

# newsletter

## Exciting and revolutionary New ideas are proposed for Holbeck Urban Village



Back page: Viscountess Cobham, chair of the National Civic Trust, at the launch of the Leeds Waterfront strategy.

### Relive the Revolution

Did you know that Holbeck has several world firsts?

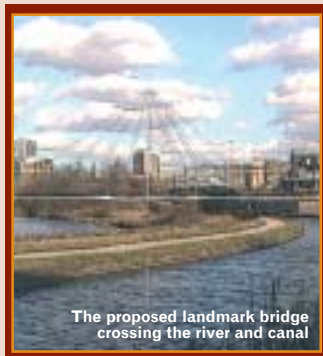
- In 1790 Holbeck was an area of green meadows with the Holbeck stream meandering through it. Then, with the need for water-power during the Industrial Revolution the area was transformed with industry and workers' housing.
- In 1791 John Marshall built Marshall's Mill on Water Lane to mass-produce linen. Together with his partners, Marshall revolutionised the flax spinning industry with their mechanical inventions. They had the world's first ever mechanised flax factory.
- The big tower at Tower Works is a replica of the Giotto's Campanile in Florence and the middle sized one is based on the Lamberti Tower in Verona. The replica towers were built in 1864 and 1899 to be used as chimneys for the adjoining pin factory.
- The Round Foundry is the earliest surviving example of a purpose built engineering works in the world. Textile machinery, steam engines and locomotives were manufactured there for worldwide export.
- Temple Works was created as an extension to Marshall's Mill and is based on the temple of Horus at Edfu. When it was built it was said to be the largest single room in the world.
- From the 1880's Holbeck saw its world importance in engineering steadily decline. Today, however, the legacy of its great engineers remains in the buildings they created.

Over the last six months consultants have carried out feasibility studies into areas that are key to the successful regeneration of Holbeck Urban Village.

Despite its central location, the Holbeck Urban Village area is somewhat cut off from the surrounding areas, including the city centre and the residential area of Holbeck. A recent series of studies by design teams have examined how to increase the area's connectivity, particularly for pedestrians and cyclists. This is likely to result in a series of striking structures that will add to the area's unique character.

Leeds City Council is working in partnership with Network Rail to develop a more attractive environment around The Dark Arches, Neville Street and River Arches (area A on inside map). These areas, renowned for being dark and dingy will be transformed to encourage pedestrians into Holbeck Urban Village from the city centre. Proposals include brightening up the dark arches with warm-coloured painted walls and special-effect lighting, as well as stepping stones of light that will make the walk to Holbeck more attractive.

Potential for a landmark bridge (see area D on inside map) is being explored crossing the river and canal to link the west of the city centre to Holbeck and beyond.



The proposed landmark bridge crossing the river and canal



The converted viaduct in Paris, which has inspired plans for Holbeck

The ideas have included an eye-catching ship-like mast above the bridge that would undoubtedly put Holbeck on the map.

Consultants have also thought of creative ways to make a feature of the beck (area C on inside map), that gives Holbeck its name. The most imaginative involves releasing a blue mist that would hover over the water at chosen 'happy-hours'. Other ideas are also being considered including making the watercourse part of a heritage trail.

The unique railway viaduct (area B on inside map) that runs through Leeds is similar to those in Paris and New York, and the consultants are keen to make full use of its potential. Proposals range from converting the viaduct into accommodation and offices within the arches, to creating an attractive, tree-lined walkway along the top. This would provide pedestrians and cyclists with a link not only from the railway station and to the south of the city but also for football fans direct to Elland Road.

#### Transportation

Several proposals are being considered to connect Leeds city centre to Holbeck Urban Village as well as the residential area of Holbeck. A key characteristic of an urban village is reduced reliance on motor cars, making the area safer

and easy to walk around, and traffic management is an issue that will be crucial to the success of regeneration plans for Holbeck.

Proposals being considered include traffic-calming measures and the re-opening of Sweet Street (see area E). Currently closed due to the height of the bridge, this could potentially take through-traffic away from Globe Road and Water Lane. Proposals have also been put forward for Globe Road and Water Lane to help reduce traffic speeds and improve conditions for pedestrians and cyclists.

