

# Little Woodhouse Neighbourhood Plan

2025-2033

**PART ONE: Policies**  
PRE-EXAMINATION DRAFTv4



## LITTLE WOODHOUSE NEIGHBOURHOOD PLAN.

The Neighbourhood Plan consists of four Parts and six Appendices:

<b>PART ONE:</b>	<b>POLICIES</b>
PART TWO:	GENERAL DESIGN GUIDANCE AND CODE
PART THREE:	PURPOSE BUILT STUDENT ACCOMODATION DESIGN CODE
PART FOUR:	PARK LANE CAMPUS DESIGN CODE

Appendix A:	Heritage Area Appraisal and Management Plan
Appendix B:	Non-Designated Heritage Assets and Positive Buildings
Appendix C:	Character Analysis
Appendix D:	Green Infrastructure
Appendix E:	Local Green Spaces
Appendix F:	Community Assets



# Little Woodhouse Neighbourhood Plan

## PART 1: POLICIES

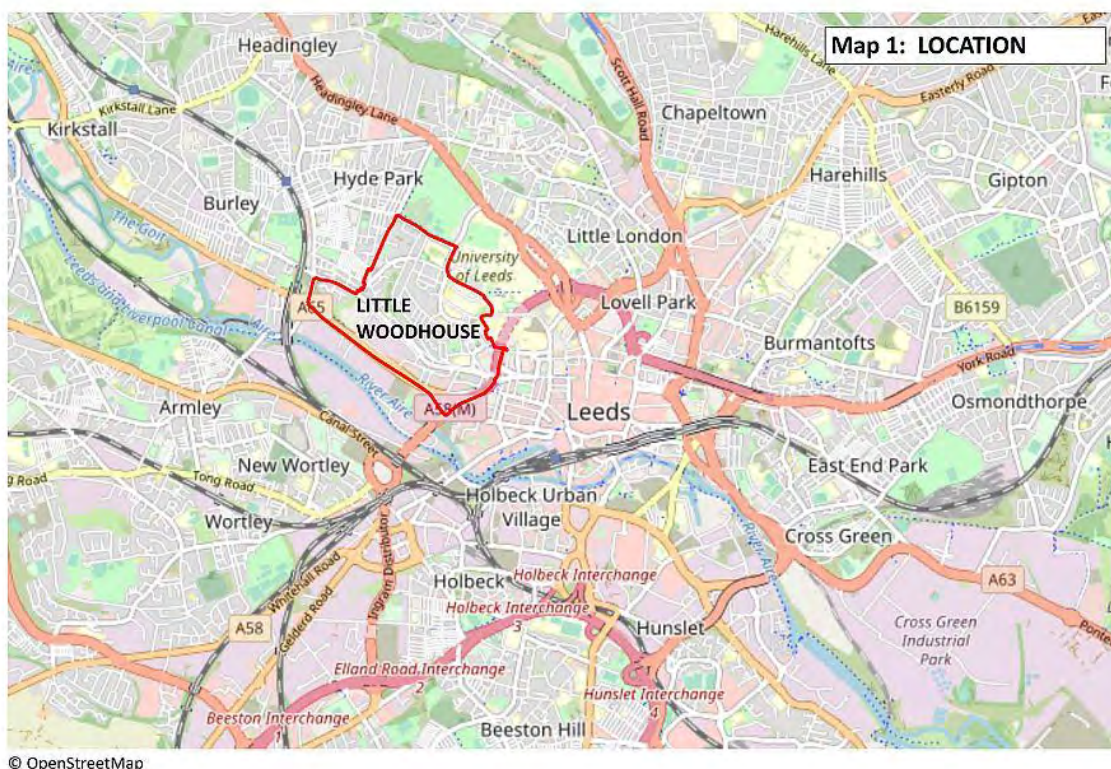
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Map 1: Location





## 1.1 About Little Woodhouse

- 1.1.1 Little Woodhouse is a mainly residential area straddling the western edge of Leeds city centre. The Neighbourhood Area lies to the south of Woodhouse Moor and stretches from the Inner Ring Road west to Hyde Park Road. To the south is Kirkstall Road, while Leeds University and Leeds General Infirmary are on the north-east border.
- 1.1.2 Little Woodhouse is a varied place with many special qualities: gently sloping land and a steep escarpment with often dramatic views; three conservation areas with Georgian mansions and Victorian villas and terraces; a small housing estate built between the wars; four late twentieth century former council estates; and more modern commercial buildings and student blocks along the southern edge. The main green spaces include Woodhouse Square and Hanover Square, and Rosebank Millennium Green, owned and maintained by local people. Through traffic tends to be limited to the edges of Little Woodhouse, so vehicle movements through Little Woodhouse are comparatively few, while its location close to the city centre and universities encourages pedestrians and cyclists.
- 1.1.3 Little Woodhouse takes its name from the ancient hamlet which once stood on the present site of the Leeds General Infirmary Clarendon Wing. It was described by the Leeds historian Ralph Thoresby in 1715 as “One of the Pleasantest Hamlets in the Parish”<sup>1</sup>. Since the medieval period, the fields to the west had been common “waste”, then Kirkstall Abbey land until the Reformation, eventually being sold by the Crown in 1583 to John Kendal (hence the present Kendal Lane on the line of the ancient route to Woodhouse Moor). By the late 18<sup>th</sup> century, the land had been divided into several estates with views across the valley commanded by their large mansions, the most notable of which, Denison Hall, still dominates Hanover Square. These estates in turn were divided and developed in the 19<sup>th</sup> century when the terraces and villas were built. The better-quality examples of these remain, but most of the poorer

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<sup>1</sup> “Little Woodhouse Ways” p7 Freda Matthews for Little Woodhouse Community Association – September 2023

quality back-to-back and terrace housing were demolished in the 1960s and replaced by the council estates existing today. Most of the more modern development has been on the southern boundary of the area, where rows of back-to-backs were replaced by industrial development and, more recently, student accommodation blocks. Further information on the history of the area is contained in the Heritage Area Appraisal (Appendix A) and the Little Woodhouse Neighbourhood Design Statement SPD (LWNDS)<sup>2</sup>.

- 1.1.4 Little Woodhouse today has a population of about 9500, with a high and, to date, growing proportion of students including international students, some with families. Many of these are, by their nature, largely transient. There remains, however, a significant population of long-term and committed residents, and the area is home to diverse communities. There are contrasts in wealth, showing up in higher rents in this area for private rental housing which excludes many families, and this is compounded by the added pressure of waiting lists for social housing, especially for larger family units. The large student population can be a refreshing influence, bringing a wider range of cultural opportunities and stimulating the local economy through patronage of retail and other services. The regular turnover of tenants, on the other hand, can lead to a disconnection with Little Woodhouse as a place, and creates problems with litter, occasionally noise and other nuisances arising from a perception of the area as easy prey for petty crime and graffiti.
- 1.1.5 The corridor of businesses along Kirkstall and Burley Road, which includes media, entertainment, a brewery and restaurants, no longer includes large industrial employers. The economy of the area is influenced by proximity to the city centre, hospital and universities and the employment opportunities there, together with easy access to major road networks and the rail station. There are no public transport routes through the primarily residential area north of Burley Road.
- 1.1.6 There is no specific focal point in the area. Retail locations are primarily on the edges as are local health facilities. The city centre fringe location makes the area attractive to community and faith organisations serving the wider city, but there are few other local facilities: only one pub remains open, and one primary school. There are also few free indoor meeting places, and these are mainly small meeting rooms provided as a by-product of new developments.
- 1.1.7 Little Woodhouse has many positive attributes, but also opportunities for improvement:
- The long-term residential population could be expanded by encouraging a housing mix which will attract a more balanced range of age groups;
  - The distinctive character of the area – its heritage, peace and quiet, access to green spaces, and convenient location – could foster pride in the area, encouraging people to remain living here;
  - The community relies on its streets and green spaces for meeting with neighbours, and this could be encouraged through improvement of green links, thus contributing to improved mental and physical health, biodiversity, and climate resilience;
  - It can support small employment and homeworking, uses which could be reflected in the housing stock and the quality of the public realm;
  - Its compact form and proximity to the city centre is effectively a 20-minute neighbourhood, and this could be exploited to further reduce car use, contributing to a safer, healthier environment and counteracting climate change; and
  - Its location close to the city centre is a major opportunity to support and improve pedestrian, cycling and public transport links to the city centre, hospital, universities, and the proposed Innovation Arc.
- 1.1.8 The 2011 LWNDS is an appraisal of the design characteristics of the area, and this has been updated by the Character Analysis in Appendices C2 and C3.

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<sup>2</sup> “Little Woodhouse Neighbourhood Design Statement” 2011 LCC SPD: <https://www.leeds.gov.uk/docs/Little%20Woodhouse%20NDS.pdf>



## 1.2 The Neighbourhood Plan



Map 2: Little Woodhouse Neighbourhood Area

1.2.1 Little Woodhouse Neighbourhood Plan sets out a vision and locally specific policies for the development of land within the Neighbourhood Area until 2033. These are in general conformity with the strategic policies in the Leeds Local Development Framework (LDF).

1.2.2 The Vision for the future development of Little Woodhouse is set out in Section 2.

1.2.3 The **Objectives**, also set out **Section 2**, describe how the Vision can be achieved.

1.2.4 **Policies** intended to help achieve the Vision and Objectives are set out in **sections 3-21**. For each policy, the document sets out the objective(s) they aim to assist, the evidence on which they are based, and how they conform to overarching national and local policies. Planning Policies are shown on a **green** background. Site-based policies are shown on the individual topic maps. The policies are applicable both individually and as a whole: development will be subject to all the relevant policies in the Plan, as well as adopted Leeds Local Plan policy.

1.2.5 **Community Action Projects** are included in **Section 22**, to be carried out in partnership with a variety of organisations and for which planning policies are inappropriate. These are set out in the form of a Delivery Plan which includes priorities. Projects are shown on an **orange** background.

1.2.6 In addition to the four main parts of the Plan, Appendices (see page 2) include detailed information and additional evidence describing specific attributes. These are separate documents but form part of the

Neighbourhood Plan. Other evidence documents are referred to in footnotes where applicable and all documents are available at [littlewoodhouseplan.org](http://littlewoodhouseplan.org):

1.2.7 The Little Woodhouse Neighbourhood Plan is required by the legislation (Regulation 15 of the Neighbourhood Planning (General) Regulations 2012) to meet the following basic conditions:

- having regard to national policies and advice contained in guidance issued by the Secretary of State<sup>3</sup>, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area): and
- the making of the order does not breach, and is otherwise compatible with, retained EU obligations.

### 1.3 Public Engagement

1.3.1 The Neighbourhood Plan was initiated by the Little Woodhouse Community Association, with Forum members including resident, university and business representatives. Throughout the process of compiling the plan, its content has been informed by discussions, workshops, walkabouts and meetings, with contributions from residents, students, university and college authorities, businesses and landlords, as well as advice from Leeds City Council Neighbourhood Plan team

1.3.2 The statutory consultation (Reg 14) took place for eleven weeks from 20 May 2024 until 2 August 2024 and included distributed leaflets and drop-in sessions. The Neighbourhood Plan is the final outcome of these consultations.

1.3.3 Full details of public engagement and results are contained in the Consultation Statement.



<sup>3</sup> As set out in the National Planning Policy Framework July 2019



## 2 A Vision for Little Woodhouse

- 2.1.1 The vision reflects the views of the community – residents, businesses and other stakeholders – expressed through public meetings and questionnaires and was endorsed by the Forum on 15<sup>th</sup> March 2015.

*Little Woodhouse will be a strong and resilient mixed and balanced community of existing and future long-term residents, families, students and young professionals, with good connections to the nearby city centre, the universities, the LGI hospital and major transport links. There will be strong community links across different groups and organisations involved in the area.*

*The Little Woodhouse area will retain and respect its rich heritage of buildings, streets and green spaces and will provide an attractive environment to residents and visitors, resilient to climate change. There will be clean and tidy streets with improvements in the environment, including litter collection, parking arrangements and safe bus, cycling and pedestrian routes.*

*The area will offer sustainable places to live to different sized households and different age groups with opportunities to work, study, shop, and to enjoy leisure and healthy exercise close by. There will be good access to health and education services for all age groups. It will be a tranquil area with a low crime rate for an inner-city area.*

- 2.1.2 To achieve this Vision, eight Objectives have been identified:

- **housing and community** - to meet the housing aspirations of all our residents, offering a balanced mix of housing stock, catering for all types of households, including younger and older people, families with children, students and cooperative housing ventures;
- **heritage and character** - to value, protect and restore our heritage architecture, streets and historic landscape of trees and green spaces, and build appreciation of this local community area;
- **green infrastructure** - to improve the extent of planting and tree cover in green corridors and spaces with associated benefits for biodiversity, health and well-being, and climate change; to ensure green spaces and trees are protected and cared for; and to seek opportunities to extend and develop their uses for health and leisure, including play areas and sports;
- **community facilities and employment** - to support and promote local facilities and retail, and increase local employment opportunities, including cultural, educational, health, hospitality, voluntary and private organisations;
- **movement** - to improve links to the city centre across the whole area, particularly more local bus services, safe cycling and pedestrian routes; to improve the street environment to make it cleaner and more attractive to use;
- **health and well-being** - to support ways to address air pollution, noise nuisance, waste and crime prevention and seek opportunities to improve access to health and care facilities to promote a safer and healthier environment for the wellbeing of all residents and visitors;
- **sustainability** – to make Little Woodhouse a welcoming place where people feel comfortable living for the long term and contributing to a lasting sense of pride and community;
- **climate change** – to minimise the loss of embodied carbon by encouraging retrofit over new development, recognising the inherent adaptability of older properties, minimise carbon emissions from buildings, and encourage active travel within a complete, compact and connected neighbourhood.

- 2.1.3 The first five of these objectives form the themes on which the following policies are based. The final three objectives form a common thread which runs through all the themes and all the neighbourhood plan policies and community projects.

# HOUSING



## 3 Policy H1: Aiming for a balanced community

### 3.1 Policy H1 Aiming for a balanced community- Policy Intention

- 3.1.1 To redress the imbalance in the mix of housing accommodation and ensure a higher proportion of dwellings suitable for family accommodation in the Little Woodhouse Area, where it is recognised there is high concentration of student accommodation: as Purpose Built Student Accommodation (PBSA); as Houses in Multiple Occupation (HMOs); and as conversions.

### 3.2 Policy H1: Aiming for a balanced community- National and Local Policy

- 3.2.1 The National Planning Policy Framework (NPPF)<sup>4</sup> promotes the objective of creating mixed and balanced communities through the social objective of sustainable development which is:

*“to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations.” (para 8)*

- 3.2.2 Leeds Core Strategy (CS) Policy H6 recognises the effects that over-concentrations of HMOs and PBSA can have in undermining the balance of communities in certain areas:

<sup>4</sup> All references to the National Planning Policy Framework are to the December 2024 version



*“A. Within the area of Leeds covered by the Article 4 Direction for Houses in Multiple Occupation (HMOs), Development proposals for new HMOs will be determined [inter alia]:*

*(iii) To avoid detrimental impacts through high concentrations of HMOs, which would undermine the balance and health of communities,*

*(v) To avoid the loss of existing housing suitable for family occupation in areas of existing high concentrations of HMOs.*

*“B. Development proposals for purpose-built student accommodation will be controlled [inter alia]:*

*(ii) To avoid the loss of existing housing suitable for family occupation,*

*(iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities...”*

and these effects are recognised in the way the Council aims to implement this policy through its Development Management Note on the subject<sup>5</sup>.

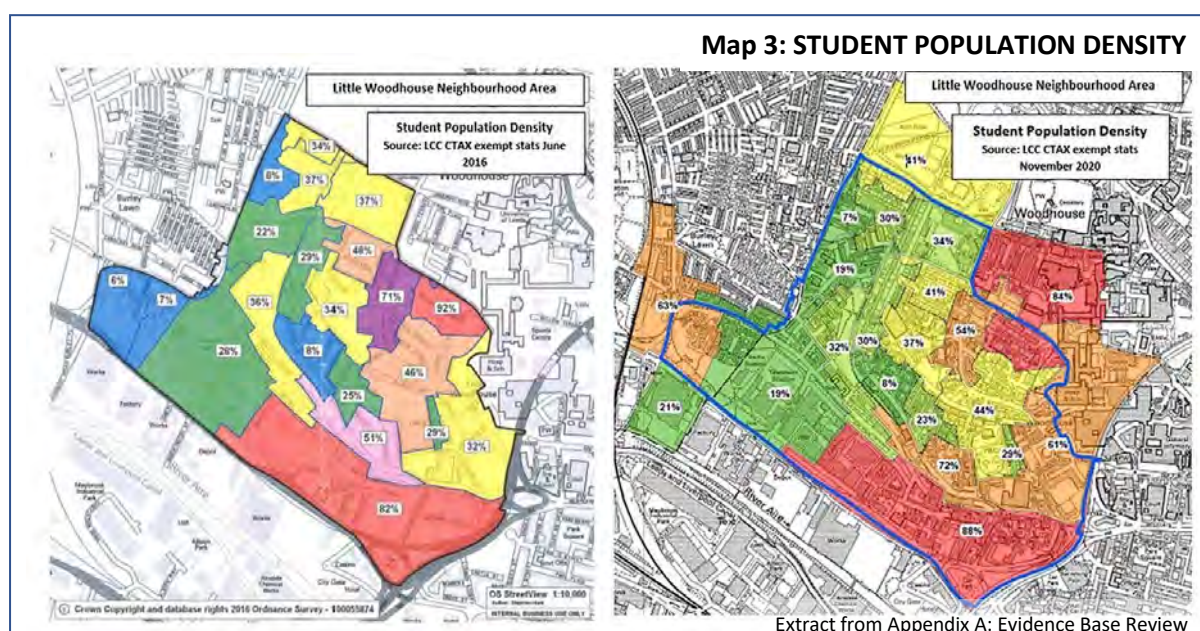
- 3.2.3 The CS also promotes a broader housing mix (including family housing) within the city centre (CS Spatial Policy 3(x)).

### 3.3 Policy H1: Aiming for a balanced community- Evidence and Justification

- 3.3.1 Little Woodhouse is included in the Article 4 Direction for Houses in Multiple Occupation (HMOs) defined by Leeds CS Policy H6, requiring planning approval for new HMOs.

- 3.3.2 The 2021 census shows the population for the University and Little Woodhouse area was 10,000 (Office for National Statistics (ONS) Census 2021 MSOA E02002392) with 24% occupying a whole house and 76% in flats (the reverse of the proportion for Leeds as a whole). 73.4% of the population are pupils and students (Leeds: 24.1%). Only 5.2% of residents are children under the age of 15 (Leeds: 17.8%). This suggests that family households particularly are under-represented in Little Woodhouse, contributing to an imbalance where, in line with CS policies, more housing suitable for families is required.

- 3.3.3 This imbalance is corroborated in the Evidence Base Review (Figures 4,5 and 8)<sup>6</sup> which concludes that students in Little Woodhouse are disproportionately more numerous than in Leeds as a whole, while



Map 3: Student Population Density

<sup>5</sup> “Houses in Multiple Occupation (HMOs): Development Management Practice Note” LCC May 2019

<sup>6</sup> “Little Woodhouse Neighbourhood Plan: Housing Evidence Base Review” LCC for Little Woodhouse Neighbourhood Forum

there are a third as many families with dependent children. The survey carried out by Rosebank Primary School in 2021<sup>7</sup> indicated that almost half of parents responding lived outside Little Woodhouse. When asked “What are the problems with getting a house nearer the school?” 65% of the responses indicated difficulties such as: lack of affordable housing; too many houses occupied by students; and insufficient housing of the right size. The Student Population Density map (Map 3) shows how students are distributed through the Little Woodhouse Area, with the highest concentrations toward the east of the area.

3.3.4 Within the Little Woodhouse Neighbourhood Area, students mainly occupy HMOs and PBSA and the heat maps (Map 3) demonstrate the proportions of these occupied by students (analysis of Council Tax exemptions: Evidence Based Review). The Evidence Base Review shows the high numbers of HMOs in Little Woodhouse (Fig15) compared to Leeds as a whole, and highlights (para 2.48) the harmful effects this can have on the local community.

3.3.5 Students are an important part of the mix in Little Woodhouse, with contributions to the local economy and local cultural activity. There are also negative effects: for example, the main walking routes between PBSA and the Universities pass through other residential areas of Little Woodhouse and the impacts reported by residents include anti-social behaviour, excessive noise, and litter. There is an effect on retailing in the area: whilst the presence of students boosts the use of local convenience stores in term time, takeaways tend to replace other retail uses<sup>8</sup>.

3.3.6 The final report of the Leeds City Council Working Group on Student Accommodation (which includes local councillors and representatives from local communities, the Universities, and landlords) acknowledges the effect of concentrations of students in the area:

*“Adjacent to Hyde Park is Little Woodhouse, itself adjacent to the large-scale building of Purpose-Built Student Accommodation along Burley Road. While this accommodation has enabled students to move from shared HMO housing in Hyde Park and Central Headingley, there have been impacts for the people living in Little Woodhouse”*<sup>9</sup>(Report to Student Accommodation Working Group Dec 2014).

3.3.7 Whilst there is no standard definition of a balanced community, it is generally accepted that an over-concentration of student housing within an established community creates an imbalance, as indicated by Leeds CS Policy H6 (see above), as well as studies in other cities (Nottingham, Loughborough, Bristol). National policy also promotes sustainable mixed communities (see above). A sustainable community is one which is inclusive, has a balanced mix of ages and types of household, is well served by accessible social and green infrastructure, and where people feel they can put down roots and make a home both now and for future generations.

3.3.8 At a Forum workshop held in March 2015, addressing housing, it was concluded that the area needs:

- A balanced, mixed, diverse community;
- More stable and less transient population;
- A sense of community;
- Balanced community for all ages;
- More housing for the elderly;
- Better mix of housing stock;
- Decent sized family sized houses;
- Decent new build or conversion to create social housing;
- More cooperative and alternative housing ventures;

<sup>7</sup> “Rosebank Primary School Parents Survey” Rosebank Primary School for Little Woodhouse Neighbourhood Forum 2021

<sup>8</sup> “Impacts of Student population in Little Woodhouse” Little Woodhouse Neighbourhood Forum, 2023

<sup>9</sup> “Accommodation for Students and impacts on residential neighbourhoods” Leeds Student Accommodation Working Group LCC Dec 2014



- Improved appearance of gardens and better maintenance of rental properties;
- More family housing; and
- A limit to numbers of purpose-built student housing

- 3.3.9 Policy H1 sets out the overall aim for development to assist in the restoration of a demographic balance of the community in Little Woodhouse. This will require an increase in the number of dwellings, particularly those suitable for families (see 4.0 Policy H2 Housing Mix). It will also mean avoiding high concentrations of PBSA and HMOs where they restrict the opportunities for increasing the number of family dwellings (see Policies H3, H4 and H5) while encouraging their conversion to C3 use over the long term.
- 3.3.10 Dwellings suitable for family occupation are described in para. 4.3.7 below. In policy H1, the term “residential” includes student accommodation.

### **Policy H1: Aiming for a balanced community**

Residential development must contribute to a rebalance in the mix of housing accommodation by:

- increasing the amount of accommodation suitable for families through both conversions and new build; and
- avoiding high concentrations of purpose-built student accommodation (PBSA) and houses in multiple occupation (HMOs), which would undermine the balance and well-being of existing communities.

## **4 Policy H2: Housing Mix**

### **4.1 Policy H2: Housing Mix -- Policy Intention**

- 4.1.1 Aim for a suitable mix of C3 dwellings of appropriate size and quality for all potential residents, particularly those suitable for family occupation, whether through new building or conversion, to meet local needs and aspirations and encourage long term residency.

### **4.2 Policy H2: Housing Mix - National and Local Policy**

- 4.2.1 The “objective of creating mixed and balanced communities” is implicit in the NPPF (para 64b) while para 63 states that:

*“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.”*

- 4.2.2 Paragraph 73 b) of the NPPF also encourages local authorities to:

*“seek opportunities, through policies and decisions, to support small sites to come forward for community-led development for housing and self-build and custom-build housing.”*

- 4.2.3 CS Policy H6C seeks the provision of family sized accommodation as one of the criteria for conversions forming flats:

*“Development proposals for conversion of existing houses into flats will be accepted where all the following criteria apply;*

*(iv) Where there is a demand for family sized accommodation and the property has (or has the potential for provision of) good access to suitable space for private recreation, provision is normally made for at least one family sized unit in the proposed mix of flats”*

- 4.2.4 The CS, at para. 5.2.11, sets a preferred target housing mix of 10% 1bed, 50% 2bed, 30% 3bed and 10% 4+bed dwellings for Leeds as a whole, with CS Policy H4 allowing flexibility taking into account the nature of the development and character of the location.

- 4.2.5 Conversion from two dwellings to form a single dwelling does not normally require planning approval, but conversions from larger shared accommodation back to individual dwellings is permitted by CS Policy H6 and includes, amongst others, the condition that:

*“Where there is a demand for family sized accommodation and the property has (or has the potential for provision of) good access to suitable space for private recreation, provision is normally made for at least one family sized unit in the proposed mix of flats.”*

- 4.2.6 CS Policy H9 also requires new dwellings to meet the space standards set out in that policy.

### **4.3 Policy H2: Housing Mix - Evidence and Justification**

- 4.3.1 Little Woodhouse is unique in Leeds as it includes the only area within the city centre boundary continuously occupied by residential development since the Victorian era. In other parts of the city centre, previously existing residential areas have long been lost to other uses, mainly industrial. With its mix of Victorian and post-war residential properties, Little Woodhouse therefore requires a different treatment to the remainder of the city centre where large blocks of one and two-bedroom apartments appear to be the accepted norm. Most properties, particularly those north of Park Lane/Burley Road, were originally designed for single family household occupancy. Many of these have changed their use in the past but are inherently suitable for conversion back to residential use, albeit probably subdivided as flats which could be suitable for young families as well as single people of any age. Where changes of use have taken place, that has either been for uses associated with the University of Leeds or Leeds Teaching Hospitals, or as conversions to HMOs.

- 4.3.2 Despite those changes, there are still family households living in Little Woodhouse, but the Evidence Base Review in paras 2.31 *et seq* highlights the limited number of family type homes in the area. This is through both the lower numbers of suitable sized accommodation compared to Leeds as a whole, and the extent of overcrowding, demonstrating the need that currently exists, even disregarding the aspirational increase in the number of families living in the area. For example, fig 17 in the Evidence Base Review shows that the area has a much lower percentage of households living in whole houses/ (24%) than Leeds as a whole (76%), compared to those living in flats/apartments (Little Woodhouse 78%: Leeds 22%). This is primarily due to the number of students in PBSA and HMOs but highlights a deficit in the type of accommodation likely to be favoured for family accommodation.

- 4.3.3 The extent of overcrowding in Little Woodhouse is described in para 2.34 of the Evidence Base Review, emphasising the need for more larger dwellings. The review also summarises (para 2.35) the Rosebank Primary School survey of 40 parents. This demonstrated that 50% of parents would prefer to live in Little Woodhouse, closer to the school (Q7). 16 responses (Q8) out of 33 stated that lack of suitable and affordable housing was a barrier to that aim, citing affordability due in part to insufficient social rented housing and in part to the higher rents in the private rental sector which could be attained from students. 18 out of the 33 who responded (Q5) were living in overcrowded accommodation.



- 4.3.4 It is recognised that a balanced community is comprised of more than families: single households (as opposed to HMOs) may not necessarily be a nuclear family. There also needs to be provision for a wide age range, including the elderly, and for other types of independent living. Graduates and other young people who choose to live in Little Woodhouse are also an important part of the community and this can be encouraged firstly by the provision of good quality, well-managed student accommodation which fosters positive associations with the area, and secondly by ensuring there is suitable affordable accommodation available and allowed for in the proposed mix. Community-led co-operative housing, such as those at Lilac<sup>10</sup> and Chaco<sup>11</sup>, or the locally based Shangrileeds co-housing group<sup>12</sup>, can also contribute to the mix of tenures.
- 4.3.5 Unipol, a major provider and manager of student accommodation in Leeds, predicts an increase in the demand for family accommodation for mature students.<sup>13</sup> Although there is also a continuing demand for student accommodation close to the Universities, the increased numbers and improving specifications and attractions of PBSA, not only in Little Woodhouse but also in the city centre, may mean that some shared properties become available for family household occupation again. To meet the aims of rebalancing the housing mix in the area, this is a possible trend which this Plan is encouraging.
- 4.3.6 In view of the local housing needs identified in the Evidence Base Review and the aspirations of the Vision, development of housing through new construction or conversion needs to include a higher-than-average number of larger units. It is therefore expected that an appropriate mix of dwelling sizes in any residential development in Little Woodhouse will, at least, match the target mix set out in the CS and include a minimum of 30% 3-bed and 10% 4-bed units and echo the requirement in CS for any conversions to include at least one family sized unit. This will apply to any development producing 10 or more dwellings (i.e., major applications). Where fewer units are proposed, at least one should be a 3-bed or larger unit. 1-bed and 2-bed units will remain the majority and be suitable for single people, couples and sharers. These requirements will be subject to any future housing needs assessment carried out by or on behalf of Leeds City Council.
- 4.3.7 Dwellings suitable for family occupation will have three or more bedrooms, two at least of which are capable of double occupancy, shared living and kitchen facilities separate from bedrooms and private enclosed external amenity space of appropriate size as set out in the guidance provided by “Neighbourhoods for Living”<sup>14</sup>. The preferred form for such dwellings is a house with direct access to a private garden, but where flats are proposed, the design of shared spaces should ensure that they are safe for children, easy to access, and actively overlooked from the dwelling.
- 4.3.8 Any dwelling will also be subject to national and local space standards.

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<sup>10</sup> <https://www.lilac.coop/>

<sup>11</sup> <http://www.chapeltowncohousing.org.uk/>

<sup>12</sup> <https://www.facebook.com/groups/shangrileeds>

<sup>13</sup> “The Forward Look, 2023-2026” p.17 Unipol <https://www.unipol.org.uk/governance/corporate-documents-unipol-board/forwardlook/>

<sup>14</sup> “Neighbourhoods for Living” LCC 2003 p51

## Policy H2: Housing Mix

Development of dwellings (Use Class C3) involving new construction, changes of use and conversions must provide an appropriate mix of dwelling types and sizes that meets identified local housing needs for all ages and sizes of household, including dwellings suitable for family occupation, the elderly and independent living, as part of a balanced mix:

- a) where 10 or more dwelling units are proposed, the mix must include at least 30% 3-bed and 10% 4+-bed units, with the remainder 1-bed and 2-bed units;
- b) where between two and ten units are proposed at least one new dwelling must be suitable for family occupation;
- c) Any exception to the above requirements for conversions would require justification based on the availability of overall space in the host property plus any proposed extension.

## 5 Policy H3: Purpose-Built Student Accommodation

### 5.1 Policy H3: Purpose-Built Student Accommodation -- Policy Intention

- 5.1.1 Avoid high concentrations of PBSA where they can impact other residential areas and ensure that students benefit from good quality, well-designed accommodation.

### 5.2 Policy H3: Purpose-Built Student Accommodation - National and Local Policy

- 5.2.1 The NPPF in para 63 includes students as one of the groups which need to be accommodated in a sustainable community and in para 30 points out that neighbourhood plans can influence that development.
- 5.2.2 CS policy H6 sets the strategic policy for PBSA and other forms of student accommodation:

*Development proposals for purpose-built student accommodation will be controlled:*

*(i) To help extend the supply of student accommodation taking pressure off the need for private housing to be used,*

*(ii) To avoid the loss of existing housing suitable for family occupation,*

*(iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities,*

*(iv) To avoid locations which are not easily accessible to the universities by foot or public transport or which would generate excessive footfall through residential areas which may lead to detrimental impacts on residential amenity,*

*(v) The proposed accommodation provides satisfactory internal living accommodation in terms of daylight, outlook and juxtaposition of living rooms and bedrooms.*



- 5.2.3 Leeds City Council has prepared and consulted on a draft Supplementary Planning Document “Houses in Multiple Occupation, Purpose-Built Student Accommodation and Co-Living Amenity Standards” (2021) which sets out space and other requirements for those types of development.

