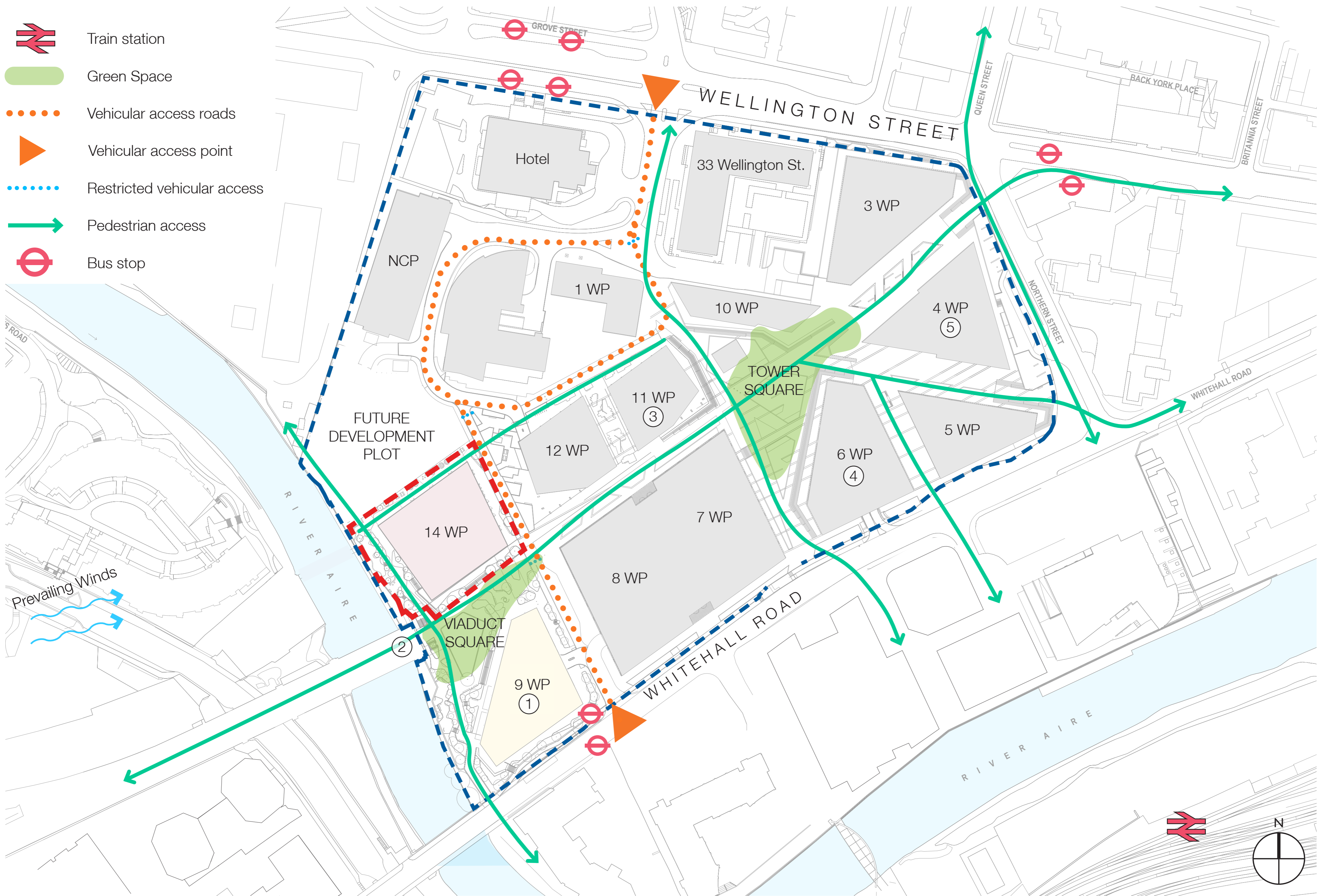
Central Spine



Green corridor

Site Opportunities