

ROUNDHAY CONSERVATION AREA APPRAISAL



ASSESSING AND PROTECTING SPECIAL CHARACTER OF ROUNDHAY

Roundhay Conservation Area was extended and the new designation made on the 14th September 2004 following public consultation. On the same day, the Roundhay Conservation Area Appraisal was adopted by the City Council as supplementary planning guidance (SPG) following public consultation. The appraisal is additional and complementary to policies N14-22 volume 1 and BC1-9 (Appendix 3) in Volume 2 of the Leeds Unitary Development Plan.

ABOUT THIS APPRAISAL

This leaflet shows why Roundhay has a special character and appearance, recognised by its designation in 1974 as a conservation area. It sets out which features make the area special in order to encourage their retention. It also shows where there are opportunities to enhance the area.

SIGNIFICANCE

"In its maturity, Roundhay can be recognised as the essence of the middle-class suburban ideal, in which buildings and settings merge into a picturesque whole which nevertheless respects each man's individuality and privacy",

Derek Linstrum, West Yorkshire Architects and Architecture, 1978.

The significance of Roundhay can be summarised as follows:

- Roundhay Park is one of Leeds' most important historic landscapes, recognised by its inclusion in the national Register of Parks and Gardens (grade II).



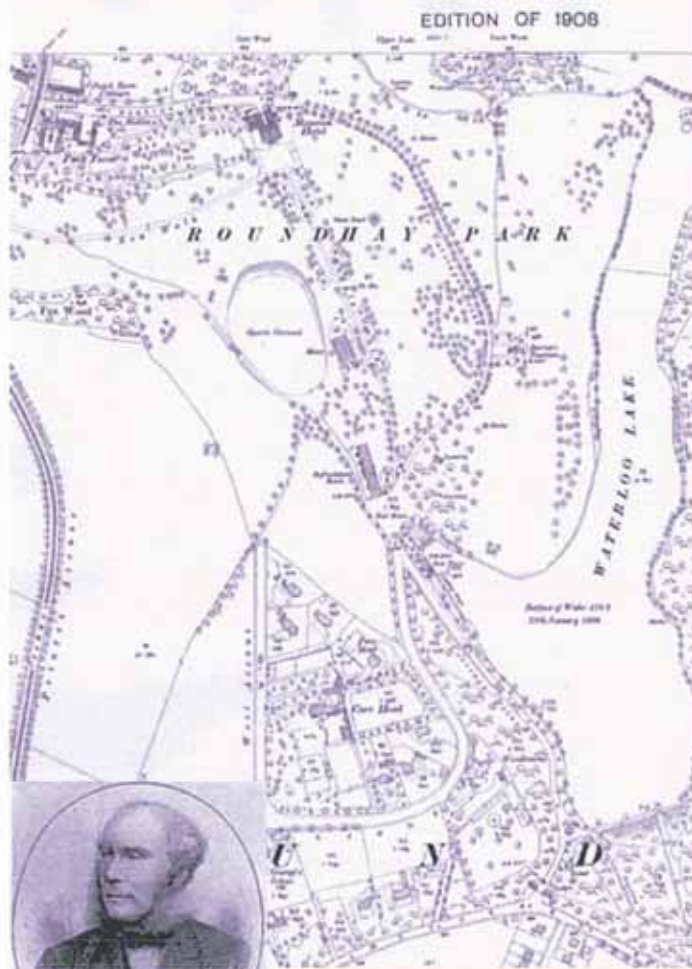
Aerial view of Waterloo Lake from the south.

- The residential development on the fringes of the park is probably the largest area of superior late Victorian, Edwardian and inter-war housing in the region, surviving in a relatively unaltered and uninterrupted state.
- There are many good individual examples of villas and churches and places of worship, some of which are listed buildings.
- There are historical associa-

tions with important local families such as the Barrans, Kitsons, Luptons and Nicholsons and notable Leeds architects such as Thomas Ambler and Chorley & Connon.

Other districts possess similar qualities, but Roundhay is unusual in being a suburb built around a late Georgian park. This special landscape is a valued part of Leeds' heritage and is worthy of our protection.

HISTORY & DEVELOPMENT



A typical villa design from the 1890s.



George Corson's competition-winning layout envisaged that the new villa residences would not be visible from the park.



Thomas Nicholson built The Mansion as the centrepiece of his newly created country estate.

"Here we have an estate which makes an ideal playground for the people of this town. Further generations will remember us with gratitude as they stroll along the pleasant walks and enjoy the ease and shade of the trees" - Sir John Barran (1821-1905), Mayor of Leeds.

KEY EVENTS

Roundhay gets its name from its origins as a round enclosure ('Rundhaeg'): an enclosed hunting park created by the de Lacy family in the 11th Century.

The park was purchased in 1803 by Thomas Nicholson and Samuel Elam with Nicholson developing the northern part as a private estate and Elam proposing to develop the rest, unsuccessfully initially, as gentlemen's estates.

Nicholson's estate, most of which is now Roundhay Park, was created from the fields and wooded slopes alongside Great Heads Beck. The Mansion dates

from 1812 - 1814, and Waterloo Lake was created in 1815. A family split forced the sale of the land in 1872.

Most houses on the old Elam land were built between 1820 and 1850 to the east, south and west of the Park. Many still remain and exhibit the Classical or Greek Revival style of the period. Their grounds were substantial, as was the wealth and status of their owners, but most have been filled with housing during the course of the 20th century.

John Barran, Mayor of Leeds, purchased Roundhay Park in 1872 and the Council re-purchased it as a "playground for the people of this town", in

spite of considerable opposition from the wealthy and influential owners of the land around the Park.

George Corson, architect of the Municipal Buildings, was employed to prepare plans for the Park and the development of the fringes to finance the purchase of the Park. Few houses were built prior to the arrival of the first tram route in 1891, following which development grew rapidly. The late Victorian and Edwardian period provided most of the buildings which give the Conservation Area the distinctive architectural character that is valued today.

