

# Chapeltown, Leeds



## Conservation Area Extension Appraisal

 Heritage  
LOTTERY FUNDED

 Leeds  
CITY COUNCIL

**ATKINS**

October 2007

# Introduction

Chapelstown Road developed through the course of the 19th and 20th centuries, linking the expanding city of Leeds with the middle class suburb of Chapelstown to the north. The buildings and features reflect the changing status of the area from affluent suburb, through growing inner suburb, to inner city neighbourhood. Shops, places of worship and other buildings reflect the rich heritage of the multi-cultural communities who have made this area their home during the 20th and 21st centuries.

This appraisal examines the extension of the Chapelstown Conservation Area to the south of its original boundary. The extension includes the development along Chapelstown Road, encompasses the recreation ground on Savile Mount and Savile Drive and includes the buildings along the south side of Savile Mount, including the south most shopping parade on Chapelstown Road. The appraisal of the Conservation Area extension has been prepared in accordance with current English Heritage guidance (English Heritage 2006). The survey work for the appraisal was carried out in June 2007.

This appraisal falls within the ownership of Leeds City Council. It was prepared by Atkins Limited, who were commissioned by Leeds City Council to appraise the Conservation Area extension. The appraisal was adopted in October 2007.

## Planning Policy Framework

*Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to designate as conservation areas any 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. There are now more than 8,000 conservation areas in England. Whilst listing procedures are focused on the protection of individual buildings, conservation area designation is the main instrument available to authorities to give effect to conservation policies for a particular neighborhood or area. Designation introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve or enhance all the aspects of character or appearance that define an area's special interest.*

**(Planning Policy Guidance Note 15, paragraph 4.1)**

It is the quality and interest of areas, rather than that of individual buildings, which are the prime consideration in identifying conservation areas. The historic layout of property boundaries and thoroughfares, the mix of property and land uses, characteristic building materials, scaling and detailing of contemporary buildings, street furniture, hard and soft surfaces, vistas along streets (see Plate 1) and between buildings, traffic and pedestrian use all play a role in determining the quality and interest of an area. Conservation area designation is a means of recognizing the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings.

Chapelstown Conservation Area was designated on 21 May 2003. Its appraisal is additional and complementary to policies N14-N22, Vol. 1 and BC1-BC9, Appendix 3, Vol. 2 of the Leeds Unitary Development Plan (UDP). The original Conservation Area Appraisal was prepared in 2003 (Leeds City Council, 2003). The appraisal analysed the historic growth and the special architectural and historic interest of the area, its character and appearance. As originally designated, the southern edge of the Conservation Area ran east-west along the middle of Harehills Avenue, turned north along the middle of Chapelstown Road and west along Reginald Street.

This appraisal for the extension to the south of the original conservation area is similarly additional and complimentary to the Leeds UDP and has been drawn up in response to the statutory requirements as highlighted above and in PPG15.



View north along Chapelstown Road

# Summary of Special Interest

The special character and interest of the extension to the Conservation Area has several key aspects:

- The buildings retain evidence of the area's varied history from the larger 19th century houses in their grounds, which typified the early New Leeds development, to the shops, places of worship and other buildings developed for the more multicultural community in the 20th and 21st centuries. The varied history has produced a mixture of architectural styles including classical, Gothic, Arts and Crafts, Art Deco and modernist.
- Variations in historic plot layout reflect the development of Chapeltown from an affluent suburb beyond the city's edge (with larger houses set back in generous plots), through its period as a growing inner suburb (with smaller detached and terraced houses in smaller plots) to an inner city neighbourhood, with shopping parades fronting onto the pavement.
- The large number of stone fronted buildings, which contrasts with the red brick of the surrounding housing estates, provides a thematic link along Chapeltown Road and linkage with the originally designated Conservation Area.
- The topography of the hill, where the ground slopes down from north to south and from east to west, creates strong views to the south where the buildings and garden walls channel views along Chapeltown Road towards the City centre to the south (see Plate 2). It also creates significant views downhill from east to west from the roads to the east of Chapeltown Road. This framework of views creates significant views of the architecture of the shopping parades on the west side of Chapeltown Road, particularly of the frontages of 101-117, 195-231 and 237-9 Chapeltown Road and their prominent towers and gables. Views of the buildings along Chapeltown Road are further enhanced by the fact that the road is not straight.
- The presence of sandstone garden walls that front onto the pavements is characteristic of the Conservation Area extension (see Plate 3).
- Although some of the buildings in the south eastern part of the Conservation Area extension pre-date development within the original part of the Conservation Area in Newton Grove, the periods and styles represented by the buildings and the speculative nature of much of the development, are similar to those within the original boundaries of the Conservation Area.
- The development of the extension to the Conservation Area linked the previously isolated Chapeltown development to Leeds. Both the Chapeltown and New Leeds developments represent speculative enterprises that were only partly successful and did not achieve the status expected by the original investors, with lower status housing being built when it became evident that the two suburbs would not achieve the social cache that was at first envisaged.
- The current mix of buildings and uses retain evidence of the area's multicultural history and character.



