

**Leeds City Centre  
Urban Capacity Study Update 2006**

## **Background**

In 2003, the City Council published the Leeds Urban Capacity Study which formed part of the background to the Unitary Development Plan Review. Since a substantial amount of new development has occurred in the city centre since, it was considered important to generate a more up to date picture of the city centre and adjoining areas.

## **Methodology**

This update began with the sites identified in the UCS 2003 within the following areas:

- UDP defined city centre and
- adjoining areas that were identified in the City Centre Area Action Plan Alternative Options as possible extensions to the city centre.

Using 31/03/06 as the base date, identified sites from the UCS 2003 were removed that were known to have been developed or where development had commenced. Greenfield sites such as incidental spaces between buildings, and wide spaces alongside highways were also removed.

Using the knowledge of planning officers who deal with planning applications in the city centre, a number of sites which had been the subject of development interest were added. Sites with planning permission and those without were included, providing that development had not commenced at 31/03/06. Other sites thought to have development potential, for example those with a low density of building, were also added.

A health warning is that the sites have not been subject to a formal period of consultation. A more comprehensive land availability assessment may be conducted after good practice guidance is published as expected later in 2007.

All the sites were digitised onto a Geographic Information Software (GIS) system, which enabled site sizes to be measured and recorded.

## **Conclusion**

The city centre UCS update provides background evidence for the City Centre Area Action Plan. It is seen as base data that can be manipulated according to particular demands of plan preparation as and when it is needed. Hence, this document does not provide any commentary upon totals, trends or other characteristics.

At the time of preparing the Preferred Options, the database and GIS map of sites had been completed. The data was used to calculate the total area of sites within the 5 and 10 minute walking isochrones from City Station, 3.64ha and 16.5ha respectively.

## City Centre: Developable Sites – 31<sup>st</sup> March 2006

CC_CAP_REF	LOCATION	AREA_HA
1	Midland Mills Water Lane	0.19
2	Charles Morris Hall, Leeds Uni	1.13
3	Dcar park Portland Crescent	0.19
4	D Car park Portland Crescent	0.67
5	Performance Centre, Leeds Uni	0.11
6	Vacant land off Water Lane	0.24
7	Hydro Sites, Clarence Road	3.12
8	Selsons, Carlisle Road	0.17
9	Beaver House, Carlisle Road	0.12
10	Alf Cookes, Hunslet Road	1.76
11	Maxis Restaurant site, Kirkstall Road	0.39
12	Land to rear Enterprise House/Apex View	1.49
13	Kirkgate Quater	0.48
14	Criterion Place, Sovereign Street	1.10
15	Viaduct Road	0.39
16	Grahams Site, Kirkstall road	0.42
17	Snooker Centre Site, Kirkstall Road	0.37
18	Sofa workshop, Hunslet Road	0.09
19	Former Works, Sheaf Street	0.09
20	Reg Vardy, Hunslet Road	1.18
21	Black Bull Street Masterplan area	7.33
22	Braimes Engineering, Hunslet Road	2.35
23	Prince William House, Queen Street	0.22
24	Leeds City Office Car Park site	0.28
25	Yorkshire Chemicals, Kirkstall Road	4.78
26	First Bus, Kirkstall Road	1.44
28	Haynes, Water lane	0.45
29	120 Vicar Lane	0.03
30	Provident House, Vicar Lane	0.05
31	ATS Site, Crossbell Street	0.11
32	Regent House (Squirral Storage) Regent Street	0.26
33	16 - 20 Regent Street	0.18
34	Jayco House, Skinner Lane	0.15
35	Centrica site, Bridge street/Trafalgar St	0.97
37	Call Lane, Yorkshire Housing	0.06
39	Flax Place, Richmond Street	0.57
40	Former Works, Cross Green Lane	1.18
41	Rose Wharf, East Street	0.29
42	Mandale Site, South Accomodation Road	0.51
43	Former works, South Accomodation Road	0.29
44	Wellington Road	0.19
45	Royal Mail House, Aire Street	0.33
47	Weston Campus, Leeds Uni, Clarendon Road	1.73
48	Former BBC site, Woodhouse Lane	0.48
50	Land at Derwent Place /Bath Road	0.65
52	Former works Manor Road	0.10
53	Wellington Road	0.75
54	Car Park Quarry Hill	2.09
55	Land at Sweet st/Siddall St	0.34
56	Warehouse Distribution, 20 Sweet Street West	0.50