CHARACTER & APPEARANCE

Roundhay Conservation Area is a diverse and varied landscape which can be divided into five distinct character areas. These are discussed in detail in the next section. Underlying these character areas are general characteristics which unify the area and give it a distinct identity.

KEY FACTS

- Roundhay Conservation Area lies approximately 6km to the north east of Leeds city centre.
- It was originally designated on the 4th March 1974 and modified on the 29th March 1985 and the 14th September 2004.
- Roundhay is the largest conservation area in the Leeds district with an area of approximately 500 hectares.

GENERAL CHARACTERISTICS

- Soft landscape dominates both in the park and in the grounds of the early 19th century villas or the residential suburb where mature planting in the gardens and the highway verges has created leafy vistas.
- Most properties remain in single family occupation which is important to the character of the Conservation Area. The



Trees are the dominant feature of the Conservation Area.

shopping parades at Oakwood and Street Lane provide lively counterpoints.

- Residential development is laid out along long curving roads on the fringes of the park with shorter, straighter roads at right angles.
- There is a low density of development, the larger houses on the fringes of the park set in substantial



A strict building line creates a continuous strip of open space between houses and the highway.

grounds of at least an acre (0.4 hectares) and separated by spaces at least equivalent to their width. Smaller houses elsewhere are laid out at a density of about 3 or 4 houses per acre (about 8 or 10 houses per hectare).

- Long front gardens and a strict building line create a continuous wide strip of open space between the houses and the roads. Glimpsed views between the houses of deep rear gardens are also important to the spatial character of the area.
- Houses are large by modern standards. The largest houses such as Woodlands



Big houses in large plots define Roundhay.

on West Avenue or Beechwood on Elmete Lane are mansions. Detached late Victorian houses are more compact but still impressive with frontages of 12m and heights to eaves of 8m.

- Most houses are three storeys, sometimes over a basement, with the upper storey fully expressed or contained within the roof.
- Materials are chiefly sandstone laid in regular courses to the walls sometimes with contrasting areas of render at the higher level. Blue slate is the predominant roofing material for houses built up to 1900 with clay plain tiles used on Edwardian and later houses.
- Facades are regular with a dominance of wall area over window area. Roofs are parallel to the street, sometimes broken with gables or towers. Windows, doors and eaves are often the focus of ornate detailing.
- Windows are vertically proportioned, often diminishing in size towards the top floor. Within openings, timber sliding sash windows are the predominant window form.
- Front walls, backed by tall hedges define public and private spaces in late Victorian and Edwardian streets. Ornate gate-posts give rhythm, scale and interest to the streetscene.



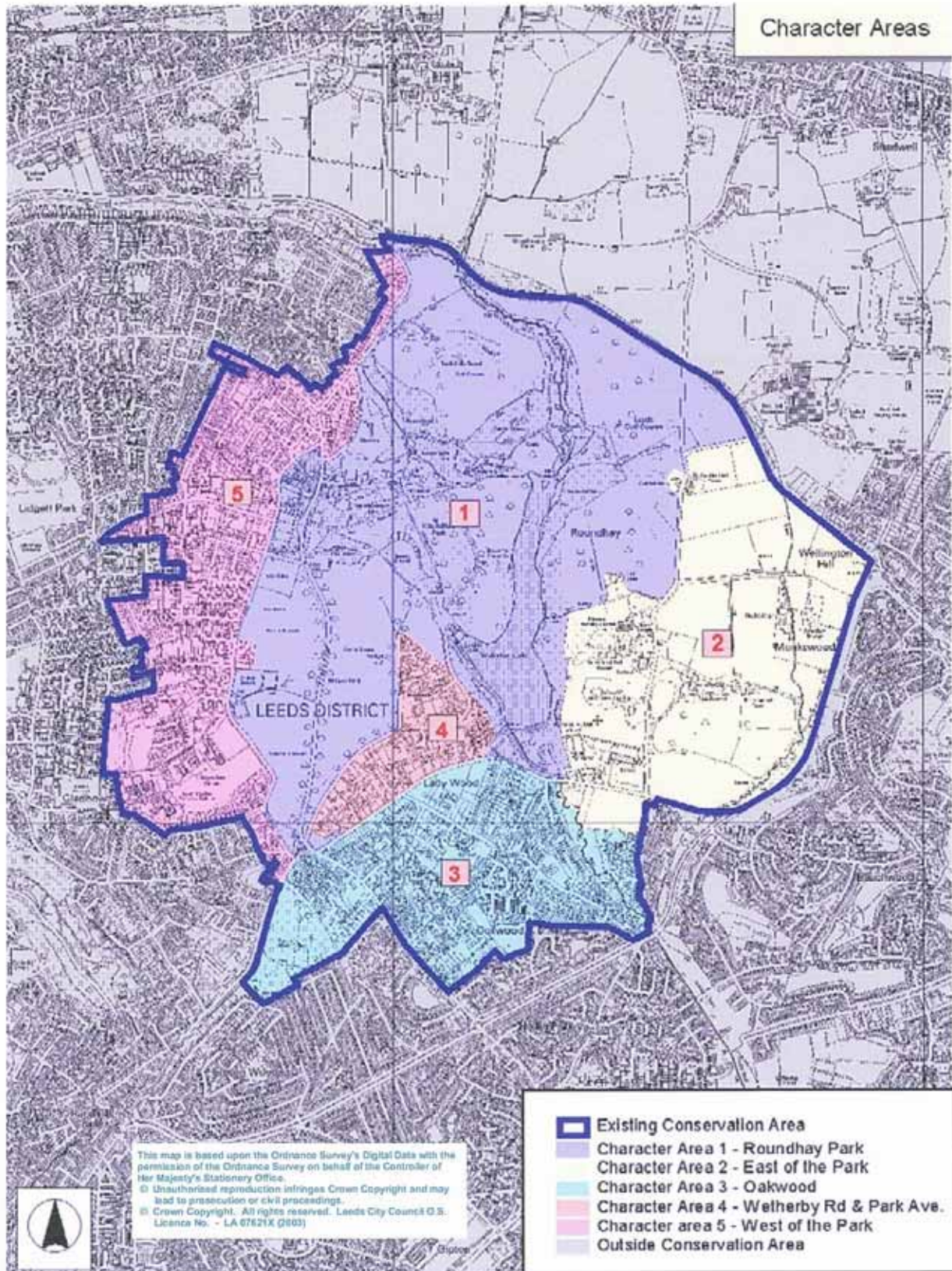
Low walls backed by hedges define public and private areas.

