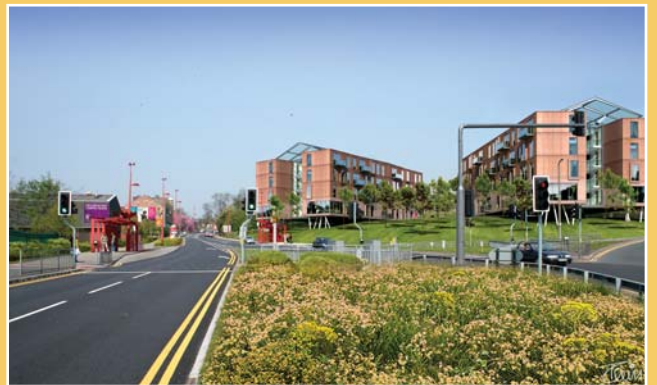




CHAPELTOWN
A World in A Mile

CHAPELTOWN RD EXECUTIVE SUMMARY

DECEMBER 2006



1.0 INTRODUCTION

Chapelton Road Development Plan (CRDP) was commissioned by Leeds City Council in January 2006 with the objective to produce a realistic physical regeneration plan for Chapelton Road. The study informs the production of two key documents:

Chapelton Road Land Use Framework:

A physical land use document, led by design in setting out proposals for key sites on Chapelton Road. It also addresses issues of branding as an integral part of announcing a new and more positive image of Chapelton to support its physical regeneration.

Chapelton Road Investment Plan:

Provides the context for the Land Use Framework and sets out recommendations in terms of delivering the key sites. This ensures that the physical proposals for redevelopment are mindful of the socio economic and market conditions that prevail in Chapelton and are in line with policy and best practice in the creation of a sustainable community.

The brief anticipated that this study will be used to inform both the production of spatial planning policy guidance (or an area action plan) and the council's asset management policy with regards to the utilisation of its own sites in the area.

The study focuses on key sites and the overall economic regeneration of the Chapelton Corridor which will form the basis of practical implementation of the North East Action Plan. The proposals and recommendations contained in this report draw on an understanding of regeneration issues: specific strengths and weaknesses of Chapelton Road within the context of the whole city of Leeds; feedback received in consultation with key stakeholders and the community and the commercial viability of developments.

The proposal put forward identifies ways of increasing vitality and viability of the corridor through mix of uses and improvement of the quality of the built environment. The Development Plan is intended to have a 10 year horizon up to 2016 which can be rolled forward year on year to ensure that there is always at least a 10 year programme of works at any given time.

2.0 VISION FOR CHAPELTOWN ROAD

The Chapeltown Road is a service hub for its community. Its diverse, unique character reflects the many communities it serves, should be enhanced and protected from poor development. Chapeltown Road does not need to reinvent itself but it does need a positive branding campaign to monopolise on the present economic boom of the city centre to the south and Chapel Allerton to the north.

The Chapeltown community is unique and its architecture and infrastructure escaped the 60's and 70's excesses of re-developments. It has the potential to be a desirable neighbourhood offering diverse range of housing, good services, retail and some office and workshop space in a high quality environment well connected to the city centre.

The emphasis of this framework is to stimulate the right sort of quality and uses through private investment. There is latent demand from within the community itself and from the city as a whole for affordable work space within neighbourhood environments. This use, combined with enhanced retail offer and emphasis on high quality residential development should be the thrust of the regeneration framework, and if implemented will help to create a desirable and sustainable neighbourhood.

3.0 BASELINE INFORMATION

At the outset our proposals have been informed by baseline data collected throughout the study and as well as relevant policies and related strategies.

Baseline data included:

- Planning and regeneration policy at a national, regional and local level
- Matrix record of all properties on Chapeltown Road
- Record of current uses in each property on the ground floor and upper floors
- Record of constraints to development on each property
- Planning history where available
- Ownerships where available

4.0 CHARACTER AREAS WITHIN CHAPELTOWN ROAD

6 different character areas have been identified in the study:

South Gateway

Commercial Hub

Iconic Cluster – From Leopold Street to Cowper Street.

Faded Residential Glory – From Cowper Street to Grange View

The Hub - Junction with Harehills Lane

Leafy Avenue - From Harehills Lane to Potternewton Lane.

The area with greatest potential for regeneration is the Commercial Hub.

The key recommendations arising from the character analysis are:

- Building heights should be 3-4 storey
- Existing building lines should be observed
- Car parking provision should be at the minimum acceptable to the Planning Authority to ensure maximum development on each of the available sites
- Encouragement should be given to new uses that reinforce the unique character of the neighbourhood.
- Quality of Development must be high to secure successful regeneration and maintain the unique architectural character of the area.