2  
View downhill along Chapeltown Road



3  
Stone front garden walls



# Assessing Special Interests

## Location & Setting

Chapelton is located in the northern part of the Leeds Metropolitan District some 1½ miles from Leeds City Centre. The conservation area extension is centred on Chapelton Road. This runs from south to north linking the city centre to the suburbs of Chapel Allerton and Moortown. Chapelton Road rises gradually along its 1 mile length toward the Potternewton junction at its north end.

The area to the east and west of Chapelton Road is characterised by predominantly pre 1919 terrace housing. Beyond to the east is Roundhay Road (A58), and to the west Scott Hall Road (A61).

Current analysis would suggest that the wider conservation area supports a diverse multi-cultural community of African Caribbean, Asian and European origin totalling some 7,500 people.

Although within 2 miles of a thriving regional centre, the area is economically disadvantaged and suffers from negative stereotyping. This (misplaced) perception has led to a lack of private sector investment and poor market demand. The resulting decline in condition of many properties and vacant undeveloped sites only serves to exacerbate the area's poor image.

## General Character & Plan Form

The overall form of the conservation area extension derives from the historic route of Chapelton Road running from Sheepscar in the south to its junction with Harehills Avenue to the north.

The extension area is roughly linear in form following the plots on east and west sides (see Figure A). The area extends outwards to the west at its southern end to encompass the area surrounding the recreation ground on Savile Mount and Savile Drive. The southern limit encompasses the shopping parade nearest to Sheepscar (No.'s 101 to 117 Chapelton Road).

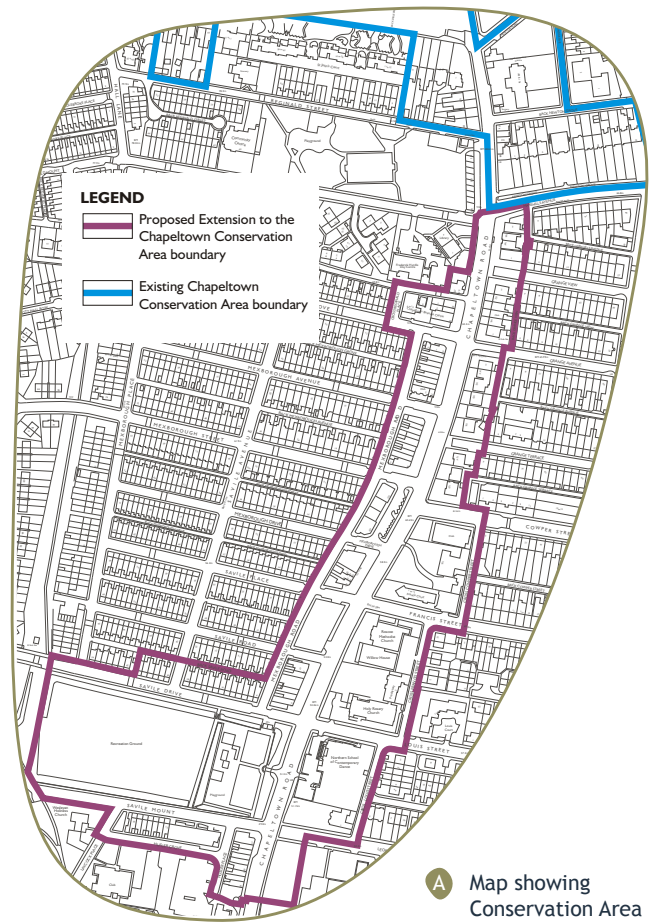
The boundaries of the extension to the Conservation Area are generally drawn where there is a break in character. Possible exceptions to this are the streets to the east of Chapelton Road, north of Francis Street, and the streets to the west of Chapelton Road, north of Savile Drive and south of Button Hill. In these cases the development either side of the Conservation Area is contemporary with and in some cases earlier than that within the Conservation Area. Here the boundary has been located where the design of the buildings has been altered to take account of their position on a main road.

The area incorporates the majority of the commercial premises bounding Chapelton Road, the area's civic and religious buildings, open public spaces, and an excellent representative sample of residential building types, from detached villas to terraced housing.