CHARACTER AREAS

Roundhay can be divided into five character areas shown on the map below. The written ap-

praisal of each character area is supported by a plan at the end of the section. Each plan identifies buildings which make a positive contribution to the Roundhay Conservation Area

and should normally be preserved. Key views and positive spaces are also shown and will be taken account of when planning decisions are made.



(1) Roundhay Park

Landscape

- Roundhay Park has ancient origins, but its present appearance dates largely from the early 19th century when it was purchased by Thomas Nicholson who laid it out in the English landscape garden tradition. The key features are the large scale, with long expansive vistas, naturalistic appearance and lack of regularity in design.
- The park is largely surrounded by tree belts and woodlands, and from within the park the scene is of idealised rusticity or 'Arcadia'. From most viewpoints in the heart of the Park there is very little evidence of the surrounding urban area except for very distant views of the city seen over the dam at the southern end of the lake and some intrusive modern development at the northern end of Park Avenue.
- Roundhay Mansion is the central focus of the historic core with intermittent views of other structures in the Park such as Barran's Fountain and the Castle.



Roundhay Park: an idealised Arcadian landscape.



- Soldiers' Field is different in character with fewer trees and more even landscape, giving long, panoramic views of the development fronting onto Park Avenue, West Avenue and Old Park Avenue on the fringes of the Park.

Notable buildings

Listed:

- Coach House and stables, Mansion Lane
- Mansion Cottage, Mansion Lane
- Park Cottages, Mansion Lane
- The Mansion Hotel, Mansion Lane
- Barran's Fountain, Roundhay Park
- The Castle, Roundhay Park
- Lodges at south gate of Roundhay Park, Wetherby Rd

(2) East of the Park

Pattern of development

- This area is characterised by scattered and widely spaced villas and farmhouses set in a predominantly agricultural landscape. Some of the original uses survive, but newer office and educational uses have also been introduced.
- Buildings are located at the centre of small, semi-secluded estates comprising a main building with smaller scale closely related outbuild-



Elmete Lane retains much of its original character.

ings and lodges.

- There is some post war building, notably in the grounds of Elmete Hall, which detracts from the character of the conservation area.
- Elmete Lane, the main approach to many of the properties, retains much of its original character as a carriage drive with narrow width and twisting course despite recent demolition of walls and up-rooting of hedges.

Landscape

- Thick tree belts on boundaries provide the dominant feature of the area. The frontage planting on the west side of Wetherby Road in the south east corner of the Beechwood estate pre-dates the 19th century development of Roundhay and is of particular importance, possibly marking the extent of the hunting park.

Beechwood is a well-preserved early 19th century house and grounds.





The fields south of Wetherby Road opposite St John's Almshouses are important to the openness of the Conservation Area.

- Within the estates, particularly at Beechwood, remnants of the nineteenth century parkland planting survive .
- Openness around buildings is important to the character of this part of the conservation area. The field opposite St John's Church is particularly important open space because of its interesting landform and the setting it provides to the group of listed buildings on the opposite side of the road. Similarly the fields to the south of Beechwood on the north side of Wetherby Road are important to the setting of the listed building.

Materials and details

- No one style of architecture prevails, illustrating the long settlement of this part of Roundhay. The design of buildings ranges from traditional buildings at Roundhay Grange and the outbuildings at Cobble Hall to the polite architecture of Cobble Hall, Beechwood and Elmete Hall.

Notable buildings

Listed:

- Beechwood, Elmete Lane
- Cobble Hall, Elmete Lane
- Farm buildings to E of Cobble Hall
- Cottages to NE of Cobble Hall
- Former St John's School and almshouses, Wetherby Road
- Boundary wall to former St John's School and almshouses
- Church Stream Cottage,

- Wetherby Road
- St John's Church, Wetherby Road
- Boundary wall, etc on S side of St John's churchyard
- Former St John's Vicarage
- Roundhay Grange, Wetherby Road
- Barn SW of Roundhay Grange
- Barn and outbuildings W of Roundhay Grange
- Elmet Hall, Elmete Lane

(3) Oakwood

Pattern of development

- Roads and paths along Oakwood Lane, Asket Hill, North Lane and Oakwood Grange Lane all predate any existing buildings, setting the pattern for the early 19th century estate divisions. Many original or rebuilt stone boundary walls still remain.
- A formal and imposing built edge to some, mainly tree-lined streets by Wetherby Road contrasts with the narrow, winding spaces along North Lane and Oakwood Grange Lane.
- The individual estates of houses which fill in this network of original roads and old property boundaries range from formal turn-of-the-century villas on Elmete Avenue and Oakwood Grove to a variety of spatial patterns in the post-war remainder.

Landscape

- Pockets of greenspace within the area, along Wyke Beck, off North Lane, and off Oakwood Green, are publicly accessible. One or two of the



Oakwood Park is a high quality inter-war housing development.

early 19th century houses retain large grounds.

- Gipton Wood on the south western edge was always outside the original medieval hunting park, but is an equally ancient beech woodland. It is also an Iron Age ring earthwork, scheduled as an Ancient Monument.
- Mature trees line most of the earlier roads, or are planted within the deep front gardens. These dominant features are a major element in the characteristic appearance of the Conservation Area.
- Tall early nineteenth century stone boundary walls with narrow copings provide the distinctive enclosed appearance of part of North Lane, Oakwood Grange Lane and Wetherby Road. The late Victorian developments feature lower stone walls with wide copings and gate posts at drives and path entrances.



A distinctive wall on North Lane.

- Stone kerbs have been used in the building-dominated area of North Lane and some roads include a grass verge and flagged pavements.