5.0 ECONOMIC AND PROPERTY MARKET OVERVIEW

Within the Chapeltown Road area the housing type is predominately terraced housing, with 38% of households living in this type of accommodation. This is 35.7% higher than the average for Leeds. There is a significant shortage of larger family homes in the area with only approximately 36% semi-detached/detached houses or bungalows this compares to an average for Leeds and England of 54%.

Within the Chapeltown Road area there are limited commercial properties, with the majority there to serve the immediate population of the suburb. In terms of office supply there is very limited availability within Chapeltown Road, mainly coming in the form of purpose built premises or small serviced office. Demand comes from; charities, organisations wishing to use premises for community facilities and small start up companies. Due to the nature of these requirements, they are cost sensitive and are prepared to take inferior accommodation to reflect this.

As regards retail premises there is a mix of occupiers with the likes of Continental Supermarkets and Warsaw Stores along with a number of smaller independent retailers. The type of amenities available reflects the social make-up of the area, with specialist shops focusing on specific needs of the diverse community. There is a lack of good quality modern premises capable of providing premises for general convenience stores.

6.0 DELIVERY STRUCTURE

There are clear opportunities for multiple sites along the Chapeltown Road corridor to be packaged together for delivery purposes in the form of a developer selection competition for delivery of all the sites or separate sites on an individual basis. A greater investment scale increases the attraction to larger, more experienced and better financed development companies and a critical mass of change creates a new market benchmark in terms of values and returns. Comprehensive change optimises the opportunity to “de-stigmatise” the reputation of the area to investors and the community are endowed with a long term private sector partner who can come to really understand the local situation in which they have a meaningful stake. The same delivery mechanism can tackle both public (Council owned) sites as well as those sites in private ownership which need to be compulsorily acquired (CPO). The bids should be assessed for multiple and individual sites based on merit.

One of the problems associated with Chapeltown Road has been that certain land owners land banked key sites and not brought them forward for development. This can be guarded against by the use of performance related land based contracts such as Agreements for Lease or Conditional Development Agreements. Essentially, these contracts rely on the imposition by the Council of key dates for key actions, such as submission of planning applications, start of works on site, completion of construction contracts.

The proposed developer selection competition will provide a degree of certainty in terms of taking forward development of a number of key sites on the Chapeltown Road corridor and will serve to deliver the proposals set out in the LUF in line with detailed development briefs prepared by the Council. CPO and packaging together of a number of key sites presents the opportunity to deliver a sustainable future for Chapeltown Road that meets the needs of the local community and creates a strong and positive identity for the area.