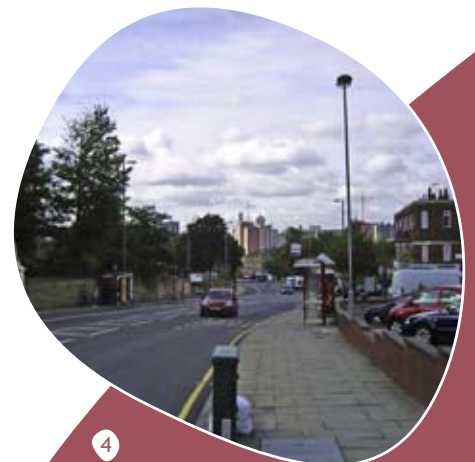
## Topography & Setting

The extension area is set on elevated ground, with Chapelton Road gently rising from south to north (see Plate 4). The land falls away beyond the conservation area boundaries both east and west to the shallow valleys containing the main arterial routes of the A61 and A58.

The topography affords a number of key views as illustrated in Figure H. The predominant view is that along the gently sloping curves of Chapelton Road itself both north and south which affords an ever changing and varied scene. Distant views towards the city centre are afforded from the south end of the conservation area, and to the east towards the elevated ground of Harehills Road.



A Map showing Conservation Area Boundaries



4

View looking along Chapelton Road

# Historic Development

## Key History & Population

The original core of Chapeltown Conservation Area was an early example of a planned 19th century middle class suburb that grew in three main phases, which form three distinct character areas. These phases are mapped in the 2003 appraisal. Although originally designed as an affluent suburb from 1856, by the mid 1890s the area had become less fashionable with terraced housing filling undeveloped areas between the earlier widely spaced detached and semi-detached villas. In the 20th century successive waves of refugees and immigrants arrived, starting with the Jewish community, with significant African Caribbean and Asian communities arriving later, adapting the existing buildings for their specific needs. The African Caribbean and Asian Communities still contribute significantly to the area's sense of place. There was also historically a large Irish community. A large proportion of the successive refugee and immigrant communities have tended to leave to other parts of Leeds once they have become established in the Conservation Area, so that Chapeltown has historically acted as a centre for the enrichment and diversification of the culture of other parts of the City. Economic decline, the ad hoc nature of alterations and lack of investment have led to a decline in the condition of many buildings and in their architectural integrity, although in many instances economic decline has prevented over-redevelopment, so that the area largely retains its historic character and interest, with considerable survivals from all periods of the area's development.

Within the extension to the Conservation Area the earliest development consisted of a series of early 19th century, suburban detached villas on the east side of Chapeltown Road, set back from the road, within their grounds, each with its own outbuildings (see Figure B). They were amongst the earliest houses of a development that became known as New Leeds, which was built on Earl Cowper's estate to the south of Cowper Street from 1825 ([www.latch.org.uk/latch-history](http://www.latch.org.uk/latch-history)). New Leeds was a development set out on a grid pattern which was originally separated from the City by a Cavalry Barracks and Sheepscar village. By the early 1850s the houses on Chapeltown Road included Terrace House (98 Chapeltown Road, now part of the Northern School of Contemporary Dance), 126 and 128 Chapeltown Road, all of which survive

When Newton Grove was developed from 1856, there was still a gap between it and the villas of New Leeds. Within the Conservation Area extension, the west side of Chapeltown Road and the area to the east of Chapeltown Road, to the north of Cowper Street remained fields and open space until after 1893, with the exception of Grange Villa, which was formerly located to the north of the current Grange Terrace. The spaces between the properties to the south of Cowper Street were filled by other widely spaced houses in their grounds in the second half of the 19th century. 1 Leopold Street (formerly Enmoor Lodge), and 3 Cross Francis Street (formerly Ashbourne) survive from this period.

The second half of the 19th century saw more intensified development in New Leeds to the east of the larger houses on Chapeltown Road. The original inhabitants of New Leeds were generally tradesmen and merchants.

The end of the 19th century and beginning of the 20th century saw suburban expansion, including the laying out of the streets and Buslingthorpe Recreation Ground on the Earl of Mexborough's land to the west of Chapeltown Road, and the development of housing to the north of Cowper Street, east of Chapeltown Road. This development effectively linked the hitherto separated Chapeltown with the expanding City of Leeds. The housing of this period on both sides of Chapeltown Road consisted of two storey red brick terraces with slate roofs, generally, although not exclusively, with small back yards.