Materials and details

- Local sandstone is the prevalent material of pre-war buildings: coursed ashlar for the few remaining early nineteenth century houses or pitch-faced stone laid in narrower courses for the late Victorian/Edwardian villas. Oakwood Avenue and Oakwood Drive are constructed mainly in brick.
- Roofs on the older houses

are mainly blue/grey Welsh slate, some with red clay ridges. The few early nineteenth century houses exhibit the traditional details of the period – quoins, pilasters and cornices in simple Classical or Greek Revival style.

- The late Victorian villas are also generally restrained in their details – rectangular stone window sills and lintels, some with simple carved patterns, sash windows, carved but not over-ornate barge boards to the steep verges, and plain chimneys. Some, with a nod to the domestic revival style of the period, include rendered and half-timbered gables.

Notable buildings

Listed:

- Oakwood Grove
- Lodge to Oakwood Grove, Oakwood Lane
- Eller Close, Oakwood Green
- Grove House, North Lane
- Hollin Hill, Oakwood Lane
- Fish Bar on Oakwood Parade
- Oakwood Clock

Unlisted:

- Oakwood Hall, Oakwood Grange Lane
- Bedford House, Oakwood Grange Lane
- The Grove, North Lane
- Springwood House, Oakwood Walk

(4) Wetherby Road and Park Avenue

Pattern of development

- Park Avenue and West Avenue were constructed for sale as large plots for individual villa development, along the lines of the Corson Plan for Roundhay Park.
- Development began close to the Park with villas such as Woodlands Hall and Parc Mont and continued into the Edwardian period along Wetherby Road. Each large



Tall walls on both sides of Wetherby Road are a strong feature of the Conservation Area.

house has extensive front and rear grounds. Smaller scale coach houses, stables and servant accommodation lie to the rear of the main residences.

- Most post war development failed to follow the massing of the older buildings. More recent infill development takes its cue from the traditionally subservient building forms, with some larger scale apartment development emulating the Edwardian villas themselves.

Landscape

- Planted trees provide the dominant feature of the area. The frontage planting along Wetherby Road may pre-date the construction of houses and is of particular importance in defining its character.
- Park Avenue and West Avenue are defined by mature planting in front gardens and the treed boundary of Roundhay Park.
- The stone boundary wall



Individually designed house on the north side of Wetherby Road.

along Wetherby Road dates from the construction of this turnpike road in about 1820. At 2m high, it is a strong feature in front of the woodland planting and the villas beyond. The carriage access openings have more recently been widened and the gates recessed.

Materials and details

- Sandstone and render are the primary walling materials in this area, the stone being mainly coursed and pitch faced. Half timbering is extensively used.
- Welsh and Westmorland slate roofs occur but red plain clay tiles predominate.
- There is more diversity of house design than in the rest of the Conservation Area. Turrets, lanterns, double height and corner bays, deep eaves, render and half timbering from first floor level on parts of the elevation, intricate chimneys, dormers and ornate doorways all form part of the character of development here. Details on outbuildings are more restrained.

Notable buildings

Unlisted:

- Woodlands, West Avenue
- Parc Mont, Park Avenue
- 8 Park Avenue
- 17 Wetherby Road



Regular rows of gable fronted houses set behind garden walls and tree-lined verges typify the area west of the Park.

5) West of the Park

Pattern of development

- Prior to 1872, the only major buildings in this area were three late Georgian houses. Thereafter, development west of Old Park Road occurred concurrently both sides of the Park boundary on a rectangular grid with houses on The Drive (east end), The View, The Avenue, and Shaftesbury Avenue all complete before 1906.
- Vistas along the straight roads are typified by the view of regular rows of gable-fronted houses set behind garden walls and a tree-lined verge.
- By contrast, where Old Park Road bends around Canal Gardens, the tall stone walls combine with the curving gradient to create a more picturesque effect.

Landscape

- A key element in the character of this part of Roundhay is the tree planting. Virtually every road is lined on both sides with rows of mainly horse chestnut trees, planted either in narrow verges or the pavements themselves when the roads were first laid out.
- Another consistent element

is the low boundary walls, their materials matching the houses, with a variety of gate piers, and enclosing extensive front garden planting of hedges, shrubs and small trees.

- Many footways are stone flagged with original stone kerbs. Several roads retain the stone sett channels and drive crossings which pre-date the tarmac. Sutherland Crescent is still fully paved in stone setts.

Materials and details

- Stone is the only masonry walling material used within the old Park boundary, mainly as a result of the restrictive covenants on sales after 1872. The few early 19th century buildings, like their counterparts south of Wetherby Road, use deep-coursed stone with an ashlar or tooled finish. The late



Walling materials change from stone to brick west of the original hunting park boundary

19th and early 20th century houses subject to the restrictions are generally pitch faced, but no doubt to reduce costs some of the early houses include naturally coloured render to the first floor.

- West of the hunting park boundary, houses of that period are predominantly red brick, though later ones include fully rendered walls.
- Roofs are generally blue slate or red clay plain tiles.
- Just as is the case elsewhere, the detailing reflects the age of the buildings.

Thus the late Victorian examples present a more austere face to the street than their more elaborate Edwardian successors.

- The playing field in front of Roundhay School is an important space, providing a visual extension of the park and allowing open views of the impressive retained façade of the school buildings.