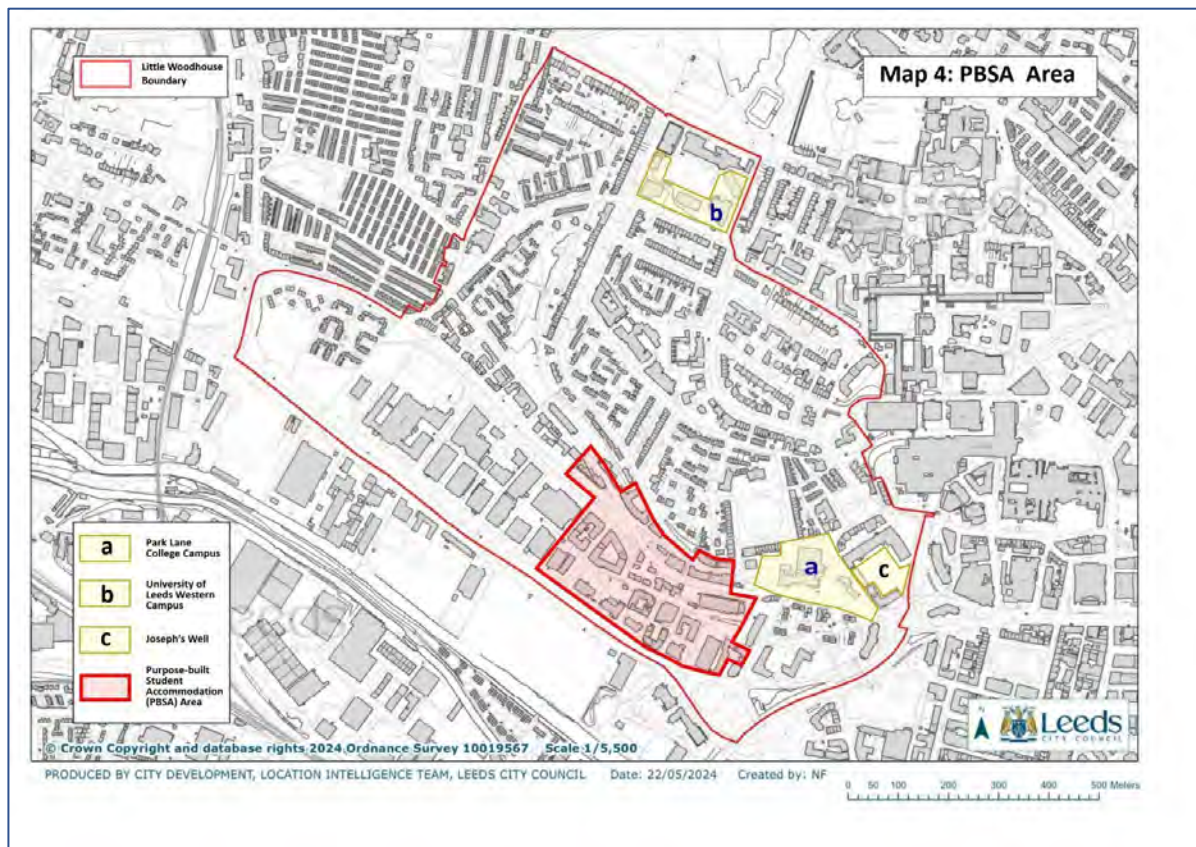
### 5.3 Policy H3: Purpose-Built Student Accommodation - Evidence and Justification

- 5.3.1 Over a dozen large PBSA blocks have been built in the south of the area over the last few years, accommodating over 5000 students, over twice as many in 2023 as at the 2011 census, indicating the growing trend for this type of accommodation (Evidence Base Review para 2.65). There continues to be pressure for such developments in Little Woodhouse due to the proximity of the city centre and University campuses.
- 5.3.2 To accommodate some of this pressure, an area for such development has been defined. While this could lead to a concentration of student accommodation, the alternative – dispersal within the traditional residential areas of Little Woodhouse – would undermine the aim of rebalancing the housing mix there. The PBSA area does not include any of that traditional housing, so the adverse effects of excessive concentrations are avoided.
- 5.3.3 The topography of Little Woodhouse has influenced the built form of the area, where large scale developments have tended to take place in the southern, lower parts where they have a less dramatic effect on the smaller scale, older residential areas on the higher ground. PBSA developments, for financial viability reasons, are predominantly large scale and are thus more suited to that southern part, where the PBSA Area is located. It’s situation relative to the city centre also provides easy accessibility without necessarily impacting on the traditional residential areas.
- 5.3.4 Three exception sites would be also acceptable for limited PBSA development, where it would have minimal impact:
- a) Park Lane Campus and University College. Development of this site may take place during the plan period and PBSA development would be acceptable here, in accordance with the Park Lane Design Code, where it forms part of a wider mix of uses on the site as a whole;
  - b) University of Leeds Western Campus. As part of the University’s strategic plans, some development of the Western Campus may be possible. If so, limited PBSA development could be part of the mix;
  - c) Josephs’ Well. There is limited space on the site of this heritage asset, but where there is, PBSA development here would not affect existing residential communities.
- 5.3.5 Evidence from community engagement, university representatives and residential providers have shown that there are concerns both about how PBSAs interact with the environment and amenity of local residents, and about the quality of accommodation and amenity provided for students. The National Codes for the provision of student accommodation<sup>15</sup> set out certain technical requirements but also cover management procedures including a concern for health and well-being. However, in addition, the way students perceive and interact with the area in which they live and the quality of their environment, will have an impact on the well-being of both students and local residents. PBSA development should aim to enhance the positive aspects of that interaction, for example by including guidance to students which encourages positive relationships with the existing community, including advice on travel routes.
- 5.3.6 The PBSA Design Code (Part 3) includes consideration of health and well-being (e.g. space, light, amenity, social interaction)<sup>16</sup>; location; connections and movement; communal amenities and facilities; building

<sup>15</sup> “The National Codes of Standards for Larger Developments for student accommodation” ANUK/Unipol 2019/2022 : <https://www.nationalcode.org/download-codes>

<sup>16</sup> “Student Wellbeing in Purpose-Built Student Accommodation” British Property Federation 2019 <https://bpf.org.uk/media/2665/student-wellbeing-digital-copy-v3-1.pdf>

and landscape design; room design; and management. Evidence to support the guidance, from which Policy H3 derives, is contained within the guidance. The Principles within the Code provide further interpretation of the Policy and should be followed in the design of PBSA.



Map 4: Purpose-Built Student Accommodation (PBSA) Area with exceptions a, b, c.



### Policy H3: Purpose-built student accommodation

The development of purpose-built student accommodation (PBSA) must be located, designed and managed in accordance with the Principles set out in the “PBSA Design Code”, including:

- 1 **Health and Wellbeing:** The design, use and management of PBSA should recognise that good design can positively influence health and wellbeing, should aim to improve the quality of life of both the students living within it and the local residents impacted by its design and use, and demonstrate, via a design statement, how it will do so.
- 2 **Location:** PBSA will normally only be permitted if it is located within the “PBSA Area” shown on Map 4. The only exceptions are:
  - a) within the Park Lane Campus in accordance with the Park Lane Campus Design Code;
  - b) within the University of Leeds Western Campus as a minority element in the mix of uses there, provided there is no loss of existing green space and any development reflects the existing scale of buildings there; or
  - c) at Josephs Well where it respects the architectural and historic quality of the existing heritage asset.Any PBSA development should ensure that the character and amenity of any existing nearby residential uses are not adversely affected by it.
- 3 **Connections and Movement:** Proposals for PBSA must demonstrate provision of pedestrian, cycle and vehicle access, which is safe, convenient and a high-quality environmental experience, both for users and others.
- 4 **Communal Amenities and Facilities:** PBSA development should provide a variety of internal and external communal amenities appropriate to the size of the development. Easily accessible waste storage should be provided within the building.
- 5 **Building and Landscape Design:** The scale, massing, design and landscaping of PBSA should respect the character of its location and aim to enhance the experience of those using and viewing it. PBSA should be designed so that future conversion to residential use (Use Class C3) can be achieved if and when required with the minimum of demolition. PBSA should also aim to improve biodiversity and minimise its carbon footprint in both construction and use.
- 6 **Room design.** The size and design of bedrooms and studios should aim to enhance the health and wellbeing of their occupants.
- 7 **Management:** Applications for development of PBSA must include a management plan, prepared in consultation with the local community, which will ensure consideration of the health and wellbeing of students and local residents, as well as other practical considerations such as arrangements for term start and finish arrivals and departures.
- 8 **Community benefit:** PBSA Development should demonstrate that there will be a positive benefit to the local community, including provision of shared facilities where possible.

## 6 Policy H4: Conversions to student accommodation

### 6.1 Policy H4: Conversions to student accommodation – Policy intentions

- 6.1.1 Ensure that conversions for student use (sui generis) are also capable of use by a variety of other households, to assist in achieving a more balanced community living in good quality, well-designed accommodation.

### 6.2 Policy H4: Conversions to student accommodation - National and Local Policy

- 6.2.1 In addition to PBSA, some providers are also creating student accommodation through the conversion of existing buildings. The aims of the NPPF in creating socially sustainable development applies here as well and the “objective of creating mixed and balanced communities” is implicit in the NPPF (para 64b) while para 63 states that:

*“the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.”*

- 6.2.2 The principles set out in CS Policy H6 for purpose-built student accommodation apply equally to developments arising through conversions as they do to new developments (see para 5.2.2 above).

### 6.3 Policy H4: Conversions to student accommodation – Evidence and Justification

- 6.3.1 Within Little Woodhouse, many of the 19<sup>th</sup> century large houses have changed to medical or university related uses. With these uses currently diminishing, there have been further conversions to student accommodation, increasing the overall demographic imbalance and creating accommodation that cannot easily be returned to C3 use. Considering the aim of re-balancing the housing mix in Little Woodhouse towards more family housing, conversion to dwellings (C3 use) is the preferred option.
- 6.3.2 Nevertheless, there is a place for shared housing in Little Woodhouse, which is a popular choice for students, and many houses and larger buildings have been converted or adapted to student occupation. However, the evidence set out in the Evidence Base Review has shown that the ratio of students to other residents in Little Woodhouse has become unbalanced.
- 6.3.3 Most such conversions have been to small studio units, where the design precludes easy later alteration to C3 use. If such conversions become more widespread it would undermine the Neighbourhood Plan objective of creating a more balanced, mixed community. As long as there are no national or local space standards for student accommodation that equal that of other residential accommodation, the incentive for conversion to student accommodation is greater<sup>17</sup> than for conversion to dwellings. This policy provides a choice for conversions either as dwellings (C3 use), or for student occupation in accommodation of acceptable size for future use as dwellings without the disincentive of alteration costs, thus providing greater opportunity for rebalancing the demographic mix in the area, particularly where a mix of one, two and three or more bedroom units are included. The vision for Little Woodhouse as a strong and resilient mixed community, encouraging students and young professionals to become part of that community, will also be assisted by ensuring that their accommodation has standards of internal and external space and amenities which contribute to health and well-being, so that their stay in Little Woodhouse is a positive experience.
- 6.3.4 Moreover, postgraduates, mature students, and students with families need to be considered in addition to the more frequent demand for undergraduate accommodation.

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<sup>17</sup> “Conversions to student accommodation in Little Woodhouse 2018-2020” Little Woodhouse Neighbourhood Forum



- 6.3.5 University of Leeds data<sup>18</sup> indicates that the proportion of students with disabilities (as defined by the Equalities Act 2010) has risen in recent years, with 15% of home students registered as disabled. It is important therefore that suitable provision for such students is included in any conversions for student use.
- 6.3.6 Whilst the health and well-being of students should be a primary concern, nevertheless, local evidence has shown that, in an area such as Little Woodhouse, where there is a mix of residential and student accommodation, there can be some adverse impacts in addition to the benefits a balanced mix can bring<sup>19</sup> and any conversions should be designed to eliminate such impacts.
- 6.3.7 The Unipol Code for the provision of shared student accommodation<sup>20</sup>, including conversion to flats, sets out certain technical requirements including repairs and maintenance and covers a concern for community relations. Where it is the intention that students will occupy the converted building, many of the principles set out in the PBSA Design Code (Part 3) will be also applicable to schemes of conversion, particularly Principles PBSA1 – Health and Well-being; PBSA4 – Communal Amenities and Facilities; PBSA6 – Room Design; and PBSA7 – Management, and where this is the case, they should be followed. Communal space requirements should be grouped to created areas sufficient for groups of students to gather, rather than distributed in a number of less useful spaces.
- 6.3.8 Many of the large Victorian houses within the area have previously been converted to smaller residential units and where a proposal for conversion lies within the Little Woodhouse Heritage Area or is a listed building or a building identified as a non-designated heritage asset, additional care needs to be taken to ensure that the quality of any work carried out respects the heritage significance of the buildings and their setting’.
- 6.3.9 Most properties which are likely candidates for conversion include gardens. Students need access to external amenity space for their health and wellbeing as much as any resident.

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<sup>18</sup> <https://equality.leeds.ac.uk/equality-data/student-data/student-data-2023/#regi>

<sup>19</sup> “Impacts of Student population in Little Woodhouse” Little Woodhouse Neighbourhood Forum, 2023

<sup>20</sup> “Unipol Code for Shared Student Housing in the Private Sector of Leeds 2021-2024” Unipol: <https://www.unipol.org.uk/the-code>

#### **Policy H4: Conversions to student accommodation**

The design, use and management of conversions of existing buildings to student accommodation should recognise that good design can positively influence health and wellbeing, should aim for a high standard of amenity for both the students living within it and the local residents impacted by its design and use, and should demonstrate, via a design statement, how it will do so.

Such conversions will only be permitted if:

- a) there is no loss of existing dwellings;
- b) the development would not adversely affect neighbours' amenity, including through increased activity or noise and disturbance, either from the proposal itself or combined with existing similar accommodation;
- c) individual units of accommodation are designed to be capable of use as dwellings (Use Class C3) which meet the appropriate space standards for dwellings without alteration;
- d) it includes a communal room(s) which is accessible to all occupants and available to them within the building, unless all the units of accommodation include a separate living room;
- e) where the property includes external areas, external private amenity space is provided of a proportionate size for use by all occupants, easily accessible adjoining the building;
- f) it provides pedestrian, cycle and vehicle access which is safe, convenient and a high-quality environmental experience, both for users and others and there is adequate and convenient bin storage, meeting current standards as a minimum, screened from public view, and secure cycle parking;
- g) Priority should be given to designing at least one student unit to meet the requirements of M1 volume 2 of Part M of the Building Regulations for 'wheelchair accessible bedrooms'; and
- h) there is a management plan in place, prepared in consultation with the local community, which will ensure consideration of the health and wellbeing of students and local residents, as well as other practical considerations such as arrangements for term start and finish arrivals and departures.

## 7 Policy H5: Houses in Multiple Occupation

### 7.1 Policy H5: Houses in Multiple Occupation – Policy intentions

- 7.2 Avoid high concentrations of HMOs, and encourage their conversion to residential use, including accommodation suitable for families.

### 7.3 Policy H5: Houses in Multiple Occupation- National and Local Policy

- 7.3.1 Small HMOs (3-6 residents) lie within Class C4 of the Use Classes Order, while larger HMOs are *sui generis*. HMOs with five or more residents require a licence.

- 7.3.2 The Government has identified the impacts that can result from high concentrations of HMOs<sup>21</sup>:

- Anti-social behaviour, noise, and nuisance;
- Imbalanced and unsustainable communities;
- Negative impacts on the physical environment and streetscape;
- Pressures upon parking provision;
- Increased crime;
- Growth in private sector at the expenses of owner-occupation;
- Pressure upon local community facilities; and
- Restructuring of retail, commercial services and recreational facilities to suit the lifestyles of the predominant population.

- 7.3.3 Conversion of residential accommodation to small HMOs (C3 to C4) is permitted development, but Little Woodhouse is within the area defined by an Article 4 Direction which removes permitted development rights in areas, including Little Woodhouse, which have a high concentration of HMOs. This is covered by CS Policy H6A where there are therefore additional controls on the provision of HMOs. Two of the purposes of the policy are:

*“(iii) To avoid detrimental impacts through high concentrations of HMOs, which would undermine the balance and health of communities,*  
*(v) To avoid the loss of existing housing suitable for family occupation in areas of existing high concentrations of HMOs.”*

- 7.3.4 In justification for that policy, the CS states:

*“Some houses tend to be more suitable for families and when these are in areas with high concentrations of HMOs they should remain available for occupation by families”* (para 5.2.24) and *“In order to encourage landlords to experiment with lettings of HMOs to non-HMO occupants, the Council will consider granting flexible C3/C4 permissions for new and existing C4 HMOs. This will enable a C4 HMO to convert to a C3 dwelling house without losing the potential to revert back to C4 use within a fixed period (normally 10 years)”*. (para 5.2.25)

- 7.3.5 The interpretation of the policy CS para 5.2.24 suggests two exceptions, further amplified in “Houses in Multiple Occupation (HMOs): Development Management Practice Note” (May 2019): 1) preventing residents being subject to scenarios where they may find their dwelling as the last C3 use in a street; and 2) where the remaining C3 dwellings would be unappealing and effectively unsuitable for family occupation. In Little Woodhouse, any judgement on these exceptions would need to be made in the light of the clear intention of Neighbourhood Plan Policy H1 to avoid high concentrations of HMOs.

### 7.4 Policy H5: Houses in Multiple Occupation- Evidence and Justification

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<sup>21</sup> “Evidence Gathering: Housing in Multiple Occupation and possible planning responses - Final Report” DCLG (September 2008)



- 7.4.1 There are 80 licenced HMOs in the area (Licence Register April 2018)<sup>22</sup>, while the council tax exempt property evidence suggests that there are many more student-occupied small HMOs as well. Almost all are in houses constructed as family homes, thus reducing the current availability of family household accommodation. There are currently no space standards applicable to HMOs.
- 7.4.2 The Evidence Base Review (para 2.28) shows the high numbers of such shared accommodation in Little Woodhouse compared to Leeds as a whole, and highlights (para 2.48) the harmful effects this can have on the local community (see also para 7.3.2 above). Some of these effects are self-evident in parts of Little Woodhouse – unkempt gardens, untidy bin storage, poor building maintenance.
- 7.4.3 Little Woodhouse is in an area identified by LCC where high concentrations of HMOs have resulted in a number of harmful impacts<sup>23 24</sup>. Therefore, any further changes of use from C3 to C4 would be detrimental to the aim of rebalancing the community. On the contrary, changes from C4 to C3 would be welcome, particularly where such changes can increase the number of dwellings suitable for family occupation.

#### **Policy H5: Houses in Multiple Occupation**

There will be a presumption against new development or conversions to HMOs unless it can be shown that the development will not result in a high concentration of similar uses and/or have a detrimental impact on the balance and well-being of the local community.  
Changes of Use of HMOs (C4 use and sui generis) to residential (C3 use) will be supported.

## **8 Policy H6: Affordable Housing**

### **8.1 Policy H6: Affordable Housing – Policy intentions**

- 8.1.1 Improve the number and range of houses affordable to those wishing to live or continue to live in Little Woodhouse.

### **8.2 Policy H6: Affordable Housing – National and Local Policy**

- 8.2.1 The NPPF requires that, in major developments, the mix of affordable housing required meets identified local needs (para 66). A definition of affordable housing is included in Annex 2 of the NPPF, outlining the various forms it can take.
- 8.2.2 NPPF 6 no longer suggests that exemptions should be made for developments providing accommodation for specific groups, giving students as an example. However, Nottingham City Council has successfully argued in its Local Plan that the need for affordable housing is so acute and the provision of student accommodation so extensive, that subjecting PBSA to the requirement for affordable housing provision is justified<sup>25</sup>.
- 8.2.3 Leeds CS, in para 5.2.17.1, following previous NPPF guidance, states that “Purpose built student accommodation will not be required to provide affordable housing”. A requirement in the

<sup>22</sup> <https://datamillnorth.org/dataset/housing-of-multiple-occupation-licence-register>

<sup>23</sup> “Houses in Multiple Occupation (HMOs): Development Management Practice Note” LCC May 2019 para 5.16-18

<sup>24</sup> “Impacts of Student population in Little Woodhouse” Little Woodhouse Neighbourhood Forum, 2023

<sup>25</sup> “Affordable Housing Contributions arising from Purpose Built Student Accommodation - Supplementary Planning Document” Nottingham City Council May 2021 <https://www.nottinghamcity.gov.uk/pbsa>

Neighbourhood Plan for such a provision would not currently therefore be in general conformity, even though there may be similarities between Little Woodhouse and Nottingham in respect of a lack of affordable housing and the high concentrations of PBSA.

### 8.3 Policy H6: Affordable Housing – Evidence and Justification

- 8.3.1 Little Woodhouse includes some existing housing owned and let by social landlords – originally built as council housing and now run by an arms-length management organisation.
- 8.3.2 However, the rental levels achievable for many houses converted to HMOs has raised house prices in the area to 30% higher than neighbouring areas without such a large student population<sup>26</sup>.
- 8.3.3 Nevertheless, local residents have expressed a need for more affordable housing. The Rosebank School Survey<sup>27</sup> showed that many parents needed homes in Little Woodhouse so they could live closer to the school, but that existing rents were too high, due to the demand for student accommodation. As the Evidence Base Review report of the survey states, 94% would be looking for affordable/social housing to rent and 59% had been on a waiting list for more than two years including 44% who had been on a list for longer than three years.

#### **Policy H6: Affordable Housing**

Where new housing development requiring affordable housing is otherwise acceptable, the provision of affordable housing will normally be required on site. Where provision off-site or a financial contribution is justified such provision or contribution should be made within the Little Woodhouse Neighbourhood Area where possible.

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<sup>26</sup> “Affordable housing assessment” Leeds Beckett University Planning Student Study 2021 p15

<sup>27</sup> Ibid

# HERITAGE and CHARACTER



## 9 Policy HC1: Little Woodhouse Heritage Area

### 9.1 Policy HC1 Little Woodhouse Heritage Area: Policy Intention

- 9.1.1 To ensure that new development within the Little Woodhouse Heritage Area recognises, respects and values the heritage and character of the area's architecture, streets and landscape, and that applicants understand its heritage significance and the opportunities to protect, restore and enhance it.

### 9.2 Policy HC1: Little Woodhouse Heritage Area: National and Local Policy

- 9.2.1 The NPPF states that heritage assets:

*"are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations."* (NPPF para 202).

- 9.2.2 Applicants for development affecting a heritage asset are expected to evaluate its significance, in sufficient detail to understand its potential impact:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance."* (NPPF para 207).



- 9.2.3 Leeds CS Policy P11 and saved policies N18-20 provide control over development in Conservation Areas. P11 states:

*"Where appropriate, heritage statements assessing the significance of assets, the impact of proposals and mitigation measures will be required to be submitted by developers to accompany development proposals."*

### 9.3 Policy HC1 Little Woodhouse Heritage Area: Justification and Evidence

- 9.3.1 There are forty listed buildings and structures in Little Woodhouse, two of which are Grade II\*.

**Hyde Terrace:**

- Springfield House;
- Nos.30-32, 34, 36, 38 (with wall and gate piers), 40; and
- Little Woodhouse Hall.

**Woodsley Terrace:**

- Nos 1-8, wall and gate piers;

**Springfield Mount:**

- The Priory (Hostel of the Resurrection, (II\*) wall and gate piers; and
- No.19 Springfield Mount.

**Clarendon Road:**

- Fairbairn House;
- Boundary wall and two sets of gate piers to Fairbairn House;
- Southfield House;
- Gate piers and garden wall to no.38;
- Hanover House;
- Clarendon House;
- Boundary wall to Clarendon House;
- Claremont with garden wall; and

- Nos.12,12a,14,16.

**Woodhouse Square:**

- Statue to Sir Peter Fairbairn;
- Nos. 2,3-5,6-7,8-9; and
- Waverley House.

**Hanover Square:**

- Denison Hall (II\*);
- Denison Hall Gate Piers;
- 11, Hanover Square and railings; and
- 37-40 Hanover Square.

**Belle Vue Road:**

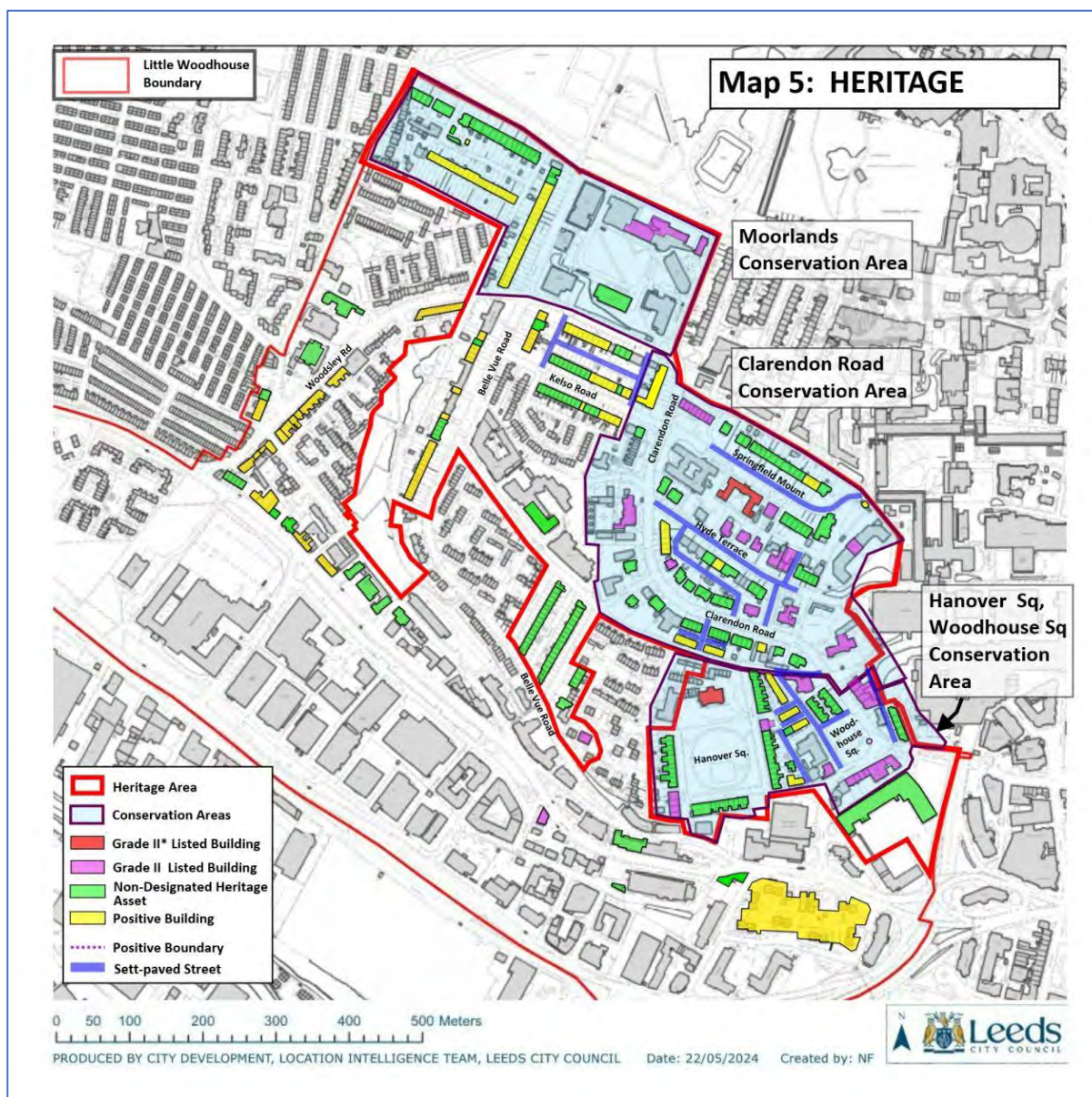
- Belle Vue House.

**Burley Street:**

- Nos 67, 67a.

**Moorland Road:**

- Former Grammar School Chapel;
- Maurice Keyworth Building; and
- Walls, railings and gates to former Grammar School.



Map 5 Heritage

- 9.3.2 There are three conservation areas in Little Woodhouse: The Moorlands, Hanover Square and Woodhouse Square, and Clarendon Road. Little Woodhouse also abuts the Woodhouse Lane and University Precinct Conservation Area.
- 9.3.3 An appraisal of these conservation areas (see Appendix A) was carried out during the preparation of the neighbourhood plan, identifying further areas containing non-designated heritage assets (Appendix B), the setting of which is worthy of area protection (see paragraphs 10.1.1 *et seq*). Together with the conservation areas these further areas are, for convenience, identified as the Little Woodhouse Heritage Area, and the following policy applies to that whole area. It should be noted that development specifically within the Conservation Areas will be subject to Conservation Area legislation. Parts of the Clarendon Road Conservation Area and the Hanover Square, Woodhouse Square Conservation Area lie outside the Neighbourhood Plan area and therefore cannot be included within the Heritage Area.

- 9.3.4 Development within the Heritage Area has the potential to enhance the heritage significance of the area through sympathetic retrofit of historic buildings while improving their energy efficiency (see also paragraph 10.3.2 and policy HC3).
- 9.3.5 Where new development or extensions are appropriate, their design can have a dramatic effect on the special architectural and historic character of the conservation areas and the Little Woodhouse Heritage Area as a whole. Leeds Civic Trust has guidance on development in conservation areas, which also provides good practice throughout the Heritage Area<sup>28</sup>
- 9.3.6 Thus, applicants for any development within the Heritage Area should be able to demonstrate an understanding of the heritage significance to ensure that it is embedded in their proposals and that such proposals contribute positively to the Heritage Area.
- 9.3.7 The Heritage Area Appraisal (Appendix A) also identifies various actions which could improve and enhance the area, and these should be positively considered and included where appropriate in any development affecting it.

### **Policy HC1 – Little Woodhouse Heritage Area**

Development within the Little Woodhouse Heritage Area (as defined on Map 5) and its setting should respect the Conservation Areas and the historic, archaeological and architectural character of the Little Woodhouse Heritage Area and buildings and structures within it, including but not exclusively, the positive characteristics which give the Little Woodhouse Heritage Area its distinctive identity:

- the layout of terraces, villas and other buildings and their relationship to the streets, topography, landscape, views and vistas;
- The historic green spaces, squares and mature trees;
- the scale, form, materials and architectural detail of the 19th century development;
- the original boundary walls and their materials and details; and
- the natural stone setts and flags of the streets and pavements.

Proposals for development within the Little Woodhouse Heritage Area should demonstrate:

- a) How an understanding of the historic significance of the site is embedded in the proposals; and
- b) how the development will seek to preserve or enhance the positive characteristics within the Conservation Areas or maintain and improve the positive characteristics within the Heritage Area in ways which will be beneficial to the future of Little Woodhouse.

<sup>28</sup> Living in a Conservation Area - A Guide for Owners and Occupiers. Leeds Civic Trust 2023 [https://leedscivictrust.org.uk/wp-content/uploads/2023/09/LCT\\_ConsArea\\_Mockup\\_6PP\\_0323\\_St03.pdf](https://leedscivictrust.org.uk/wp-content/uploads/2023/09/LCT_ConsArea_Mockup_6PP_0323_St03.pdf)



## 10 Policy HC2: Non-Designated Heritage Assets and Positive Buildings

### 10.1 Policy HC2: Non-Designated Heritage Assets: Policy Intention

- 10.1.1 To ensure that new development affecting non-designated heritage assets recognises and respects the existing quality of the heritage asset and its setting and that applicants understand the significance to Little Woodhouse of the heritage asset (see Appendix B listing them and their assessment for inclusion).

### 10.2 Policy HC2: Non-Designated Heritage Assets and Positive Buildings: National and Local Policy

- 10.2.1 The NPPF provides the national policy background for development involving all heritage assets: designated heritage assets such as listed buildings and conservation areas, and non-designated heritage assets. NPPF para 216 deals with specifically with non-designated heritage assets and states that:

*"the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

- 10.2.2 Government Guidance on the Historic Environment at para 019 also refers to buildings which make a positive contribution to a conservation area, and decisions regarding them will need to be proportionate to their relative significance and its contribution to the significance of the conservation area as a whole.

- 10.2.3 CS P11 includes non-designated heritage assets:

*"The historic environment, consisting of archaeological remains, historic buildings townscapes and landscapes, including locally significant undesignated [sic] assets and their settings, will be conserved and enhanced, particularly those elements which help to give Leeds its distinct identity."*

### 10.3 Policy HC2: Non-Designated Heritage Assets and Positive Buildings: Evidence and Justification

- 10.3.1 Several unlisted buildings, structures and traditional paving materials in Little Woodhouse are nevertheless of local significance, either because of their age, rarity, architectural and artistic interest, group value, archaeological interest, historic interest, designed landscape interest, landmark status, and/or social/communal value<sup>29</sup>. Development involving such non-designated heritage assets should recognise their significance and ensure that their positive attributes are respected.

- 10.3.2 Some of those positive attributes include the embodied carbon benefits of retaining historic buildings and their adaptability to new uses and potential for sympathetic retrofit to enhance their energy efficiency and the heritage significance of appropriate breathable materials, and thus the character and appearance of the historic environment. Historic England provides a range of advice on this aspect<sup>30</sup>.

- 10.3.3 These non-designated heritage assets have been identified from local historical publications<sup>31</sup>, the Little Woodhouse Neighbourhood Design Statement<sup>32</sup> (LWNS), through consultation workshops and

<sup>29</sup> "Local Heritage Listing: Identifying and Conserving Local Heritage" Historic England Advice Note 7 (Second Edition) 2021

<https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

<sup>30</sup> <https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/>

<sup>31</sup> e.g. "Walks round Little Woodhouse"; "Beating the Bounds" 2017; "Exploring Green Spaces in Little Woodhouse, Burley and Hyde Park" 2004, all by Freda Matthews

<sup>32</sup> "Little Woodhouse Neighbourhood Design Statement" 2011 LCC SPD:

<https://www.leeds.gov.uk/docs/Little%20Woodhouse%20NDS.pdf>

walkabouts, and by using the criteria set out in Historic England's "Good Practice Guide for Local Heritage Listing". They are shown on Map 5, and together with the assessment in Appendix B.