57	83-85 Kirkstall Road	0.80
58	Works at Kirkstall Road/east of Viaduct Street	2.93
59	Various works at Kirkstall Road/west of Viaduct Street	3.69
60	34 Hanover Square	0.06
61	Car park, Hanover Square	0.12
62	Car park, Globe Road	0.64
63	Works, 22 Globe Road	0.47
64	Tower works, Globe Road	1.12
65	Former works at Water lane/Bath road	0.37
66	Marshall Mill, Marshall Court, Water lane	0.98
67	Temple works, Marshall street	1.86
68	Various units, Leodis Court, Marshall street	0.90
69	Warehouse Distribution, Manor road	0.29
70	Warehouse Distribution, Manor Court, Manor Road	0.26
71	38 Sweet Street	0.25
72	Temporary car park, Sweet Street West	3.06
73	Warehouse, Sweet street	0.39
74	Warehouse, Sweet street	0.40
75	Warehouse, Sweet street	0.73
76	Various works/warehouses + car park, Sweet St/Temple St	2.71
77	1 and 3 Bowling Green Terrace	0.43
78	Works, Marshall Street	0.58
79	1 and 2 New Princess street	0.30
80	Depot, Meadow croft, Jack Lane	0.18
81	22 -32 Jack Lane	0.30
82	Works, Parkfield Street	0.25
83	Former Airedale works, Grape Street	2.07
84	Works and Central Park Industrial Estate, New Lane	3.19
85	Works, Chadwick Street South	0.52
86	Depot, Armouries Drive	0.91
87	Warehouse, Armouries Drive	0.48
88	Airedale Mills, Clarence Road	1.41
89	Factory, Mill Street	0.40
90	Garage, Skinners Lane	0.95
91	Telephone Exchange site, Burley Street	0.24
92	St Mary's Hall, S Marys Lane	0.09
101	Charlie Browns and Rspca site Abbey Street	0.40
103	Car Park West Street	0.96
104	City Gate, Wellington Bridge Street	0.62
106	The Hawthorns, Holdforth Place	0.20
112	Car park to east of Albion Way	0.34
113	Land adjacent to Reg Vardy Dealership, Armley Road	0.22
114	Former Reg Vardy Dealership, Armley Road	0.65
115	Land adjacent to Rover / MG garage	0.48
116	Former scientific games factory, Kirkstall Road	0.93
119	46 Burley Street	0.08
121	Leeds City Council Depot, Willow Road	1.06
202	Car park adj to Woodhouse Hall, Hyde Street	0.17
203	Clarendon Road	0.15
205	Land to rear of electricity sub - station Mount Preston Street	0.15
207	Joseph's Well Car Park Chorley Lane	0.21
211	Marlborough Grange Duncombe Street/Park Lane	1.11
212	17 (BT Building) Marlborough Street	0.25
214	25 Hanover Square	0.09