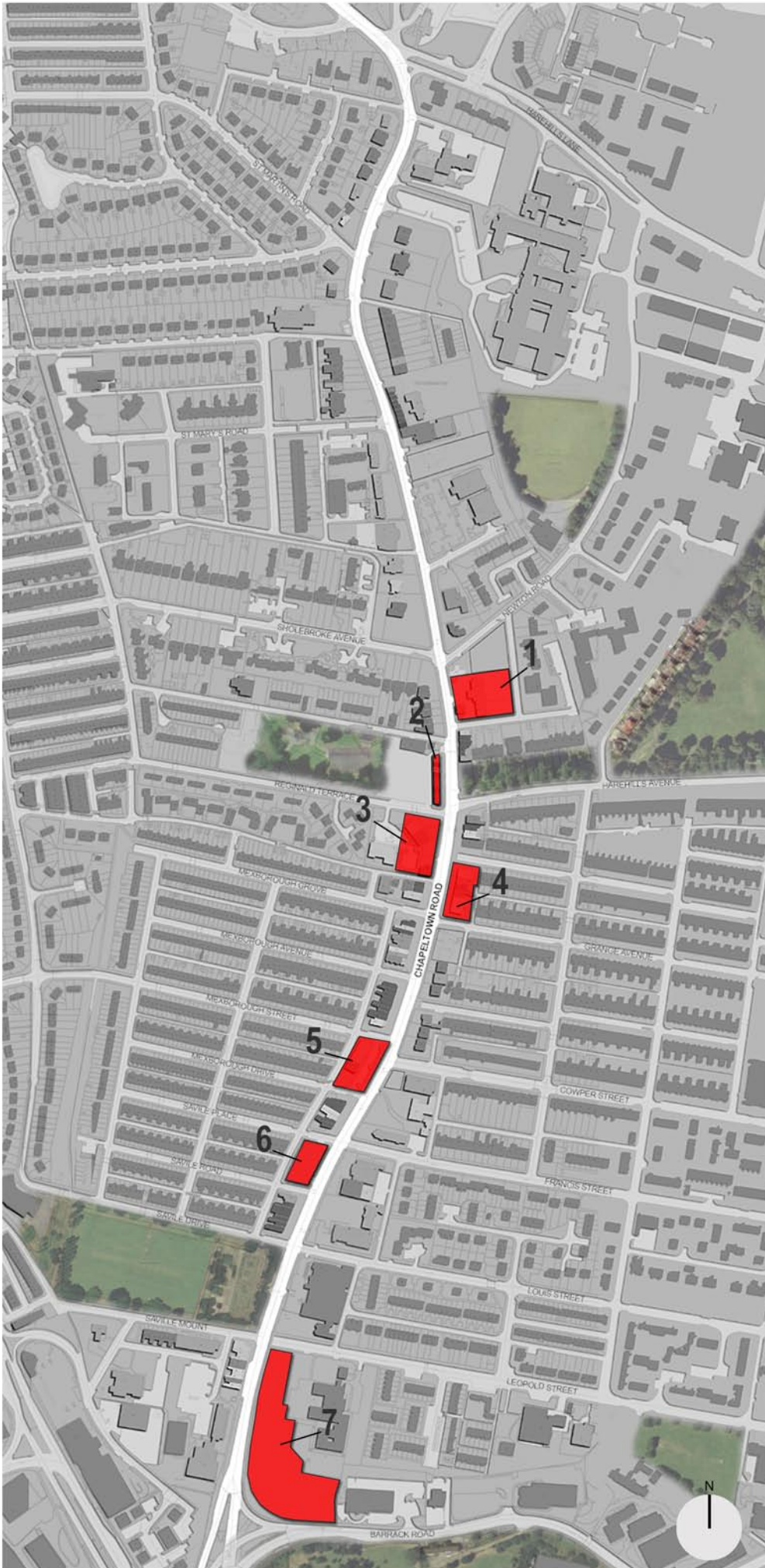
7.0 KEY RECOMMENDATIONS

Recommendation 1

7 priority development sites were identified out of a long list of 12:

- **Gateway Site, Barrack Road Junction** – potential to create a striking and imposing arrival feature comprising residential development in the form of apartments for key workers. A development brief should be prepared prior to marketing the site.
- **133-135 Chapeltown Road, Mobil Site** – the site lends itself to retail on the ground floor and office or residential above.
- **187-193 Chapeltown Road, Rhythms site** – redevelopment to form office and/or residential accommodation.
- **146-152 Chapeltown Road, 1 Grange Avenue, 2 Grange View, Nitetrax site** – reuse of existing buildings to form mixed use accommodation.
- **237-239 Chapeltown Road, Library Site** – redevelopment of the site to form retail on the ground floor and office accommodation above. A development brief should be prepared.
- **241-259 Chapeltown Road, Reginald Parade** – demolition as there is no redevelopment potential and the appearance of the parade is detrimental to the Conservation Area.
- **178-180 Chapeltown Road, LCC** – the building lends itself to conversion to office use. A development brief should be prepared.

KEY SITES



1

LCC Building
180-178 Chapel Town Road



2

Parade of shops at 241-243-245-247-249-251-253-255-257-259 Chapel Town Road



3

House
223-225 Chapel Town Road
After Sports Office
2. Retailer Space
Library
3. Retailer Space



4

144-154 Chapel Town Road, House Site
Owner: CARLSON



5

187-191 Chapel Town Road, Rhythmic site



6

House Site
155-157 Chapel Town Road
Owner: Mr. PILLAIAN



7

Corner of Barrack Road and Chapel Town Road
Gateway to Chapel Town Road
Owner: LCC

Fig 06



CHAPELTOWN
A World in A Mile

Recommendation 2

The owners of Jyoti and Brickworks buildings are encouraged through grant aid to refurbish their buildings.

Recommendation 3

The Conservation Area is extended to include all of Chapeltown Road up to Barrack Road and to include Hayfield site.

Recommendation 4

A marketing campaign is run to improve the image of Chapeltown and support its physical regeneration.

Recommendation 5

Advantage is taken of the highways improvements to secure tailor made designs for bus shelters to help create sense of place and celebrate diversity of the area.

Recommendation 6

Chapeltown Road corridor is integrated into Leeds Renaissance Partnership business plan to secure support and connection to wider city strategies.



CHAPELTOWN
A World In A Mile