

Florence Square, Leeds



Image credit: DLA Architecture

Major new destination in Leeds South Bank

CLIENT

Southside Leeds Limited

LPA

Leeds City Council

STATUS

Planning permission granted

SERVICES

Heritage and Townscape

Our role

- Led by Southside Leeds Ltd, a joint venture between Shelborn Asset Management and Stamford Property Holdings, with DLA Architecture as the lead designer, our Heritage team supported the preparation of a hybrid planning application for a commercial masterplan in Leeds.
- Our team prepared a Heritage Statement to accompany the application to meet the requirements of the National Planning Policy Framework in describing the significance of nearby heritage assets. This included the grade II* listed Former Leeds and Liverpool Canal Company Warehouse and the Canal Wharf and Holbeck Conservation Areas.
- We worked proactively with DLA to identify heritage viewpoints and to inform the presentation of information in the Design and Access Statement.
- Where potential risks were identified, we engaged positively with the Leeds City Council Conservation team to manage those risks at the pre-application stage and gain consensus on the level of impact on the significance of heritage assets to be considered in the planning balance.

Results

- The Leeds City Council Conservation team had no objection to the proposals, commenting that, “the Heritage Statement submitted with the application provides a comprehensive and accurate assessment of the impact of the proposed development on the nearby heritage assets.”
- This first phase of the development introduces two new office buildings comprising over 220,000 sq ft of contemporary workspace. Block A comprises 9-storeys in total, with 7-storeys designated for office use. Block B comprises 11-storeys, with 9-storeys dedicated to offices, both delivering workspace.
- The ground floors will feature cafes, restaurants and retail units, creating a lively streetscape that will be anchored around an attractive central public square.
- The first phase of the Florence Square masterplan gained approval in August 2025 and outline consent is already in place for up to 500,000 sq ft of future development, potentially including residential, leisure or hotel space.

Turley