215	59 - 61 Clarendon Road, LS2	0.16
217	51 - 57 Clarendon Road, LS2	0.06
301	Police Headquarters, Grace Street	0.08
303	Above Quo Vadis Headrow	0.05
305	Bank Infirmary Street	0.11
307	Land next to Roundhouse Graingers Way	0.92
310	Ebor Court, Westgate	0.11
311	24 - 35 Aire Street	0.12
314	Aireside Centre, Whitehall Road	4.77
316	Land off Monk Bridge Whitehall Road	3.96
326	49 Aire Street	0.01
330	Leeds International Pool, Westgate	1.18
404	99- 103 Water Lane	0.17
405	Land to rear of Midland Mills Water Lane	0.62
406	Land Sweet Street West/Derwent Place /Bath Road	1.32
410	Granary Wharf/Canal Wharf	0.98
414	67 Water Lane	0.14
416	Former works off Marshall street	1.06
418	Garage Court Lindsay Road	0.08
503	84 - 86 Kirkgate	0.04
504	Chinatown Templar Lane	0.15
505	Templar House Lady Lane	0.05
506	5 - 7 Harewood Street	0.01
507	Car Park Templar Street	0.58
508	Car park Templar Street	0.61
510	Nat West Upper Basinghall Street	0.11
518	18 - 24 New Station Street	0.01
519	Albion Street (94 - 98)	0.17
520	153 Briggate, LS1	0.02
522	3 - 11 King Edward Street	0.04
525	Pearl Chambers, The Headrow	0.01
526	22 - 26 The Headrow	0.50
528	West Riding House	0.14
701	Building and car park Nile St and Trafalgar St	0.46
702	Next to 5 St Peters Place	0.05
704	29 Marsh Lane	0.14
705	Former Railway Yard Marsh Lane/Shannon Street	1.82
706	Hume House Lovell Park Road	0.11
707	Tower House, Tower House Street	0.06
708	Leeds Met Uni plus Car Parks at Elmwood Road	2.04
710	Riviera Textiles, Skinner Lane	0.40
712	Corner of Byron Street and Bridge Street	0.46
713	Car Park Quarry Hill	1.23
717	Bryan Street mills, Millwright Street	0.19
718	Car Park and Ahlux House, Millwright Street	0.24
719	Adjacent Regent House, Skinner Lane (E3a:5) - also 6038	0.55
723	St. Peter's C of E Middle School, St Mary's Street	0.54
724	Ripon Diosces Offices, St Mary's Street	0.60
725	Formerly 'The Convent', St Mary's Street	0.03
726	St. Patricks Church, Rider Street	0.32
727	Agnes Stewart C.E.High School, Cromwell Street	1.95
730	Land adjacent to St Peters Square	0.30
732	Car Park, York Street, LS1	0.56
734	No 1, Leyland Road	0.02

735	The Londoner Public House, Jacob Street	0.12
736	15 Leylands Road LS2	0.05
737	South of Playhouse, St Peters Square	0.23
738	Emco House, 5-7 New York Road	0.10
739	Mabgate Mills, Mabgate	0.57
803	Hurley House Dewsbury Road	0.19
806	28 The Calls	0.02
807	2 - 8 Wharf Street and 73 - 76 Kirkgate	0.13
808	Car Park Corner of Dewsbury Road/Holmes Street	0.63
809	Waite Land/Works Kidacre Street	0.77
810	Car Park Chadwick Street	0.37
811	Darnell Works Leathley Road	0.59
815	Site of 36 The Calls	0.04
818	23 High Court Lane	0.05
821	38 The Calls, LS2	0.03
822	Leeds College of Technology, Richmond St	0.12
901	Unit 7,9,11, Sheepscar Grove	0.12
905	Adjacent to Ramgarhia Sikh Centre, Chapeltown Road	0.13
907	Gas holder station, Sheepscar Street North	0.32
909	Enfield Avenue	0.20
910	Prince Arthur Roundhay Road	0.15
911	Car Park Gledhow Road	0.43
912	Roseville Centre Gledhow Road	0.38
913	Former Benfield dealership Dolly Lane	0.46
914	7 -17 Dolly Lane	0.49
915	Land at rear of Primrose H.S. Lincoln Road	1.87
916	54 Dolly Lane	0.34
917	Surface Car Park Beckett Street	1.35
919	Primrose Hill High School, Hill Street	1.18
1001	Land at Carlisle Road and Sayner Lane Carlisle Road	2.36
1003	Land at Low Fold, Hammond Street	2.47
1005	Land at junction of Easy Road and Cross Green Lane	0.10
1006	The Black Dog Pub, East Street	0.04
1007	The Fishermans Hut, Ellerby Lane	0.02
1010	Vacant office Building, Grape Street	0.27
1011	Vacant Industrial Building, Grape Street	0.19
1012	Former Yorkline Depot, Grape Street	0.13
1013	Vacant Works, 121 Jack Lane	0.06
1015	Land off brookfield Street, Hunslet Road	1.05
1016	Land at Hampton Street, Upper Accomodation Road	0.41
1017	St Mary's RC Church & Presbytery, Church Road	0.82
1018	Council Housing tower block, The Parade	0.33
1019	Land between Church Road & Providence Street	0.84
		135.69