B 1854 Ordnance Survey Map



C 1893 Ordnance Survey Map



D 1908 Ordnance Survey Map

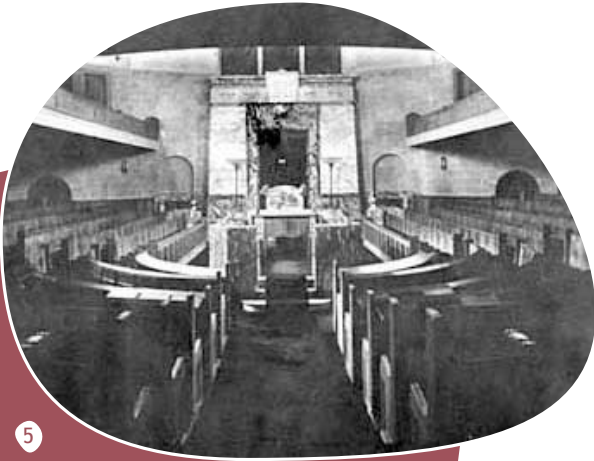


E 1921 Ordnance Survey Map



F 1956 Ordnance Survey Map





5

Historic photograph of the interior of the former New Synagogue (now part of the Northern School of Contemporary Dance)

of Chapeltown Road were built, development consisted of shopping parades which serviced the adjacent housing estates. The fact that these buildings were built fronting directly onto the pavement reflected their use as shops and the increasingly urban character of Chapeltown. The slow pace of development in the 20th century also reflected the fact that the area was not fashionable by this time. The later and gradual development of the west side of Chapeltown Road has also meant that the various shopping parades display different 20th century architectural styles, with classical, Arts and Crafts, Art Deco and later styles represented.

With the arrival of immigrant communities in the 20th century, buildings were altered and new buildings built in response to their needs, creating a richer variety of buildings within the area. There are two notable 1930s buildings built by the Jewish community within the extension to the Conservation Area. One is the listed former New Synagogue, opened in 1932 and the result of the amalgamation of smaller synagogues to form the United Hebrew Congregation (Freedman, 2003). It was designed by J Stanley Wright, has a prominent Byzantine dome and is currently part of the Northern School of Contemporary Dance (see Plate 5). The other building is the 1936 Art Deco, former Jewish Institute, on Savile Mount, now the Host Media Centre. The first half of the 20th century also saw the construction of the Holy Rosary Church.

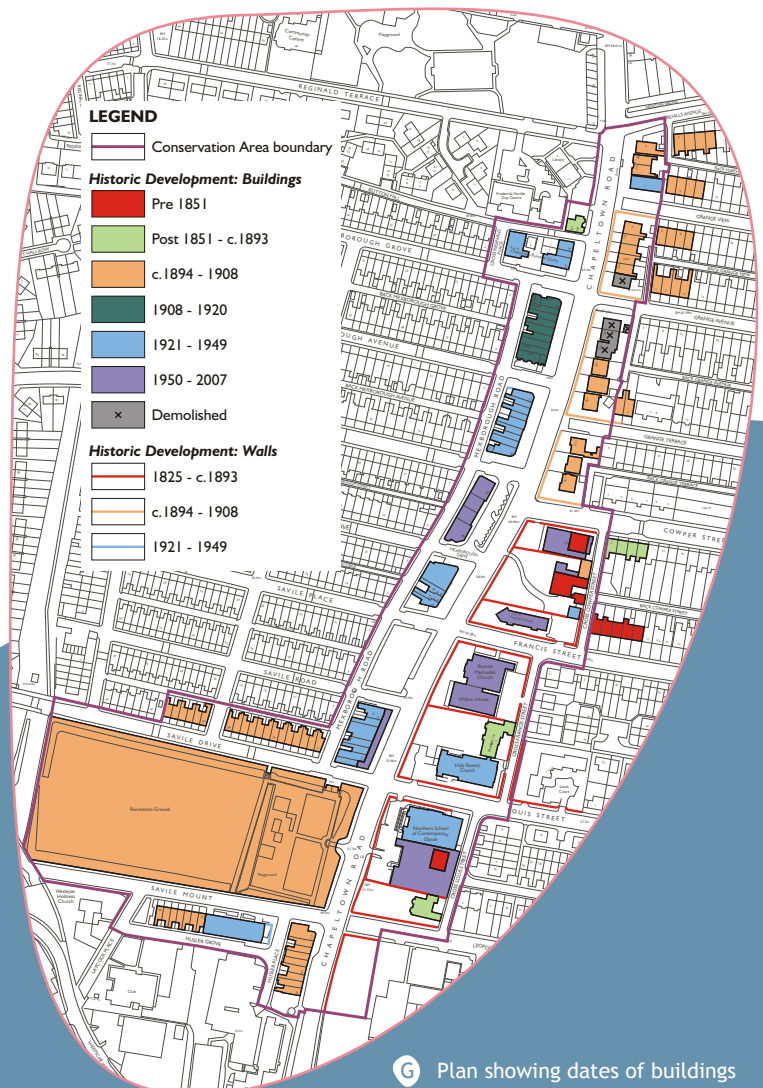
During the second half of the 20th century the Jewish population mostly moved away from the area and more diverse communities from Commonwealth and other countries settled in the area. The current population is predominantly Asian, with large African Caribbean, Pakistani and Bangladeshi communities and smaller Asian communities from India, China and elsewhere. Despite economic decline and the demolition of some buildings on Chapeltown Road, building has continued into the late 20th and 21st century. Examples include the Roscoe Methodist church, and the architecturally successful modern elements of the Northern School of Contemporary Dance and the Host Media Centre (see Figure F). The dates of the surviving buildings are shown on Figure G.