#### The Community Safety Audit

Consultants have now been appointed to carry out the safety audit which will investigate all areas of safety in and around Holbeck Urban Village. The final report will highlight the impact that planned developments will have on community safety in the short, medium and long term. It will identify gaps in current provision and prioritise issues that need to be addressed. The report will also identify solutions that help reduce crime and give greater reassurance to the residential and business communities. A workshop has also taken place recently to ask local workers and businesses their experience of safety issues in the area.

# What's going on

## Eye on the Aire

Over the last 15 years Eye on the Aire has been making a major contribution towards cleaning up the river and making it more accessible and enjoyable for everyone. The charitable organisation, based in the Lock Office at Granary Wharf, works with community groups and local organisations embracing canoeing, angling, rambling and civic pride. For further information contact tel: 0113 234 6223.

## Keep Holbeck clean and safe

If you see people tipping waste into the beck or polluting it please contact the Environment Agency on 0800 80 70 60. Polluting the beck is illegal; it damages the natural environment and carries severe penalties.

You can also call the City Centre Wardens on 0113 214 5240 to report any unauthorised actions that you may see in the area.

## Stamp duty - good news from the budget!

In the last budget the Chancellor, Gordon Brown announced a new tax relief, for those purchasing property in certain areas. The additional relief now applies to Holbeck, where no stamp duty is payable on any commercial properties. Also, no stamp duty is payable on residential properties with a value up to £150,000.

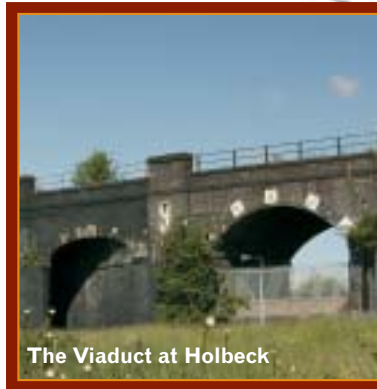
## New media centre

Due for completion later this year, the Round Foundry Media Centre will be at the heart of a new internet quarter in Holbeck Urban Village. Further enhancing the city's e-commerce locations, the centre will provide a purpose-built home for new media businesses. For further information: [www.digitalfoundry.net](http://www.digitalfoundry.net)

## Tower Works

Holbeck is renowned for its three landmark towers, the striking industrial monuments which are highly ornate scale replicas of Italian campaniles (bell towers).

The towers form a gateway on the pedestrian route from the city centre into Holbeck, and plans have been submitted to develop a series of spaces around the towers, including over 350 residential apartments, 5500sq ft of office space and a restaurant.