St Andrew's URC is a fine Gothic Revival church

Notable buildings

Listed:

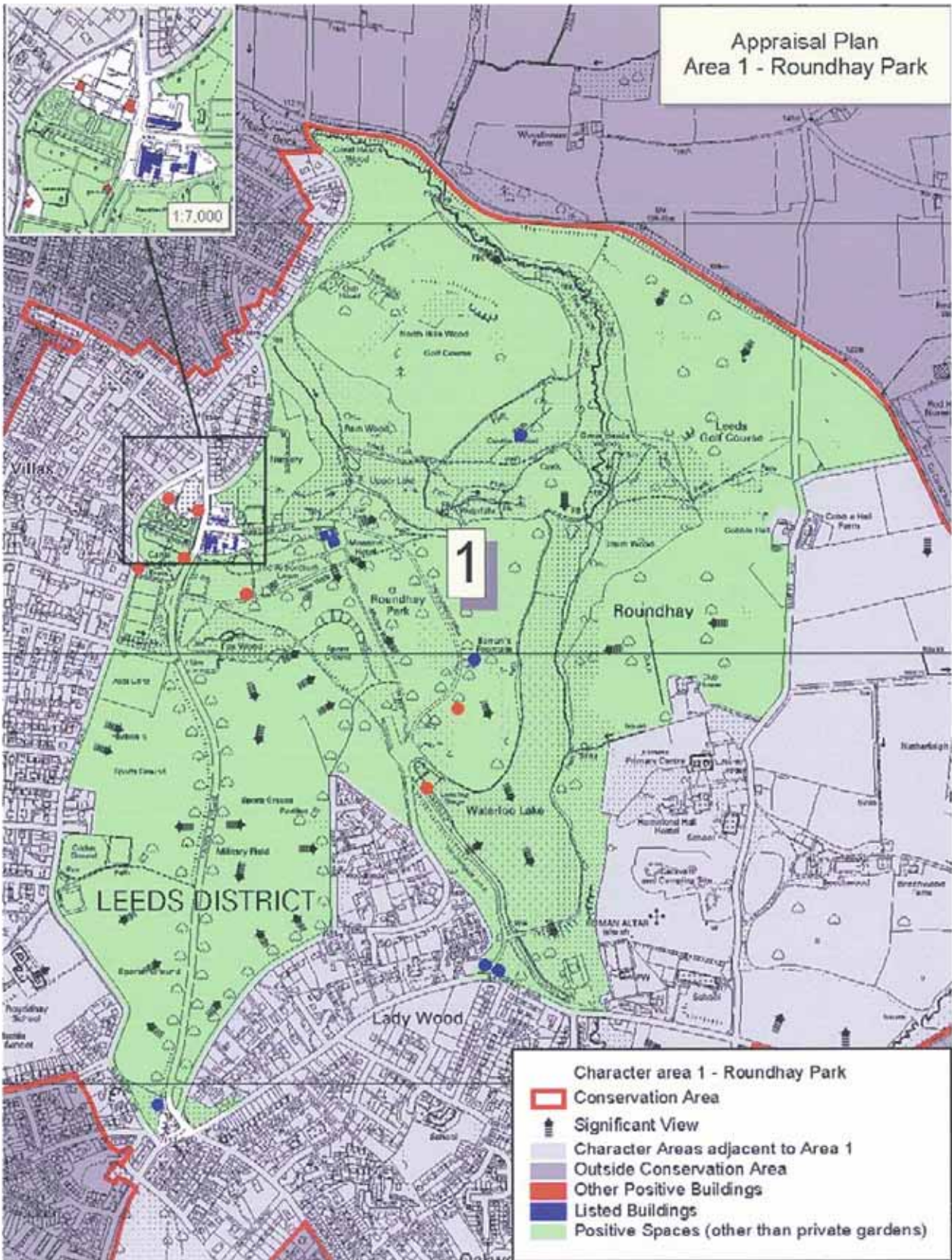
- 9&11 Gledhow Lane
- Roundhay Hall (BUPA hospital), Jackson Avenue
- South Lodge at Roundhay Hall, Thorn Lane
- Gate piers and walls at South Lodge, Thorn Lane
- St Edmund's Church, Lidgett Park Road
- St. Andrew's Church, Shaftesbury Avenue

Unlisted:

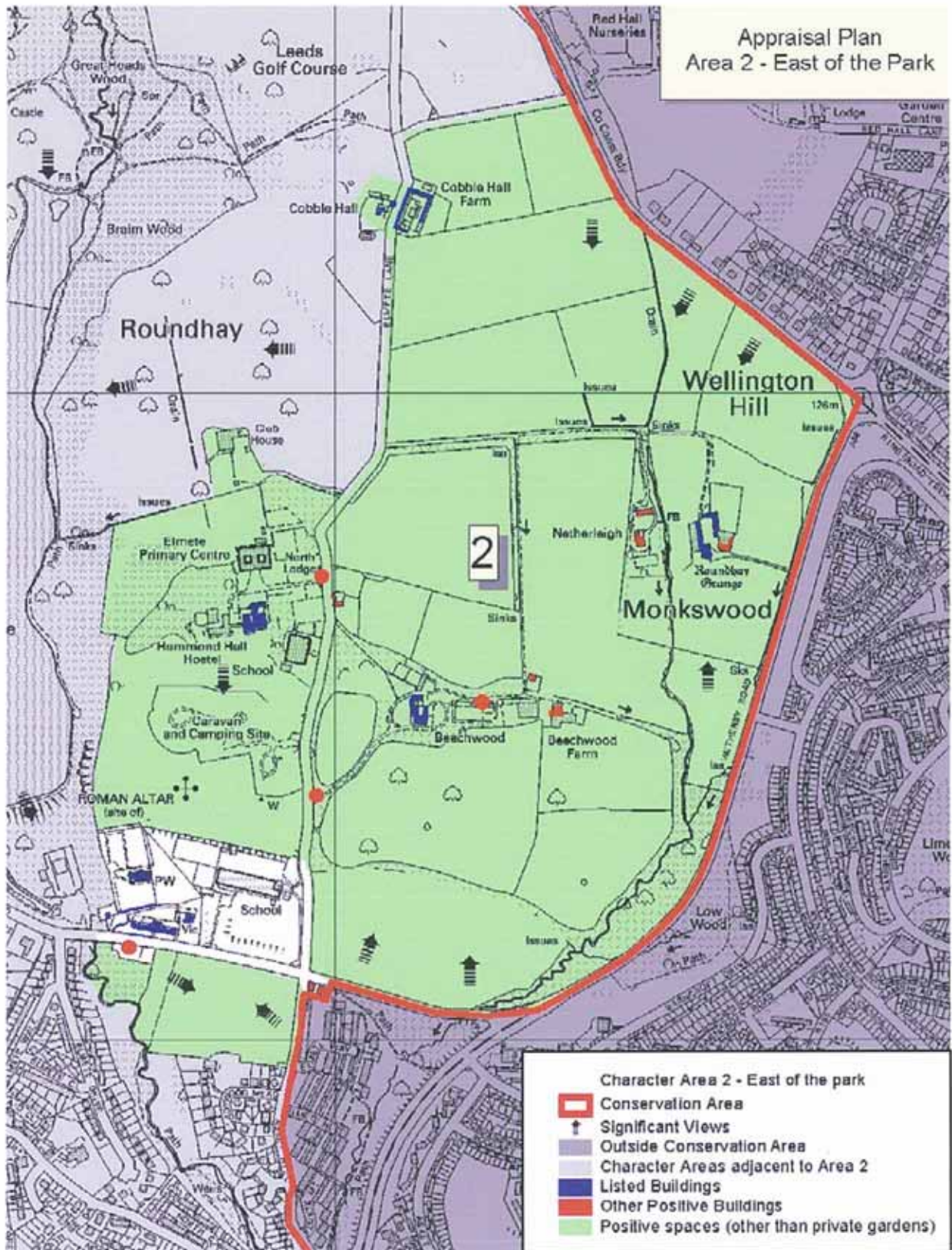
- 3 The Avenue
- 51-53 West Park Crescent
- The Mansion, Roundhay School
- Façade of Roundhay School, Old Park Road