## Archaeology

There are no known records of below ground archaeological deposits within the extension area. Reference to the Ordnance Survey map of 1851 - 1854 (see Figure B) would suggest that with the exception of a handful of detached villas, the area was predominantly undeveloped pasture land on the northern fringe of the city.

Although the houses facing onto the east side of Chapeltown Road were built at the same time as those immediately to their east, they were fronted in stone rather than red brick, to emphasise their location on the main road and to harmonise better with the higher status housing of Newton Grove to the north and the front garden walls of the villas to the south. These stone fronted houses are set back from the pavement and have front gardens with low stone front walls, in muted imitation of the pattern of development of the earlier houses further south, where the houses are set much further back within their plots.

Figures C, D and E show that development to the east of Mexborough Road, on the west side of Chapeltown Road, took longer, which means that the prominent gables of the terraces on the west side of Mexborough Road would have been a significant component of the view from Chapeltown Road for some time. When the plots along the west side



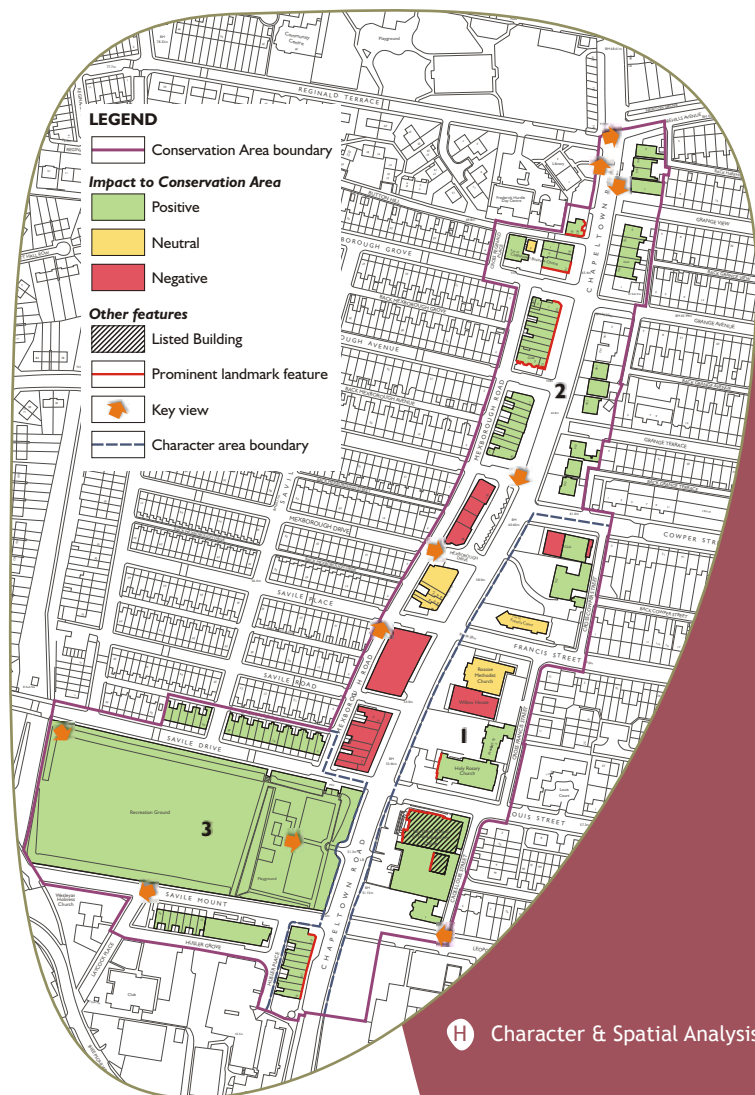
G Plan showing dates of buildings

# Character & Spatial Analysis of the Conservation Area Extension

## Common Characteristics

Characteristics common to the whole Conservation Area include:

- Two storey housing, showing Arts and Crafts influences.
- Materials are generally red brick, sandstone, Welsh and occasionally Westmorland slate.
- Low sandstone garden walls to the east of Chapeltown Road and on the Chapeltown frontage of the recreation ground. The garden walls often have a backdrop of trees and mature bushes which break up views of the buildings behind and maintain the characteristic suburban feel of the area and thus its historic character. This also distinguishes private from public space.
- Façade are regular with a dominance of walling over window area and the roofs are generally parallel to the street, with occasional projecting gables and towers.
- The primacy of Chapeltown Road as the main artery through the area, with the other subordinate streets and spaces arranged on a grid either side of it.
- The gentle curves of Chapeltown Road create oblique views of some of the better quality buildings either side of the road and increase appreciation of the hard edges that the buildings and garden walls present to the pavement, better channelling views downhill along Chapeltown Road.



H Character & Spatial Analysis

## Character Area 1- The East Side of Chapeltown Road

### Description & Features of Interest

This character area consists of the building plots to the south of Cowper Street that were originally laid out in the 19th century and formed part of the New Leeds development. Some of the original 1825-1893 classical houses survive set back from the road within large plots of varying widths (1 Leopold Street, 98, 126 and 128 Chapeltown Road and 3 Cross Francis Street). In all except for two cases (1 Leopold Street and 3 Cross Francis Street) the houses have become embedded in later accretions and they retain their character to varying degrees. The buildings and plots have characteristic sandstone garden walls, and behind and above many of the garden walls are mature trees and bushes and hedges, that form part of the properties' historic character and define the private space, in contrast to the hard pavement surfaces fringed by stone walls.

The size of the plots has attracted institutions and places of worship, so that the buildings vary considerably in scale and architectural style.

Listed Buildings include the former New Synagogue, which displays Art Deco and Byzantine influences, the walls and piers in front of it (both Grade II listed), and 98 Chapeltown Road, a double fronted two storey classical house (Grade II listed). They all form part of the Northern School of Contemporary Dance complex.

The stone walling on the eastern side of these properties also retains evidence of the original character of New Leeds. Thus the brick outbuilding at the rear of 126 Chapeltown Road has a stone gable wall facing onto the pavement on Cross Cowper Street, while on the east side of Cross Cowper Street the base of the side wall of 2 Cowper Street is of sandstone. The boundary wall on the corner of Louis Street and Cross Francis Street also continues the theme of historic low stone garden walls on the east edge of the Conservation Area (see Figure G).



The presence of historic features and the fact that the historic houses are set so far back in the plots on Chapeltown Road mean that Cross Louis, Cross Francis and Cross Cowper Streets largely retain their historic character and are relatively quiet and secluded compared with the Chapeltown Road. The two historic gates, to 126 and 128 Chapeltown Road are also of interest.

Prominent and interesting features include the wrought iron gates to 126 Chapeltown Road (see Plate 6), the views of the Listed elements of the Northern School of Contemporary Dance, views of the frontage of the Holy Rosary Church and of the older houses. A small plaque (possibly for fire insurance) set against the boundary wall at the front of 1 Leopold Street, on Chapeltown Road is of historic interest (see Plate 7).



6

Wrought iron gates of 126 Chapeltown Road



7

Plaque in front of 1 Leopold Street

## Views

Key views (see Figure H) include those downhill from Leopold Street towards the Gothic façade of 101-117 Chapeltown Road. Other views of interest include those towards Buslingthorpe Recreation Ground and towards the shopping parades at 195-229 Chapeltown Road.

## Negative Factors

Elements that detract from the character of this part of the Conservation Area include the extensions to the historic element of 128 Chapeltown Road and Willow House.

## Character Area 2- Chapeltown Road

### Description & Features of Interest

This character area has a number of components, but mostly consists of the plots along both sides of Chapeltown Road that were developed from the mid 1890s onwards. The staged historic development of the area, the accompanying changes in the nature of the suburb and the fact that the ground slopes down from north to south and slopes down in stages from east to west have dictated its character.