The Viaduct at Holbeck

## Round Foundry

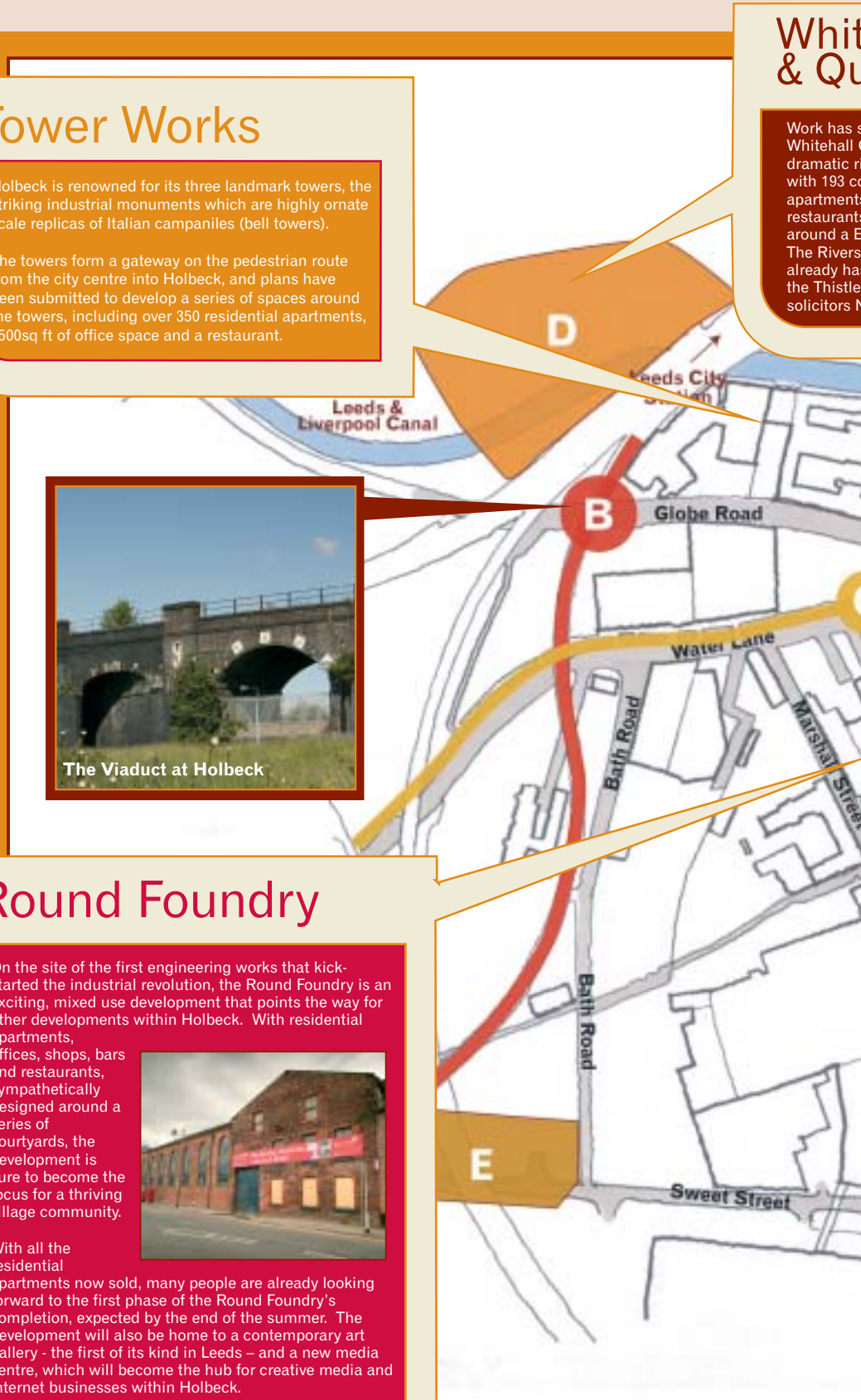
On the site of the first engineering works that kick-started the industrial revolution, the Round Foundry is an exciting, mixed use development that points the way for other developments within Holbeck. With residential apartments, offices, shops, bars and restaurants, sympathetically designed around a series of courtyards, the development is sure to become the focus for a thriving village community.



With all the residential apartments now sold, many people are already looking forward to the first phase of the Round Foundry's completion, expected by the end of the summer. The development will also be home to a contemporary art gallery - the first of its kind in Leeds - and a new media centre, which will become the hub for creative media and internet businesses within Holbeck.

## Whitehall & Quayside

Work has started on Whitehall, a dramatic riverside development with 193 council apartments, restaurants and bars around a European-style canal. The Riverside already has the Thistle Hotel and solicitors M&P.



# ing on now?

## cehall Riverside Quay

started on site at Quay which will be a riverside development contemporary style with shops, bars and bars arranged in a European style piazza. The development is new occupiers with Hotel HQ and Nelson and Co.



## Areas of feasibility studies

- A** Area of Dark Arches/River Arches Neville Street Studies
- B** Railway Viaduct
- C** Hol Beck Watercourse
- D** Bridging Link
- E** Sweet Street Study

## Granary Wharf

County and Metropolitan Homes has recently launched its much anticipated £12 million mixed-use scheme, Blue Granary Wharf. Creating 61 new homes of one and two bedroom apartments and penthouses, and a bar/cafe area, the development will be a new addition to the city skyline and is set for completion in mid 2004.



## Bridgewater Place

With a significant occupier signed up to take a 50% of the 225,000 sq ft office development, work on Bridgewater Place will start on site in July 2003.