- 10.3.4 Much of Little Woodhouse was developed following the late 19<sup>th</sup> century break-up of the larger late Georgian estates. Generally, to the west and south of Clarendon Road, individual streets or short terraces of were constructed each with houses of identical or very similar designs. East and north of Clarendon Road, by contrast, there are individual villas as well as short terraces. This provides Little Woodhouse with much of its historic character – continuity of form, scale and materials, with great contrast in detailing partly due to the different periods of development and the whims of their designers and partly because of the social status of their likely owners or tenants. There are also examples of more recent development of exemplary design or social interest which have local significance. "Heritage is not about the past. It's about what we value enough to preserve for the future".<sup>33</sup>
- 10.3.5 Some buildings within the Heritage Area contribute positively to its overall character by virtue of age, materials and location, but do not meet the threshold as a non-designated heritage asset, perhaps because of their architectural quality or the extent of alterations. These are noted as "positive buildings" on Map 5, and development should seek to maintain or improve their positive features.
- 10.3.6 The non-designated heritage assets identified are not exhaustive or definitive. It may be that the significance of a building, structure or space only becomes apparent at some point in the future, for example as a consequence of site-specific research or heritage appraisal.
- 10.3.7 Applicants for development affecting a non-designated heritage asset will need to demonstrate their understanding of its local value and significance in order to ensure that any harm caused by the development is carefully weighed in the balance against any positive benefits.

### **Policy HC2 – non-designated heritage assets and positive buildings**

Proposals for development involving any non-designated heritage asset (including those identified in appendix B) should demonstrate:

- a) how an understanding of the historic significance of the asset is embedded in the proposals; and
- b) how the development will respect its heritage attributes in ways which will be beneficial to the future of Little Woodhouse.

Proposals for development involving any positive building within the Heritage Area should demonstrate how the proposals will maintain, improve and contribute to the characteristics of the Heritage Area.

## **11 Policy HC3: Design of Development**

### **11.1 Policy HC3: Design of Development: Policy Intentions**

- 11.1.1 To encourage best practice in design in all areas and ensure new development respects the existing character of areas of Little Woodhouse outside the Conservation Areas.

<sup>33</sup> Owen Hopkins, Director of Farrell Centre; Dezeen 03/09/24 <https://www.dezeen.com/2024/09/03/heritage-listing-building-preservation-sainsbury-wing-postmodernism-owen-hopkins-opinion/>

## 11.2 Policy HLC3: Design of Development: National and Local Policy

11.2.1 The environmental objective of sustainable development which the NPPF seeks to ensure is:

*“to protect and enhance our natural, built and historic environment.” (para 8 c))*

11.2.2 It also declares that:

*“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities” (para 131)*

11.2.3 The National Design Guide affirms the benefits of well-designed places which:

*“influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.” (para 1)*

11.2.4 It also sets out ten characteristics that contribute to well-designed places: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan.

11.2.5 The CS reinforces the need for an understanding of these characteristics, stating in Policy P10:

*“New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.”*

## 11.3 Policy HC3: Design of Development: Evidence and Justification

11.3.1 Good design has positive benefits - it can add economic value to buildings and community value to places<sup>34</sup>. Just as the best designs of the past are treasured for their contribution to the local distinctiveness of Little Woodhouse, so too the developments of the future need to maintain the quality of design displayed by the best of the past.

11.3.2 “Building in Context” (CABE and English Heritage) states that the *“right approach is to be found in examining the context for any proposed development in great detail and relating the new building to its surroundings through an informed character appraisal”*<sup>35</sup>. It goes on to state that a successful project will:

- *“relate well to the geography and history of the place and the lie of the land;*
- *sit happily in the pattern of existing development and routes through and around it;*
- *respect important views;*
- *respect the scale of neighbouring buildings;*
- *use materials and building methods which are as high in quality as those used in existing buildings, and;*
- *create new views and juxtapositions which add to the variety and texture of the setting.”*<sup>36</sup>

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<sup>34</sup> “The Value of Good Design”. CABE, 2002: Design Council: <http://www.designcouncil.org.uk/sites/default/files/asset/document/the-value-of-good-design.pdf>

<sup>35</sup> “Building in Context” English Heritage/Cabe 2001: Design Council p5:

<https://www.designcouncil.org.uk/fileadmin/uploads/dc/Documents/building-in-context-new-development-in-historic-areas.pdf>

<sup>36</sup> Ibid p5



- 11.3.3 The design of development (including new-build, alterations, and extensions) therefore needs to be based on an understanding of the characteristics of the area. Initially described in the LWNDS, these characteristics have been further detailed in the Little Woodhouse Neighbourhood Plan Design Code Documents “Character Analysis” and “Analysis Drawing Package” (Appendix C) with local design guidance provided in the “General and Character Area Design Guidance and Codes” (Appendix C3). These must be used to inform and guide the design of any development within the Neighbourhood Area.
- 11.3.4 Urban development provides opportunities for wildlife to flourish (in this area particularly birds, bats, and insects). Trees and shrubs will provide some of this habitat, but additionally bird and bat boxes and wildflower planting (on roofs or ground level beds) will also be of benefit. Built-in swift bricks are readily available to encourage breeding of this declining species<sup>37</sup>. The Royal Society for the Protection of Birds and the British Trust for Ornithology provide information and advice.
- 11.3.5 Design has a major role to play in helping to mitigate the effects of climate change and can contribute to net zero carbon policy. Re-use of buildings where possible, orientation, flexible internal layouts, choice of materials, insulation, shading, and renewable energy provision are some of the important considerations which should provide the basis for all building design.
- 11.3.6 Within the shopping frontages of Woodsley Road and Park Lane are some traditional shop fronts, though many of these have either been removed or covered over by subsequent changes. Where those changes have occurred, little regard has been given to the quality of the architecture above ground floor level. Where further change takes place, it is expected that the original form of shop front will either be revealed, restored, or reflected in the new design.

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<sup>37</sup> <https://www.rspb.org.uk/birds-and-wildlife/swift>

### **Policy HC3 – Design of Development**

Development must be designed to create sustainable buildings and places which respect and enhance the local distinctiveness and character of the neighbourhood, in accordance with the General Design Code in Part 2, reinforcing and seeking to improve where appropriate:

- a) Its context as a mixed-use neighbourhood seeking to become a balanced community;
- b) its identity as a mainly Victorian suburb with well-landscaped streets, distinctive topography, and defined views;
- c) its built form of well-crafted materials and detailed designs, brick boundary walls, and traditional paving;
- d) its movement patterns concentrating major vehicular routes to the south leaving the remainder easier to walk and cycle;
- e) its natural environment of trees, hedges, gardens, and green spaces providing biodiversity in the area;
- f) its public spaces of squares, streets, footpaths, flights of steps, and green spaces;
- g) its mix of uses and the functions they perform;
- h) the homes and buildings within the area, including the quality of accommodation for all residents in a balanced community;
- i) the prudent use of resources, ensuring the neighbourhood remains compact and walkable, improving the energy efficiency of existing buildings, and minimising the energy consumption of new development;
- j) the provision of appropriate habitats for local wildlife; and
- k) the maximisation of the lifespan of buildings, by:
  - i. retaining embodied carbon wherever possible by reusing, adapting, and refurbishing existing buildings, in part or in full.
  - ii. allowing for future adaptability to alternative uses (long life, loose fit).
  - iii. making best use of passive systems: recycling materials, orientation, natural ventilation;
  - iv. exploring micro-energy production using renewable energy resources; and
  - v. recycling water and recapture of rainwater through water butts for use in public, communal and private gardens.

Developments involving alterations to shop fronts within the Burley Lodge (Woodsley Road) Local Centre and elsewhere, should ensure that the design respects the character of the whole building and that any historic shopfront features such as pilasters, console brackets, and fascia details are retained, restored, and exposed to view.

## 12 Policy HC4: Placemaking Opportunities

### 12.1 Policy HC4: Placemaking Opportunities: Policy Intentions

- 12.1.1 To ensure that developments contribute to the improvement of places in Little Woodhouse, to make them attractive, distinctive, and welcoming.

### 12.2 Policy HC4: Placemaking Opportunities: National and Local Policy

- 12.2.1 The NPPF states that planning policies and decisions should ensure developments:

*“establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit” (para 135 d))*

- 12.2.2 In para 132 the NPPF encourages Neighbourhood Plans to identify the special qualities of each area, while the National Design Guide affirms the benefits of well-designed places which:

*“influence the quality of our experience as we spend time in them and move around them. We enjoy them, as occupants or users but also as passers-by and visitors. They can lift our spirits by making us feel at home, giving us a buzz of excitement or creating a sense of delight. They have been shown to affect our health and well-being, our feelings of safety, security, inclusion and belonging, and our sense of community cohesion.”*

It also sets out ten characteristics that contribute to well-designed places: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources, and lifespan.

- 12.2.3 The CS reinforces the need for an understanding of these characteristics, stating in Policy P10:

*“New development for buildings and spaces, and alterations to existing, should be based on a thorough contextual analysis and provide good design that is appropriate to its location, scale and function.”*

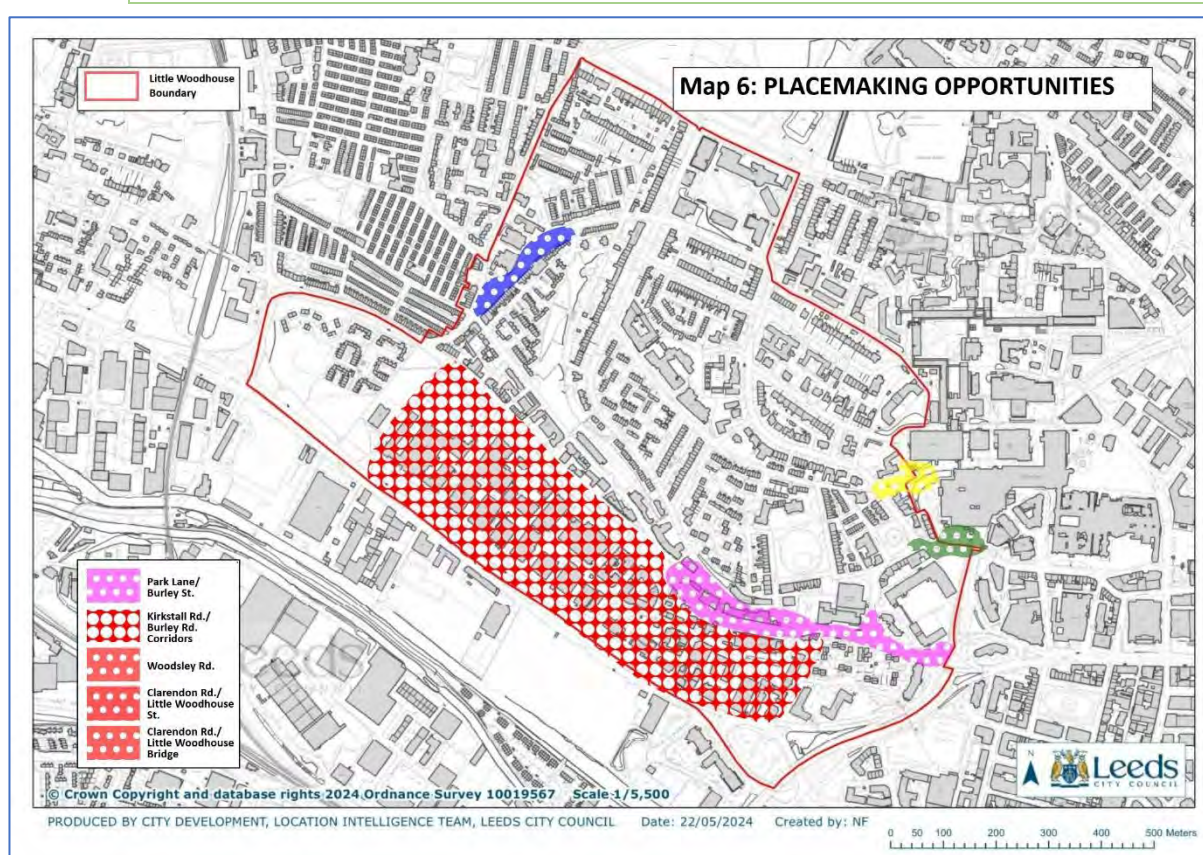
### 12.3 Policy HC4: Placemaking Opportunities: Evidence and Justification

- 12.3.1 The design of any development has an impact on the area around it and consideration needs to be given, not just to its immediate site and the scale and design of its immediate neighbours, but also to its setting in the urban landscape. The existing spaces immediately beyond the development site itself will be influenced by the development. How those spaces are used, how they feel and how they look, will change as a result of the development. The aims of the Neighbourhood Plan to improve the quality of green infrastructure corridors and movement connections should be taken into account by proposals for development and its relationship to the public realm. Thus, designs should include consideration of the spaces beyond the application boundary and where the effect is likely to be significant, make proposals for improvement of the quality of those spaces. Such improvements would be implemented either through legal agreements where appropriate (e.g., if the scheme is likely to generate a significant increase in vehicular or pedestrian traffic) or considered by other agencies. These proposals should be informed by local input through the community involvement process.
- 12.3.2 In preparing development proposals, regard should be had to the opportunities set out in the Character Analysis of the General Design Code in Appendices C1, C2 and C3, as well as the aims set out in Policies G1 and M1 for green infrastructure and movement.

12.3.3 Whilst the requirements of this Policy (HC4) apply to all developments and spaces, there are some locations within Little Woodhouse where there are specific opportunities for improvement:

- Park Lane/Burley Street
- Burley Road/Kirkstall Road corridors
- Woodsley Road
- Clarendon Road/Little Woodhouse Street
- Clarendon Road/Little Woodhouse Bridge

12.3.4 The first two of these also form part of the West End Riverside area included in the joint City Council and Government “Vision for Leeds”<sup>38</sup>, which aims to “support and capitalise on this cluster to expand on the economic opportunities, building on Leeds’ growing reputation in the creative industries”



Map 5: Placemaking Opportunities

12.3.5 **Park Lane/Burley Street:** This part of Little Woodhouse is a front door to the area, providing the transition between inner urban neighbourhood and city centre. Therefore, development within it must accommodate characteristics of both; balancing major transport infrastructure with local shopping provision and the large-scale blocks here and to the south with individual traditional houses to the north. Park Lane was the original western radial route between Leeds and Bradford; Burley Street was added in the 1850s and Belle Vue Road in the 1860s. Due to the topography, the resulting junctions are at acute angles, leaving small wedges of undeveloped land. Between the inner ring road and Burley Street, Park Lane is dualled with a grassed division. The Park Lane/Hanover Way junction is a focus of movement

<sup>38</sup> “A vision for Leeds: a decade of city centre growth and wider prosperity” Dept for Levelling Up, Housing and Communities, March 2024  
<https://www.gov.uk/government/publications/a-vision-for-leeds-a-decade-of-city-centre-growth-and-wider-prosperity>



activity for pedestrians, cyclists, and motorists, with priority given to vehicular traffic flow. Design Principles set out in the Park Lane Campus Design Code (Part 4), when implemented, will provide some improvements but there are opportunities to make the wider space more pedestrian and cyclist friendly, with more tree planting, positive public use of undevelopable corners and building designs which create a more consistent street edge to define the space.

- 12.3.6 **Burley Road/Kirkstall Road corridors:** Both major traffic routes would benefit from more trees and other greening measures – pocket parks, rain gardens, as appropriate for the location, to help combat air pollution and climate change, increase biodiversity, and improve the experience of all those moving through the spaces. Buildings should maintain and consolidate the building line and continuity of street frontages, with uses building on the cultural life of the creative media presence in the area. North-south links between the corridors are, in places, narrow and canyon-like, and there are opportunities both to increase the number of links and the experience of pedestrians and cyclists moving through them. Links across the corridors are increasingly important: between residential development taking place south of Kirkstall Road, Rosebank School, and the Universities beyond via the various steps up the embankment. The design of any PBSA should consider the wider context in which they are located and aim to enhance it.
- 12.3.7 **Woodsley Road:** Proposals to improve the public realm around the local centre were put forward in the LWNDS and these have been partially implemented with the paving of the junction with Hyde Park Road. More could be done on the east side of Woodsley Road to provide tree planting in front of the shops, perhaps in footway buildouts between parking bays, with improved paving to make the experience of customers and others more inviting. Improvements to shop fronts themselves are proposed as part of Policy HC3. Carefully consider current bus routes, highway and parking arrangements to improve and green public realm.
- 12.3.8 **Clarendon Road/Little Woodhouse Street:** Little Woodhouse Street is on the line of a medieval track (which includes the present Kendal Lane) which led from the hamlet of Little Woodhouse to Woodhouse Moor and was the principal route in this sparsely populated area of Leeds until Clarendon Road was constructed in 1839. With the expansion of Leeds Infirmary in the late 1960s the road became a service road for the hospital, but at the junction with Clarendon Road, there remains a wider area which is flagged and with trees, mostly used for unauthorised parking. The location is highlighted in the LWNDS and subsequently attempts have been made by the local community through Little Woodhouse Community Association to identify ownership and carry out improvements. The site occupies a focal position in views up Clarendon Road and is part of the setting of the Grade II listed Little Woodhouse Hall and boundary wall. Future development by the hospital may result in changes to the hospital access for patients and servicing and that may involve this location. It is expected, therefore, that any development impacting on this area will include its improvement.
- 12.3.9 **Clarendon Road/Little Woodhouse Bridge:** The main route to and from the city centre is via Little Woodhouse Bridge, the pedestrian and cycle bridge constructed in the 1960s when the inner ring road severed what was then the continuation of Clarendon Road connecting to Great George Street. The LWNDS highlights problems associated with the use of the bridge:

*“The steep slopes prevent visibility of not just the destination but also approaching cyclists, negotiating entrances to two car parks while climbing again to Clarendon Road and crossing it at a dangerous corner<sup>39</sup>”.*

An ideas workshop was held in 2011 by Little Woodhouse Community Association with the assistance of the Quality Places and Spaces sub-group of the Leeds Property Forum (part of the Chamber of

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<sup>39</sup> Ibid p48

Commerce)<sup>40</sup>. The workshop encapsulated ideas and suggestions for improvement of the Little Woodhouse Bridge and the link from Woodhouse Square, some of which have now been carried out. Nevertheless, there is more that can be done, and local development can support this work.

#### **Policy HC4 – Placemaking Opportunities**

Development proposals should include consideration of the functional and visual impact on the spaces surrounding the proposal site, having particular regard to the intentions of Policies G1 and M1 for improving the quality of corridors and connections in Little Woodhouse. Where the development or its impact is likely to be significant, improvements to those spaces should be proposed as part of the application. Implementation of those proposals may, where appropriate, be required by condition or legal agreement.

In particular, opportunities to improve the following should be taken in these areas:

**Park Lane/Burley Street:** Tree planting and other green infrastructure, consistent street frontages, public use of space between acute road junctions, greater priority to pedestrian and cyclist movement and experience;

**Burley Road/Kirkstall Road corridors:** Tree planting and other green infrastructure, consistent street frontages, north-south pedestrian and cyclist links through the area.

**Woodsley Road:** Paving and the space outside the shops, tree planting;

**Clarendon Road/Little Woodhouse Street:** paving, tree planting, green space improvement, connections to Leeds General Infirmary, the setting of the Grade II listed Little Woodhouse Hall; and

**Clarendon Road/Little Woodhouse Bridge:** Resolution of conflict between pedestrians, cycles and vehicles, green infrastructure, paving, safety of crossing the bridge, future connection to Innovation Arc via proposed Great George Street Park.

## **13 Policy HC5: Leeds City College – Park Lane Campus**

### **13.1 Policy HC5: Leeds City College – Park Lane Campus: Policy Intentions**

- 13.1.1 To ensure development of this key site contributes to the vision and objectives of the Little Woodhouse Neighbourhood Plan.

### **13.2 Policy HC5: Leeds City College – Park Lane Campus: National and Local Policy**

- 13.2.1 The NPPF (para. 74) encourages neighbourhood plans to identify sites for development where appropriate:

*Neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites ... suitable for housing in their area.*

<sup>40</sup> “Making an Entrance: The Bridge” - Gateway to Little Woodhouse - Design Workshop Summary 2011

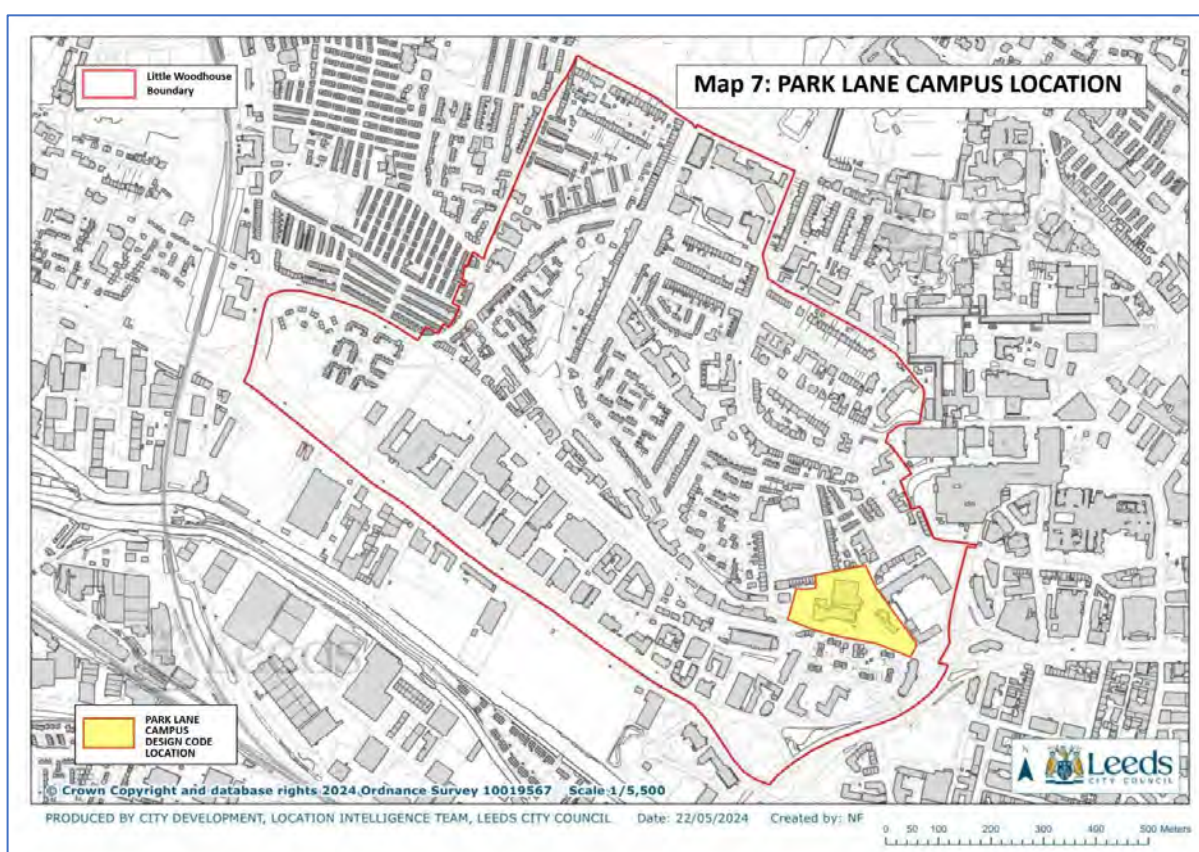
- 13.2.2 Policy H2 of the CS confirms the acceptability of development on sites not allocated through the Local Plan subject to certain criteria being met. The Park Lane Campus does, or could with conditions of approval, meet all those requirements.

### 13.3 Policy HC5: Leeds City College – Park Lane Campus: Justification and Evidence

- 13.3.1 The Park Lane Campus, together with the University Centre, both run by the Luminate Education Group, have provided further education facilities in Little Woodhouse for many years. Developments in other locations means that the site may be vacated in the short to medium term.

- 13.3.2 The site occupies a key location at the junction of Park Lane and Hanover Way, a gateway into the Little Woodhouse Heritage Area to the north.

- 13.3.3 The Park Lane Campus Design Code (Part 4) has been prepared as the result of continuing engagement between the Neighbourhood Plan Forum, Leeds City College representatives, Leeds City Council, local residents, and businesses. This engagement has taken the form of design presentations, discussions, workshops, and walkabouts aimed at ensuring that any development on the site meets the aspirations of both the landowner and the local community.



Map 6: Park Lane Campus Location

### Policy HC5: Leeds City College – Park Lane Campus

Development of the Leeds City College Park Lane Campus and University Centre sites are to be carried out in accordance with the Principles set out in the Park Lane Campus Design Code:

- 1) **Context & Local Impact:** Development should take account of its gateway, heritage and topographical context, respecting existing scale, materials and the spaces around it.
- 2) **Uses, activity and adaptability.** The development should aim to achieve welcoming, safe, active and adaptable buildings and spaces through uses including residential, commercial, education and, where it forms part of a wider mix of uses on the site as a whole, student accommodation.
- 3) **Movement & Connectivity.** Development should keep car parking to a minimum and prioritise safe and convenient pedestrian and cycle movement around and through the site, recognising the contrasting character of spaces around the site. The design should make adequate screened provision for waste storage on site.
- 4) **Identity:** The design and scale of the development and the spaces around it should positively contribute to and enhance the quality and scale of those spaces, taking account of its key location, the existing buildings and heritage assets in its locality, and the key views of the site.
- 5) **Built form:** The scale and alignment of proposed buildings should complement and respect those in the differing surrounding contexts; create clear and consistent active edges to the development; and allow space for green infrastructure and pedestrian movement.
- 6) **Public Spaces:** Required public space should, unless otherwise justified, be provided on site and designed to suit the variety of needs engendered by the development, and include appropriately designed trees, plants, robust hard landscape elements to create safe, attractive and welcoming places.
- 7) **Homes and buildings:** The detailed design of buildings should aim to provide visual interest reflecting the positive attributes of those within the local context, and a safe and pleasant environment.
- 8) **Resources and Climate Change:** The buildings should be designed to minimise the use of non-renewable energy and resources where possible.
- 9) **Nature:** The development should aim to increase green infrastructure, retaining existing and providing new, low-maintenance, planting that will encourage wildlife habitats.
- 10) **Lifespan:** The development should be long-lasting, with adaptability built in. It should include plans for adoption of public spaces and management of private communal spaces, and should continue to involve, and be aware of the aspirations of, local people.



# GREEN INFRASTRUCTURE



## 14 Policy G1: Green Infrastructure Opportunities

### 14.1 Policy G1: Green Infrastructure Opportunities – Policy Intentions

- 14.1.1 To promote green infrastructure corridors for amenity and activity purposes, retaining existing and encouraging new small green spaces, trees (including street trees), hedges, green roofs, and green walls.

### 14.2 Policy G1: Green Infrastructure Opportunities – National and Local Policy

- 14.2.1 The NPPF recognises the importance of green infrastructure:

*“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which .... enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure” (para 96) and states that:*

*“Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused unless there are wholly exceptional reasons.” (para 193)*

- 14.2.2 The NPPF also confirms the role of green infrastructure in mitigating climate change (para 164).

- 14.2.3 The National Design Guide<sup>41</sup> emphasises the importance of green infrastructure in a movement network which:

*“incorporates green infrastructure, including street trees to soften the impact of car parking, help improve air quality and contribute to biodiversity.”*

- 14.2.4 The opportunities for extending and linking Strategic Green Infrastructure identified in and protected by the CS (Policy G1) are shown in more detail as urban green corridors described in saved Policy N8 of the UDP and the LDF Policy Map. Policy G1 states:

*“Development proposals should ensure that... where appropriate, the opportunity is taken to extend Green Infrastructure by linking green spaces or by filling in gaps in Green Infrastructure corridors”.*

### 14.3 Policy G1: Green Infrastructure Opportunities – Justification and Evidence

- 14.3.1 The topography of Little Woodhouse plays an important role in its landscape infrastructure, with Belle Vue Road tracing the top of an escarpment where the Rosebank Millennium Green, a community-inspired and managed area of green space, was created on the steeply sloping site of demolished back-to-backs. The greening of the Rosebank continues the landscape setting of the late-Victorian and Edwardian streets to the east, lined with mature trees and planted gardens, which themselves link to the earlier landscape of Hanover and Woodhouse Squares.

- 14.3.2 Green infrastructure provides natural habitats and there are opportunities to connect and strengthen the fragmented Leeds Habitat Network within Little Woodhouse (see the Leeds Habitat Network mapping)<sup>42</sup>.

- 14.3.3 In addition to their importance for wildlife and their role in providing a visually stimulating setting for buildings in Little Woodhouse; trees, hedges and other planting also contribute to human health and well-being:

*“Provision of trees, natural habitats, cycle paths, parks and walkable green spaces helps promote physical and mental wellbeing, improves air quality and reduces perceived noise levels in urban areas.”<sup>43</sup>*

- 14.3.4 Local Green Corridors have been identified by the community through walkabouts and workshops and are therefore included in the Little Woodhouse Neighbourhood Plan to help complete and link the Strategic Green Infrastructure (defined by the CS – see 13.2.4 above) and urban green corridors and provide safe and attractive cycling and walking routes. Details of these areas and the justification for their inclusion are contained in Appendix D and shown on Map 8. The Council’s West End Riverside vision, part of the Leeds Transformational Regeneration Partnership, also includes the last three of the following corridors within its area. Developments south of Kirkstall Road will include links to riverside walks and spaces and north-south pedestrian routes should allow connections to those.

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<sup>41</sup> “National Design Guide” MHCLG 2019

<sup>42</sup> <https://experience.arcgis.com/experience/a12c519419c74613bebd58654a35c37a>

<sup>43</sup> “Planning a Healthy City: Housing Growth in Leeds” - Director of Public Health Annual Report 2014-15 p20: <https://democracy.leeds.gov.uk/documents/s136926/director>

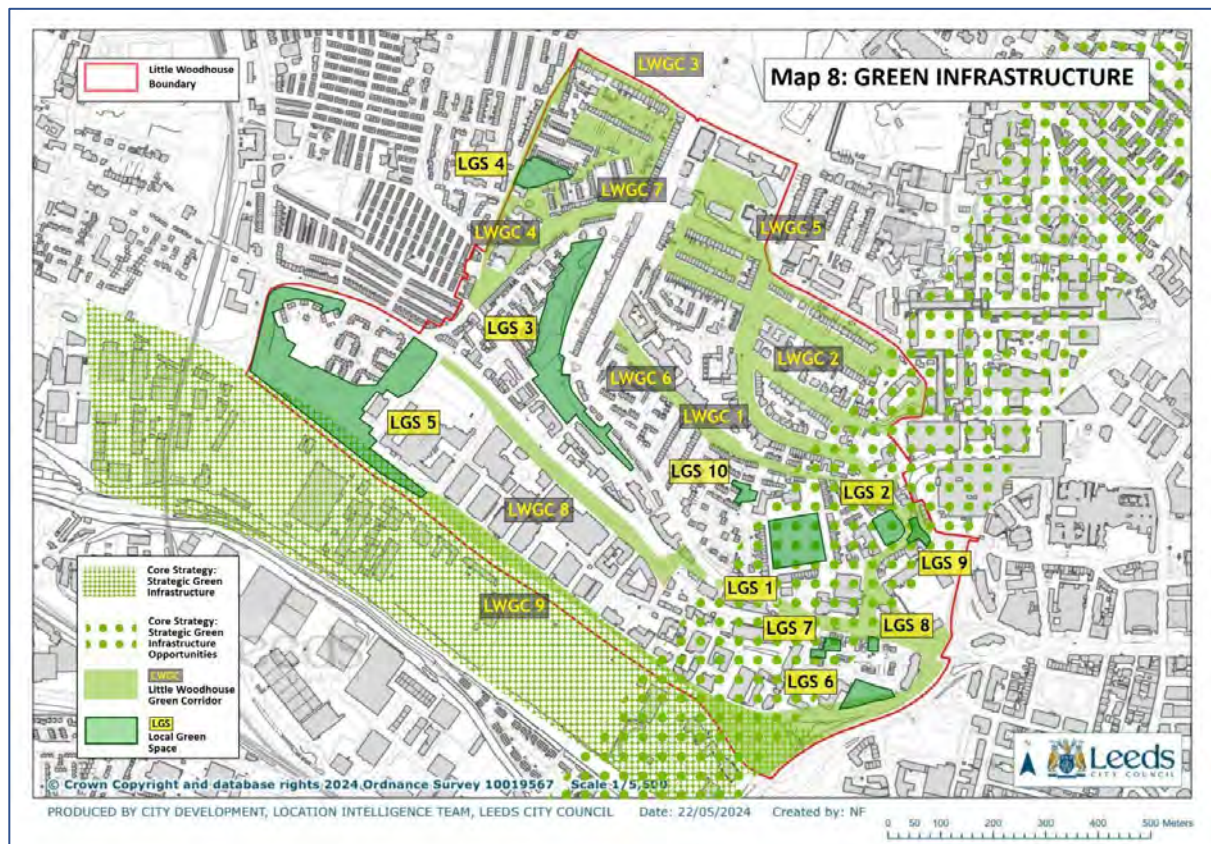


14.3.5 The following Local Green Corridors have been identified:

- LWGC1 Clarendon Road
- LWGC2 Hyde Terrace – Springfield
- LWGC3 Moorland Road and Moorland Avenue / St John’s Grove
- LWGC4 Woodsley Road
- LWGC5 Kelso Road – Kelso Gardens
- LWGC6 Kendal Lane – St John’s Road
- LWGC7 Belle Vue Road – St John’s Terrace – Rosebank Road
- LWGC8 Burley Road south side
- LWGC9 Kirkstall Road north side
- LWGC10 North- south Pedestrian routes

14.3.6 Development within or alongside these locations will be expected to include planting and green space to reinforce the links that could be created. The extent of green infrastructure provided needs to be appropriate to the size of the development: on larger sites, substantial areas would be required, whilst smaller sites might only be expected to include frontage planting, provided it can still create an acceptable link in terms of visual appearance, use of the space and contribution to wildlife habitat and corridors. Where possible, street trees should be introduced to define movement networks, improve air quality and contribute to biodiversity.