and Constraints

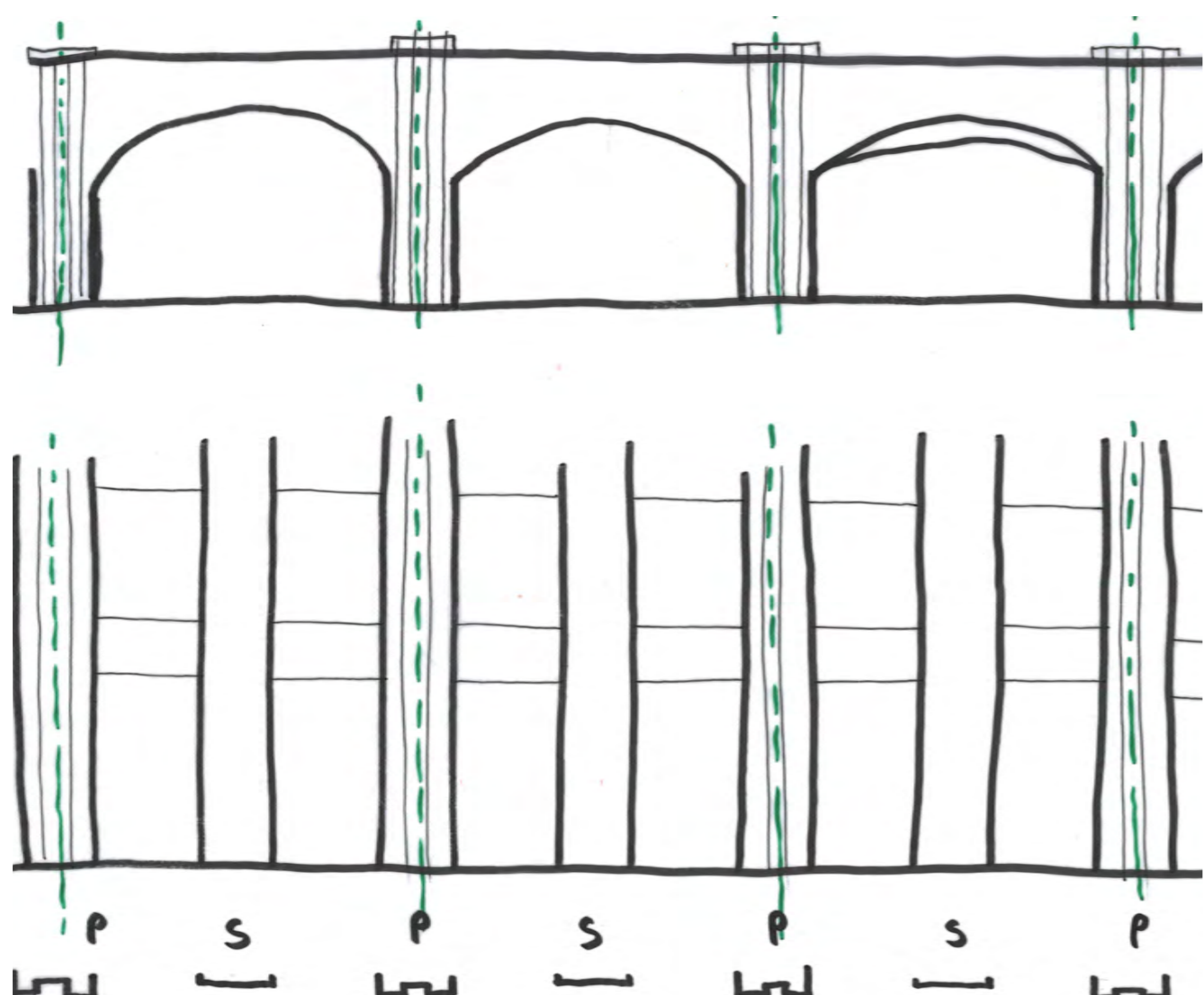
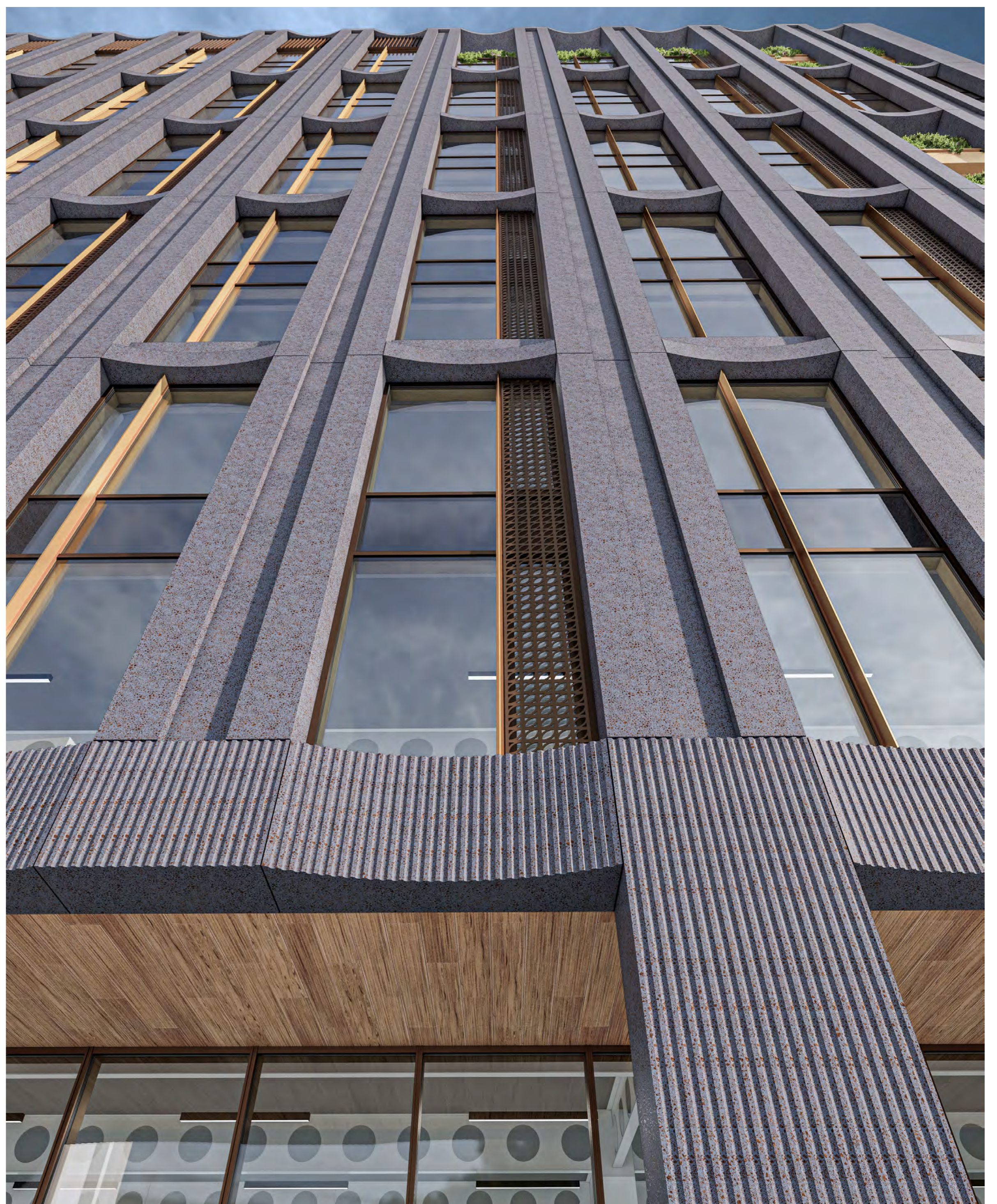