The houses along the east side of the road, north of Cowper Street, were built at the same time as the housing to the east. They are two storeys high, plus attic, have sandstone façades facing onto the main roads, with brick rear elevations, and have slate roofs. The rows of houses are punctuated by gables, with attic windows, facing onto the road. The gables originally had decorative bargeboards with decorative bracing (see Plate 8). In many cases these have been replaced with simpler barge boards. The buildings originally had stone front garden walls which harmonised with the earlier garden walls to the south. Where the buildings have been converted to shops, at the north end of the Conservation Area extension, the front gardens have been removed. The houses have ground floor bays beneath catslide roofs that extend over their front doors and their upper floors are characterised by having paired sash windows and their stone façades harmonise with the garden walls and other buildings in the Conservation Area. Some of these buildings are in very poor condition and in some instances have been gutted by fire (see Plate 9). The roofs of these houses originally had decorative ridge tiles and in a few cases these survive intact. Most have been replaced or are damaged.



8

Houses on east side of Chapeltown Road. The original bargeboards survive. The garden wall has suffered damage.



9

Vacant, damaged houses on east side of Chapeltown Road. In some cases the original ridge decoration survives on the roofs.





10

101-117 Chapeltown Road

The shopping parades along the west side of Chapeltown Road are varied and are two to three storeys high. Those of most interest include the 19th century Gothic, stone fronted terrace at the south end of the Conservation Area (101-117 Chapeltown Road, see Plates 10 and 11). The rhythm of its nine gables that front onto Chapeltown Road and its corner tower are major landmarks and feature prominently in views downhill from the north. The use of stone and the mullioned windows provide a thematic link along the road. 213-229 Chapeltown Road is a three storey Jacobean Revival influenced shopping parade with prominent gables and corner towers (see Plates 12 and 13). Its south elevation features prominently in views from the south along Mexborough Road. The two storey Art Deco shopping parade at 195-211 Chapeltown Road is also of interest (see Plate 14).

### Public Realm

Pavements are generally paved in concrete blocks, with concrete kerbs and with tactile paving to denote crossing points and concrete brick paving on the street corners. Brick paving is also used to distinguish the areas in front of the shopping parades on the east side of Chapeltown Road (which may originally have been intended for use as the front gardens of houses when the street grid was initially laid out) from the pavements nearer the carriageway, which are paved with concrete blocks. This distinction is further delineated by rows of bollards, which are not of historic interest. Features that enhance the sense of place include the relatively recent advertising pillars and red cast iron telephone boxes. Of particular interest are two areas of York stone slab paving on both sides of Chapeltown Road, to the south of its junction with Louis Street and to the north of its junction with Leopold Street. There are areas on Mexborough Road where setts are visible in the gutters at the sides of the road. These are historic features and should be left uncovered. There is some softening of the landscape in the form of occasional trees on the pavements.



11

Historic photograph of the same terrace in 1949

### Views

The uneven slope from the east down to the west enhances the views both from the east towards the buildings of interest and spaces on the west side of Chapeltown Road and from the west uphill towards the buildings of interest to the east. The slope from the north down to the south along Chapeltown Road and the curve of the road itself creates interesting oblique views of the stone front garden walls, gates and the varied frontages of the more interesting shopping parades (see Plate 12). The hard edges of the walls and façades generally draw the viewer towards the distant views of the City Centre, although in places views become more varied where there are trees on the pavements (see Plate 15). The views to the north along Mexborough Road are of interest. To the left, the eye is channelled along the rhythmic gables of the terraces to the west and the views are partly closed by south façade of 2 Mexborough Avenue and 231 Chapeltown Road.



12

195-211 Chapeltown Road. Much of the building is vacant



13

213-229 Chapeltown Road in 1954.



14

213-229 Chapeltown Road. Except for the shop fronts the terrace has changed little.



15

View downhill along Chapeltown Road, where there are trees on the pavement in front of the shopping parades.

## Negative Factors

There are a number of buildings that detract from the character and appearance of the Conservation Area. The shop at 119-131 Chapeltown Road has been refronted and extended in a modern style that is not sympathetic to the historic character of the area. The wasteland to its north, formerly occupied by the Forum Cinema, also detracts from the character of the area. Historically the buildings to the west of Mexborough Road were visible from Chapeltown Road until the 1930s, so the presence of a space here does not necessarily detract from the area's character. However, the quality and condition of the space are poor and the roads were laid out so that this space would be developed. The 1970s retail unit at 187-193 Chapeltown Road also detracts from the character of the area, as the height, style and the line of the building frontage do not respect those of the other buildings on the street.