14.3.7 Individual trees and hedges, including those within gardens, provide a significant contribution to these green corridors. Veteran trees are of particular importance. Some trees are protected by Tree Preservation Orders. Trees within the conservation areas also have some protection. Further Tree Preservation Orders could be considered to protect appropriate trees not currently covered.



Map 7: Green Infrastructure

- 14.3.8 Whilst development should generally respect the form of local pitched roofs, green roofs can contribute to the greening of these locations, if flat roofs are deemed an appropriate building form for the site. Green walls could also be considered provided suitable long-term watering conditions are included.

### **Policy G1 – Green Infrastructure Opportunities**

Development of land which lies within or alongside the strategic green infrastructure and strategic green infrastructure opportunities (identified on Map 8 and in Appendix D) and/or includes or lies alongside the proposed Local Green Corridors identified on Map 8, should include the provision of green space and/or planting appropriate to the scale of development, including street trees, green roofs and walls, safe cycling routes and footpaths where possible.

Healthy trees and hedges within and adjacent to a development site should be retained unless there is strong justification for their removal. Retained trees and hedges must be protected during development and retained and maintained thereafter. Where it is acceptable to remove trees and hedge plants, they must be replaced by suitable species, in accordance with local policy, within the site unless otherwise agreed. Replacement planting must be carried out at the same time as (or the first planting season immediately following) any removal.

## **15 Policy G2: Local Green Spaces**

### **15.1 Policy G2: Local Green Spaces – Policy Intentions**

- 15.1.1 To retain existing green spaces which contribute to the character and quality of life in Little Woodhouse by designation as Local Green Spaces.

### **15.2 Policy G2: Local Green Spaces – National and Local Policy**

- 15.2.1 Local green spaces can be designated within a Neighbourhood Plan (NPPF paras. 106,107):
- where the green space is in reasonably close proximity to the community it serves;
  - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife, and;
  - where the green area concerned is local in character and is not an extensive tract of land.
- 15.2.2 Paragraph 108 of the NPPF states that:
- “Policies for managing development within a Local Green Space should be consistent with those for Green Belts”.



### 15.2.3 Leeds CS includes Policy P12: Landscape:

*“The character, quality and biodiversity of Leeds’ townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process.”*

### 15.2.4 In para 5.3.52, the CS affirms the part such spaces can play, irrespective of size:

*Landscape provides the setting for our day-to-day lives and contributes towards our ‘sense of place’. Its distinctiveness is a consequence of its character, quality, biodiversity, cultural, archaeological and historical form, to function as an environment for plants, animals and us, and as a recreational resource.*

## 15.3 Policy G2: Local Green Spaces – Justification and Evidence

15.3.1 Little Woodhouse contains a variety of green spaces of various sizes, most of which contribute to its character and the quality of life of residents either through their visual attributes, their historic associations, or their use for recreation. These range from Hanover Square, Woodhouse Square, and Rosebank Millennium Green to smaller areas of green space with significance to the local community for their historic, townscape or amenity value.

15.3.2 There is considerable evidence that green spaces have an important effect on health and well-being<sup>44</sup>. A Parliamentary summary of research shows that:

*“Areas with more accessible green space are associated with better mental and physical health”,*  
and

*“The risk of mortality caused by cardiovascular disease is lower in residential areas that have higher levels of ‘greenness’”.*<sup>45</sup>

15.3.3 Data from the ward and local primary care network profiles<sup>46</sup> show that common mental health conditions are just significantly higher than the Leeds average, despite a larger than average student-age population meaning most health conditions are average or lower. However, the rate of serious mental health issues is much higher than other primary care networks of similar deprivation levels. The provision of good quality green spaces is therefore particularly important in Little Woodhouse for improved health outcomes for the local community.

15.3.4 Whilst designation as Local Green Spaces will restrict development to what might be appropriate in Green Belts, improvements such as providing level access, appropriate lighting, paths, seating, works of art and even small structures where they are subsidiary to and serve the function of the green space, would be welcomed.

15.3.5 All the spaces designated as Local Green Spaces are described in Appendix E which includes an assessment of their significance to Little Woodhouse and suitability for designation against the NPPF criteria (see 15.2.1 above). They were agreed by the Neighbourhood Forum on 19<sup>th</sup> July 2022.

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<sup>44</sup> “Green spaces aren’t just for nature – they boost our mental health too” Kate Douglas, Joe Douglas, New Scientist, March 2021  
<https://www.newscientist.com/article/mg24933270-800-green-spaces-arent-just-for-nature-they-boost-our-mental-health-too/>

<sup>45</sup> “Green Space and Health” Parliamentary Office of Science and Technology, POSTnote 538 October 2016 p2:  
<https://post.parliament.uk/research-briefings/post-pn-0538/>

<sup>46</sup> Leeds Observatory, Public Health Profiles, Little London and Woodhouse Ward profile and Woodsley Primary Health Network profile, 2020. <https://observatory.leeds.gov.uk/wp-content/uploads/2020/10/Little-London-and-Woodhouse-Ward-2020.pdf> and <https://observatory.leeds.gov.uk/wp-content/uploads/2020/07/Woodsley-PCN.pdf>

## **Policy G2: Local Green Spaces**

The following spaces, identified on Map 8 and in Appendix E, are designated Local Green Spaces, where development which would be considered inappropriate in the Leeds Green Belt will not be approved except in very special circumstances:

LGS1 Hanover Square

LGS2 Woodhouse Square

LGS3 The Rosebank Millennium Green

LGS4 Hyde Park Road (Benson Court)

LGS5 The Willows

LGS6 Duncombe Street

LGS7 Marlborough Street

LGS8 Marlborough Tower

LGS9 Chorley Lane

LGS10 Kendal Grove

Proposals to improve the functionality of local green spaces will be supported.

## **16 Policy G3: Improving Existing Green Spaces**

### **16.1 Policy G3: Improving Existing Green Spaces – Policy Intentions**

- 16.1.1 To create, where required, more usable green space and promote additional children's play opportunities.

### **16.2 Policy G3: Improving Green Spaces – National and Local Policy**

- 16.2.1 The NPPF (para. 96) promotes healthy, inclusive and safe places which enable and support healthy lifestyles, for example through the provision of safe and accessible green infrastructure. By implication this includes improvement of existing green spaces to make them safer and more accessible.

- 16.2.2 The CS agrees (5.5.21) that:

*"The quality of a green space is as important as its size and location."*

- 16.2.3 CS Policy G6 protects existing space, but includes an exception (iii), where development could be permitted (subject to evidence) if proposals demonstrate a clear relationship to improvements of existing green space quality in the same locality. However, within Little Woodhouse, any improvements to most Local Green Spaces would not be so extensive as to be an acceptable exception to CS Policy G6, and the loss of any other green space to development could not be justified on the grounds of such improvement.
- 16.2.4 The CS requires certain types of development to provide or contribute to the provision of open space. Outside the city centre, CS Policy G4 sets the areas required, while within the city centre, CS Policy G5 applies. Little Woodhouse straddles the city centre boundary, so one or other of these policies will apply

to developments in the area. Local Plan policies will be amended through the Local Plan Update (policy G4A)<sup>47</sup>. The outcome will be to require more green space in the city centre.

- 16.2.5 The City Council has a commitment to children's play, set out in its Play Strategy which:

*"...will ensure that all children and young people have access to opportunities for freely chosen play in their own neighbourhoods."*<sup>48</sup>

- 16.2.6 Leeds City Council has prepared guidance for the design of green spaces, stating that:

*"High quality, accessible and natural green spaces close to where people live and work are vital for health and wellbeing, biodiversity and climate change adaption and are a key element of successful placemaking."*<sup>49</sup>

- 16.2.7 CS Policy G4 states that, where developments are required to contribute to off-site green space:

*"financial contributions will be used effectively to meet local needs for green space."*

### 16.3 Policy G3: Improving Existing Green Spaces – Justification and Evidence

- 16.3.1 Green spaces can be used for a variety of purposes: visual amenity, sitting and relaxation, or more active uses such as walking, running, outdoor gym equipment, or organised sport help to improve fitness and health. With suitable planting and trees, they can also help to mitigate climate change, reduce air pollution, and provide important wildlife habitats contributing to local biodiversity.

- 16.3.2 Some green spaces, for example the Willows, consist of grass, paths, trees and little else. There are also many small green spaces that have no obvious function, particularly in the Estate Developments Character Area (see Appendix C): verges, corners, angles where buildings do not align with adjacent roads or paths. While inherently valuable, nevertheless they and other spaces could be improved, perhaps to include more trees, better planting and lighting for safety, seats, quiet areas, or natural play provision. Improvements would require an analysis of the purposes for which each space is used, where the shortcomings are and whether a more imaginative landscape scheme would be appropriate, cost-effective, and better suited to those purposes. Consideration also needs to be given to tree and plant species which will encourage local biodiversity, and which are located to reinforce the local green corridors described in Appendix D.

- 16.3.3 Equipped play areas within Little Woodhouse are:

- Benson Court; young children's equipped play area and an informal play area within green space
- Duncombe Street; young children's play within green space
- Hanover Square; MUGA (Multi Use Games Area)

- 16.3.4 Children's play is not confined to specially equipped areas. Children find opportunities for imaginative play in the public realm generally - in found objects, trees, public art, street furniture, textured or patterned paving etc. The design of green spaces and public realm should accommodate, as far as possible, opportunities for interactive play.

*"Landscaping, planting and community art installations, for example, can offer children as much play value as apparatus. A combination of these, complementing one another within the overall*

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<sup>47</sup> Leeds Local Plan Update: <https://www.leeds.gov.uk/planning/planning-policy/local-plan-update/proposed-policy>

<sup>48</sup> "Every Child Matters - The Leeds Play Strategy" Leeds City Council 2007 – Building the Play-Friendly City para. 3.2

<sup>49</sup> "Green Space Guidance" <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/landscape-planning-and-development>

*design for an area, can cultivate a greater sense of place, allow children the fullest play experiences, and reap huge benefits for them, their families and the wider community.”<sup>50</sup>*

- 16.3.5 Where development is required to provide open space or make a financial contribution, and where new green space is not appropriate, the contribution should be put towards improvements of existing green spaces or open spaces within Little Woodhouse. Proposals for such provision or improvements should be prepared in conjunction with the local community which has detailed knowledge of local needs, through the local planning authority. Projects for green space improvements have been included in the Projects Delivery Plan (Section 23).

### **Policy G3: Improving Existing Green Spaces**

Development proposals which are required to contribute to off-site green space or open space provision should, in consultation with the local community through the local authority, provide details of improvements to the landscape quality of local green spaces or other spaces within the area, such that it promotes climate change and air pollution mitigation, local biodiversity, and active uses, and includes formal provision for children’s play where appropriate, or through public art and designs which promote informal, interactive play.

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<sup>50</sup>” Design for Play: A guide to creating successful play spaces” Aileen Shackell, Nicola Butler, Phil Doyle and David Ball, Foreword. Play England 2008  
[https://www.researchgate.net/publication/228823803\\_Design\\_for\\_play\\_a\\_guide\\_to\\_creating\\_successful\\_play\\_spaces](https://www.researchgate.net/publication/228823803_Design_for_play_a_guide_to_creating_successful_play_spaces)



# COMMUNITY, EMPLOYMENT and EDUCATION



## 17 Policy C1: Community Facilities

### 17.1 Policy C1: Community Facilities – Policy Intention

- 17.1.1 To ensure that, where possible, existing valued community facilities are retained in use and additional community uses provided where appropriate.

### 17.2 Policy C1: Community Facilities – National and Local Policy

- 17.2.1 The NPPF emphasises the importance of the planning system in creating healthy and safe communities (para 96) and that:

*“...to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should ...c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs.” (para 98).*

- 17.2.2 The draft LCC West End Riverside Vision recognises the importance of community facilities and proposes a series of community hubs to be developed alongside the development of housing across the West End Riverside area, which includes parts of Little Woodhouse.

- 17.2.3 Leeds CS Policy P9 – Community and other Services, states that:

*“Where proposals for development would result in the loss of an existing facility or service, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified”.*

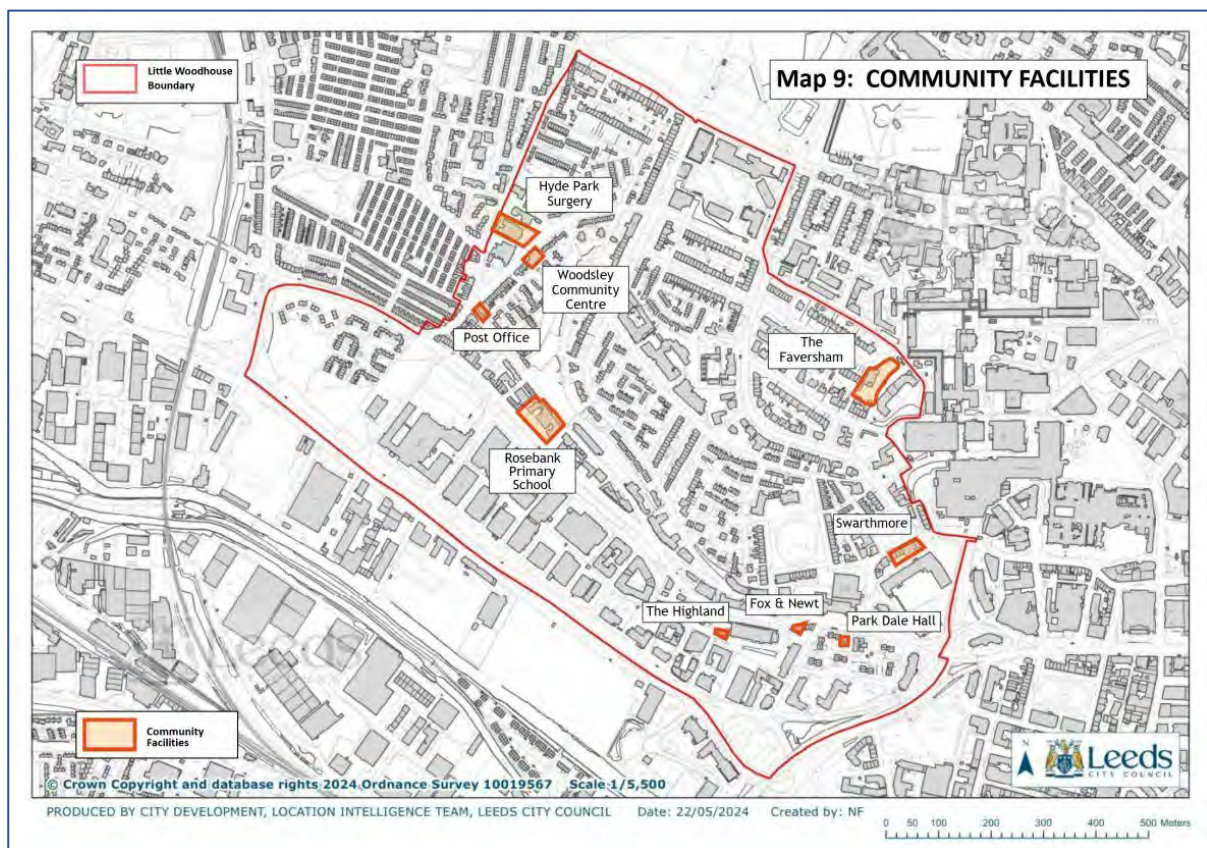
17.2.4 Policy C1 provides the local parameters for CS Policy P9.

### 17.3 Policy C1: Community Facilities – Justification and Evidence

17.3.1 The list of facilities contained in the following policy are those which are particularly valued and the loss of any one of them through development or a change of use would be detrimental to the future of Little Woodhouse. Community facilities provide a wide range of benefits for residents, particularly contributing to health and well-being through education, active uses, and social interaction. A full assessment of each of these existing facilities is included in Appendix F.

17.3.2 There are few locations available for community meetings, particularly in the east of the area. In some cases, for example, Oak House, Sycamore House and the Clarendon Quarter, managers of student accommodation have made small meeting rooms available to some local community groups and where developments include these and larger spaces, their use by the local community at appropriate times encourages integration and promotes social cohesion.

17.3.3 Education plays an important role in the life of the Little Woodhouse community. In addition to the primary school, part of the University of Leeds estate is within the neighbourhood area, as is part of Leeds City College at the Park Lane campus. Many students attending the University of Leeds and Leeds Beckett University live in the area, while those attending Park Lane College pass through during the day.



Map 8: Community Facilities

17.3.4 This policy aims to further the vision outlined in 2.1.1, encouraging good quality educational development which will be to the benefit of both local and educational communities.

#### **Policy C1: Community Facilities**

1. Where proposals for development would result in the loss of any of the following existing facilities or services, alternative provision should be made elsewhere within the community if a sufficient level of need is identified:
  - Hyde Park Surgery;
  - Rosebank Primary School;
  - Swarthmore Education Centre;
  - Woodsley Community Centre;
  - Woodsley Road Post Office; and
  - Park Dale Hall.
2. Development of educational uses will be supported, provided it does not involve a change from an existing C3 residential use and there is no adverse effect on the character of heritage assets or the amenity of existing residential accommodation.
3. Applications for major developments should, in consultation with the local community and subject to location and scale, aim to provide additional community facilities particularly space for community meetings.

## 18 Policy E1: Employment opportunities

### 18.1 Policy E1: Employment opportunities: Policy Intentions

18.1.1 To promote and encourage existing and new enterprises.

### 18.2 Policy E1: Employment opportunities: National and Local Policy

18.2.1 To achieve sustainable development, the economic objective of the planning system is to:

*“...help build a strong, responsive and competitive economy by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure” (NPPF para 8).*

Furthermore, amongst other things, local plans should make provision for:

*“...clusters or networks of knowledge and data-driven, creative or high technology industries” (NPPF para 87)*

18.2.2 Leeds CS seeks to promote the development of a strong local economy by continuing:

*“...to grow opportunities in health and medical, digital and creative.” (Spatial Policy 8: Economic Development Priorities)*

and supports the provision of employment opportunities including by:

*“Carrying forward existing allocations and other commitments that have been assessed to be suitable, available and deliverable for general employment use” (Policy EC1 General Employment Land – (A)(i))*

18.2.3 The Commercial and Light Industrial Character Area and the Kirkstall Road Car Park in the Commercial Fringe Character Area (as defined in Part Two: General Design Guidance and Code and Appendix C: Character Analysis) are both included in the Leeds Employment Land Assessment 2017<sup>51</sup> with the former unscored as it is currently in employment use, and the latter noted as being in an area of employment land shortfall.

18.2.4 The CS restricts changes of use of existing employment both within and outside areas of shortfall (Policy EC3 Safeguarding Existing Employment Land and Industrial Areas).

18.2.5 Employment land, as defined by the CS, does not include office use which should generally be focussed in or on the edge of city, town, and local centre locations (with edge of centre being defined for offices as within 300m of the boundary). The city centre boundary divides this area into two, with some two-thirds within the 300m limit.

18.2.6 The Council’s proposed Innovation Arc, encompassing the Leeds General Infirmary and University campuses, also includes part of the Little Woodhouse Neighbourhood Area. The SPD<sup>52</sup> promotes improved public realm and other measures to attract innovative business opportunities in the area. Furthermore, the Vision for Leeds,<sup>53</sup> within the West End Riverside zone, and the Leeds Inclusive Growth Strategy<sup>54</sup> both highlight the importance of the creative media sector in Little Woodhouse.

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51 Submission Statement Employment Land Assessment May 2017 Leeds Local Plan Version to accompany Submission of the Site Allocations Plan

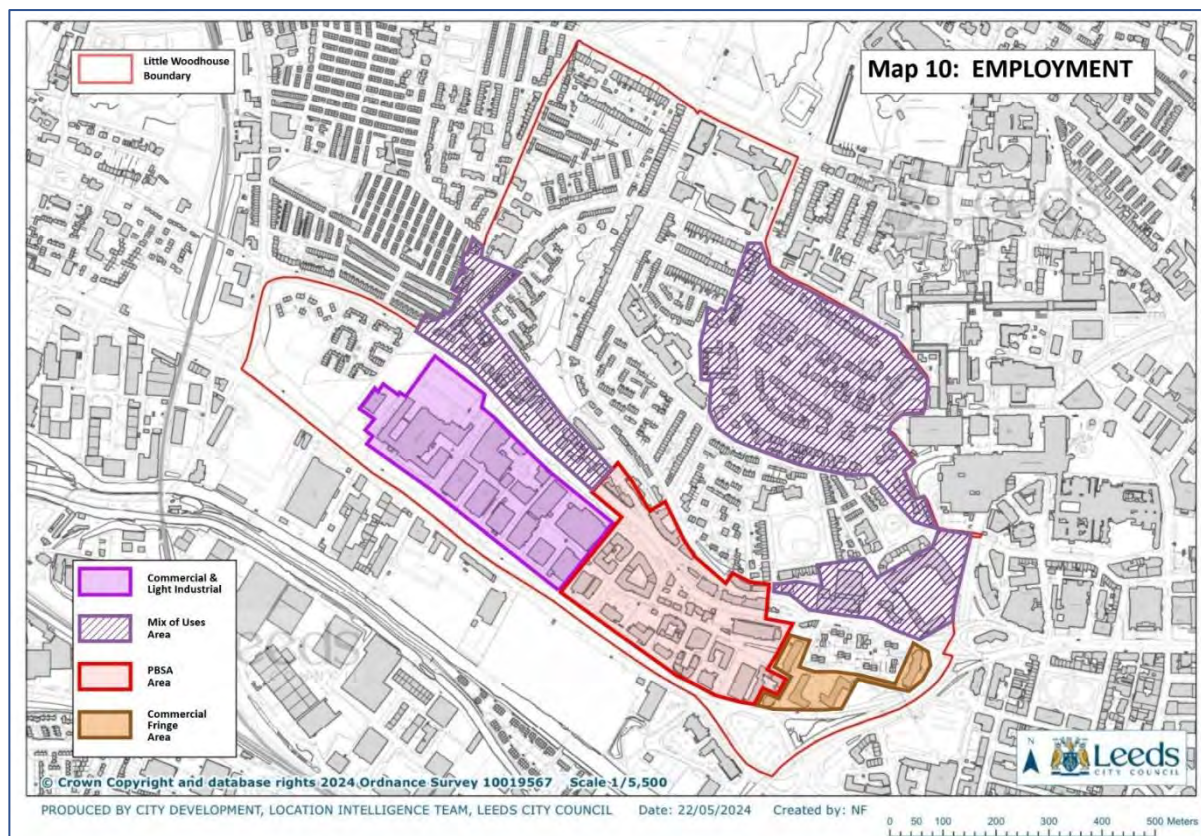
52 Leeds Innovation Arc SPD 2023

53 “A Vision for Leeds” p25

54 “Leeds Inclusive Growth Strategy 2023-2030 p44



### 18.3 Policy E1: Employment opportunities: Justification and Evidence



Map 9: Employment

18.3.1 The primary locations for commercial employment uses in Little Woodhouse are south of Park Lane/Burley Road, in the Commercial and Light Industrial, PBSA and Commercial Fringe Character Areas as defined in Part Two: General Design Guidance and Code and Appendix C: Character Analysis (see Map 10). In the Commercial and Light Industrial character area, ITV occupies three large sites and many of the other commercial uses are also within the creative media sector, creating a hub of similar activity here which is a cultural asset to Leeds as well as Little Woodhouse. While most of the buildings have a large footprint, some are divided to include small studio suites, but many of the buildings need regeneration, to better reflect the nature of the businesses that occupy them.

18.3.2 Any development of the commercial uses in these areas provide several opportunities for improvement (reference should also be made to the Design Code documents in Appendix C):

- The frontages to Kirkstall Road and Burley Road provide regular building lines to each corridor which could be enhanced by improved continuity and more active uses;
- There are few north-south connections between Kirkstall Road and Burley Road and those that do exist are of poor environmental quality. These, and links between Burley Road across to developments on the south side of Kirkstall Road need supplementing and improving;
- Both frontages face lengths of green space where there should be further planting to enhance the boulevard nature of each corridor (see Policy G1), mitigating the effect of heavy traffic; Access to green spaces is important for the health and well-being of employees, and routes between places of work and outdoor spaces for relaxation should be made more attractive to pedestrian use;

- Large footprint buildings, such as those between Burley Road and Kirkstall Road, provide the opportunity for the provision of local energy production, particularly through photovoltaic panel on roofs. Where the space available allows capacity greater than the building's own needs, surplus energy should be fed into the grid. Other means of reducing non-renewal energy needs should also be considered, as set out in Policy HC3.
- The low height of buildings within the Commercial and Light Industrial Character area provides the opportunity for views to and from the Kirkstall valley from and to the higher ground to the north and these views need to be preserved in any proposed extensions or redevelopment.

18.3.3 Two major employers, Leeds University and Leeds Teaching Hospitals NHS Trust, occupy most of the area adjacent to Little Woodhouse to the east, with the Leeds University Western Campus included in the boundary south of Woodhouse Moor. The areas of Little Woodhouse alongside these, along and to the east of Clarendon Road, include a variety of academic and health-related activities.

18.3.4 These uses, and the proximity of the city centre, provide local residents with access to local employment opportunities and is one of the major advantages of living in Little Woodhouse, as expressed through community consultation (but see Section 20, Movement, with respect to difficulties of access to the city centre). Continued use of existing employment premises will therefore be encouraged, especially where this can result in the regeneration of existing properties through positively designed alterations, extensions, or new development (see Policy HC3). Any changes of use would only be acceptable in line with the requirements of CS Policy EC3 and the following policy E1 (2).

#### **Policy E1 –Employment Opportunities**

1. New commercial employment uses, particularly those within the creative media sector, including the regeneration of existing premises through new building, alterations, or extensions, will be supported within the Commercial and Light Industrial, PBSA and Commercial Fringe areas shown on Map 10.
2. Any development within the Commercial and Light Industrial, PBSA and Commercial Fringe character areas should aim to:
  - a) improve the continuity of, and active frontages to Kirkstall Road and Burley Road;
  - b) add to and improve the quality and landscaping of north-south links for pedestrians and cyclists through the area;
  - c) improve the green corridors between the main building frontages and Kirkstall Road/Burley Road with additional tree and other planting to contribute to the Local Green Corridors identified in Policy G1;
  - d) contribute to renewable energy production by the use of large area roofs for photovoltaic panels where feasible; and
  - e) ensure that existing views are respected and maintained.

## 19 Policy E2: Mix of uses

### 19.1 Policy E2: Mix of uses: Policy Intentions

- 19.1.1 To promote home working and mixed residential/ small employment uses.

### 19.2 Policy E2: Mix of uses: National and Local Policy

- 19.2.1 The NPPF's aims for employment uses, set out in para. 18.2.1 above, are applicable to policy E2 as well. Also relevant is the NPPF's statement that local planning authorities should:

*"...recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites."* (NPPF para 90 f))

- 19.2.2 In addition to the policies set out in 18.2.2 above, Leeds CS also seeks to focus retail and office uses within or on the edge of the city centre and local centres: in this case the Burley Lodge (Woodsley Road) Local Centre. Thus, within the area between Burley Road and Westfield Road, the employment uses will be commercial uses other than offices. The Leeds CS also includes Policy CC1 setting out the development which is acceptable in the City Centre.
- 19.2.3 The Leeds Innovation Arc also promotes the provision of opportunities for small-scale innovative businesses in part of the Little Woodhouse Neighbourhood Area (see para. 18.2.6).

### 19.3 Policy E2: Mix of uses: Justification and Evidence

- 19.3.1 Parts of Little Woodhouse include premises which have seen a variety of uses over the years, either with residential properties having been occupied for university or health purposes (e.g., the area between Clarendon Road and Mount Preston Street), or small commercial uses amongst residential properties (e.g., the area between Burley Road and Westfield Road). These premises and uses are generally of a similar scale to the existing residential uses, retaining its heritage and design character and add to the vitality of the area. Joseph's Well and the Park Lane campus also have the potential for mixed use development.
- 19.3.2 Residential properties are often used simultaneously for home working. Research by the Office of National Statistics<sup>55</sup> found that, following the peak in homeworking during the pandemic, the numbers of those fully or partially working from home in 2022 varied between 25 and 40%, compared to 14% in 2014. Self-employed workers were twice as likely to work from home only compared with employees. TUC research<sup>56</sup> also reported that the number of employees working from home in Yorkshire and Humberside in 2021 was 20.7%. It is likely that this trend will continue with good access to digital services and the use of hot-desking in traditional office spaces. This activity also retains the heritage and design character of the area, reducing the likelihood of existing residential properties giving way to office developments.
- 19.3.3 In many cases, planning permission will not be required for home working, where the intensity of use is low, and it is incidental to the residential use. Advice from the Planning Portal is:

*"You do not necessarily need planning permission to work from home. The key test is whether the overall character of the dwelling will change as a result of the business.  
If the answer to any of the following questions is 'yes', then permission will probably be needed:*

<sup>55</sup> <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/articles/characteristicsofhomeworkersgreatbritain/september2022tojanuary2023>

<sup>56</sup> <https://www.tuc.org.uk/news/work-home-day-homeworking-has-tripled-pandemic-tuc-analysis>

*Will your home no longer be used mainly as a private residence?  
Will your business result in a marked rise in traffic or people calling?  
Will your business involve any activities unusual in a residential area?  
Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?*<sup>57</sup>

- 19.3.4 Co-working spaces are also a growing trend, where small businesses can share facilities communally: whilst these can be large units (AvenueHQ Wellington Street, Leeds), they can also include smaller hubs (Duke Studios, Sheaf Street, Leeds). Those at the smaller end of the scale would be acceptable mixed with residential uses.
- 19.3.5 Including a variety of activities in an area adds to its vitality and diversity and can assist in self-policing during the working day in residential areas. There will be considerations of amenity, noise, and disturbance, so non-residential activities need to be low-key and small-scale. Additionally, in designing new residential development, consideration needs to be given to the accommodation of home working activity, which would not need planning permission.
- 19.3.6 The proximity of residential and employment uses in different parts of Little Woodhouse is one of the strengths of the area, but even closer integration of compatible uses in some locations contributes to its dynamic character. It enables more walking journeys between various activities and is beneficial for the health, well-being, and sustainability of the community.
- 19.3.7 Thus, within the areas shown as a mix of uses on Map 10 there may be opportunities for further similar mixed uses, including within the same development. This might include residential or office use above existing shops; commercial uses on separate sites but adjoining residential development: live/work units which include workshop space associated with a dwelling or dwellings; co-working spaces; or subdivision of larger premises. In all such cases, the existing heritage and design character, and amenity of existing and future residents will need to be maintained, so employment uses, while being encouraged should generally be small-scale and will be carefully controlled and subject to the relevant policies within the Neighbourhood Plan and Leeds CS.
- 19.3.8 There are existing educational uses within the areas shown as Mix of Uses on Map 10 which includes the Park Lane College campus, and within the University of Leeds Western Campus. Development of such uses will assist in providing employment opportunities in the area and have the potential to create well-designed, more accessible and inclusive places for the use of both the local and university communities.

### **Policy E2 – Mix of uses**

1. A mix of small-scale uses including commercial (Use Class E) and residential (Use Class C3) will be supported within the areas shown as Mix of Uses on Map 10.
2. Elsewhere, development involving small scale employment use associated with residential use and home working facilities within a residential area will be supported, subject to amenity considerations.
3. Educational uses providing employment will be supported within the areas shown as Mix of Uses on Map 10 and within the University of Leeds Western Campus, where they contribute to the provision of high quality accessible and inclusive places and spaces.