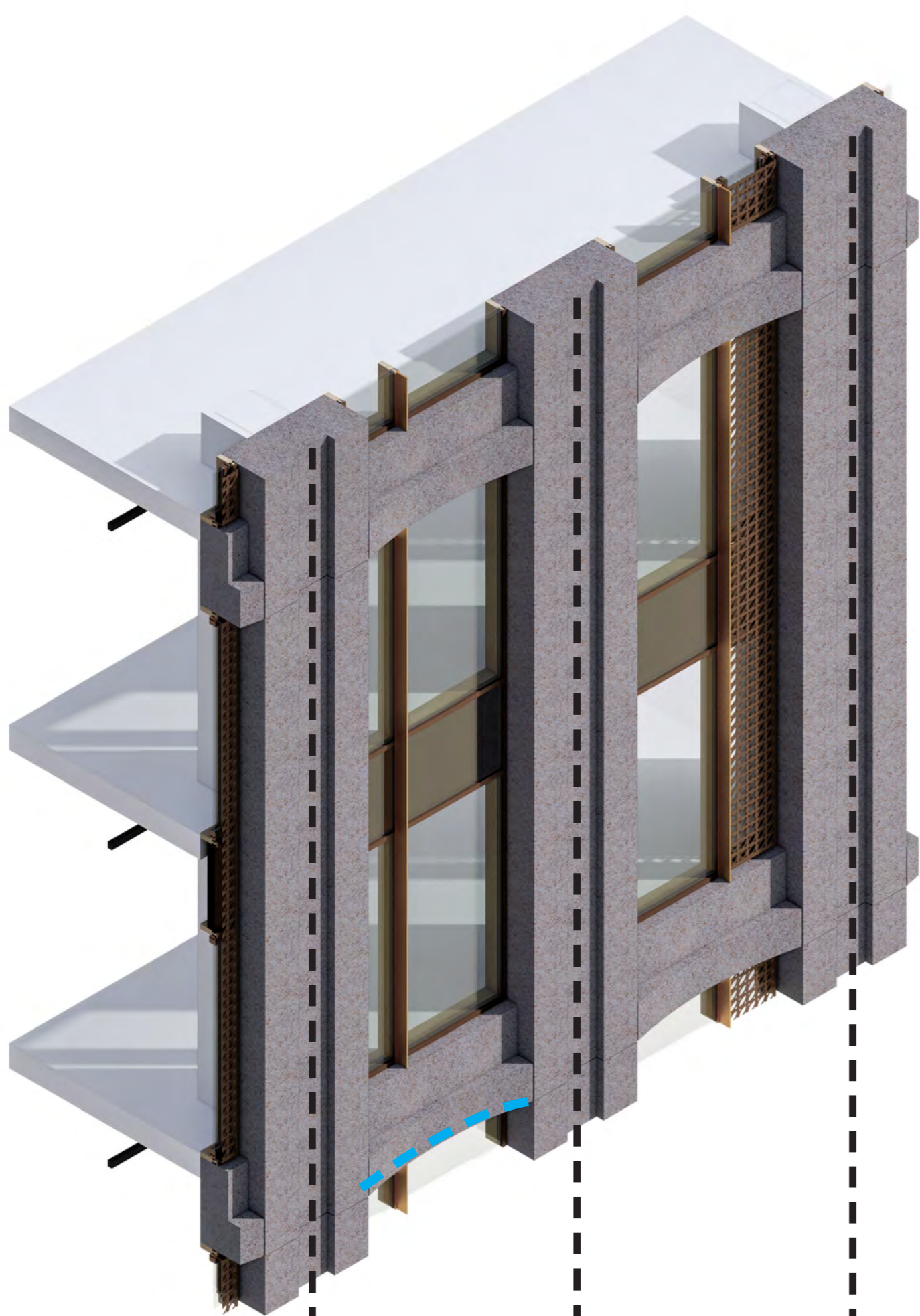
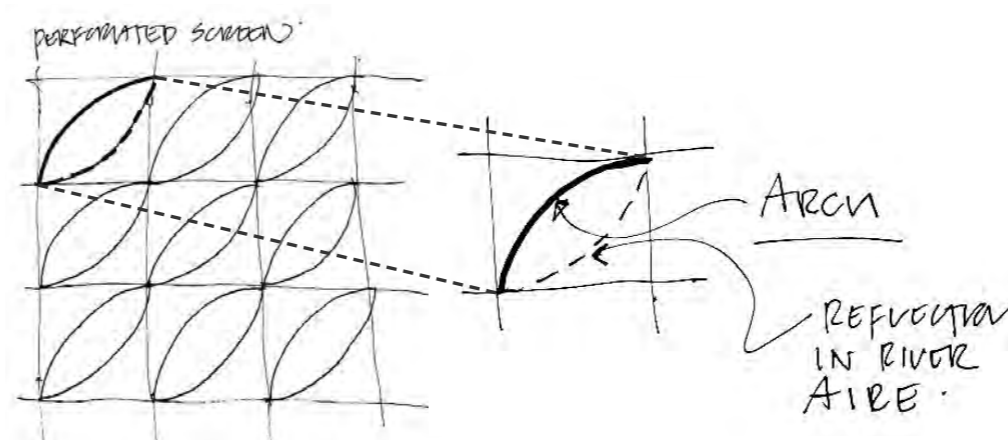