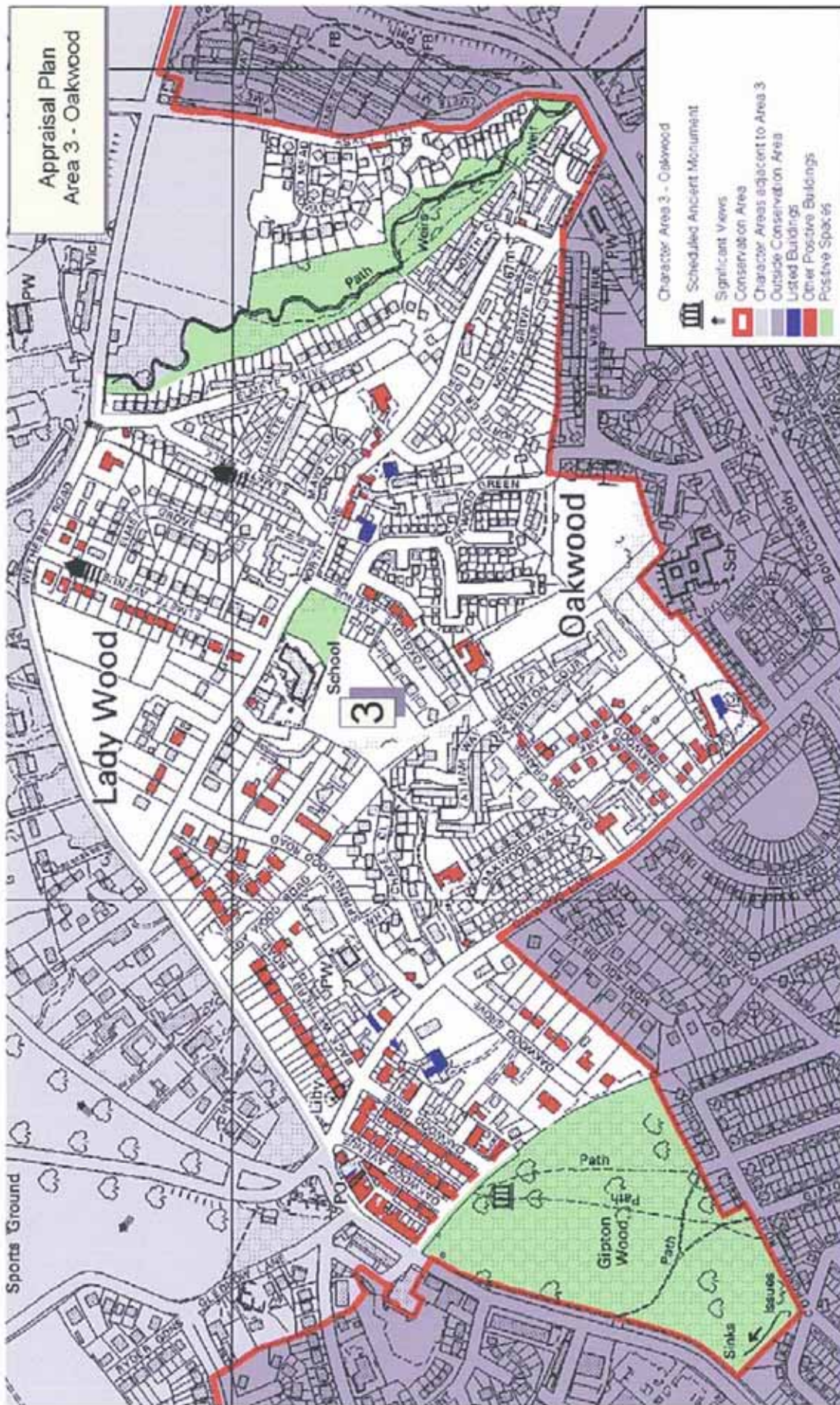
An Edwardian oriel window



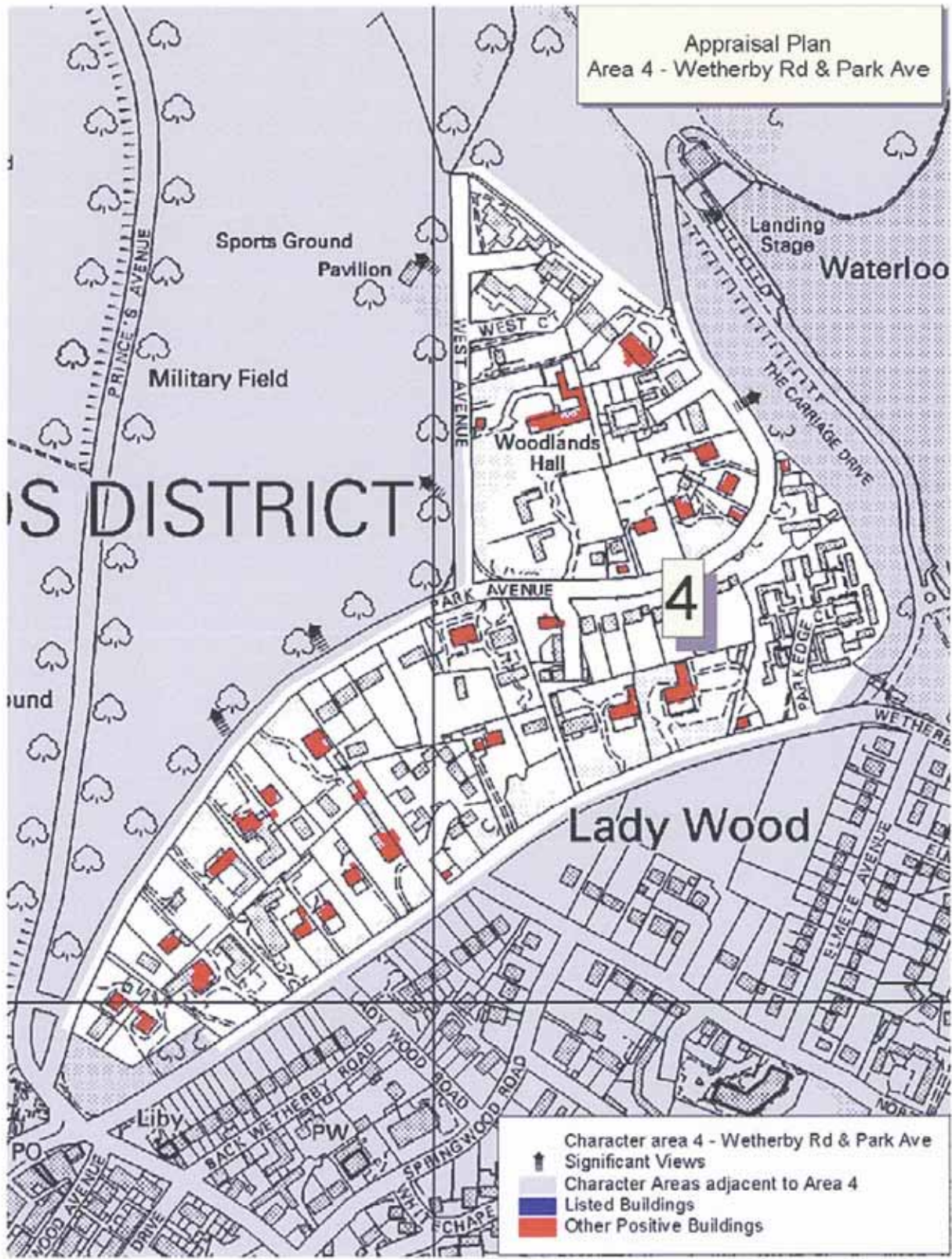
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