<sup>57</sup> Planning Portal: <https://www.planningportal.co.uk/permission/common-projects/working-from-home/planning-permission>



## 20 Policy E3: Local shopping facilities

### 20.1 Policy E3: Local shopping facilities: Policy Intentions

20.1.1 To maintain existing shopping facilities in an attractive environment.

### 20.2 Policy E3: Local shopping facilities: National and Local Policy

20.2.1 The NPPF states that planning policies and decisions should:

*“...ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community” (NPPF para 98 d))*

20.2.2 Leeds CS includes detailed policies (Policy P3: Acceptable uses in and on the edge of Local Centres; and Policy P4: Shopping Parades and Small Scale stand-alone Food Stores serving Local Neighbourhoods and Communities) setting out what uses are acceptable in the Burley Lodge (Woodsley Road) Local Centre, along Burley Road, at 1-9 Burley Street and the few individual convenience stores.

### 20.3 Policy E3: Local shopping facilities: Justification and Evidence

20.3.1 The principal retail area in Little Woodhouse is the Burley Lodge (Woodsley Road) Local Centre, but there are also shop units along Burley Road, a small shopping parade at 1-9 Burley Street and a few convenience stores in other locations: Kendal Lane, Belle Vue Road, and Hyde Park Road. These are important and valued facilities for the local community and should be retained as such, with any development subject to the requirements of CS P3 and P4.

20.3.2 The Woodsley Road and Burley Street units occupy the ground floors of good quality late Victorian terraces, with well-detailed windows, eaves, and brickwork. On Burley Street the original pilasters and fascias are still visible, while on Woodsley Road, many of the shop fronts have been extended outwards and may still retain original pilasters behind the facades. The relationship between the ground floor and upper floors is often ignored when it comes to shop front design.

20.3.3 Woodsley Road local centre includes a mix of retail and hot food takeaway businesses (the latter about 40% of the total). The extent of trading through the year can vary as the student population comes and goes. The hot food takeaways tend to operate in the evenings and the retail units during the day, and most units, when closed, include solid external roller shutters for security, with the result that there are always some fully shut. The use of solid shutters, whilst security concerns may be perceived, creates a hostile environment which itself can generate security issues. Where there are security concerns, internal lattice shutters would be the preferred approach (together with bollards to prevent ram-raiding) allowing interiors or window displays to be visible and LED-lit when the unit is closed. Advice on shopfront design is available from Leeds Civic Trust<sup>58</sup> (see also para 11.3.6 above).

20.3.4 The LWNDS included proposals to lift the quality of this area by carrying out improvements to the frontages and the public realm in Woodsley Road, including the removal of solid roller shutters.

#### **Policy E3 – Local shopping facilities**

The retention of small convenience shops in Class E(a) use will be supported. Groups of shops along Burley Road and at 1-9 Burley Street, are Shopping Parades and should be retained in acceptable uses.

<sup>58</sup> [“Shopfront Design: A Guide for Businesses and Communities”](#) Leeds Civic Trust 2024

# MOVEMENT



## 21 Policy M1: Safe movement

### 21.1 Policy M1: Safe Movement: Policy Intentions

21.1.1 To improve walking and cycling into and around the area.

### 21.2 Policy M1: Safe Movement: National and Local Policy

21.2.1 The NPPF promotes sustainable transport modes (para 115) and the location of development which will encourage them. Developments should:

*“...give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport” (NPPF para 117 a)) and:*

*“...create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards” (NPPF para 117 c)).*

21.2.2 Leeds CS Spatial Policy 11 “Transport Infrastructure Investment Priorities” includes as one of its priorities:

*“Improved facilities for pedestrians to promote safety and accessibility, particularly connectivity between the ‘Rim’ and the City Centre.”*

- 21.2.3 CS Policy T2: “Accessibility Requirements and New Development” expands the NPPF policy above and states that, for new development:

*“...new infrastructure may be required on/off site to ensure that there is adequate provision for access from the highway network, by public transport and for cyclists, pedestrians and people with impaired mobility”.*

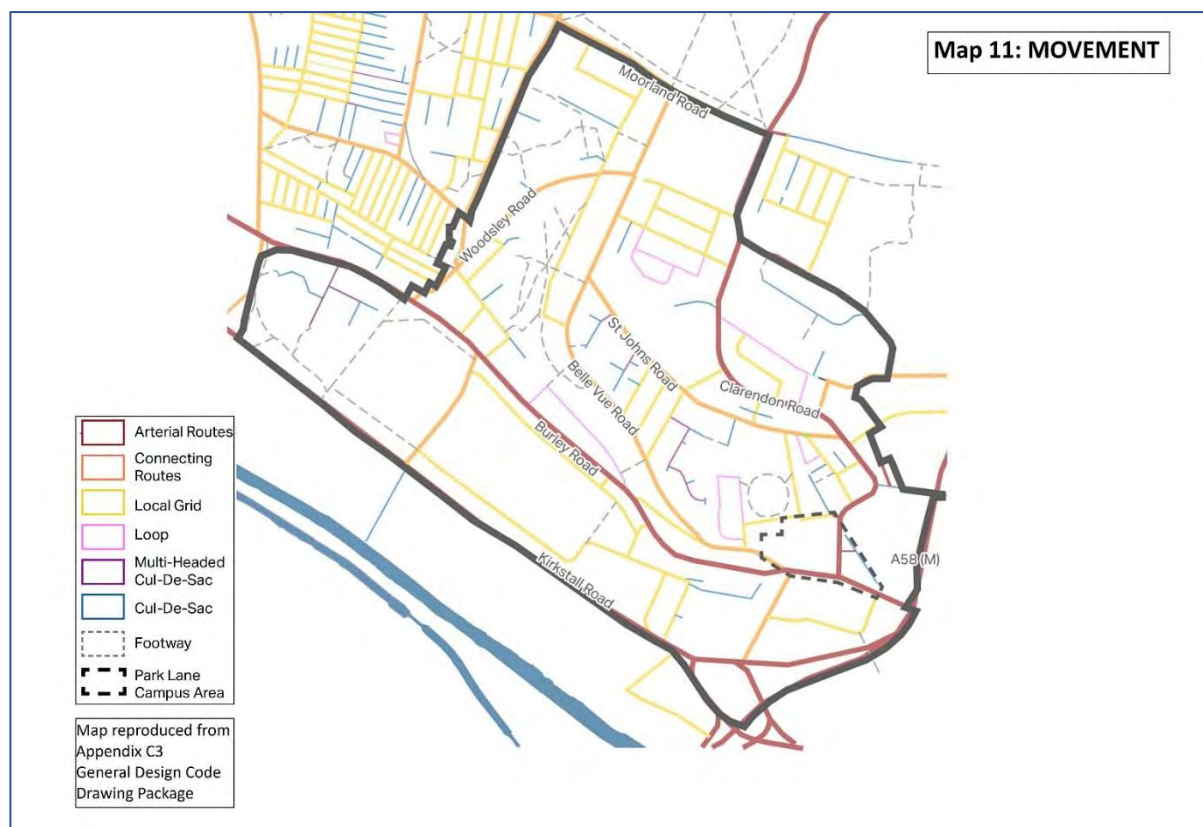
### 21.3 Policy M1: Safe Movement: Justification and Evidence

- 21.3.1 Activities such as walking and cycling are universally recognised as improving personal health<sup>59</sup>. They can also contribute to the well-being of a community by allowing more opportunities for meeting and engaging with other people and fostering a greater awareness of the local environment. However, to encourage walking and cycling, routes need to be easy, safe and attractive to use:

*“Ensure pedestrians, cyclists and users of other modes of transport that involve physical activity are given the highest priority when developing or maintaining streets and roads.”<sup>60</sup>*

More active travel also reduces vehicle use and thus congestion and pollution.

- 21.3.2 The existing hierarchy of routes through the area and connections beyond it are shown in Appendix C Character Analysis Drawings 007 and 008. There are bus routes on the northern and southern periphery and along Park Lane/Burley Road, but the rest of the area is not well served by public transport.
- 21.3.3 Little Woodhouse’s location on the edge of the city centre has some advantages for active travel between the two. However, the inner ring road and the extent and complexity of the Leeds Infirmary



Map 10: Movement

<sup>59</sup> “UK Chief Medical Officers’ Physical Activity Guidelines” Department of Health and Social Care, Llwodraeth Cymru Welsh Government, Department of Health Northern Ireland and the Scottish Government, 2019: <https://www.gov.uk/government/publications/physical-activity-guidelines-uk-chief-medical-officers-report>

<sup>60</sup> “Physical activity and the environment” National Institute for Clinical Excellence (NICE) 2008: <https://www.nice.org.uk/guidance/ng90>

estate between them places restrictions on the number and accessibility of the routes connecting the neighbourhood area to the city centre, all of which need improvement:

- The pedestrian bridge over the Inner Ring Road at Duncombe Street/Fountain Street in the south-east corner of the area is narrow with dog-leg ramps and stairs restricting both pedestrian and cyclist movement in a hostile and polluted environment;
- Park Lane is the main vehicular route over and connecting to the Inner Ring Road, involving multi-lane carriageways with adjoining footways. Use of these by pedestrians involves multiple crossing points within a hostile vehicle-dominated environment;
- The pedestrian/cycle bridge over the Inner Ring Road at Woodhouse Square to and from Great George Street (Little Woodhouse Bridge) is subject to air pollution, is steeply humped, preventing intervisibility and its approach involves multiple directions for vehicles, pedestrians, and cyclists. Improvement proposals were put forward in the LWNDS and a later workshop held with members of the Leeds Chamber Property Forum Quality Places and Spaces Group. Leeds City Council Innovation Arc initiative includes proposals for this area— see para. 17.2.6 above;
- Little Woodhouse Street leads directly through the servicing area of Leeds Infirmary, connecting with Clarendon Way and has no footways. There is a footpath link to Clarendon Way via the car park of the Worsley Building. Neither route is pedestrian or cyclist friendly. The junction at Clarendon Road adjoins the listed Little Woodhouse Hall and is untidy and in poor condition – see para. 11.3.7 above;
- Hyde Street/Clarendon Way is the only vehicular route past the Infirmary complex, also serving parts of the University of Leeds. There are footways on both sides with some planting in places.
- Woodsley Road Local Centre is an area where proposals were made for improvement in the Little Woodhouse Neighbourhood Design Statement<sup>61</sup>, some of which have been implemented. There is an opportunity for further improvements through the Connecting Leeds Transport Strategy's theme of creating healthier streets, spaces and communities<sup>62</sup>.

21.3.4 The Leeds Infirmary estate will be redeveloped during the life of this Neighbourhood Plan and together with the Innovation Arc proposals, this provides the opportunity for many of these connectivity issues to be addressed. Much of the movement between Little Woodhouse and the City Centre passes through Woodhouse Square which will become more closely linked to the Innovation Arc's proposed Great George Street city centre park. This in turn provides the opportunity to improve the many green links radiating from Woodhouse Square into the surrounding neighbourhood.

21.3.5 There are several pedestrian and cycle routes connecting the area to and through the University of Leeds campus. These are well-signposted, but only to university premises. As a result, they do not invite use as through routes, even though capable of it.

21.3.6 In addition to suggestions for improvement to Little Woodhouse Bridge, the LWNDS included proposals to provide a better pedestrian experience at the junction of Woodsley Road and Hyde Park Road. In both cases, these local initiatives have resulted in some improvements being made. The closure to through traffic of the section of Woodsley Road east of Belle Vue Road has also reduced traffic flows there in favour of pedestrians and cyclists. However, this and prospective changes to the A660 (Woodhouse Lane/Headingley Lane) may result in yet to be determined changes to vehicular movement in the neighbourhood area.

21.3.7 In the areas between Burley Road and Kirkstall Road, existing north south links are few in number and those that exist lack any planting, and are narrow and intimidating to pedestrians and cyclists, particularly where large scale developments have taken place. These routes will become increasingly necessary as residential development along the south side of Kirkstall Road takes place. Where further development takes place north of Kirkstall Road, improvements will be sought to those north-south links (see also para 11.3.5) with improved pedestrian crossings over Kirkstall Road itself.

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<sup>61</sup>“Little Woodhouse Neighbourhood Design Statement” 2011 LCC SPD: <https://www.leeds.gov.uk/docs/Little%20Woodhouse%20NDS.pdf>

<sup>62</sup> <https://www.leeds.gov.uk/parking-roads-and-travel/connecting-leeds-and-transforming-travel/transport-policy>



21.3.8 The topography of the area has required flights of steps up the bank in certain locations:

- Between Cavendish Street and Burley Street and continuing to Park Lane;
- between Westfield Road (near the junction with Burley Road) and Belle Vue Road;
- between Hollis Place and Belle Vue Road (including branches halfway up: east to Belle Vue Road, and west to Rosebank Millennium Green);
- There are also footpath links and steps through Rosebank Millennium Green.

21.3.9 These and other footpath links would benefit from improvement to maximise safety, provide green infrastructure, and create attractive routes for the many people using them, including the large student population of PBSAs heading to and from the universities. Many of these routes coincide with the Local Green Corridors described in Section 14. New development can provide the opportunity to carry out further enhancement of the quality of active travel, including the above-mentioned routes and other community-led proposals emerging through local consultation, particularly where the development generates significant numbers of pedestrian and cyclist movements beyond the site. Such developments include student accommodation, major employment, and major residential developments.

#### **Policy M1 – Safe movement**

New development and changes of use should promote active travel where appropriate giving priority to and improve the attractiveness, safety and accessibility of pedestrian and cycle routes at all times, both within the neighbourhood and connecting with the city centre and adjoining neighbourhoods.

Where developments are likely to generate significant numbers of pedestrian and cycle movements outside the site, applications should include identification of likely routes and their environmental quality, together with proposals for how they could be improved including green infrastructure improvements as required by Policy G1.

# PROJECTS and DELIVERY PLAN



## 22 Projects

### 22.1 Policies and Projects

- 22.1.1 Delivery of the Vision relies partly on implementing the policies as planning proposals are brought forward. These will be administered by Leeds City Council as the local planning authority, or in the event of an appeal, by a Planning Inspector.
- 22.1.2 Some aspirations, summarised below as projects, may not be achievable through planning policy and will require action by the local community in partnership with others. In this instance, the local community will continue to be represented by the legacy organisation of the Little Woodhouse Neighbourhood Forum.
- 22.1.3 The Delivery Plan is aimed at helping to achieve the community's Vision for Little Woodhouse and will be used in several ways:
- in pre-application discussions to show prospective developers what the priorities are when deciding on the type and location of development and how it may affect other aspects of the plan;
  - in the decision-making process on planning applications to ensure that the objectives of the Plan are met;
  - when any bids are made for funding, to demonstrate need and the priorities for specific projects;
  - to indicate where the responsibilities lie for carrying out or administering the projects and which partners may be able to assist, and;
  - to indicate to any relevant organisations planning any type of work or activity in the area where their budget decisions can be directed to best effect.
- 22.1.4 It will be the role of the continuing Little Woodhouse Neighbourhood Forum to oversee the progress of the Neighbourhood Plan by:

- monitoring planning applications and commenting as appropriate to the local planning authority;
- acting as lead partner in delivery of projects;
- seeking funding for projects;
- carrying out regular reviews of progress and reporting to the wider community, and;
- liaising with the City Council's Community Committee.

## 22.2 Projects

22.2.1 Projects have two purposes within the context of the Neighbourhood Plan:

- To focus on aims that are not classed as “planning policies”, although they can help support the planning policies identified. Projects reflect many of the day-to-day concerns people raise and some are already happening and being addressed in the Little Woodhouse Community Forum.
- To prioritise funding from any monies that arise through building development e.g. Community Infrastructure Levy (CIL) or Section 106 (when a Neighbourhood Plan is “made” a higher proportion of this money goes to local projects as opposed to the centrally allocated pot). The existence of a list of local priorities might also influence other funding pots.

22.2.2 The projects listed below in the delivery plan have emerged from the discussions around the policies of the Neighbourhood Plan and are a starting point for actions after the Neighbourhood Plan is made. As a result, the list will be edited and amended over time. The up-to-date list can be viewed at [www.littlewoodhouseplan.org](http://www.littlewoodhouseplan.org).

22.2.3 The table below sets out the projects, numbered according to their relationship with the policy themes in the Plan as well as: whether they are likely to be short term “quick wins”, medium term, or long term; what partners the local community will need to work with; and the possible sources of funding.

## 23 Projects Delivery Plan

	Project	Short, Medium or Long term	Potential Partner(s) with the local community	Potential Funding
<b>H</b>	<b>Housing</b>			
<b>P-H1</b>	Respond to planning applications to encourage and maintain supply of family sized dwellings –	S M L	LCC Housing associations Co-operative housing projects	CIL
<b>P-H2</b>	Raise awareness and encourage involvement of students in housing planning with community	S M L	Universities Student unions LBU Urban planning Unipol	Universities
<b>P-H3</b>	Explore options for co-housing project opportunities for a range of different households including multi-generational	S M L	Shangri Leeds Leeds CC councillors, housing, planning Developers	Developers Affordable housing Individuals

	Project	Short, Medium or Long term	Potential Partner(s) with the local community	Potential Funding
HC	Heritage and Character			
P-HC1	<b>Identity</b> Create an identity for Little Woodhouse through distinctively designed signage, sign posting and “border” signs	M/L	Conservation team Civic Trust Wade’s Trust	CIL Developers
P-HC2	<b>Entrances</b> Identify character areas and highlight entrances with information boards e.g. Innovation Arc to Universities & LGI and to green spaces especially <b>Rosebank</b> (LWGC 3) <b>Chorley Lane/Bridge</b> (LWGC1)	M/L	Innovation Arc LGI development Universities Parks & Countryside	
P-HC3	<b>Placemaking - Park Lane/Burley Street:</b> Tree planting, consistent street frontages, public use of space between acute road junctions, greater priority to pedestrian and cyclist movement and experience	S/M	Form a Working Group, LCC e.g. Highways, Tree Officer, Adjoining owners	CIL Grants from various possible sources
P-HC4	<b>Placemaking - Burley Road/Kirkstall Road corridors:</b> Tree planting and other green infrastructure, consistent street frontages, and along north-south pedestrian and cyclist links	S/M	As above	
P-HC5	<b>Placemaking - Woodsley Road:</b> Improve paving and the space outside the shops, e.g. tree planting seats	M/L	Traders, Adjoining owners LCC e.g. Highways, Tree Officer,	
P-HC6	<b>Placemaking - Clarendon Road/Little Woodhouse Street:</b> Prepare proposals for the improvement of paving and connections to Leeds General Infirmary, additional tree planting and enhancing the setting of the Grade II listed Little Woodhouse Hall	M/L	City Centre team Highways LCC Innovation Arc LGI development	
P-HC7	<b>Placemaking - Clarendon Road/Little Woodhouse Bridge:</b> Resolution of conflict between pedestrians, cycles and vehicles, green infrastructure, paving, safety of crossing the bridge, future connection to Innovation Arc via proposed Great George Street Park	M/L	City Centre team Highways LCC Innovation Arc LGI development	



	Project	Short, Medium or Long term	Potential Partner(s) with the local community	Potential Funding
G	Green Infrastructure			
P-G1	<b>Pocket parks</b> Identify sites for very small green spaces and develop an action plan for planting & care: <ul style="list-style-type: none"> <li>- Divide Rosebank Rd</li> <li>- Woodsley Rd block</li> <li>- LW Street corner</li> <li>- Triangles Park Lane &amp; Burley Beach</li> <li>- Chestnut tree islands at the bridge and Hanover way</li> <li>- Kelso Gardens ginnels</li> </ul>	S M L	Form a Working group Parks and Countryside Volunteer gardeners	CIL
P-G2	<b>Play spaces</b> Improve usage of green/play spaces and identify other appropriate spaces	S M L	Form a Working group Community links Rosebank School	
P-G3	<b>Trees Survey</b> Identify age/condition of mature trees and need for replacements  <i>Should we add something to Policy G1 about requiring replacement of any TPO trees and trees in conservation areas lost due to age or condition? At the moment the policy only applies to loss due to development.</i>	S	LCC Trees Officer Universities Hyde Park Source Unipol Landlords	
P-G4	<b>Low maintenance gardens</b> - Identify sources of advice for owners and tenants to encourage low maintenance plants for gardens and publish a guide including herbs, annuals, shrubs, veggies, small trees etc	S	Hyde Park Source Universities Student unions Unipol landlords	
P-G5	<b>Biodiversity</b> - encourage a greater range of species through planting and garden use - from plant pots, backyards to large gardens, insect hotels, swift bricks etc	S	Hyde Park Source Universities Student unions Unipol landlords	

	Project	Short, Medium or Long term	Potential Partner(s) with the local community	Potential Funding
C	Community			
P-C1	<b>Graffiti</b> – to raise awareness and involve residents and owners in reporting and cleaning of graffiti From buildings and walls. Also identify sources of suitable materials for cleaning.	S M	Volunteers – students and residents Landlords Other local groups	LCC Cllrs
P-C2	<b>Street Art</b> – to encourage participation in street art in suitable locations to offer skills and awareness and divert from graffiti	S M	Arts projects Volunteers	Grants
P-				
P-				

	Project	Short, Medium or Long term	Potential Partner(s) with the local community	Potential Funding
E	Employment & economy			
P-E1	<b>Communication Links</b> - to encourage better links with local organisations and businesses e.g. with regular email newsletter.	M L	LWCA INWCC LCC Police	LCC Cllrs Grants
P-				

	Project	Short, Medium or Long term	Potential Partner(s) with the local community	Potential Funding
M	<b>Movement</b>			
P-M1	<b>Bus services</b> Ensure the <i>continuation</i> of the City Bus to Clarendon Road and promote a bus service to serve the Belle Vue Rd and Woodsley Rd area	S	Metro, First Bus (?)	
P-M1	<b>Bus services</b> Improve access by bus transport especially for uphill routes	ML	LWCF - Raise issues with WYCA transport authority.	central govt funding model
P-M2	<b>Parking</b> Prioritise parking for residents over commuter parking.	M	LCC	LCC budget
P-M3	<b>LW Footbridge</b> Improve the safety, access and attractiveness of the footbridge joining Great George Street and Clarendon Road	S	LCC/Leeds Teaching Hospital/Joseph's Well	CIL
P-M4	<b>Waste management</b> Work with residents, landlords, universities and waste management officers to improve use of waste and recycling collection and storage off street	S/M	LCC/Landlords/Universities	LCC Budget
P-M5	<b>Traffic problems</b> Identify traffic problem areas. Current examples: Kirkstall Rd crossings; Moorland Rd/ St Js Terr and Park Lane/Burley St/Marlboro St junction. Monitor changes in Moorland Rd and Kelso Rd following Clarendon Rd diversion. Review existing and future pedestrian crossings in areas of high footfall	S	LWCF - Raise issues with Highways.	Highways
P-M6	<b>Paving</b> Identify areas for improvement of surfaces and sources of funding. Replace stolen York stone flags with similar.	S M L	S – Swarthmore paving M – Woodsley Rd centre	Highways Other?
P-M7	<b>Access problems</b> Identify obstructions to walkers, wheel users and take steps to improve access. Current examples include: <b>Bins</b> on Pavements Clarendon Road and Woodhouse Square (LWGC1) and St Johns Terrace (LWGC7) and Kelso Rd and Gdns (LWGC5) <b>Parking</b> causing obstruction to pedestrians – e.g. Little Woodhouse St corner	S/M/L	LCC Waste management & enforcement Streets Parking  Landlords & owners	LCC



# Little Woodhouse Neighbourhood Plan

2025-2033

## PART TWO: General and Character Area Design Guidance and Design Codes



# Little Woodhouse Neighbourhood Plan

## PART 2: GENERAL AND CHARACTER AREA

### DESIGN GUIDANCE AND DESIGN CODES

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The Little Woodhouse Neighbourhood Plan consists of four Parts and six Appendices:

PART ONE: POLICIES

**PART TWO: GENERAL DESIGN GUIDANCE AND CODES**

PART THREE: PURPOSE BUILT STUDENT ACCOMODATION DESIGN CODE

PART FOUR: PARK LANE CAMPUS DESIGN CODE

Appendix A: Heritage Area Appraisal and Management Plan

Appendix B: Non-Designated Heritage Assets and Positive Buildings

Appendix C: Character Analysis

Appendix D: Green Infrastructure

Appendix E: Local Green Spaces

Appendix F: Community Facilities

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## Revision History

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5	xxxxxxx	Review Final Draft		Locality
4	01.11.2021	Review Second Draft	Deryck Piper, Barbara Mitchell, Peter Baker	Little Woodhouse
3	20.10.2021	Prepare Second Draft	Lucy Sykes	Senior Urban Designer
2	22.09.2021	Review First Draft	Deryck Piper, Barbara Mitchell, Peter Baker	Little Woodhouse
1	03.09.2021	Prepare First Draft	Lucy Sykes	Senior Urban Designer

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# 1

## **General Design Guidance and Codes**

- 1.1 Introduction
- 1.2 General design principles
- 1.3 Context
- 1.4 Movement
- 1.5 Nature
- 1.6 Built Form
- 1.7 Identity
- 1.8 Public Space
- 1.9 Use
- 1.10 Homes and Buildings
- 1.11 Resources
- 1.2 Lifespan

# 2

## **Character Area Design Guidance and Codes**

- 2.1 Character Area Design Guidance
- 2.2 The Heritage Area
- 2.3 The Squares
- 2.4 The Villas
- 2.5 The Terraces
- 2.6 Post-War Estates
- 2.7 Purpose Built Student Accommodation (PBSA)
- 2.8 Neighbourhood retail, facilities and mixed-uses
- 2.9 Campus-Areas
- 2.10 Commercial and Light Industrial Area
- 2.11 Commercial Fringe
- 2.12 Burley Road Corridor
- 2.13 Moorland Road Edge
- 2.14 Rosebank Millennium Green.

**General Design Guidance  
and Codes**

**01**



# 1. General Design Guidance & Codes

**This section sets out the principles that will influence the design of potential new development and inform the retrofit of existing properties in the Neighbourhood Plan Area. Where possible, local images are used to exemplify the design guidelines and codes. Where these images are not available, best practice examples from elsewhere are used.**

## 1.1 Introduction

This document provides Design Guidance and Design Codes which will inform development across Little Woodhouse. It is separated into two sections, Section 1 which provides generalised guidance to be applied across the entirety of the area, and Section 2 which provides guidance which is more specific to each of the Character Areas.

The pages are illustrated with images and captions which should also be considered as part of the overall guidance, and carry as much weight as the main text. This report forms part of the suite of documents which support the Little Woodhouse Neighbourhood Plan. The other supporting documents should also be referred to within any development proposals within the area.

This document has been structured to reflect the topics of the National Model Design Code (Ministry of Housing, Communities and Local Government, 2021). The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide (2021 update), which reflects the government's priorities and provides a common overarching framework for design.

- Context
- Movement
- Nature
- Built Form
- Identity
- Public Space
- Use
- Homes and Buildings
- Resources
- Lifespan

## 1.2 General design principles

The guidance and codes of this section are intended to be applied across the entirety of Little Woodhouse. They are general in their nature and uphold positive design principles. Together they set the baseline standard of quality and practice which is expected within the Neighbourhood Area.

## 1.3 Context

- Development must uphold the traditional character of Little Woodhouse, and the role it plays as a mixed-use neighbourhood on the western fringe of Leeds city centre.
- Development should seek to balance land-uses so Little Woodhouse remains a mixed-use area which sufficiently serves the needs of its community.
- Development should support pedestrian and cyclist movement into Leeds city centre, and should also support connections to the River Aire.
- Development should respect the heritage assets and character of Little Woodhouse and preserve as much of this heritage as possible.
- Designers must respond to the local character with one of the following three approaches, considered in the following order:
  - **Harmonise**- clearly responding to existing characteristics;
  - **Complement**- delivering something slightly different which adds to the overall character and quality in a way which is fitting and shares some similarities; and
  - **Contrast**- a high quality design which is different but which adds positively to the built-form and character. Something which will be considered a good precedent for future development.



F.1



F.2

**Figure 01:** Leeds Town Hall, located within the city centre to the east of Little Woodhouse. The Neighbourhood Plan area should maintain connections into the city centre.

**Figure 02:** The Joseph's Well Building is one heritage asset within Little Woodhouse which contributes to the local character and context. Such buildings should be preserved.



## 1.4 Movement

### 1.4.1 General Movement

- Pavements should be designed to accommodate pedestrian flow and be accessible for all. On-street parking and the presence of bins can undermine pedestrian usage on some of the streets and needs to be addressed.
- Where footpaths exist between residential developments, effort should be made to support these with appropriate lighting and well-maintained boundary treatments to support feelings of safety in these through-routes.
- The safe movement and crossing of pedestrians, cyclists and those with mobility impairments should be considered at all times. Reallocation of road space to support sustainable transport modes is encouraged where possible.
- Development located adjacent to the Radial Routes should be supported with appropriate visual screening and noise mitigation measures, given the speed and volume of vehicles moving along these routes.

### 1.4.2 Parking

- The provision of car parking needs to be carefully balanced to ensure that sufficient provision is made to meet needs, whilst not dominating the appearance of the street.



**Figure 03:** The movement of pedestrians should not be compromised by the presence of bins or street furniture, as is the case in this image.

**Figure 04:** Overlooked, well-lit routes with high-quality materials help support pedestrian movement.

**Figure 05:** Making space for sustainable modes of travel is encouraged.



- In the absence of adequate space for car parking within developments, sustainable transport should be supported in these units through the incorporation of cycle parking.
- Paving of front gardens for parking reduces valuable green infrastructure and should be resisted.

### 1.4.3 Cycle Parking

- New housing development should provide adequate and secure covered storage for cycles and mobility scooters, with level access to the highway within the ownership boundary of each property.
- Secure and combined electric cycle, mobility scooter and electric vehicle recharging points are also encouraged where appropriate.
- Residential cycle parking needs to be secure and dry, with access restricted to legitimate users.
- Visitor cycle parking should be provided in convenient, overlooked locations with easy accessibility
- Cycle parking needs to have regard for some of the narrower street widths within Little Woodhouse. It should not obstruct pedestrian or vehicle movement or flow.



F.6



F.7



F.8

**Figure 06:** Parking can be designed to have a limited impact on an environment, through adopting quality landscaping and limiting bay numbers.

**Figure 07:** On-street, secure bicycle storage solutions can be adopted in parking bays, as shown in this example image (not within Little Woodhouse).

**Figure 08:** Residential cycle parking solutions can be adopted on plot, as shown in this example image (not within Little Woodhouse).

## 1.5 Nature

### 1.5.1 Biodiversity and Green Infrastructure

- Any development should enhance biodiversity wherever possible. This will involve restoring and increasing green-infrastructure assets, and provision of a clear landscaping scheme to demonstrate how new development will create positive green linkages and contribute to these assets.
- New developments should strengthen biodiversity and the natural environment. Biodiversity Net Gain (BNG) should be adopted as a requirement for all relevant development.
- New development proposals should aim for the creation of new habitats and wildlife corridors; e.g. by aligning back and front gardens, and making space for new habitats within layout designs.
- Street planting is encouraged where possible, especially where streets are largely hardstanding. In principle, existing trees should be retained.
- Native species should be specified to promote biodiversity in proposed planting designs.
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species. Soft boundary treatments are especially encouraged alongside areas of green space, such as Rosebank Millennium Green.

- The use of green roofs is one way of contributing to local biodiversity net gain. These can also assist with insulation and summer cooling requirements. Whilst currently uncommon in the roofscape of Little Woodhouse, these roofs could be considered in future developments and should be adopted in a way which complements the existing roofscape.



F.9



F.10

**Figure 09:** Opportunities to reclaim public spaces and adopt planting are supported, both for biodiversity and social purposes.

**Figure 10:** Planted gardens soften the built-form and hardstanding of an area and look highly attractive.



## 1.5.2 Water and Drainage

- Sustainable Drainage Systems (SuDS) and swales should be integrated into developments to help address surface water run-off. These should be designed in accordance with The SuDS Manual, CIRIA.
- Consideration should be given to the slope of the land and how this might exacerbate flooding within Flood Zone 2 and Flood Zone 3, in the west of the area. The adoption of permeable paving solutions instead of tarmac is encouraged and shouldn't be considered relevant only to the areas at risk of flooding.
- Existing watercourses, existing surface water flow routes across the site, and existing drainage systems, must be taken into consideration and the drainage strategy should mimic natural drainage patterns as closely as possible.
- Gardens and soft landscaping should be maximised to reduce the overall area of impermeable hard surfacing that might increase surface water volumes and increase local flood risk. Further, green space can be used for natural flood protection e.g. permeable landscaping, swales etc.



F.11



F.12



F.13

**Figure 11:** Roadside swales and planting help reduce surface water run-off and contribute to local green-infrastructure as shown in this example image (not within Little Woodhouse).

**Figure 12:** Areas of hardstanding, like car parks, can be broken up through the incorporation of landscaping, such as within the Joseph Well's car park.

**Figure 13:** Retaining gardens, instead of their conversion to hardstanding/ parking, helps to reduce surface water run-off.