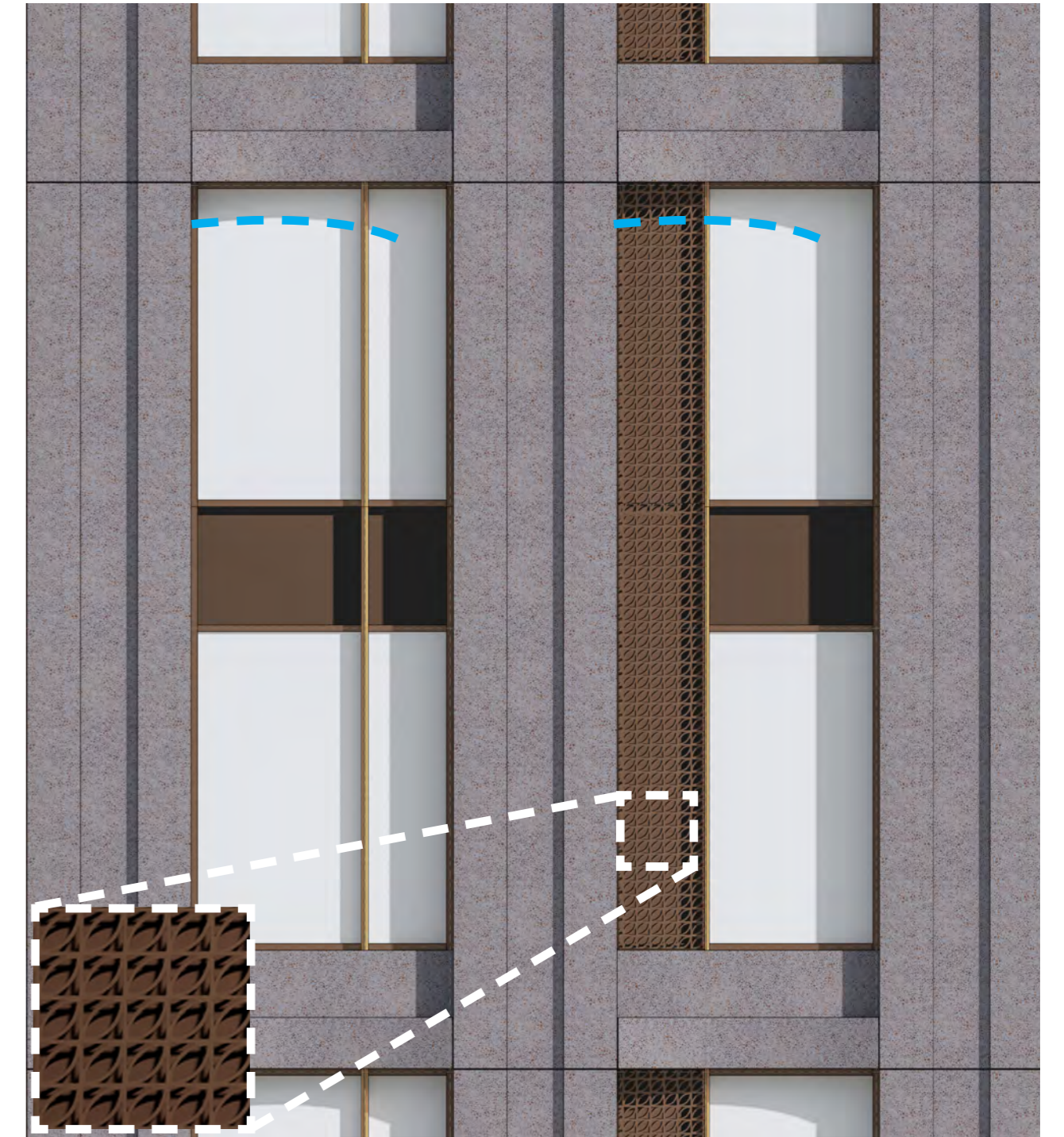
- Train station
- Green Space
- Vehicular access roads
- Vehicular access point
- Restricted vehicular access
- Pedestrian access
- Bus stop