## Character Area 3- Buslingthorpe Recreation Ground, Savile Drive & Savile Mount

### Description & Features of Interest

The recreation ground and the two storey red brick housing to its north and south on Savile Drive and Savile Mount, within the Conservation Area extension, were laid out and mostly built between 1893 and 1908 (see Figures C and D). The slope of the hill from east to west and from north to south was addressed by designing the recreation ground as a series of terraces, with the east end higher than the west and a significant difference in height between the western part of the recreation ground and Savile Drive and Savile Mount (see Plate 16).

The recreation ground was originally designed with its front gate and central path facing directly towards the Listed 98 Chapeltown Road (formerly Brandsby Lodge). Although a tennis court temporarily removed this axis at the east end of the park, it has been reinstated in recent years. The stone front walls of the park are of interest and provide a thematic link with the garden walls elsewhere on Chapeltown Road.

The Art Deco Host Media Centre, with its prominent two storey upper floor oriel, is a significant element of the historic character of the roads around the recreation ground and is of architectural and historic interest in its own right. There are areas on Savile Mount where setts are visible in the gutters at the sides of the road (see Plate 17). These are historic features and should be left uncovered and weeds removed.

The trees around the recreation ground form a significant part of its character and the poplars along its northern boundary partly screen the Conservation Area from adjacent modern elements to the west, which would otherwise detract from the area's character and appearance.

### Views

There are significant views to the south west, towards the industrial landscape which includes Buslingthorpe Mills, Sheepscar Works, Sheepscar Tannery and other buildings of interest (see Plate 18). There are also views of interest into the Conservation Area from the higher ground to the west. Views of the Listed elements of the Northern School of Contemporary Dance are significant, as are views across the recreation ground towards the Host Media Centre and the north elevation and tower of 117 Chapeltown Road.

### Negative Factors

Elements that detract from the character of this area include the motorway style crash barriers to the north and south of the recreation ground. Features between the formal area in the east of the recreation ground and the lower part of the ground to the west, act as a break in character between its two ends. Better access between the two areas would represent a reinstatement of its original character.



16

Buslingthorpe Recreation Ground viewed from Savile Mount showing the terracing on the hill.



17

Savile Mount, showing the original setts in the guttering and part of the Host Media Centre



18

A view from Savile Mount towards the industrial buildings to the west and beyond.



# Issues & Opportunities for Enhancement

There is a concentration of buildings and building elements that either detract from the character and appearance of the Conservation Area or are neutral, to the south of Mexborough Street and Cowper Street and to the north of Savile Drive and 3 Cross Francis Street. The space where the former Forum Cinema was located provides an opportunity for new development to enhance character and appearance and provide some linkage in character between the north and south parts of the Conservation Area extension. Opportunities that arise for redevelopment on sites where buildings detract from the character of the area should be exploited to enhance the character of the area.

There is some vacancy in the ground floor shops in the shopping parades on Chapeltown Road and in the offices/flats above. A number of houses on the east side of Chapeltown Road, towards the north end of the Conservation Area extension, are empty and in very poor condition (see Plate 9). Four of these houses have already been demolished. Further demolitions should be resisted and opportunities for finding economic uses for these buildings and filling the vacant premises should be sought.

The original paving of Yorkstone flags towards the south end of Chapeltown Road should be retained and extended, if the opportunity to do so arises.

Where stone walls survive these should be retained. A number of stone boundary walls have sustained damage or have been demolished. Repair and, where appropriate, reinstatement will preserve and enhance the character and appearance of the Conservation Area. If the site immediately to the south of Leopold Street, at its junction with Chapeltown Road is to be redeveloped, its front garden walls should be retained and its height and façade treatment should be designed in a manner that is sensitive to its location opposite 101-117 Chapeltown Road and at the southern gateway to the Conservation Area.

Some roads, surfaces and areas of setts are poorly maintained. Weeds should be removed from gutters and the carriageways better maintained.

Removal of the crash barriers around the recreation ground would represent an enhancement of character.



## Bibliography

- DoE 1995, Planning Policy Guidance 15: Planning and the Historic Environment
- English Heritage, Guidance on Conservation Area Appraisals, 2006
- English Heritage, Guidance on the Management of Conservation Areas, 2006
- Freedman M, Chapeltown and its Jews, 2003
- [www.latch.org.uk/latch-history](http://www.latch.org.uk/latch-history)
- Leeds City Council, Chapeltown Conservation Area Appraisal, 2003
- Planning (Listed Building and Conservation Areas Act) 1990, HMSO
- Town and Country Planning Act 1990, HMSO

Leeds City Council  
Building Conservation,  
Sustainable Development  
Leonardo Building,  
2 Rossington Street,  
Leeds.  
LS2 8HD