## 1.6 Built form

### 1.6.1 Boundary Treatments

- Panel fencing along publicly visible boundaries is considered inappropriate and should be avoided. Panel fencing and concrete fencing is especially inappropriate within the Conservation Areas.
- Traditional boundary treatments such as brick walls, hedges and traditional railings should be retained.
- The replacement of walls and hedges for alternative fencing should be restricted.
- The boundary line of adjacent and neighbouring properties should be maintained so as to create a sense of frontage along the street.
- Bin storage solutions should enable bins to be stored neatly, easily and out of sight in convenient locations.



F.14



F.15



F.16

**Figure 14:** A positive, traditional boundary- a tall red brick wall.

**Figure 15:** A positive, traditional boundary-hedgerow

**Figure 16:** A positive, traditional boundary- a low, red-brick wall with landscaping and hedgerow.



## 1.6.2 Topography

- There is opportunity for taller buildings to be located on lower ground, such as within the PBSA Character Area, in response to the fall of the land.
- Buildings should not appear out of scale in comparison to their surroundings. Any development in an elevated position should carefully consider the privacy of surrounding units and its impact on the skyline, both within Little Woodhouse and with regards to the city.
- Landmark features and views should not be compromised due to being blocked by tall buildings.

## 1.6.3 Building Heights and Orientation

- There are various awkward relationships between the buildings and the streets within Little Woodhouse (e.g front of properties facing onto the rear of properties such as at Rosebank Gardens and Consort Terrace). Development should sensitively consider relationships with existing buildings with the intention of creating harmonious spaces, whilst not encroaching on privacy.
- Development should be orientated to face the street. It should respect contours and 'step up' the hills in response to the local topography.
- Care should be taken to respect key views of buildings and across the roofscape of Little Woodhouse.



F.17



F.18



F.19

**Figure 17:** Key views out of the neighbourhood plan area should not be compromised due to ill-considered development or the inappropriate height of new buildings.

**Figure 18:** Stepped terraces are a positive way of addressing level changes across Little Woodhouse.

**Figure 19:** Landmark features, such as the spire, should be protected and not blocked from view by new development.

## 1.7 Identity

### 1.7.1 Heritage Assets

- Any conversion of buildings should respect and retain the character of the original building or structure.
- Original features of the streetscape, such as stone setts, should be preserved.
- Development should positively contribute to and emphasize the historic character of the Neighbourhood Area
- Development should maintain the relationship with the local topography through, for example, working with the slopes of the rising land to create interesting buildings and places.
- Development within the Heritage Area should be in accordance with the design guidance outlined in the Heritage Area Character Appraisal and Management Plan.

### 1.7.2 Local Distinctiveness

- Little Woodhouse is a place of special character and historic interest. Development should respect integral aspect which form the local character, including:
  - Respecting the distinctive topography which provides southward and westward views;
  - Maintaining a positive relationship to Hanover Square and Woodhouse Square;
  - Upholding the quality and form of



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**Figure 20:** A new development which upholds the character of the area.

**Figure 21:** Stone setts are a positive heritage feature which should be retained.

**Figure 22:** New buildings should complement the form of more traditional neighbouring units.



the large villas, and maintaining the landscaped grounds of both the large and small villas;

- Respecting the terraces, upholding architectural detailing and preserving landscaped gardens; and
- Upholding the soft landscaping where it exists given its importance in the character of Little Woodhouse.

## 1.8 Public Space

- Streets and public spaces should be designed for all users and should support social interaction. The quality of these places should be maintained.
- Local Green Spaces should be protected from development.
- Consideration could be given to converting quieter streets (such as cul-de-sacs) into shared spaces for pedestrians and vehicles. In low traffic streets, the whole road space tends to be used equally by pedestrians. This sharing of the space could be reinforced by reducing traffic speed, paving techniques and landscaping.
- Routes should be well-defined and well-lit. This includes the footpaths between streets and those which cut across Rosebank Millennium Green.



**F.23**



**F.24**



**F.25**

**Figure 23:** Green spaces should not be compromised by development, only enhanced.

**Figure 24:** Placemaking features and a well-maintained environment help create positive places for people.

**Figure 25:** Routes should be well-lit and foster notions of safety for all users.

## 1.9 Use

- Consideration should be given to how areas of amenity green space and public space can be enhanced within Little Woodhouse to be more useable, attractive or contribute to the local biodiversity. This will help to make more efficient use of the land within the Neighbourhood Area.
- Development should seek to support and enhance the land-use structure, by locating similar or complementary uses together.
- Land along Woodsley Road and Burley Road (within the Neighbourhood Retail, facilities and mixed-uses character area) should be championed as a mixed use hub of activities within Little Woodhouse.
- The balance between housing types and tenures across the whole of Little Woodhouse needs to be a consideration for any new housing proposals, and how this may affect the overall demographic composition of the area.
- Housing should seek to adopt a degree of flexibility which allows home-working. Housing should seek to adopt a design which is also flexible to the needs of the inhabitant over time.
- Increasing the number of dwellings within Little Woodhouse should be supported with an appropriate increase in community services, green spaces and/ or community spaces.



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**Figure 26:** The Willows, an area of green space to the north of Kirkstall Road, is an important open space for recreational use.

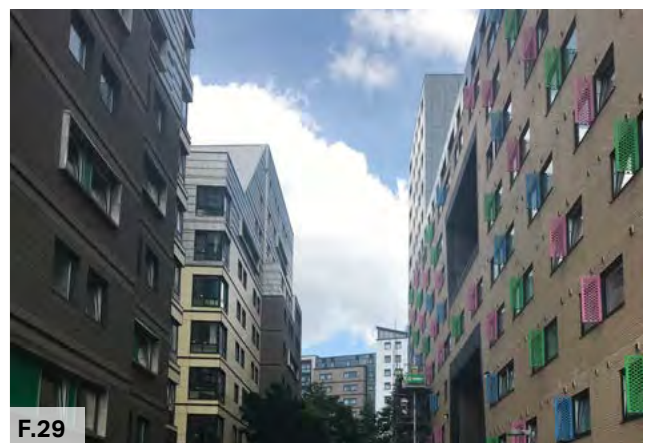
**Figure 27:** The balance between housing types and tenures, and how these exist alongside each other, needs careful consideration.

**Figure 28:** The Local Centre at Woodsley Road, which serves Little Woodhouse, should be enhanced.



## 1.10 Homes and Buildings

- New houses, and the conversion of buildings into apartments or Houses of Multiple Occupancy (HMO), should respect the space standards established in the Nationally Described Space Standards 2015 and Local Plan policies. The original character of converted buildings should be upheld whilst supporting a healthy dwelling space of an appropriate size.
- New development should strive to be easily reached, entered, and used by people of all ages and physical abilities. Flexibility is encouraged within the design to cater to the changing needs of occupants over time.
- Distances between buildings and orientation of units should maintain the privacy of occupants. The layout of new developments should hold this as a key design factor. Layouts should also ensure natural surveillance from buildings to public spaces.



**Figure 29:** Distances between units should respect privacy

## 1.11 Resources

### 1.11.1 Retrofitting Older Buildings

- In terms of retrofit in the traditional Victorian buildings terraces and villas, secondary glazing might be appropriate to improve thermal performance of single-glazed windows without impacting the buildings outwards appearance.
- External wall insulation might not be appropriate to buildings which are listed or are required to retain their existing appearance. In such cases, internal wall insulation might be preferred to limit external alternations.
- Renewable energy is encouraged but should be carefully incorporated into the design to reduce visual impact e.g. solar shingles and photovoltaic slates could be specified on buildings that are within, or close to, the setting of a heritage asset. Designs should aim to conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. This is especially important where the roofscape might be more exposed due to being on lower lying ground, as seen from taller buildings.
- Developers are encouraged to include sustainable vehicle technology to support parking, such as electric vehicle charging points. Electric charging infrastructure should not inhibit movement along the footpaths for pedestrians or those with accessibility requirements.

### 1.11.2 Flood Resilient Housing

- Boundary treatments within the flood zone are encouraged to be designed with high water resistance materials and/or effective seals to minimise water penetration.
- Proposals should take a proactive approach to incorporating flood resilience into building design through internal layout, where appropriate the Flood Resilient Construction of New Buildings Guidance should be adopted.
- New housing should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies. Efforts should be made to conceal rainwater harvesting units, or install them with attractive finishings. Greywater recycling reduces pressure on local utilities.
- The installation of water butts within new residential developments is encouraged to collect rainwater from roofs and reduce the overall rainwater runoff impact of any development.



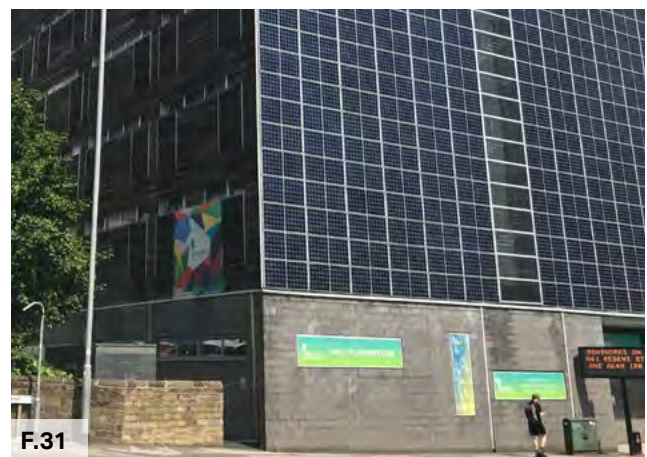
**Figure 30:** Trees and shading help to minimise unwanted solar gain.

### 1.11.3 Passive Environmental Design

- Sun path analysis should be used in developing the site layout, to ensure taller buildings don't overshadow low-rise buildings, reducing beneficial solar gains and/or solar Photo Voltaic (PV) output. This should also have regard to the slopes of Little Woodhouse.
- East and west facing façades would benefit from other forms of external shading such as projections to reduce direct solar gains during the early and late parts of the day. New buildings should be oriented to maximise beneficial solar gain, with, for example, one of the main glazed elevations within 30° due south, whilst avoiding overheating. Any north-facing facades might have a smaller proportion of window to wall area to minimise heat loss on this cooler side.
- Where such an orientation is not possible, every attempt should be made to design the roof structure to support a solar PV array, orientated to maximise power output.
- Where possible, trees should be used to provide seasonal shading from unwanted solar gain i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.

### 1.11.4 Energy Efficiency

- The National Grid is decarbonising as cleaner, greener energy is used to generate electricity, supporting a move away from fossil-fuel heating to electricity-based systems. Additional sources of low carbon energy should be included in the design where suitable.
- Air source heat pumps are expected to replace gas condensing boilers as the most common heating system for individual dwellings. While they provide low carbon energy, they must be carefully sited within the property boundary to minimise visual impacts, maintenance issues and may require acoustic screening.
- Wherever possible roofs of commercial/ industrial buildings should include arrays of photo-voltaic panels with any excess power fed into the grid.



**Figure 31:** The current Park Lane Campus site has a good example of a solar PV facade.

## 1.12 Lifespan

- Consultation with the community and regular communication and liaison with the community groups must form a key part of the design process from inception to submission.
- Major development must provide a Building for a Healthy Life Assessment which can be updated through all stages of the planning and delivery of the project.
- Major development must provide a statement to show how each of the National Design Guide topics has been taken into account within the design process at each stage.
- This design code document is intended to provide high level strategic guidance for development. It is recommended that more detailed coding for development sites which come forward is developed and submitted as part of submitting a full planning application.
- A majority of buildings in Little Woodhouse have a lifespan of over 120 years with examples of changes of use. The ambition should be to mirror this longevity and adaptability. A majority of buildings in Little Woodhouse have a lifespan of over 120 years with examples of changes of use. The ambition should be to mirror this longevity and adaptability.



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**Character Area Design  
Guidance and Codes**

**02**

## 2. Character Area Design Guidance and Codes

**The Character Analysis report outlines various character areas within Little Woodhouse, each with their own attributes and opportunities. The Character Areas are based on the dominant characteristics of an area and may contain some examples of other types of buildings.**

**The purpose of this section is to provide design guidance and codes specific to each of the character areas, so that new development is able to respond appropriately to local placemaking issues and opportunities.**














### 2.1 Character Area Design Guidance

These design codes provide a reference for designers to understand the components of each character area. Each character area has its own section with a short piece of introductory text summarising the opportunities. Codes are then provided under the relevant topic headings of the National Model Design Code. The character areas discussed include the following.

- The Heritage Area
- The Squares
- The Villas
- The Terraces
- Post-War Estates
- Purpose Built Student Accommodation (PBSA)
- Neighbourhood retail, facilities and mixed-uses
- Campus-Areas
- Commercial and Light Industrial Area
- Commercial Fringe
- Burley Road Corridor
- Moorland Road Edge
- Rosebank Millennium Green.



### Character areas key

	Heritage Area		Purpose Built Student Accommodation (PBSA)		Commercial Fringe
	The Squares		Neighbourhood retail, facilities and mixed-uses		Burley Road Corridor
	The Villas		Campus Areas		Moorland Road edge
	The Terraces		Commercial and Light Industrial Area		Rosebank Millennium Green
	Post War Estates				



## 2.2 The Heritage Area

The Heritage Area is rich in cultural heritage and local identity. There is opportunity to preserve form, aesthetic and character and prevent risk of deterioration through positive guidance of the built form and the green spaces. The Little Woodhouse Heritage Area is a large area and overlaps several

Character Areas (see character areas map) capturing much of the earliest development, including the vast majority of the 38 listed buildings and other Non-Designated Heritage Assets (NDHAs) within Little Woodhouse. The Heritage Area designation effectively assimilates the 3 Conservation Areas.

### 2.1.1 Context

- Red brick should continue to be used as the dominant building material.
- Original features of the building should be maintained, including stone window and door surrounds, string courses and dentils. Painting over or removing these original features is discouraged. Repairing is encouraged over replacing. Whilst it is accepted that windows may require upgrading, retaining the traditional timber window frames is encouraged.

### 2.1.2 Movement

- The gridded street network represents the traditional layout and should be maintained

### 2.1.3 Nature

- The leafy nature of the Heritage Area should be maintained; removal of mature trees and hedgerow which fronts onto the street is discouraged. Street trees should be

preserved.

### 2.1.4 Built Form

- Inappropriate sized dormers are discouraged. These should be particularly avoided on the front of properties. Appropriate boundaries should be limited to stone or red brick walls (tall or short), hedgerow or planting. Panel fencing is not considered to be appropriate on any publicly accessible boundaries.
- Removal of rear boundaries should be actively discouraged. Where boundaries have been removed, there should be a clear (yet aesthetically appropriate) demarcation between public and private space. This might include a change in materiality. This will allow some sense of boundary line to be maintained.
- Mews development, or new 'out-houses', should not compromise the privacy of original buildings. They should be arranged in a way which reinforces building lines and existing character, rather than in an

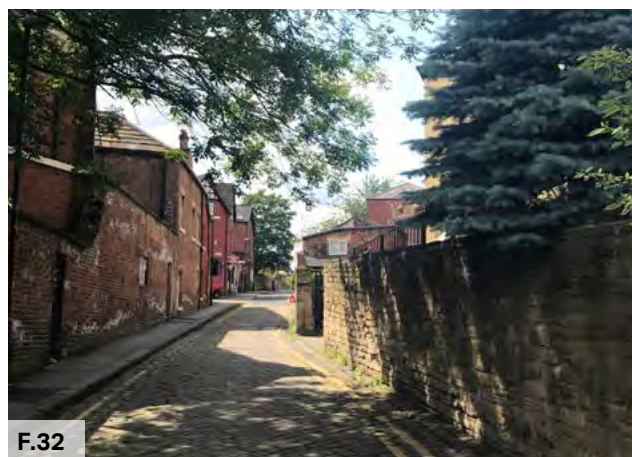
ad-hoc fashion.

### 2.1.5 Public Space

- Street parking should be addressed and efforts should be made to capture parking on-plot, to the rear. Where not possible, street trees should be adopted to break up the impact of cars upon the streetscape.
- Stone setts within streets should be upheld and maintained for their contribution to the Heritage Area, as should stone flags to footways where they exist. Care should be taken to maintain surface material and uphold a high quality public realm, to help preserve the special character of the Heritage Area.
- New development should allocate space within the plot for bin/ refuse storage to avoid the impact on the street

### 2.1.6 Use

- Many of the traditional buildings have been converted for University uses or as HMOs. Whilst diversification of use/ tenure is not discouraged, effort should be made to retain the form and character of the original building. Extensions should adopt a similar or complementary palette of materials, and not appear overscaled or dominant in relation to the original building.



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**Figure 32:** Original street-scapes, with heritage features, are inviting and pleasant public spaces.

**Figure 33:** Use of red brick and retaining the palette of original buildings is supported.

**Figure 34:** The street has a more traditional character where bin storage and parking is limited.





**Figure 35:** There is a balance of detail and rhythm across units which new development needs to have a sensitive response to.

**Figure 36:** Rich architectural features should be celebrated and retained.

**Figure 37:** The texture of original features and form should not be compromised by inappropriate development

## 2.3 The Squares

The Squares represent a collection of fine buildings, open spaces and areas of public realm, but could benefit from reinforcement, of enclosure, retention of original features such as stone setts and boundary walls, and a de-cluttering of the street-scape.

### 2.3.1 Context

- Views down from slopes of Hanover Square to the south are currently well channelled. Development should support the strong building lines and frontages which support these views. Development within the PBSA/ Park Lane Campus site should have regard for these views, and the importance they have in establishing the identity of Hanover Square.
- The traditional street pattern of the Claremonts should be upheld.

### 2.3.2 Movement

- On-street parking around Hanover Square should be provided in limited runs, with pavement build outs and street trees. This will help to soften the streetscene and complement the parkland adjacent.

### 2.3.3 Nature

- Hanover Square and Woodhouse Square should be protected as important open spaces. Efforts

to further increase biodiversity within these green spaces are encouraged.

### 2.3.4 Built Form

- Boundary treatments should maintain a strong frontage along the Squares and be complementary to neighbouring properties.

### 2.3.5 Public Space

- There is opportunity to enhance the south-east corner of Woodhouse Square as a gateway into the Neighbourhood Plan Area. Planting and amenity greenspace should be maintained and this. Public realm improvements, such as enhancing surfacing towards the pedestrian and cyclist bridge, could help enhance this arrival point further.
- The south-east corner of Hanover Square should also be enhanced in accordance with the Park Lane Campus Design Code.
- Stone setted paved carriageways should be retained and maintained along the Claremont streets, Brandon Road, Hanover Lane and Kendal Lane (east).





**Figure 38:** The south-east corner of Woodhouse Square; an important gateway into Little Woodhouse.

**Figure 39:** The Claremonts are rich in heritage.

**Figure 40:** The strong frontage and building line of terraces fronting Hanover Square are more readily enjoyed when parking is limited.

## 2.4 The Villas

It is important to retain the grandeur of the Villas, which have retained much of their attractive original architecture and leafy surrounds. Guidance should help to prevent incremental erosion of this character, and address the impact of bin storage and car parking especially on the area.

### 2.4.1 Movement

- Efforts to reduce, limit or manage the levels of on-street parking are encouraged, (however this should not be at the loss of gardens to parking conversion).

### 2.4.2 Nature

- Conversion of gardens to car-parking is strongly discouraged, and reverting hardstanding to gardens is supported where possible.
- Mature trees should be retained, and their contribution to the streetscene not underestimated (especially along Hyde Terrace and Springfield Mount).

### 2.4.3 Built Form

- Extensions and any new out-buildings should be appropriately designed and sized in relation to the original building. This especially true to the rear of buildings which are exposed, such as along Back Hyde Terrace. Red brick is the most

appropriate material.

- Building set-back should be similar to neighbouring properties.
- An informal, varied building-line and roof-line is supported so long as it complements buildings along the street.

### 2.4.4 Public Space

- Stone sett paved carriageways should be retained and maintained along Springfield Mount, Kendal Road, Back Kendal Lane, Hyde Terrace and Hyde Place.
- Stone flags to pavements should also be retained where they exist and restored in areas where they have been partially replaced by tarmac.





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**Figure 41:** An example of the architectural interest shown across the front elevation of units, thanks to the bay-windows.

**Figure 42:** The leafy grandeur of the villas needs to be upheld.

**Figure 43:** Varied building line and roof lines are common within the Villas.

**Figure 44:** The buildings are often set back from the street, behind gardens (22 Clarendon Road).

## 2.5 The Terraces

There is opportunity to improve the environmental quality of the Terraces, address the relationship between streets, and to reintroduce garden space into this character area.

### 2.5.1 Context

- The external appearance of the terraces has been neglected in some cases. Upkeep of the terraces, especially the frontage, is important for these buildings to retain their special character. A high level of upkeep should be strived for.

### 2.5.2 Movement

- Parking is often captured to the rear of the properties within the Terraces. Garages should ideally be built with red brick and have an appropriate door colour/ material (white UPVC can look at odds with the traditional character of the terraces).
- Unallocated on-street parking undermines the character of the street. Breaking this up with street trees, or allowing only on one side of the carriageway (see Kelso Road) are encouraged.
- It is possible for communal bike pods to be adopted in the space of a parking bay

### 2.5.3 Nature

- Many gardens adjoin each other within the terraces and have boundaries in close proximity. Gardens should seek to create continuous links of green infrastructure, helping to support movement of wildlife. Retention of soft landscaping is encouraged.
- Areas of paving in private areas should be permeable to help reduce surface water runoff.

### 2.5.4 Built Form

- Building lines and boundary lines should be maintained, complement adjacent units/ boundaries, and support the strong frontages/ enclosure of the terraces. Inappropriate extrusions or additions (like overscaled dormers) are discouraged.
- The built form should work with, not against views out. Channelling streets to respond well to views, maintaining strong frontages, and stepping terraces are supported as ways of working with views along streets.
- Terraces should seek to reinforce articulation down the street. Adopting similar patterns of window openings (fenestration), bay windows and/ or porches help to create a sense of continuity which works well in this character area.





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**Figure 45:** The view down Woodsley Road. The strong building line, rhythm of dormers, and stepped roofline works well in framing views and following the fall of the land.

**Figure 46:** There is contrast between the original walls and modern replacement walls.

**Figure 47:** Soft landscaping along front boundaries is encouraged to create a continuous link of green infrastructure.

## 2.6 Post-War Estates

There is opportunity to improve the environmental quality of the estates, the relationship with neighbouring development, and addressing connectivity and layout of these areas to support sustainable travel.

### 2.6.1 Movement

- Where possible, and without encroaching on the privacy or security of households, cul-de-sacs should be made permeable to those walking or cycling. Many of the estates already adopt this. For new developments, cul-de-sac layouts are discouraged in favour of a more connected street network.
- Garages, parking courts, footpaths and alleyways should be overlooked by habitable windows and include street lighting.

### 2.6.2 Nature

- Much of the amenity green space within the post-war estates is under-utilised or of a low quality. These places can be reclaimed as communal spaces with planting, small allotments or shared spaces, helping to increase notions of pride and ownership.

### 2.6.3 Built Form

- Alternative, softer boundary

treatments, such as hedgerow instead of panel fencing, could help to better integrate the estates with their surroundings and soften the estates.

- The arrangement between properties and the street needs careful consideration. Development in proximity to the estates should address these poor relationships appropriately. Establishing outward facing perimeter blocks is encouraged, rather than inward facing arrangements which leave the rear of properties exposed.

### 2.6.4 Public Space

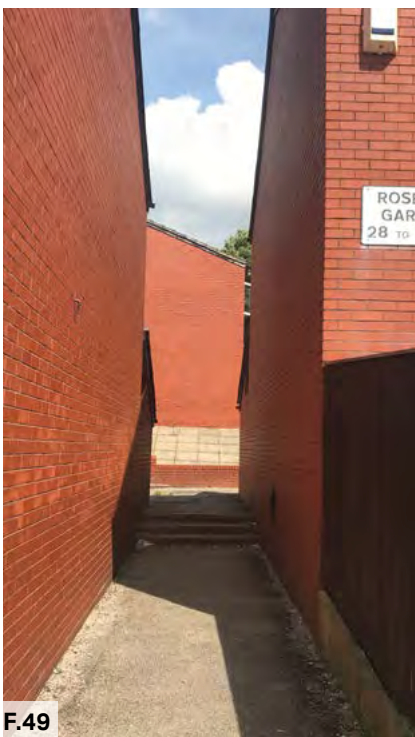
- Upgrading the public realm through appropriate lighting, attractive planting and enhancements to surfacing could create an attractive context for the houses within the post-war estates.





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**Figure 48:** A good example where a street allows for pedestrian and cyclist movement, whilst limiting vehicle movement.



F.49

**Figure 49:** Public footways would benefit from passive surveillance.



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**Figure 50:** A quirky planter within the grounds of Marlborough Towers.

## 2.7 Purpose Built Student Accommodation

There is opportunity to ensure high-quality, well-considered tall buildings which encourage positive interaction to the surrounding streetscape, and which have a strong sense of place. More detailed design guidance is provided within the PBSA design code, which should be used as a blueprint to inform any proposed development.

### 2.7.1 Movement

- It is important that PBSA units accommodate enough cycle parking spaces for the number of dwellings. This should be provided in a safe and secure facility.

### 2.7.2 Nature

- There should be sufficient onsite green space for any new development to cater for the health and wellbeing needs of its occupants

### 2.7.3 Built Form

- Development of taller buildings within the PBSA will impact the skyline of Little Woodhouse. The roofscape therefore needs careful consideration.
- Where possible, large building footprints should seek to be broken down to allow for some permeability and pedestrian connections.

### 2.7.4 Identity

- It is important for the PBSA to cultivate its own sense of place, and avoid appearing sterile. This will be achieved through weaving coherence between the accommodation units with attractive public realm, active ground floor frontages, and a sensitivity of design which sees the buildings appropriately respond to each other. When designing a building, the wider context and relationships should be given importance.
- Tall buildings need to be designed to high architectural standards given their prominence. The top of the building and its skyline needs to be carefully considered, especially given the impact of these buildings in views across Little Woodhouse.
- The use of materials should be consistent and simple.

### 2.7.5 Public Space

- Wind tunnels and overshadowing as a result of the tall buildings needs to be considered; the public realm may need to be protected from down drafts. Street trees can help.

### 2.7.6 Use

- Services need to be concealed.

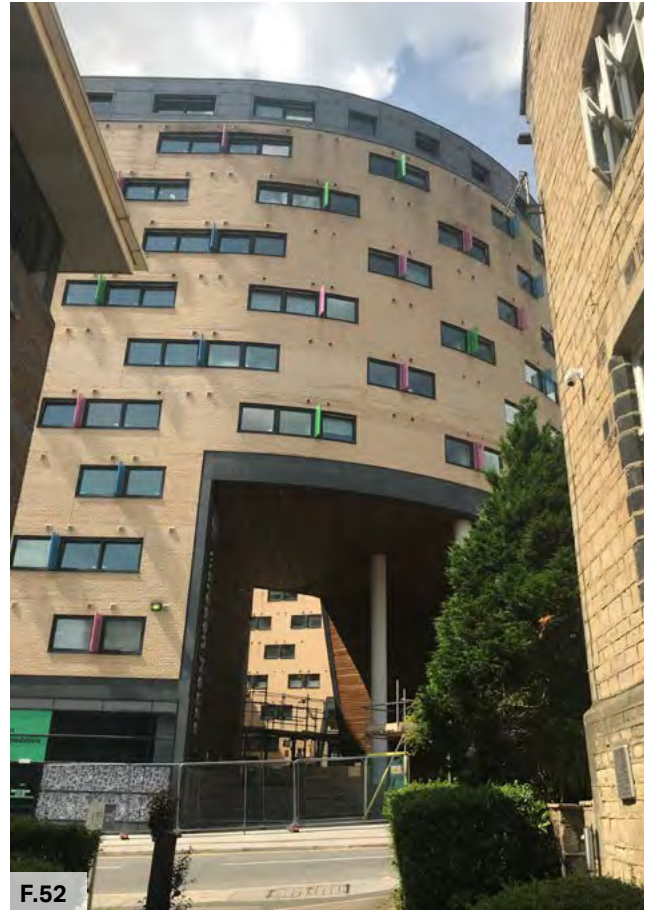




- Active ground floor uses are encouraged, especially where the units front Cavendish Road and Burley Road. Communal facilities work well in these ground floor spaces.
- Entrance points need to be clearly marked and obvious.

### 2.7.7 Homes and Buildings

- Internal daylight and sunlight, enclosure and height of buildings should have regard for the sunlight and undertake a solar-path analysis.
- Communal spaces should seek to provide a range of uses. The impact on surrounding residents should also be taken into account.



**Figure 51:** It is important for the PBSA character area to cultivate a sense of place and a softer streetscape. Landscaping helps to achieve this.

**Figure 52:** Large footprints can be broken down to enable pedestrian permeability, and iconic entrances.

**Figure 53:** Adopting a stepped roofline helps to reduce the monolithic form of tall buildings, as does a change in materiality.

## 2.8 Neighbourhood Retail, facilities and mixed-uses

This area of retail and community uses would benefit from de-cluttering of the streetscape, environmental and shop-signage improvement, a fostering of dwell-time through attractive public realm and interventions which support mixed-use activity.

### 2.8.1 Movement

- There should be appropriate space for delivery/ drop-off services to serve the developments within this area. This could be limited to certain times of the day to enable flexible use of the street space. Whilst these services are important, they should not impede the experience of the street-space.
- Widening the pavement to be a consistent width along Woodsley Road is supported (ideally through the reallocation of road space rather than alteration to the building line). The pavement is quite wide in part, however the abundance of street furniture and highways infrastructure clutters the area and inhibits pedestrian movement. This should be removed and/ or improved.
- Any public cycle parking should be well supervised and not obstruct movement channels.
- Stepped access points should

be removed in favour of more accessible/ ramped options.

### 2.8.2 Nature

- The adoption of street-trees along Woodsley Road retail area could help to soften the appearance of this environment. Planters could also help create a sense of place which is currently lacking.
- Integrating the on-street parking with soft-landscaping would help to improve the streetscene.

### 2.8.3 Built Form

- The building line along Woodsley Road retail area should be continuous, supporting a coherent identity.
- Attempts should be made to soften hard boundaries, such as security fencing, with vegetation or hedgerow.
- Shop front designs should take account of the quality of the architecture on those buildings which are defined as non-designated heritage assets, to ensure that they relate well to the upper levels.

### 2.8.4 Identity

- Shop signage along Burley Road and Woodsley Road should be enhanced.
- To foster a sense of place and reinforce the role as a local service centre, new development contribute to a positive local identity. Cohesion across shop frontages, maintaining building lines, and public realm enhancements/ decluttering is encouraged where it is possible for the benefit of the wider street-scape.
- The signage needs to reflect the importance of community use as well as retail, including the Post Office, Hyde Park Surgery and Pharmacies, the Grand Mosque, Woodsley Community Centre, and the Methodist centre and shop.

### 2.8.5 Public Space

- The public realm is of a low quality and has been subject to various treatments. Re-paving the public realm would help to improve its quality. Decluttering the public realm of street furniture, consolidating signage, and providing bins, benches and green infrastructure in suitable locations is supported.



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**Figure 54:** Removing the street clutter would allow more space for pedestrian activity and help celebrate this as a focal point for the community.

**Figure 55:** Community facilities should be visible and accessible within this character area.

**Figure 56:** Efforts should be made to soften hard boundaries like security fencing, as seen along the Leeds Grand Mosque.



## 2.9 Campus Areas

The campus sites both present an opportunity to adopt high-class architecture and design, supporting the Little Woodhouse identity and establishing key roles in the functioning and use of the neighbourhood area. More detailed design guidance for the Park Lane Campus site

is provided within the Park Lane Campus Design Code, which should be used as a blueprint to inform any proposed development on this site.

### 2.9.1 Movement

- Additional or improved crossing facilities could be considered at the Hanover Way/ Burley Road junction, helping to improve access to the Park Lane Campus site and make movement easier.
- The central green space of the University Western Campus should be retained for public enjoyment. Temporary structures should be removed and reverted back to open green space.

### 2.9.2 Nature

- Retention of the mature trees and planting present along Burley Road/ Hanover Way is supported.
- There is the opportunity for a green space development at the eastern junction of Park Lane with Burley Street

### 2.9.3 Built Form

- The relationship between the rear of the Park Lane Campus and buildings which front onto

Hanover Square is poor and could be enhanced by providing a strong frontage to the Square.

### 2.9.4 Identity

- The enclosure and architectural quality of buildings within the University Western Campus should be respected. Building or structures which do not uphold the existing design quality or built form should not be permitted and risk undermining the sense of place.
- New development within the University Western Campus should represent world-class educational facilities and sustainable building practice within an open campus. Disparate architectural styles are permitted so long as they uphold this quality.





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**Figure 57:** New crossing points, or enhanced crossing facilities, are supported along Burley Road/ Park Lane.

**Figure 58:** The striking architecture of the University Western Campus sets the standard for development.

**Figure 59:** Mature trees along the Park Lane campus perimeter should be maintained.

**Figure 60:** There is opportunity to enhance the relationship of the Park Lane campus site with Hanover Square.

## 2.10 Commercial and Light Industrial Area

The area could benefit from an increase in the quality of the public realm to support activity, the addition of quality greenspace which is functional and performs drainage functions, and for form to reflect a human-scale.