Design Concept

Architectural Concept
Monkbridge Viaduct leading to Wellington Place

The Grade II listed Monkbridge Viaduct on the western boundary of the site connected by the new viaduct link. The viaduct comprises equally spaced arches, each arch is supported at each end by a heavy vertical element which provides a rigorous vertical expression. The design proposal references the viaduct to provide a rigorous grid and a clearly expressed vertical emphasis.

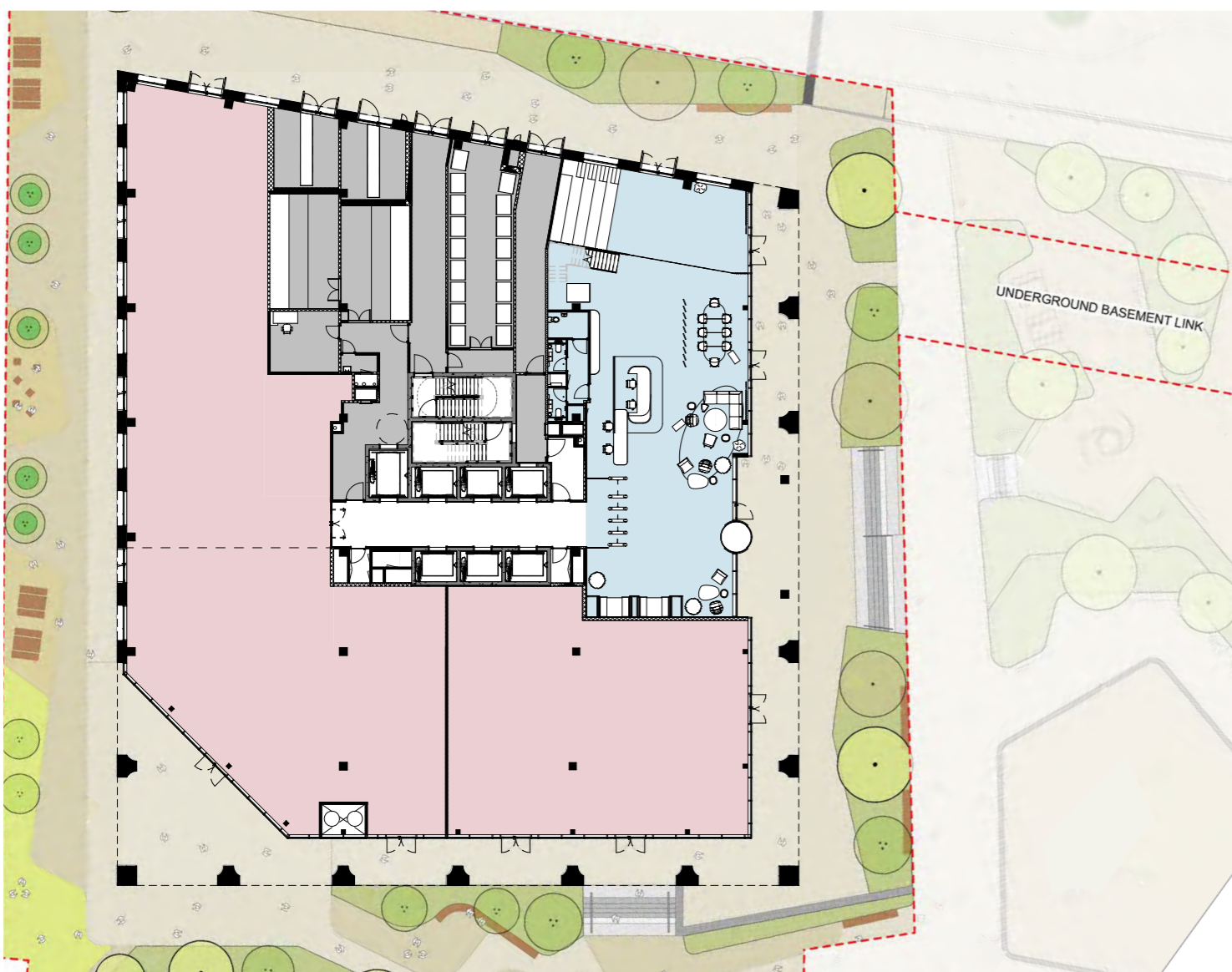


Development Proposals

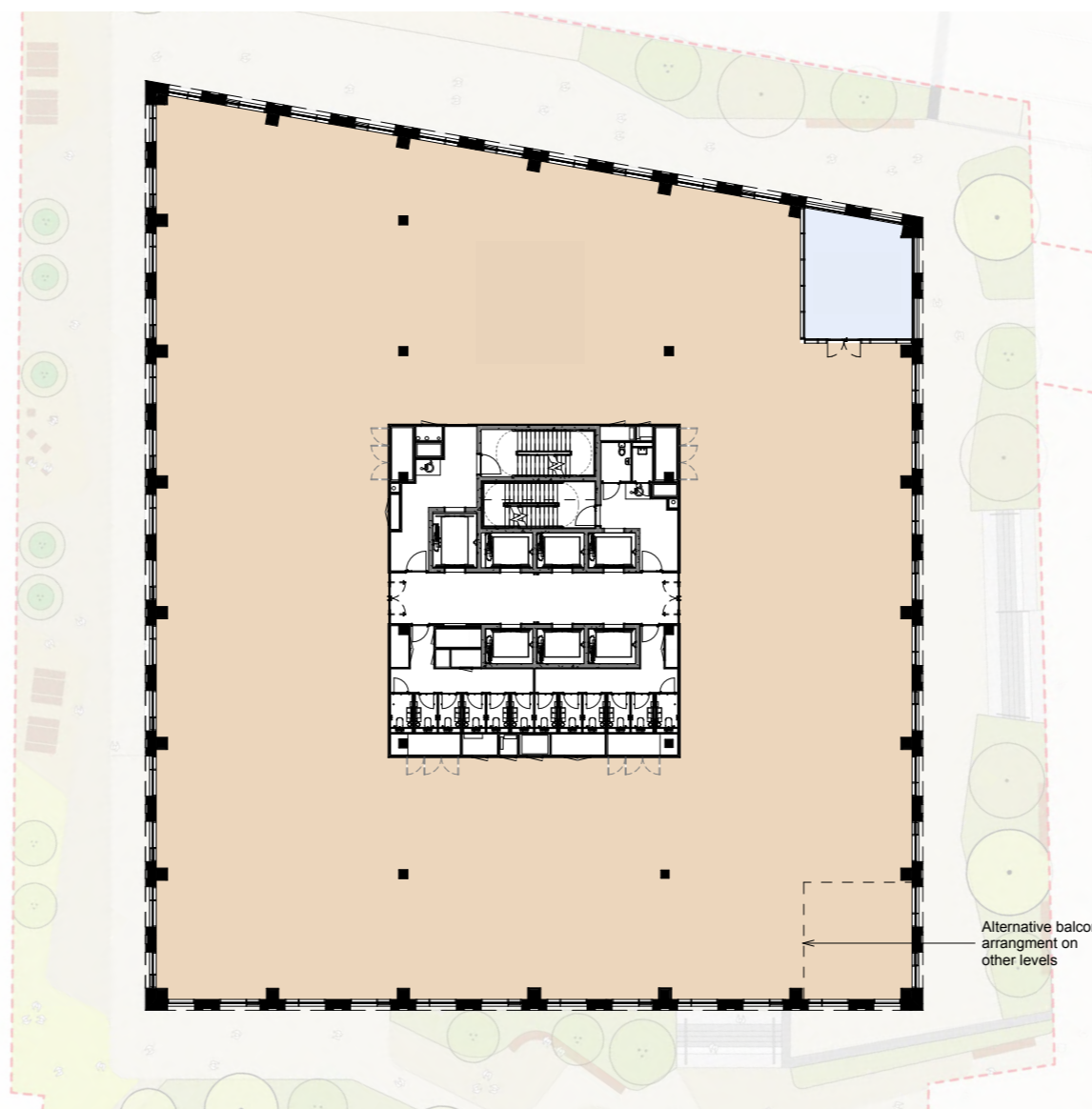
View from Viaduct Yard



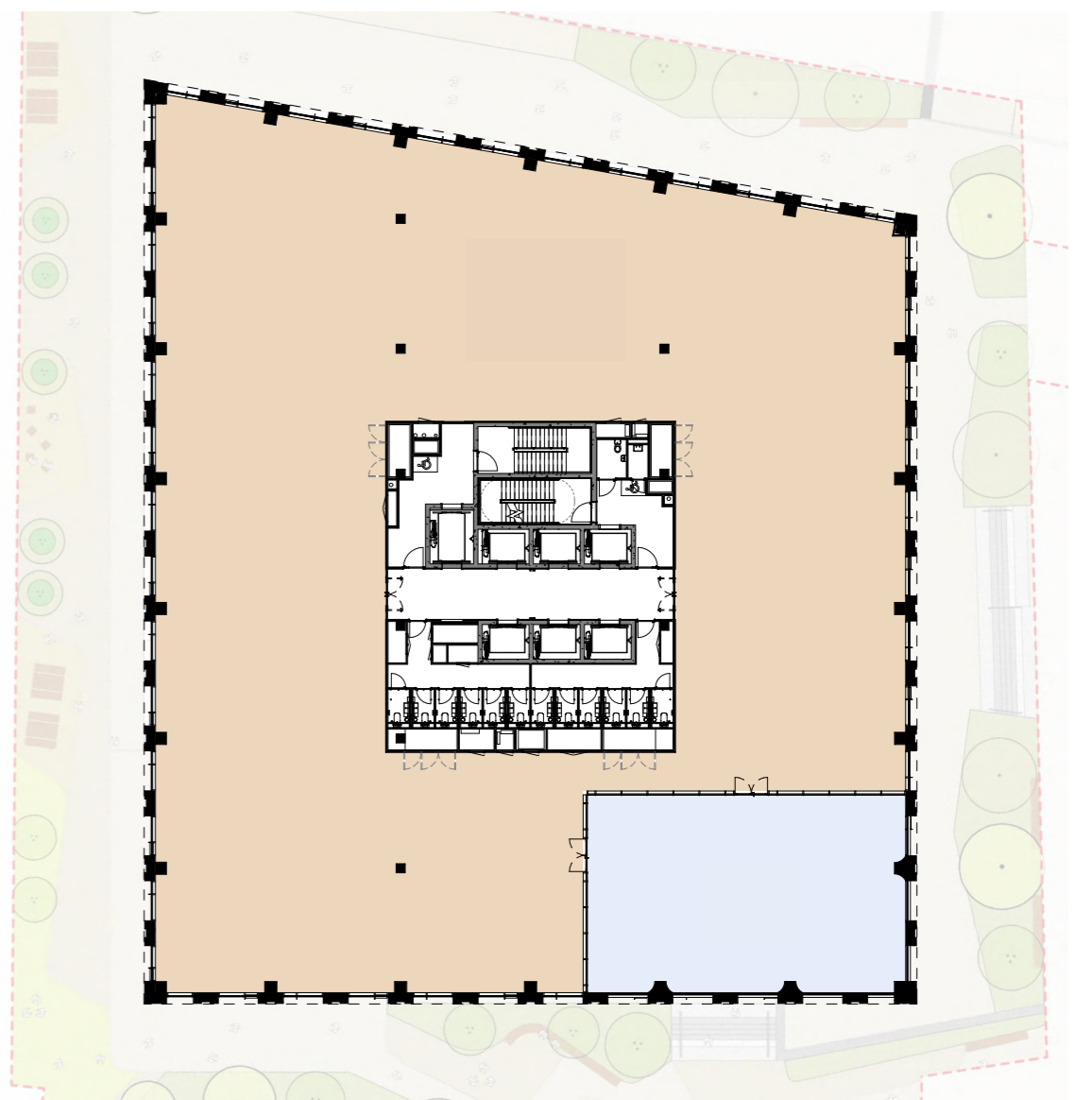
Level 00 Plan



Typical Floor Plan



Level 11 Plan



Development Proposals

Details of scheme:

- Over 200,000 sqft of commercial office space across 12 floors with typical floorplates of 18,400sqft.
- Flexible ground floorspace for either office, café or restaurant uses.
- Basement access from Whitehall Road with 40 parking spaces, 16 motorcycle space and 200 bicycle spaces.

View from Whitehall Road



View from Monkbridge Link



View from boulevard between 8 Wellington Place and 12 Wellington Place.