City Lofts, in conjunction with Conran, have been selected to develop the 164 residential apartments. The 30-storey building, incorporating a nine storey atrium, café bars and restaurants, will become Leeds' tallest building, forming the southern gateway to the city centre.



## City Walk

This mixed-use development at the gateway to Leeds is rapidly developing. The 65,000 sq ft of offices at No.1 City Walk is now complete with two floors already let. The Bewley's Hotel at City Walk is currently under construction and will be completed in early 2004. With 326 beds it will easily be Leeds' largest hotel. The residential development, being built by Redrow Homes, includes 241 apartments over four separate buildings and will have its first residents moving in this summer.



## Your questions answered

At the stakeholder's meeting in January several concerns and issues were raised. Here we answer some on the most common questions and concerns.

**Q Why don't you close Holbeck Urban Village off to through traffic?**

**A** Holbeck needs access to all forms of transport to keep the area commercially viable. However, there are a number of traffic reduction methods under exploration, including the opening up of Sweet Street which would help to divert some traffic from Globe Road and Water Lane. Traffic calming measures would reduce the appeal of the route for through traffic. The possibility of removing the signage which indicates it as a route to the motorway is also to be explored.

**Q What is meant by affordable workspace?**

**A** The potential for lower rent premises for new start up businesses is to be explored. Additionally, a study is examining the potential for the demolition and rebuilding of some industrial units at Kenneth Street, Holbeck.

**Q How will existing Holbeck residents benefit?**

**A** The need for the urban village to become part of the wider Holbeck area is essential for the future success of both areas. A number of areas are being explored and these will be expanded upon as the village develops. As well as the jobs and services that Holbeck residents will benefit from, current measures under exploration include, the potential refurbishment of Kenneth Street industrial units, the re-use of the viaduct as a pedestrian walkway which people from Holbeck could access and walk into the urban village or into the city centre. The opening up of Sweet Street would form an alternative access point to the south of the village. Work is also starting on looking at how business and jobs links can be made between the two areas. Further progress will be reported in newsletters.

## City & Holbeck Ward Members of Leeds City Council



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## A local perspective

**Len Davies, who part owns Granary Wharf, is often described as a 'visionary'. He came to Leeds in 1978 aiming to improve the derelict waterways to the south of Leeds city centre.**



Over the last 25 years Len has witnessed remarkable changes and improvements to the waterside areas, particularly around Granary Wharf where he is based. His company, Leeds Canal Basin Developments Ltd, has worked in partnership with British Waterways to make many of these changes happen.

Len comments: "Over the years I have seen the waterside transformed from a black ugly mess

to a stretch of water that is now attractive, desirable and home to a wonderful array of wildlife including kingfishers, swans, ducks and even an otter!"

Len first started improvements at the canal basin by converting the arches under the viaduct from derelict spaces into car workshops. Since then they have grown into successful units housing restaurants, gift emporiums and furniture shops.

However, Len admits things still have a long way to go: "We have always suffered from being on the south side of the viaduct. However, slowly but surely areas are being developed in a beneficial way."

"Originally people were allowed to do what they wanted on this side of the viaduct and the area was left to its own devices. However, we have been trying to create a strategy for our area and now that the Holbeck Urban Village scheme is underway we hope to be part of a greater vision."

## New face for Leeds waterfront

**Nearly seven kilometres of Leeds' historic waterfront is set to be given a major facelift, thanks to a new strategy launched by British Waterways, Leeds City Council, the Environment Agency, Leeds Civic Trust and Eye on the Aire - The Leeds Waterfront Strategy.**

The plans will accelerate and improve regeneration of a 6.5 kilometre stretch of the River Aire and Leeds-Liverpool Canal between Thwaites Mills and Armley Mills. Holbeck Urban Village has an important frontage onto this area and the strategy will provide a framework for developments along the

waterfront, which is becoming increasingly popular as a destination for city living, working and leisure.

The waterfront will also be opened up and made more accessible, with extensive landscaping 'joining up' the missing sections of the waterfront to create attractive riverside walks and developments, connecting the waterfront with local communities.

Copies of the report summary are available from Leeds City Council Development Department, tel: 0113 247 8140.

### KEY PARTNERS