### 2.10.1 Movement

- The movement of larger scale vehicles (HGV, delivery, etc) needs to be accounted for within this character area. This may be reflected in wider junctions or carriageways. Accommodating these larger vehicles should not impact the quality of the street environment or pedestrian/ cyclist safety.
- Provision of crossings for safety and wellbeing of pedestrians and cyclists should be considered in any proposed development

### 2.10.2 Nature

- Street trees, verges and planted areas could help to break up the swathes of hardstanding within this area, especially along Cavendish Street. SuDS, and other methods of slowing surface water run off, are also encouraged given location within Flood Zone 2 and Flood Zone 3.

- Where suitable, green roofs should be considered on top of the low-lying warehouses/ industrial units
- Screening the surface car parks from Burley Road/ Studio Road through trees and planting is encouraged.
- The continuous green space along much of the north side of Kirkstall Road (laid out as a boulevard area) should be retained and enhanced with more planting to provide screening of traffic.

### 2.10.3 Built Form

- Adopting smaller scale units to the front of larger units should continue as an effective way of establishing building line and creating a more appropriate scale for the streetscape. New buildings should adopt this practice, and seek to adopt active uses in these front units.
- Where taller development is proposed, an analysis should be undertaken to understand impact on views from elsewhere in the neighbourhood area.
- Heights of new developments should take account of views from above (Fig 61) and up into Little Woodhouse from the river valley.





F.61

## 2.10.4 Public Space

- Adoption of street furniture and the creation of attractive public spaces is encouraged to serve the employees working within this area.

## 2.10.5 Use

- Any frontages which face onto Cavendish Street and those set back from Burley Road (on the unnamed street) should seek to have an active frontage

## 2.10.6 Homes and Buildings

- This area is largely inactive outside of business hours. Good lighting and passive surveillance where possible is encouraged to help ensure feelings of safety.

## 2.10.7 Use

- Retain the commercial and light industrial use character of this area.



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F.63

**Figure 61:** The low-lying units have an exposed roofscape, which needs to be considered with any proposals for development.

**Figure 62:** The Emmerdale Studio Experience helps to diversify the offer within this area and attracts visitors (along with the Kirkstall Brewery).

**Figure 63:** Additional boulevard planting would help soften the swathes of hard standing along Kirkstall Road.

## 2.11 Commercial Fringe

There is opportunity to define the south-east edge of Little Woodhouse, to better support the movement and experience of pedestrians and cyclists, and to foster a more positive relationship to the neighbourhood area.

### 2.11.1 Context

- The Commercial Fringe forms the south-west corner of Little Woodhouse. Buildings should reinforce this as a gateway into the Neighbourhood Area, either through strong form or aesthetic, helping to signify arrival.

### 2.11.2 Movement

- Whilst the A58(M) is an arterial route, the experience of pedestrians and cyclists should still be paramount. Enhancement to the access and appearance of the pedestrian/ cycle bridge, or the adoption of a less jarring and more accessible structure, would be supported to cross the A58(M).

### 2.11.3 Nature

- Duncombe Street Green Space should be safeguarded as an area of open space.
- Where possible, trees and other planting should be used for screening purposes along the A58/

A58(M).

### 2.11.4 Built Form

- Orientation of the existing buildings focusses onto the strategic road network (A58, Burley Road/ Park Lane, A58 (M)/ Leeds Inner Ring Road). Care should be taken to ensure that the rear of buildings does not have a negative relationship to the neighbourhood plan area, and that these spaces should also have some activity.

### 2.11.5 Public Space

- Adoption of street furniture and the creation of attractive public spaces is encouraged to serve the employees working within this area.

### 2.11.6 Identity

- Buildings should be fitted with appropriate measures to reduce the impact of noise from the A58/ A58 (M)





F.64

**Figure 64:** Trees help to soften the edge alongside the road network (Burley Road, in the case of this photo).



F.65

**Figure 65:** Trees and greenspace help to soften this edge of Little Woodhouse.



F.66

**Figure 66:** The harsh nature of pedestrian and cycle infrastructure is exhibited in the footbridge.

## 2.12 Burley Road Corridor

The name of this corridor changes along the length of the road (Burley Road, Burley Street, Park Lane), and reflects the changes in this historic western route out of the city centre. It forms a main route for buses to the west. There is an opportunity to enhance the pedestrian experience of the corridor, improve the environmental quality, address permeability and provide a safe route for cyclists along Burley Road.

### 2.12.1 Movement

- The movement of pedestrians needs to be carefully considered. Additional crossing points, widening the pavement in parts, and pedestrian priority at junctions could help to improve the pedestrian experience.
- Additional crossings would help to support the safe movement of mobility/ visually impaired people across this major carriageway.
- Reallocation of road space to accommodate cycle lanes (with physical separation) should be considered to improve cyclist safety along this corridor.
- The road is an important gateway into and across Little Woodhouse. Definition of frontages and landscaping should be used to help create a strong sense of arrival.

### 2.12.2 Nature

- The green corridor along the



F.67



F.68

**Figure 67:** The road occupies a key gateway position into Little Woodhouse.

**Figure 68:** Additional crossing points would help to improve movement across this carriageway.

south side of Burley Road could be enhanced with additional planting to shield the (unnamed) service road from the main carriageway.

### 2.12.3 Identity

- The identity of the parades of shops at the eastern end of Burley Street, including the Fox and Newt public house, could be enhanced and promoted as a retail area serving the eastern part of the



## 2.13 Moorland Road Edge

Moorland Road runs alongside Woodhouse Moor, an important resource of green space for the residents of Little Woodhouse.

The boundary line along Moorland Road is strong and needs to be maintained to help define the northern boundary of Little Woodhouse. Hedges, green infrastructure and traditional boundary treatments are key to maintaining this strong frontage.

### 2.13.1 Movement

- Moorland Road forms a major pedestrian route between residential areas in Hyde Park and the University of Leeds Campus, particularly at certain times of day. Pavements, crossing points and parking and street furniture should take this into account.

### 2.13.2 Nature

- Mature trees, gardens and hedgerow should be maintained along Moorland Road to support a soft frontage onto Woodhouse Moor.

### 2.13.3 Public Space

- Maintaining and enhancing the pavement on the south side of Moorland Road could help to further strengthen this edge within the Neighbourhood Plan Area and raise its environmental quality.



**Figure 69:** Hedgerow should be maintained.

### 2.13.4 Identity

- Signage should be enhanced to identify the Little Woodhouse Area boundary and heritage, including -
  - o Moorland Road also forms the northern boundary and entrance to the Moorlands Conservation Area (covered in more detail in the Little Woodhouse Heritage Area Appraisal)
  - o At the eastern end of Moorland Road, the walls and buildings of the former Hall and Chapel of Leeds Grammar School mark the entrance to the University of Leeds Western Campus and Law School and form an important landmark feature for the whole area.

## 2.14 Rosebank Millennium Green (RMG)

This is an important community space and also an important transition between the lower and upper escarpment. This needs to be maintained as an important movement channel and as a public space.

### 2.14.1 Movement

- RMG provides (two) important pedestrian through routes along its footpaths down the escarpment. These routes need to be well lit and maintained (e.g. vegetation cut back) to support notions of safety and to enable clear movement channels.
- RMG also has a number of other recreational paths which should be surfaced and maintained.

### 2.14.2 Nature

- RMG is a prime example of the creation of green space from brownfield (previously demolished terraced housing). Its function as a green oasis in this built-up area has important health, wellbeing and biodiversity benefits and must be retained as such.

### 2.14.3 Identity

- RMG is an important community asset for the western part of the neighbourhood area, leased to



**Figure 70:** The Victorian heritage steps provide a through route from Belle Vue Road down to Rosebank School

a voluntary trust for 999 years and maintained by voluntary contributions. The area requires ongoing commitment, maintenance and enhancement which should be supported, including by any funding available from development levies.

### 2.14.4 Public Space

- RMG supports a number of community uses, including local events, young people's clubs and activities, spaces for private exercise and seating, an orchard area and rose garden, sculptures and a civilian war memorial. Full public accessibility should be maintained at all times.









# Little Woodhouse Neighbourhood Plan

2025-2033

## PART THREE: Purpose Built Student Accommodation Design Code



# Little Woodhouse Neighbourhood Plan

## PART 3: PURPOSE BUILT STUDENT ACCOMMODATION

### Contents

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The Little Woodhouse Neighbourhood Plan consists of four Parts and six Appendices:

PART ONE:	POLICIES
PART TWO:	GENERAL DESIGN GUIDANCE AND CODE
<b>PART THREE:</b>	<b>PURPOSE BUILT STUDENT ACCOMODATION DESIGN CODE</b>
PART FOUR:	PARK LANE CAMPUS DESIGN CODE
Appendix A:	Heritage Area Appraisal and Management Plan
Appendix B:	Non-Designated Heritage Assets and Positive Buildings
Appendix C:	Character Analysis
Appendix D:	Green Infrastructure
Appendix E:	Local Green Spaces
Appendix F:	Community Facilities

## Introduction

### a. Aiming for a mix of residential accommodation in Little Woodhouse

The Little Woodhouse Neighbourhood Plan Vision is to achieve “a strong and resilient mixed community of long-term residents, families, students and young professionals”. Being part of such a balanced community can enhance individual health and wellbeing, and one objective of the Plan is to adjust the imbalance currently exhibited in the area. Students can bring life and vitality to an area, provided they are part of that balance, but of the two main demographic components in Little Woodhouse, transient students and long-term residents, the former outweigh the latter by seven to three, and this imbalance has increased markedly from 49% students in 2007 rising to 76% by 2016<sup>1</sup>, partly due to the spread of large scale purpose-built student accommodation (hereinafter “PBSA”) built in the area (*reference to Housing Study here*).

### b. Purpose of the Design Code

Well-designed and located PBSA can play a part in providing good quality accommodation for students in a manner which recognises the needs of other residents, improves the life of students within the community, and respects and enhances the local environment. This design sets out the principles which are intended to improve the quality of life for both students and other residents within the Neighbourhood Area.

This PBSA Design Code forms part of the Little Woodhouse Neighbourhood Plan and is underpinned by Policy H3 in the Plan.

### c. Types of student accommodation

The student population in Little Woodhouse is distributed in one of three main types of accommodation:

- Shared houses: These are either HMOs (Houses in Multiple Occupation) (Use Class C4) or, if fewer than six people, Use Class C3c. Both can include a variety of room sizes and numbers in existing houses.
- Conversions: These generally providing studios or apartments with some common space
- PBSA: these schemes tend to take one of two forms: cluster schemes where between five and ten bedrooms are grouped with a shared kitchen/living space; and studio schemes where each studio also contains cooking facilities. Some schemes include elements of both.

This Design Code is intended to cover the last of these three. However, many of the Principles would apply to conversions, and should be considered in such developments.

### d. Consultation

This Design Code has been informed by student surveys, discussions with accommodation providers, the local authority and the local community (see Section 8 below).

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<sup>1</sup> Little Woodhouse Neighbourhood Plan:: Policy Intentions Document Evidence Base Review Report: table 13



# 1 Health and Wellbeing

## 1.1 A Mixed and Balanced Community

- 1.1.1 Achieving a strong, resilient and balanced community can improve health and wellbeing<sup>2</sup>. Government guidance describes a healthy place as “a place which is inclusive and promotes social interaction”<sup>3</sup>. Health and Wellbeing is also one of the three pillars of Leeds City Council’s Best City Ambition<sup>4</sup>
- 1.1.2 The Public Health England report provides evidence that good social relationships and engagement in community life are necessary for good mental health, and the ability to form positive relationships is an integral part of wellbeing. This is more difficult when communities are divided in terms of interest, aspirations and activities, and where for students, the focus is more on University-oriented activities than local neighbourhood interactions, particularly in view of the mix imbalance in the area.
- 1.1.3 Research indicates that the quality of urban design can influence health, including mental health, and wellbeing<sup>5 6</sup>. Within the local urban context, therefore, the design of PBSA schemes can influence the wellbeing of the community as a whole in a number of ways:
- the impact of their location on other residential areas in terms of their scale (both of the buildings themselves and the numbers of students housed);
  - the type of amenities that evolve to service the student population, such as takeaways, corner shops etc.
  - their appearance, layout and landscape relative to their context;
  - the activities they generate;
  - the travel routes taken by students to the Universities and social events; and
  - the way the schemes are managed (house rules, waste management, etc.).

## 1.2 Student Health and Wellbeing

- 1.2.1 As part of the wider community, students living in Little Woodhouse will be subject to the same urban design influences. In addition, the design of PBSA schemes will have more specific effects on the health and wellbeing of their occupants, with student mental health acknowledged as being of particular concern<sup>7 8</sup>.
- 1.2.2 In addition to the aspects of design in 1.1.3 above, the design of PBSA schemes can address the issues of student health and wellbeing in the following more specific ways:
- Internal layout; shared cluster flats provide more opportunities for casual social contact than individual studio flats
  - Space – sufficient to live and work privately in reasonable comfort;
  - High quality light levels, both natural and artificial;
  - High quality ventilation (taking into account wider noise/air quality considerations);
  - Amenity – privacy, views, provision of green spaces and natural environment, on-site facilities; and
  - Inclusion – social connections with others in the same building and the local community beyond it; connection with, and appreciation of, the locality in which the students are living.

Subsequent sections of this document deal with these issues in more detail.

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<sup>2</sup> *A guide to community-centred approaches for health and wellbeing* – Public Health England/NHS report 2015

<sup>3</sup> *Healthy and safe communities* – Government Guidance online para 003 Reference ID:53-003-20191101 Nov 2019.

<sup>4</sup> <https://www.leeds.gov.uk/plans-and-strategies/best-city-ambition>

<sup>5</sup> *Might beautiful places have a quantifiable impact on our wellbeing?* - Journal of Urban Design and Mental Health 2016; 1:7

<sup>6</sup> *Designing Mental Health into Cities*- Layla McCay, Centre for Urban Design and Mental Health – Urban Design Journal 142 Spring 2017

<sup>7</sup> *Student living: collaborating to support mental health in university accommodation* – UPP Foundation /Student Minds 2017

<sup>8</sup> *Student Wellbeing in Purpose-Built Student Accommodation* - British Property Federation (with DfE) 2019

## DESIGN PRINCIPLE PBSA1: Health and Wellbeing

The design, use and management of PBSA should recognise that good design can positively influence health and wellbeing, should aim to improve the quality of life of both the students living within it and the local residents impacted by its design and intended use, and demonstrate, via a design statement, how it will do so.

## 2 Location of Purpose-built Student Accommodation (PBSA)

### 2.1 Scale and character of PBSA

- 2.1.1 PBSA built in the area between 1990 and 2020 have tended to be large-scale blocks providing for between 200 and 1000 students. As land prices rise to reflect the demand, so has the scale of individual PBSA to achieve development viability. There have been some exceptions: provision of larger studios/bedrooms, intended for those with greater purchasing power, tend to be in smaller schemes.
- 2.1.2 The large-scale PBSA are around eight to ten storeys high with some up to fourteen storeys high. They also tend to occupy a large footprint, resulting in extensive and bulky blocks.

### 2.2 Location of PBSA

- 2.2.1 Most of the large scale PBSA buildings are located in the south of the area, between Belle Vue Road/Park Lane and Kirkstall Road. This is also the lowest-lying land, allowing good views across the Aire valley from the higher level and the existing low-rise development. The topography mitigates the contrast in building heights with the traditional housing on the higher ground to the north to some extent, but many top out at a higher level than the two-storey houses along Belle Vue Road.
- 2.2.2 In some cases, therefore, these blocks have affected the outlook from the traditional housing and the public views across the valley from the higher ground – views that are identified as important in the Little Woodhouse Neighbourhood Design Statement<sup>9</sup>, though some good views remain (see fig. 1).
- 2.2.3 In addition to their visual impact, the PBSA blocks also have effects resulting from their use. In the case of the blocks closest to other residential areas, this includes noise pollution, both from within the building (particularly in summer when windows are open) and from taxis, car doors and other noise from those leaving and arriving.
- 2.2.4 Another impact results from the routes taken to and from locations of evening and late-night entertainment, particularly where these go through the traditional residential areas. Whilst only a minority may be involved, there can be a disproportionate impact from certain behaviours including late-night noise and litter.
- 2.2.5 Leeds CS Policy H6 recognises the effects that an over-concentration of student accommodation can have:

*“B. Development proposals for purpose-built student accommodation will be controlled:*

*(ii) To avoid the loss of existing housing suitable for family occupation,*

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<sup>9</sup> Little Woodhouse Neighbourhood Design Statement - Little Woodhouse Community Association/Leeds City Council - Supplementary Planning Document 2011

(iii) To avoid excessive concentrations of student accommodation (in a single development or in combination with existing accommodation) which would undermine the balance and wellbeing of communities

## 2.3 Little Woodhouse Character

- 2.3.1 The urban character of Little Woodhouse is divided along the line of Burley Road/Park Lane: to the north the traditional, mainly domestic scale buildings; and to the south the larger footprint buildings, mainly commercial or PBSA. (fig 1)

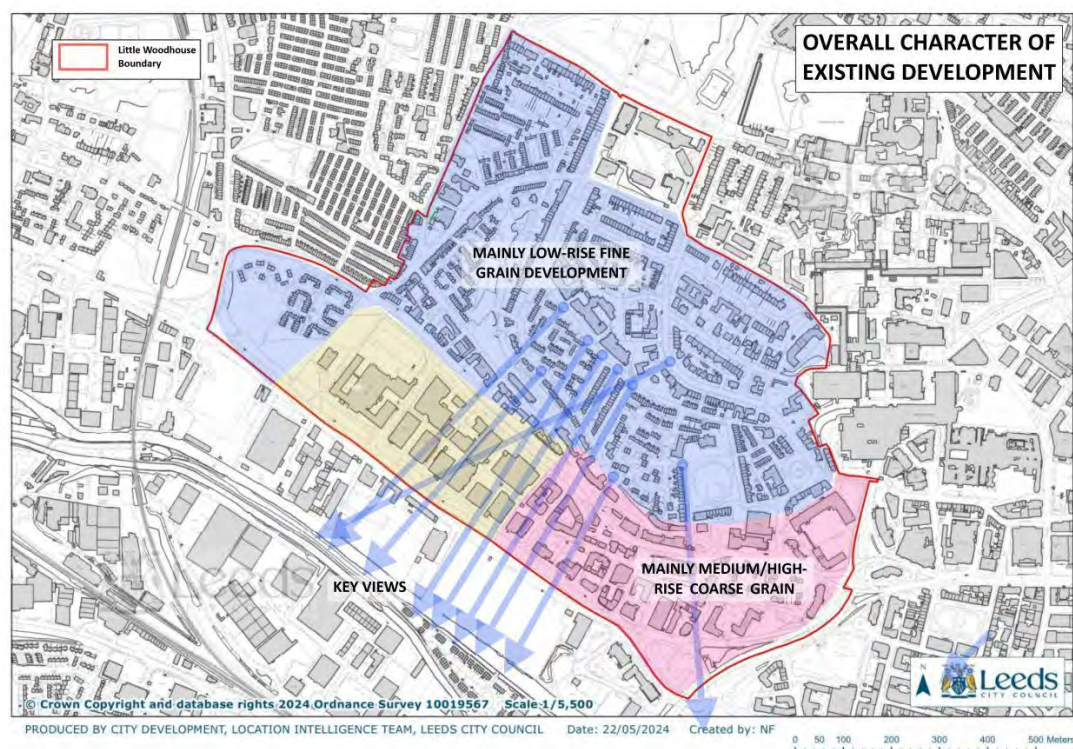


Fig 1 Overall Character of Existing Development

- 2.3.2 The northern area includes the 19<sup>th</sup> century red brick, slate and stone architecture making up the Little Woodhouse Heritage Area (and Conservation Areas), but also some 20<sup>th</sup> century two storey housing between Belle Vue Road and St. John's Road. The only large-footprint buildings taller than the two-to-four storey norm within this area are adjacent to the imposing former St Michael's School of 1908 (now Clarendon Quarter). Between Westfield Road and Burley Road there is a mix of uses: residential, retail, commercial and the primary school. These are also relatively small scale – two to three storeys. Within the whole of this area, development would be expected to conform to the smaller scale, finer grained quality of their surroundings and therefore the type of large scale PBSA block seen in the southern area would not be appropriate here.
- 2.3.3 In the southern area, generally south of Burley Road/Park Lane, the western half is mainly commercial, including the studios of ITV and other associated media industries. These generally occupy single to two storey large-footprint units and while there is scope for limited upward growth, this is a thriving commercial area where the most appropriate uses would be for similar new or expanded businesses.
- 2.3.4 The eastern half of the southern area is the closest to the University campuses and is where most large-scale PBSA schemes are located. Further development in this area could be similar in scale – with exceptions where distinctive existing buildings (e.g. St Andrew's Vicarage, The Highland, Fox and Newt and adjoining shops) should be retained and their scale respected in nearby development.



- 2.3.5 Part of that southern area is residential – the Marlboroughs – and the acceptable location for large-scale PBSA shown on the map at fig 2 has been defined to respect that use.

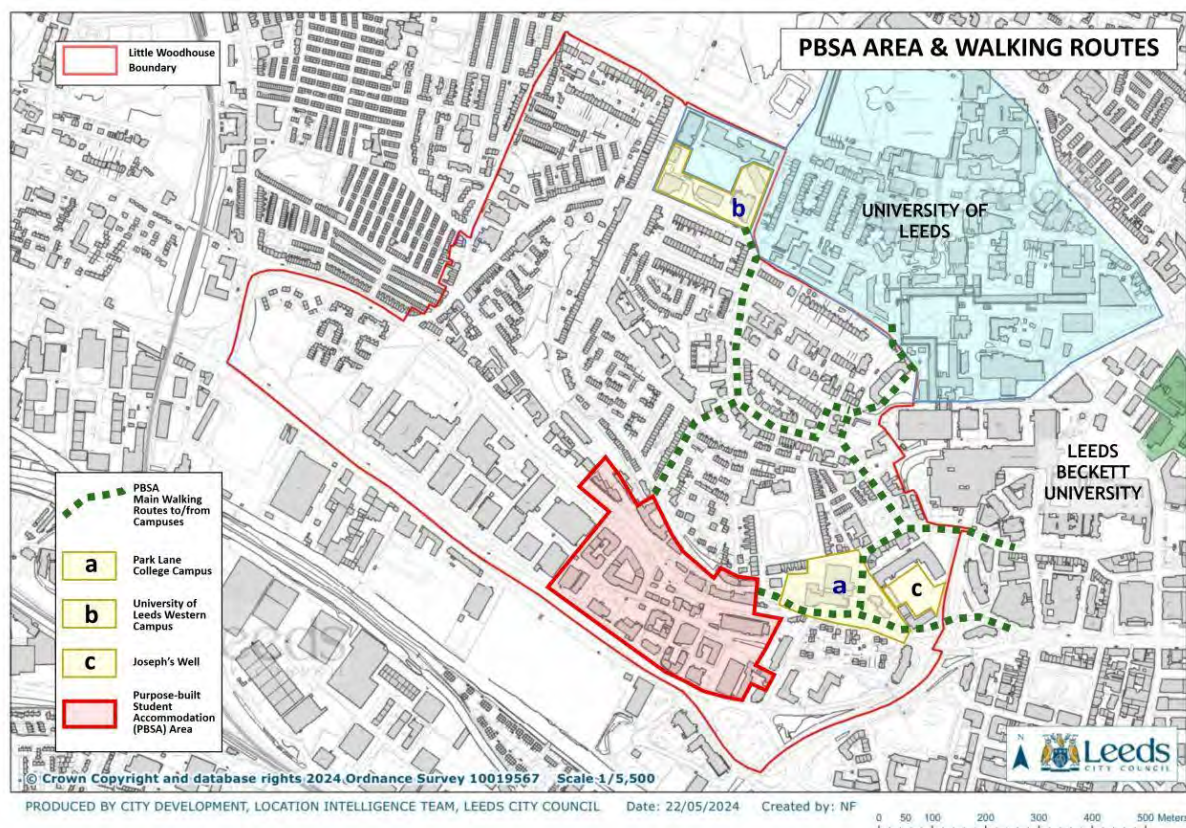


Fig 2 PBSA Area & Walking Routes

- 2.3.6 In view of the Little Woodhouse Vision for a mixed and balanced community, and to reduce the impact of student accommodation on the more permanent residents, PBSA should be located where that impact will be least. However, steps should be taken to minimise that impact still further, for example through management measures to influence the likely routes between it and the Universities.

#### DESIGN PRINCIPLE PBSA2: Location

PBSA will normally only be permitted if it is located within the “PBSA Area” shown on Fig 2. The only exceptions are:

- within the Park Lane Campus in accordance with the Park Lane Campus Design Code;
- within the University of Leeds Western Campus as a minority element in the mix of uses there, provided there is no loss of existing green space and any development reflects the existing scale of buildings there; or
- at Josephs Well where it respects the architectural and historic quality of the existing heritage asset.

Any PBSA development should ensure that the character and amenity of any existing nearby residential uses are not adversely affected by it.



## 3 Connections and movement

### 3.1 Location of university campuses

- 3.1.1 The University of Leeds campus adjoins the north-east boundary of the Little Woodhouse Area, between Belle Vue Road in the west and Leeds General Infirmary which adjoins the east boundary. As a large campus there are a number of access points leading to the different destinations within it.
- 3.1.2 Leeds Beckett University campus is further east, adjoining the east side of both the Leeds University campus and St James' Infirmary. Leeds Arts University occupies two sites further still, to the east and north-east.

### 3.2 Identification of desire lines

- 3.2.1 Students walking between their accommodation and their point of destination on the campuses and/or the city centre tend to use the shortest and most direct routes which feel safe. Routes identified locally are shown on the map at fig 2. However, the use of some routes may have an unacceptable impact on other local residents living near them, particularly late at night, and developers and operators of new PBSA will need to be provide guidance to occupants of the schemes about the most appropriate routes which will be reasonable direct, safe to use and have least impact on other residents.
- 3.2.2 For some students, in view of the topography, electric bikes may be a preferred option for travel to and from the campuses, providing there are sufficient charging facilities.
- 3.2.3 While there are no marked cycle routes in the area, there are preferred routes identified on the Leeds Cycling Map.

### 3.3 Cycle storage

- 3.3.1 To encourage active travel, secure cycle storage (including provision of electric charging points) should be provided on site, ideally within the building and preferably above the minimum standards set out in Supplementary Planning Guidance. Access to and from the cycle store should be convenient and safe when arriving by cycle and leaving on foot. Provision for access to local bike rental schemes should also be considered.

### 3.4 Public transport

- 3.4.1 There are bus routes along Burley Road and Park Lane and along Kirkstall Lane, providing access into the city centre. There are no north-south bus routes connecting the Leeds University campus with PBSA along Burley Road/Kirkstall Road.

### 3.5 Taxis and private hire

- 3.5.1 Occupants of PBSA also use taxis and private hire vehicles and the location of pick-up and drop-off points should be carefully considered in the layout design of PBSA to avoid road congestion and double parking, excessive noise and disturbance.

#### DESIGN PRINCIPLE PBSA3: Connections and movement

Development of PBSA should show within their proposals, and will be expected to implement:

- an appraisal of likely modes and routes of travel between the development and the University campuses;
- access locations for both pedestrians and cyclists which are clearly defined, conveniently located and safe and attractive to use;

- conveniently accessible cycle storage locations, including the provision of electric charging points; and
- provision for off-street taxi and delivery vehicle drop-off, pick-up and waiting locations which will avoid any disruption to other highway users and minimise the impact of noise and disturbance on neighbouring residential areas.

## 4 Communal Amenities and Facilities

### 4.1 Health and Well-being

- 4.1.1 PBSA tend to be one of two types: cluster flats with groups (around eight) of en-suite bedrooms sharing kitchen and dining facilities; and studio flats which include cooking facilities within the room. Recent examples of the latter have been required to include communal rooms In both types.
- 4.1.2 There is evidence that the provision of shared facilities can support integration and improve the experience of students, leading to greater level of satisfaction with life<sup>10</sup>. Some operators understand this and therefore prefer the cluster arrangement<sup>11</sup>, but studio schemes should also include communal spaces to lessen the sense of isolation. Students in cluster schemes would also benefit from the use of communal spaces shared by all in the block to broaden the availability of contacts.
- 4.1.3 It is also important that scheme managers provide support for activities and events to enhance the sense of community.
- 4.1.4 The health benefits of external green spaces are universally well understood, and this is just as important for students as the rest of the population. Being able to sit and relax or work outside in a soft landscaped space, preferably with the possibility of sunshine, improves well-being. So too does a view of greenery from a bedroom window.

### 4.2 Internal communal space

- 4.2.1 The communal space for each group of rooms in a cluster scheme will be used for cooking, food preparation and storage, eating and relaxing, and should include sufficient space for these activities for all the students within the cluster.
- 4.2.2 Communal spaces shared by all in the block (cluster or studio type) will benefit the users most if a variety of qualities can be provided, including smaller areas for quiet conversation as well as larger spaces for group activity.
- 4.2.3 Communal laundry provision can also engender communal contact, where individual washing facilities within rooms cannot.
- 4.2.4 The extent of internal communal spaces should be in accordance with the requirements of LCC's draft Supplementary Planning Document<sup>12</sup>.

<sup>10</sup> *Student living: collaborating to support mental health in university accommodation* – UPP Foundation /Student Minds 2017

<sup>11</sup> Conversation with CEO of Unipol February 2020

<sup>12</sup> "Houses in Multiple Occupation, Purpose-Built Student Accommodation and Co-Living Amenity Standards" LCC draft SPD 2021

- 4.2.5 Internal corridors should be as short as possible and include natural lighting.

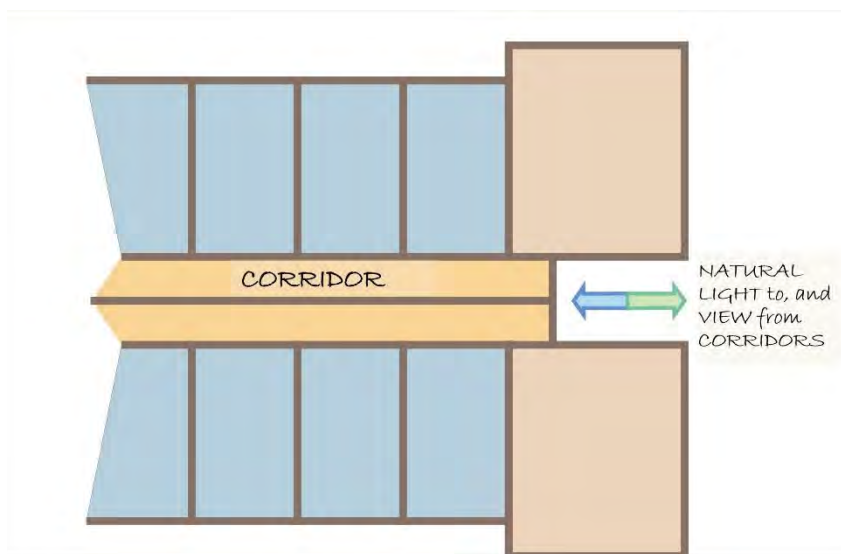


Fig 3 Natural lighting to and views from narrow corridors reduce artificial lighting and improve amenity.

### 4.3 Green space / outdoor space

- 4.3.1 Usable external green spaces need to be provided in every scheme with a total area as required by Core Strategy Policies G4 and G5. The Evidence Base Review Report demonstrates that Little Woodhouse is deficient in quality green space and on that basis, the required green space for any development should be on-site. The Neighbourhoods for Living SPD<sup>13</sup> advises that private amenity space, when provided communally, can normally equate to a minimum of  $\frac{1}{4}$  of the total gross floor area of a property. Care should be taken to design outdoor amenity areas that are suitable and accessible for all residents of the scheme and are laid out in such a way that provides for a good level of amenity.

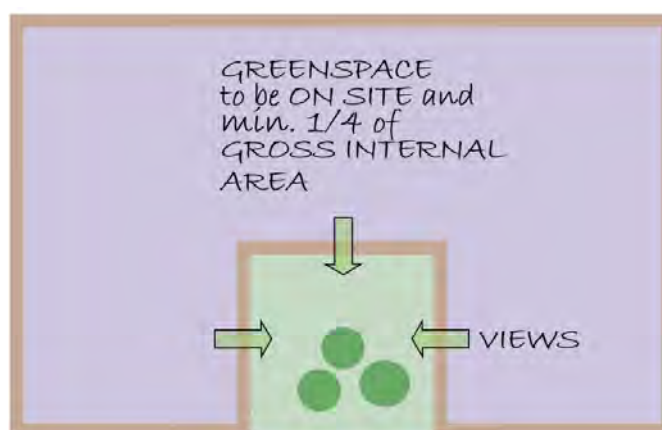


Fig 4 External communal greenspace should be conveniently located, sunlit, provide views from bedrooms and allow for a variety of activities.