View of southern elevation



Sustainability



Lifecycle Assessment

- Robust materials specified for durability.
- Cement replacement utilised in concrete specifications.
- Ultra-low carbon aluminium curtain wall system specified.
- FSC or PEFC certified timber products only.
- Responsible sourcing required to all products.
- Waste to landfill reduced and monitored.
- Whole life carbon assessment to inform material specifications.

Targeting Accreditations

- All electric
- Net zero carbon in operation
- NABERS 5.5*
- Fitwell 2*
- EPC A
- BREEAM 'Outstanding'

Fabric First

- Low u-values for optimal thermal efficiency.
- Facade proportions shade glazed openings
- Solar control glazing to limit solar gain.
- Airtight envelope to control infiltration. Standard details to limit thermal bridging.

Operational Energy

- Solar Panels provided at roof level.
- Air Source Heat Pumps provided at roof level.
- High Efficiency Air Handling Units.
- Artus – Low-e Fan Coil units specified.
- Ultra-low energy LED lighting throughout.
- Smart meters linked to Building and Energy Management System.
- Technology integration.
- Advanced Controls & Analytics.
- Zoned PIRs with daylight dimming.

Health & Wellbeing

- Smoke free workplace.
- Social value budget on every project
- Exemplar cycle, shower & changing facilities.
- Health & social groups
- Biophilic elements to design.
- Low VOC products specified throughout.
- User control for spot cooling.
- Fitness facilities provided within the estate.

Ecology & Biodiversity

- Large living walls in reception.
- 10% Biodiversity Net Gain targeted.
- Native planting provided to balconies & terraces.
- Clean air native plants to be provided in the Business Lounge.
- 22 new trees on the development site.
- Potted trees to be provided in temporary landscape.

Next Steps

Thank you for taking the time to view the exhibition.

MEPC will submit a full planning application to Leeds City Council at the beginning of 2025, when you will have a further opportunity to have your say on the proposals.

Please complete one of our feedback forms and place it in the comments box provided or using the QR code provided on the feedback form.

Alternatively, please return the form to Oliver Freer , ID Planning 9 York Place, Leeds, LS1 2DS or email oliver@idplanning.co.uk