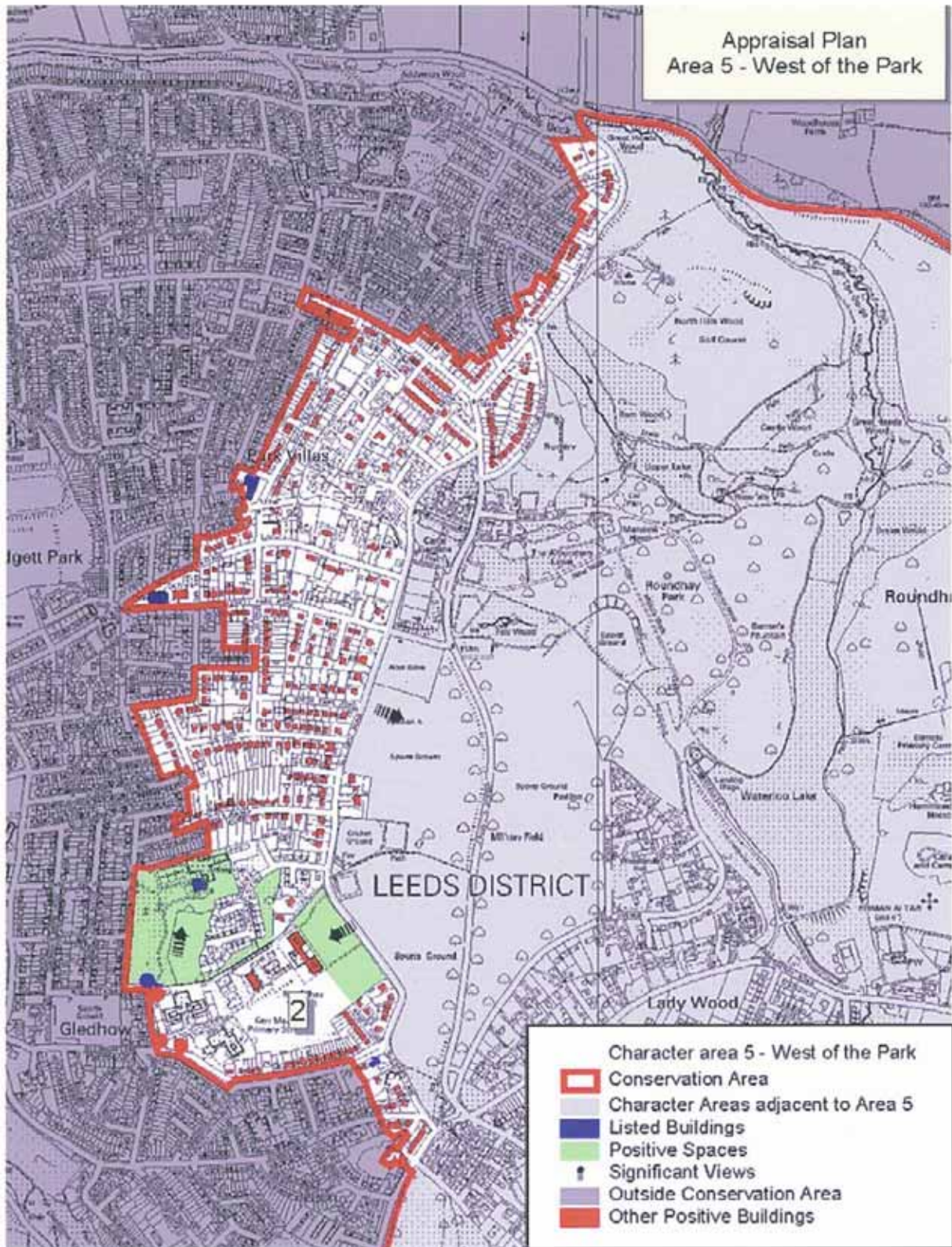
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OPPORTUNITIES FOR ENHANCEMENT

Within the Conservation Area there are features which detract from the Conservation Area which it would be desirable to remove. There are also elements which have been removed which it would be desirable to reinstate. Over time, these enhancements can be achieved by the actions of the City Council, future grant-aid regimes or the voluntary efforts of property owners or local groups. Below is a list of enhancement opportunities which could be the focus of such efforts.

OPPORTUNITIES FOR ENHANCEMENT

- Trees in the verges and in gardens are the dominant feature of the conservation area. Replacement planting is required to ensure that existing tree cover is sustained and there are also areas which may benefit from additional trees. This will be achieved through negotiations with developers for planting within development sites and by off site contributions from developers for planting in the verge.
- The design of many post war 20th century buildings has been unsympathetic to their context. Redevelopment which would result in an en-



A major programme of restoration began in Roundhay Park in 2003



Shopfronts have a major impact on the appearance of an area.

hancement of the conservation area is encouraged provided it meets with other planning policies. To ensure that new development preserves or enhances the Conservation Area, a design guide will be produced as a supplement to this appraisal.

- Unsympathetic alterations to windows and doors and other minor changes have harmed the character of the area. This is particularly so with conversions to flats. Enforcement action may be taken to reverse harmful changes which require planning permission.

- In addition, advice will be available to owners on the best way to maintain the historic character of their buildings.
- Shop fronts have by and large been altered with little consideration for the original design. The parade of shops at 641-661 Roundhay Road is particularly marred by poor shop front designs. Planning applications which seek to improve the appearance of shop fronts are encouraged.



Many post-war developments are out of scale with their surroundings.

If re-roofing, avoid a change of roof material, especially to the front.

Repairing and draught stripping sash windows is usually cheaper than replacement with double-glazed UPVC windows and maintains resale value of the property.



Changing windows can spoil the rhythm of the street.

The formality and symmetry of the property has been lost with this inappropriate door replacement.

Railings and boundary walls are important to the character of the Roundhay Conservation Area.

Alterations need to be carefully considered to avoid spoiling the area's appearance.

POLICY & INFORMATION

The power to designate Conservation areas rests with local authorities and in exceptional cases the Secretary of State. The statutory definition of a conservation area is "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance." Policies for the preservation and enhancement of conservation areas are contained in central government guidance and local development plans adopted by local authorities.

CONSERVATION AREAS IN LEEDS

There are currently 63 conservation areas in Leeds, each with its own unique character. They vary greatly in size and population, from the expanse of Roundhay Park and its surrounding housing or the extensive development of Headingley to the tiny hamlet of Woodhall Hills or the cluster of buildings at Stank Hall on the Dewsbury Road.

In all cases though the aim is the same: to recognise those characteristics that make the place special and to try to protect it from harmful change. The City Council has to give special attention in dealing with all planning matters in a conservation area to "preserve or enhance the character or appearance of the area". Everyone is encouraged to do the same, from residents to government departments.

For a property within a conservation area planning controls are stronger than elsewhere. The details are complex but can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the area.

- Some minor works to houses is no longer "permitted development" and will require planning permission. Examples are rear dormer windows, external cladding and most satellite dishes on front elevations.
- Advertisement controls are tighter
- Most work to trees has to be notified to the Council which has six weeks in which to decide whether to impose restrictions.
- Generally, higher standards of design apply for new buildings and alterations to existing ones.

Further information is available on the Conservation & Heritage Section of the Department's website: www.leeds.gov.uk/conservation

ABOUT PLANNING POLICY

National planning policy for conservation areas is in PPG15 'Planning and the Historic Environment' and local policies for all aspects of planning are brought together in the Leeds Unitary Development Plan (UDP). In addition, English Heritage have published guidance on the management of conservation areas. Copies are available through the Central Library or Development Department page and can also be inspected at English Heritage, Yorkshire Region, 37 Tanner Row, York YO1 6WP, Tel 01904 601901.

HOW TO GET INVOLVED WITH CONSERVING ROUNDHAY

Friends of Roundhay Park
email: info@forp.co.uk
website: www.forp.co.uk

Roundhay Conservation Society

email: malcdixon@hotmail.com

Leeds Civic Trust, Leeds Heritage & Design Centre, 17-19 Wharf Street, Leeds LS2 7EQ, Tel: 0113 243 9594.

email:
office@leedscivictrust.org.uk
website:
www.leedscivictrust.org.uk

Victorian Society (West Yorkshire Group), Clarendon, 23 Clarendon Road Leeds LS2 9NZ (postal address)

WHERE TO FIND OUT MORE

Local sources include:

Central Reference Library (Local & Family History Section), The Headrow, Leeds LS1. Tel 0113 247 8290

email:
localstudies@leeds.gov.uk
website:
www.leeds.gov.uk/libraries

West Yorkshire Archive Service, Chapeltown Road, Sheepscar, Leeds LS7 3AP. Tel 0113 214 5814;

email: leeds@wyjs.org.uk
website:
www.archives.wyjs.org.uk

West Yorkshire Archaeology Service, Newstead Road, Wakefield WF1 2DE.

Tel 01924 306810;
email: wysmr@wyjs.org.uk
website: www.arch.wyjs.org.uk

In addition, a great deal of information is available on other websites including:
listed building descriptions - www.imagesofengland.org.uk
early Ordnance Survey maps - www.old-maps.co.uk

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