- 4.3.2 At least part of these spaces should be capable of receiving sunshine for a part of the day. Spaces should be able to provide for a variety of activities including quiet spaces for relaxation and contemplation, and for one-to-one and group conversation.
- 4.3.3 External spaces likely to be used for noisy activities, however, would need to be carefully designed to avoid noise nuisance to others in the block and to other residential areas. In a tight urban space this is unlikely to be achievable, and the design of outdoor spaces should not normally cater for such activity. Flat roof areas will benefit the environment as green roofs, but the use of roof gardens is not recommended in view of the difficulty of adequate noise screening in such locations.

<sup>13</sup> <https://www.leeds.gov.uk/docs/Neighbourhoods%20for%20living.pdf>

#### 4.4 Waste storage

- 4.4.1 Waste storage can be unsightly when in public view, and this is a particular problem in the area. Bin storage and access by students should be contained within the building, with collections made directly from the enclosed bin area.

#### DESIGN PRINCIPLE PBSA4: Communal Amenities and Facilities

PBSA development must include:

- Internal communal space, accessible to all students in the scheme, which can provide for a variety of uses and levels of activity;
- External communal green space, planted in accordance with detailed landscape scheme, accessible to all students in the scheme, which can provide for relaxation and quiet conversation;
- Waste storage within the building with easy access for students with easy access for collection direct from the indoor storage area



## 5 Building Design

### 5.1 Height

- 5.1.1 Within the area proposed for PBSA, there are no locations of significant landmark value that would warrant a very tall building. Most blocks in that area are around 10 storeys, with some rising in parts to 14 storeys, but these are the exception.
- 5.1.2 The scale of development, including height and massing of the buildings, should be designed to not adversely conflict with adjacent properties or the general residential environment of the surrounding area.
- 5.1.3 The cross-section (fig 3) shows the relationship between these blocks and the older development on the higher ground to the north. The long distance views from street level on the higher ground, to which the Little Woodhouse Design Statement refers, will need to be respected in any new development on lower ground and this will restrict the height of new of PBSA development (see fig 2 for identified key views).
- 5.1.4 Reference should also be made to the Tall Buildings draft SPD. This area is not in the preferred location

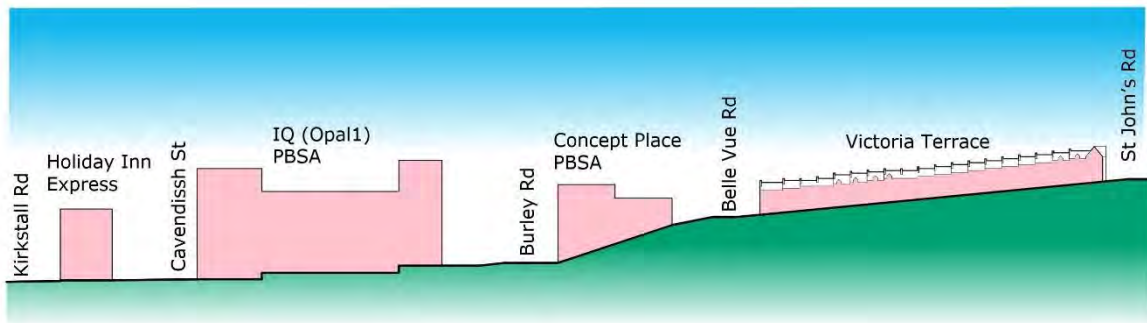


Fig 5 Section through Victoria Terrace and Development to the south

for tall buildings, but the draft SPD is for use throughout the District and defines a tall building as one which is taller than its neighbours and/or which significantly changes the skyline, context or character of an area.

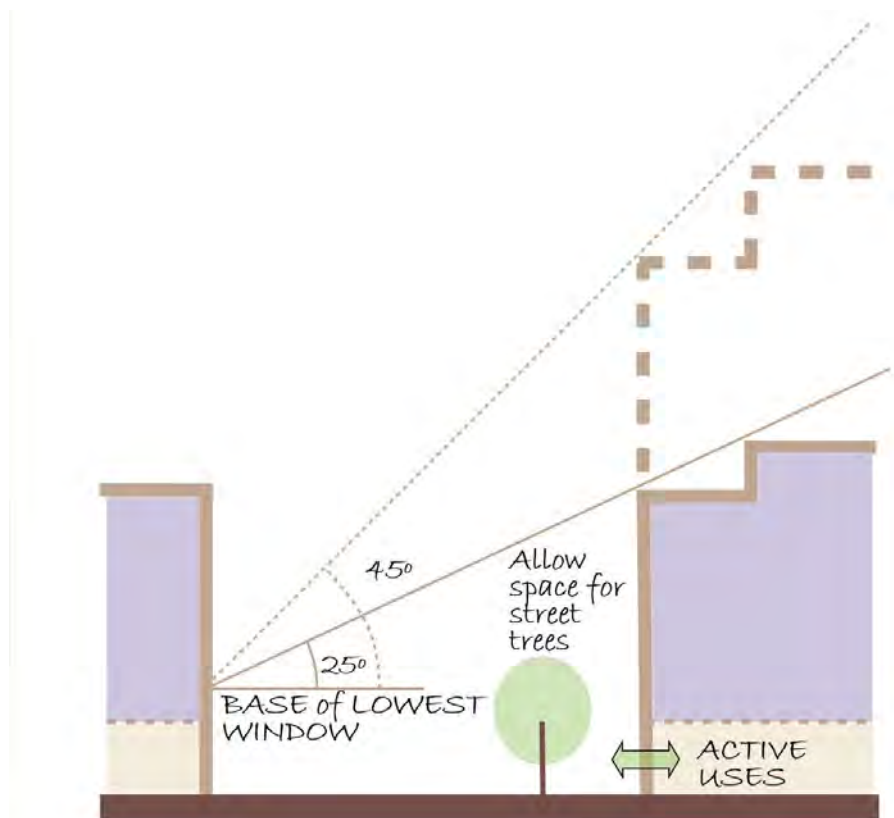
### 5.2 Massing

- 5.2.1 PBSA tend to occupy large footprints and as relatively tall buildings can present a large mass in appearance. Consideration will need to be given to varying the height of the block its plan form and façade treatment, to break up what might otherwise have the appearance of a large and bulky building.

### 5.3 Space between buildings

- 5.3.1 The spaces between buildings are a positive feature of design but often do not receive sufficient consideration. With relatively tall buildings and relatively narrow streets, the spaces could become canyon-like and oppressive to those using and experiencing them. Thus, it is not only their use at ground level that will be an important consideration, but also the overall three-dimensional quality of the space.
- 5.3.2 In terms of ground level use, even where they are under the control of others (primarily Leeds City Council), it is important that their existing and potential qualities are considered as part of the overall design, with improvements proposed where required (see below) and partnerships arranged to positively promote them, whether carried out either as part of the development or by others at a later date.

- 5.3.3 A further consideration is the aspect from rooms within the blocks and distances between blocks will need to ensure adequate privacy and light. Schemes should be designed in accordance with BRE guidance<sup>14</sup> and as a rule of thumb, bedrooms should have a view of natural daylight above an angle of 25 degrees from the horizontal. Any shading above that should be justified by the BRE guidance, with 45 degrees considered a maximum.



*Fig 6 Spaces between blocks should allow for adequate daylight and sunlight, with a height to width ratio which avoids any canyon effects. Spaces should allow for tree and other planting to improve views and general amenity. Ground floors should contain active uses.*

## 5.4 Appearance

- 5.4.1 At and near ground level, where most external activity will take place, the buildings should present a welcoming, attractive appearance, with active uses and windows which have views onto the public spaces, to help with self-policing and safety. Bare walls, hidden corners and visible defences such as external roller shutters reduce the sense of security and could encourage anti-social activities. Where service access positions are located, they should not detract from this objective.

## 5.5 Wind

- 5.5.1 The building and layout design should aim to minimise the effects of wind turbulence and wind funnels to provide comfort for pedestrians and cyclists.

## 5.6 Roof profile and design

- 5.6.1 The roofscape will be an important element in the design as rooftops may be visible from other developments.

<sup>14</sup> *Site layout planning for daylight and sunlight: a guide to good practice* (BR 209 2022)

- 5.6.2 Mechanical plant locations (or screening proposals if unknown) should be designed from the outset. Air-conditioning systems, flues and extracts often tend to be designed at a late stage and can end up as an unexpected eyesore. Buildings may require façade cleaning equipment which should also be considered as an integral part of the building and designed accordingly.

## 5.7 Climate change: Passive systems

- 5.7.1 Wherever possible, consideration should be given to the retention or reuse of existing buildings, either completely or partially (e.g. structural frames, foundations) in view of the embodied energy that could be saved.
- 5.7.2 Orientation of buildings should aim to maximise winter solar radiation while minimising summer over-heating.
- 5.7.3 Use of a sustainably sourced, well-insulated building fabric will minimise the need for active energy input.
- 5.7.4 Natural ventilation systems for summer cooling will use less energy than air-conditioning/cooling systems.
- 5.7.5 Tree planting should, and other green features such as green walls/roofs could, be used to provide summer shading.

## 5.8 Climate change: Renewable Energy resources

- 5.8.1 Good design will maximise the use of renewable energy resources for power, heating and cooling, for example:
- The use of solar energy should be considered as part of an energy strategy.
  - A combined heat and power system could prove economic and should be explored.
  - Ground source or air source heat pumps could be investigated
  - The development could also include the potential to connect into the city's future district heating system.
- 5.8.2 Any development should aim to achieve highest possible scoring in energy use assessments in its detail design.
- 5.8.3 Consideration should be given to the collection of rainwater run-off for re-use and grey water storage systems.

## 5.9 Adaptability

- 5.9.1 It is one of the objectives of the Neighbourhood Plan is to meet the housing aspirations of all residents, offering a balanced mix of housing stock, catering for all types of households, including younger and older people, families with children and cooperative housing ventures. At present the balance is weighted toward students and if student accommodation is to continue being provided in the area, it must have the capacity to be easily converted for use by other types of households at the appropriate standards for residential accommodation (Policy H4). Evidence (see para 9.2.3) suggests that where supply exceeds demand, some PBSAs are having to be converted to residential use, even when recently built.
- 5.9.2 Being capable of adaptation is not only beneficial for the balance of the community, but also in terms of energy efficiency, where the conversion of a building will use far less energy than its demolition and redevelopment.
- 5.9.3 Student accommodation built as prefabricated modular rooms (in the form of many hotel developments) will be less adaptable than those constructed with a frame and non-loadbearing internal dividing walls.

Ideally, such later conversions could be done with a minimum of alteration if the initial design takes into consideration a future residential use.

#### DESIGN PRINCIPLE PBSA5: Building Design

The design of PBSA should respect the character of its location and aim to enhance the experience of those using and viewing it. In particular:

- Developments within the Preferred Location (as shown on Figure 2/Map X) should be no taller than 10 floors including ground floor.
- The detailed design of facades should aim to provide variety and interest while respecting the design qualities of existing buildings with which they integrate to create the spaces between them.
- At ground level, buildings should be outward looking, with active frontages (including, where appropriate, commercial uses contributing to the local economy), glazing, ease of pedestrian movement and permeability. Service entrances will need special care and attention to detail.
- The facades should be designed to reduce any wind effects to ensure that walking at ground level is a comfortable experience.
- Roofs may be visible from above and should be positively designed accordingly. Green roofs should be the norm for all flat roofs where feasible.
- Mechanical plant locations (e.g. extracts, flues, air-conditioning, etc., particularly on roofs but also elsewhere) including façade cleaning equipment should be considered at the earliest possible opportunity in the design process, to avoid post-planning, undesigned additions.
- ‘Secured by Design’ principles should be applied to the design whilst maintaining an attractive appearance.
- The building should be designed to minimise the use of non-renewable energy and resources where possible by:
  - Making best use of passive systems: recycling materials, orientation, natural ventilation etc.;
  - Exploring micro-energy production using renewable energy resources;
  - Recycling water.
- The quality of pedestrian experience around the building should be enhanced, allowing for the expected volumes and activities of pedestrians in these locations
- The design of the development should aim to increase the extent of green infrastructure of the area, including additional tree planting. Hard and soft landscaping of the public realm and other spaces around and within the site should form an integral part of the overall design.
- Existing trees and green space should be retained and factored into any design.
- Soft planting of shrubs etc. should be designed and carried out in a way that ensures longevity, low maintenance, safety and good sightlines
- Where opportunities arise, planting on new buildings should be considered.
- The development should include the provision of bird and bat boxes and planting which will encourage use by insects.
- Buildings should be demonstrably designed at the outset to allow for future adaptation to other uses, if and when required, with minimum structural alteration where possible.



## 6 Room design

### 6.1 Survey results

- 6.1.1 Elements of room design were considered important in the responses to the student survey with views and natural light, room storage, facilities within the room and room size all scoring highly (4.06,3.97,3.84, and 3.69 out of 5 respectively).

### 6.2 Health and well-being

- 6.2.1 Individual bedrooms are the only private space students have, and their design will have an effect on their physical and mental wellbeing. The aim should be to provide rooms which will ensure that students are comfortable, warm, can study in peace and sleep well. They need sufficient space for studying, relaxing, sleeping and, where appropriate, eating in reasonable comfort. Natural light within the room is important not just for physical and mental health but also to reduce energy consumption, and views of nature have been shown to have a positive effect on wellbeing<sup>15</sup>.
- 6.2.2 Other amenities within the room can also enhance wellbeing, for instance, ensuring light pollution does not prevent sleep, providing adequate sound insulation (ideally better than the minimum required by regulation), and natural ventilation.

### 6.3 Space needs

- 6.3.1 The government “Technical Housing Standards – Nationally Described Space Standard” (2015) does not include student rooms or studio flats. The Leeds Core Strategy (as amended by the Core Strategy Selective Review) (2019) adopts the government standards for new C3 dwellings. However, the vision expressed in the Little Woodhouse Neighbourhood Plan is for the area to be a strong and resilient community and accommodation that will enhance a student’s appreciation of the area in which they live will help to achieve that. It is therefore considered that such accommodation should meet certain standards locally.
- 6.3.2 In general, bedrooms should be of a sufficient size to include separate areas for sleeping, study, relaxation, storage and eating where kitchen facilities are provided in the room. En-suite bath or shower facilities, including a wc and basin is also a basic requirement.

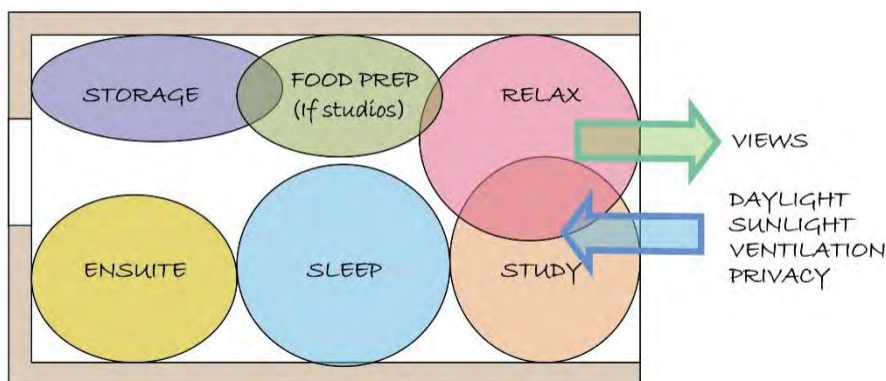


Fig 7 Bedrooms should have sufficient space for all activities.

<sup>15</sup> Student living: collaborating to support mental health in university accommodation – UPP Foundation /Student Minds 2017

- 6.3.3 An analysis of existing developments in the area indicates a range of sizes for both bedrooms in cluster flats (10 up to 19.75 sq.m) and studio flats (18.9 up to 38 sq.m). The maxima are the exception with most recent cluster rooms around 14-15 sqm with studio flats around 25-28 sqm. Room sizes should be in accordance with the requirements of LCC's draft Supplementary Planning Document<sup>16</sup>. Storage space is particularly important according to the student survey and this will be required not just for clothes but also for sports equipment, etc.

## 6.4 Accessibility

- 6.4.1 Provision should be made for all abilities, and it is expected that some rooms will be designed to meet the requirements of M1 volume 2 of Part M of the Building Regulations for 'wheelchair accessible bedrooms. A ratio of 1:20 in any development would be appropriate and these should be distributed throughout the development.

## 6.5 Light and views

- 6.5.1 Provision of adequate natural light will enable students to use their rooms through the day without unnecessary use of energy for artificial light. Windows which provide natural light are therefore a necessity. Ideally windows will also provide sunlight and views, preferably of the natural environment. Provision of artificial light should be of a comfortable quality with an intensity suitable for study, where appropriate.

### DESIGN PRINCIPLE PBSA6: Room design

The size and design of bedrooms and studios should aim to enhance the health and wellbeing of their occupants.

All private rooms should be of a sufficient size to include separate areas for sleeping, study, relaxation, and storage;

- Bedrooms in cluster flats should also include en-suite bath/shower rooms. Cluster flat arrangements should include shared communal space of sufficient size to enable all residents in the cluster to cook, eat and relax together.
- Studio flats for single occupancy should also include en-suite bath/shower rooms, cooking, food storage and eating facilities.

At least 5% of rooms should be designed to meet the requirements of M1 volume 2 of Part M of the Building Regulations for 'wheelchair accessible bedrooms'.

All rooms should have windows providing adequate daylight for daytime study, preferably receiving sunlight as well. Views of natural greenery would be an advantage.

# 7 Management

## 7.1 Management guidance

<sup>16</sup> "Houses in Multiple Occupation, Purpose-Built Student Accommodation and Co-Living Amenity Standards" LCC draft SPD 2021

- 7.1.1 Good management of PBSA is not only beneficial to students but also to the relationship with the surrounding community. There is guidance available on good management practice of the scheme itself, but this section addresses management in relation to the impact of the scheme on the neighbourhood. Management should be site-based to be most effective.
- 7.1.2 Large numbers of students living in and moving through the area can have an impact on others, particularly in terms of noise and other forms of social disturbance. A well-managed scheme will endeavour to ensure that it is a good neighbour to others through its policies and advice.
- 7.1.3 The impact of activities generated by development is a legitimate concern of the planning system and it is important therefore that management guidelines form part of a planning application of PBSA.

## 7.2 Information about the local area

- 7.2.1 To assist with the integration of students into the community in which they live, it will be helpful for them to be aware of information about the area: its history, economy, cultural activities, community organisations and neighbourhood facilities. Provision of a local handbook for students, which could be produced in cooperation with the local community, would be one way of providing this information.
- 7.2.2 People will, as a rule, choose the most convenient route to get from one place to another and the journey for students from their accommodation to the widespread university campuses may tend to vary. However, there are certain routes that are likely to be less intrusive to the rest of the population than others and it might lessen the impact if these were provided as recommended routes (see **map**).
- 7.2.3 Creating positive relationships between all residents in the community can only be beneficial to health and wellbeing and could create an affinity with the area in which students live, albeit temporarily. There are long term residents in Little Woodhouse who have stayed or returned following their studies in Leeds and that is a trend that can only be beneficial for the individual and the community.

## 7.3 Impact on the local community

- 7.3.1 In addition to the choice of routes through the area, there are other activities which could have an impact on other residents. Even the ill-considered actions of a small number of people can have a disproportionately damaging effect on the health and wellbeing of many others. Examples might be leaving litter, playing music loudly through open windows, holding noisy parties late at night etc.
- 7.3.2 It is for the managers of PBSA to emphasise the importance of good neighbourliness and this could usefully be included in guidance prepared for their clients and even as part of their contracts.

### DESIGN PRINCIPLE PBSA7: Management

Applications for development of PBSA will be required to include a management plan prepared in consultation with the local community, showing proposals for:

- provision of on-site management personnel and their duties and accommodation
- student induction including preferred routes and protocols for social behaviour
- co-ordinated arrangements for student arrival and departure at start and end of term
- noise attenuation for neighbouring properties
- management of off-street taxi and delivery pick-ups and drop-offs
- arrangements for off street waste bin collection and storage

## 8 Consultation

### 8.1 Student survey

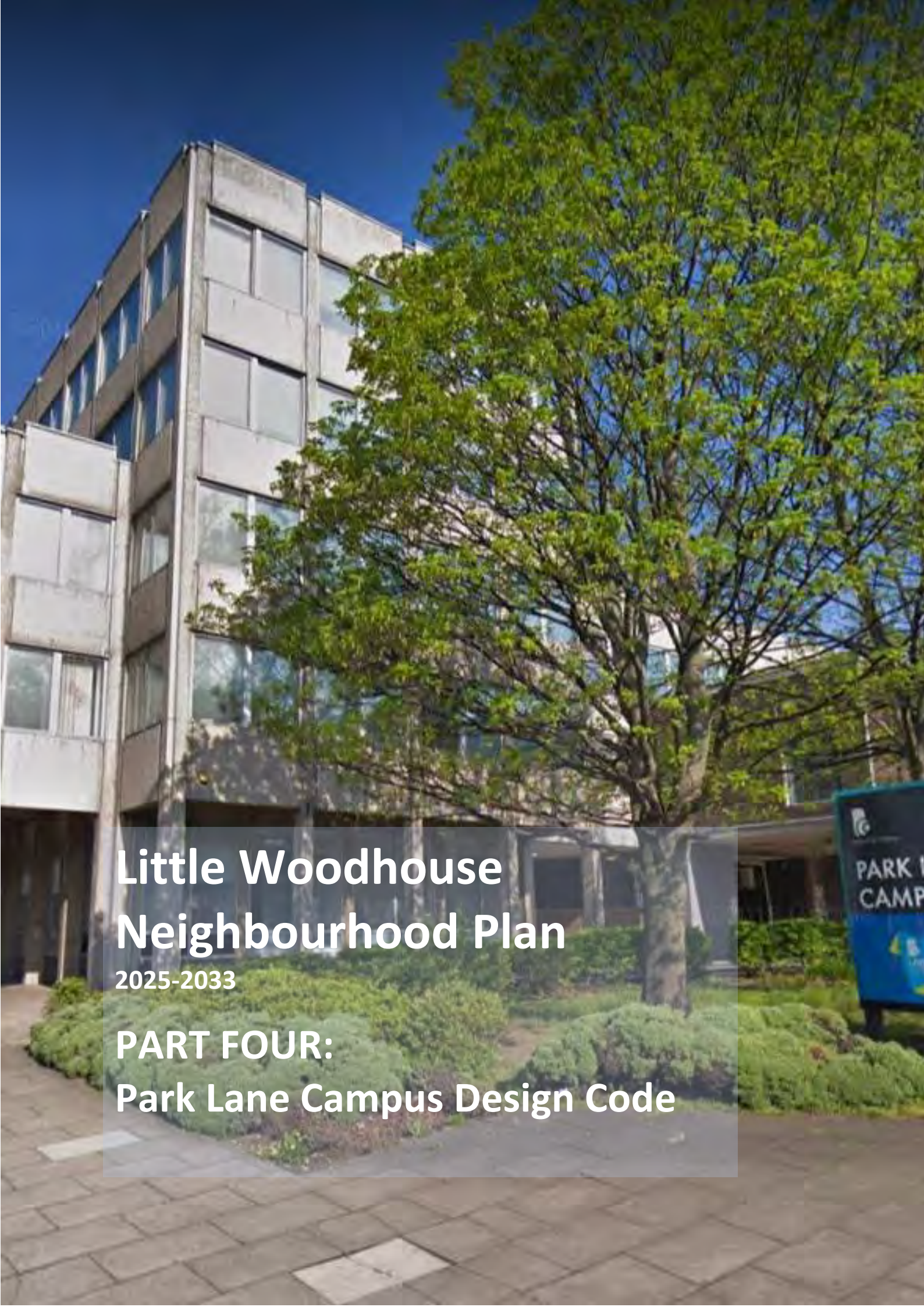
- 8.1.1 The survey revealed that the most important considerations in selecting student accommodation were cost, view and light, storage and social interaction. Selecting on a scale of 1 to 5 (least to most important respectively) and based on the average of 98 responses, students ranked the following considerations in order of importance:

Cost	4.16
Views, natural light	4.06
Storage space in room	3.97
Social – opportunity to meet people	3.96
Security	3.87
Facilities provided in own room	3.84
Size of room	3.69
Communal facilities e.g. gym, laundry, TV lounge, games room etc	3.55
Recreation space e.g. to sit outside, exercise etc	3.55
Location is convenient	3.51
Close to shopping and/or entertainment	3.50
Like the character of the area	3.46
Eco friendly	3.44
Greenery around the block	3.40
Space for deliveries	3.33
Communal facilities e.g. lounge, gym, laundry, shared kitchen	3.11
Easy to book online	2.82
Bike storage	2.41
External appearance	2.36
Self-catering facilities in own room	2.29
Can't find other accommodation	2.09
Washing machine in own room	1.66
Height of block – e.g. below 10 storeys	1.35

## 9 References

Leeds City Council: HMO, PBSA and Co-Living draft SPD  
Cheshire West and Chester Council: HMOs and Student Accommodation SPD 2016  
Cardiff City Council: Student Accommodation SPD  
University of Chichester: Student Residential Accommodation - Standard Design Guidelines 2016  
Leicester City: Student Housing SPD 2012  
Unipol Code For Shared Student Housing in the Private Sector of Leeds 2021-2024  
The ANUK / National Code for accommodation owned or managed by non-educational establishments.  
The ANUK / National Code for accommodation owned or managed by educational establishments.





# **Little Woodhouse Neighbourhood Plan**

**2025-2033**

## **PART FOUR: Park Lane Campus Design Code**

# Little Woodhouse Neighbourhood Plan

## PART 4: PARK LANE CAMPUS DESIGN CODE

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The Little Woodhouse Neighbourhood Plan consists of four Parts and six Appendices:

PART ONE:	POLICIES
PART TWO:	GENERAL DESIGN GUIDANCE AND CODE
PART THREE:	PURPOSE BUILT STUDENT ACCOMODATION DESIGN CODE
<b>PART FOUR:</b>	<b>PARK LANE CAMPUS DESIGN CODE</b>

Appendix A:	Heritage Area Appraisal and Management Plan
Appendix B:	Non-Designated Heritage Assets and Positive Buildings
Appendix C:	Character Analysis
Appendix D:	Green Infrastructure
Appendix E:	Local Green Spaces
Appendix F:	Community Facilities



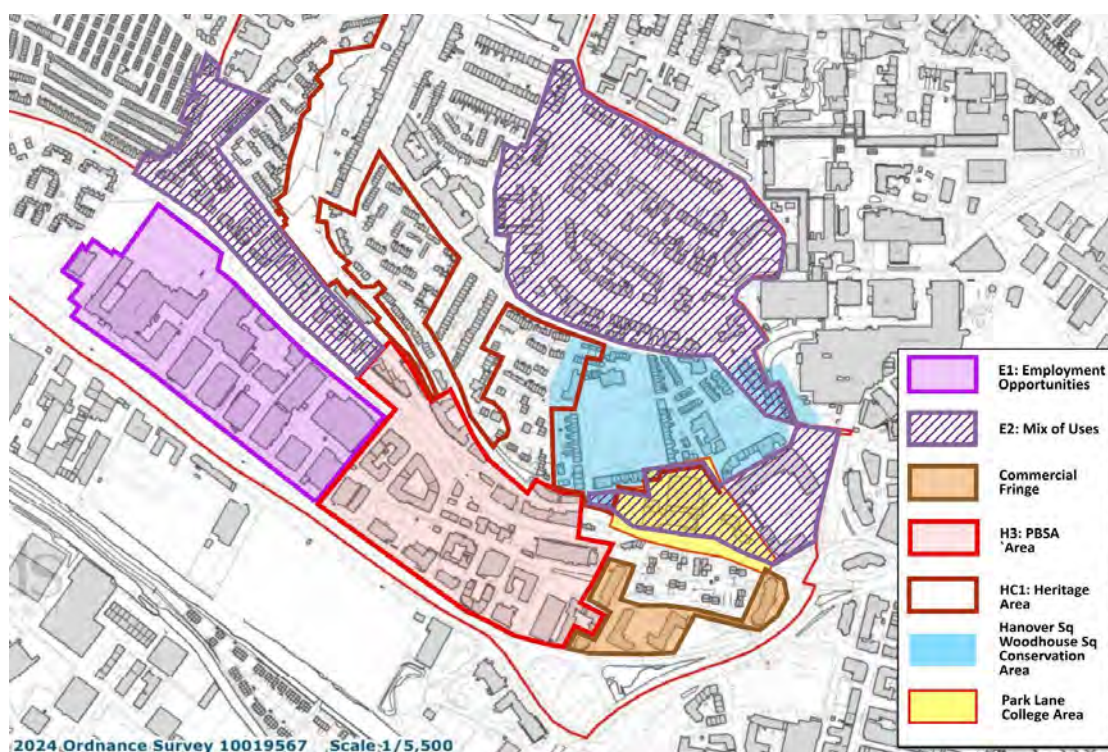
# Introduction

## 0.1 The site

- 0.1.1 The Leeds City College Park Lane and University Centre Campus is located in the south-east of the Little Woodhouse Neighbourhood Area, at the junction of Park Lane and Hanover Way.
- 0.1.2 The site has been occupied by the further education college since 1966, first as Park Lane College and from 2009 as Leeds City College. However, as the “Park Lane Campus site,” it remains a landmark location, well-known city-wide.
- 0.1.3 The future of the Park Lane campus is uncertain. If it is to close and be redeveloped, this Design Code provides the framework for its design.

## 0.2 Neighbourhood Plan context

- 0.2.1 The vision for Little Woodhouse, set out in the Neighbourhood Plan, is for a mixed and balanced community of long-term residents, families, students and young professionals, where heritage assets are retained and respected and which is attractive, clean, safe and easy to move about in. New development should aim to help achieve that vision and several Neighbourhood Plan policies are relevant to this site. Some of these are area-based, for example the site is not included in the preferred area for purpose-built student accommodation and is within the area where mixed use development is acceptable. Other, more general policies relating to heritage or movement, for example, will also be applicable.



1 Extract from Neighbourhood Plan Use Policies maps

### 0.3 Public engagement

- 0.3.1 This Design Code is the result of continuing engagement between the Neighbourhood Plan Forum, Leeds City College representatives, Leeds City Council and residents and businesses. This engagement has taken the form of design presentations, discussions, workshops and walkabouts. Details of these are provided within the Neighbourhood Plan Consultation Document.

### 0.4 Purpose of the Design Code

- 0.4.1 National Planning Guidance on Design Codes states: *“A design code is a type of detailed design guidance that is particularly useful for complex scenarios involving multiple parties in long-term development. Code preparation can allow organisations and local communities to work together more effectively, helping to build consensus about what kind of place everyone wants to create.”*
- 0.4.2 This site is a large and complex one and occupies an important location within the Neighbourhood Area. Its development will have a significant impact on Little Woodhouse. The purpose of this Design Code is to ensure that the design helps to deliver the vision and objectives contained within the Neighbourhood Plan giving more certainty to prospective developers that the design will meet those aspirations, potentially speeding up the planning application process.
- 0.4.3 The design code sets out the Design **Principles** (highlighted in yellow) to which the design should adhere, whether developed as a whole or in stages.
- 0.4.4 The Design Principles diagram sets out a visual aid to the principles within the Design Code. The cross-section diagram (at 1.4.4) is approximately scaled and shows the existing buildings and views for reference.

### 0.5 The National Model Design Code

- 0.5.1 This design code is structured in line with the 10 topics that inform the National Model Design Code and National Design Guide in order to address the key issues that help to formulate well-designed places;

1. Context
2. Uses
3. Movement & connectivity
4. Identity
5. Built form
6. Public Spaces
7. Homes and buildings
8. Resources
9. Nature
10. Lifespan



2 National Design Guide wheel showing the 10 topics that inform well-designed places



# 1 Context

## 1.1 History of the site

- 1.1.1 The site was first developed c1775 with the construction of Vauxhall House, followed in the early and mid-19<sup>th</sup> century by terraced housing to either side. Park Lane Board School had replaced Vauxhall House by 1890, and its building served as the original Park Lane College in 1966. The site as a whole was redeveloped in 1972 to produce the current buildings on the site.



3 OS 1852



4 OS 1909

## 1.2 The site today

- 1.2.1 The site consists of two parts – the main site to the west of Hanover Way and the island site to the east of Hanover Way. The Leeds City College building is to the west of Hanover Way. This facility provides



5 Aerial view of Park Lane Campus (Imagery and Map data © 2019 Google).

further education courses to students and is currently one of several main campuses. This is a composite building with up to 5 storeys fronting Park Lane and 2 storeys to the rear on Denison Road. The University Centre Leeds building is located to the east of Hanover Way and currently provides foundation degrees. it is part of a partnership of facilities with Luminate Education Group including the Leeds City college. This is a predominantly 6 storey building. The college is seeking to consolidate facilities on a new campus in the future.

### 1.3 Location related to city centre

- 1.3.1 The site is located on the western side of the city centre, with the island site and southern part of the main site relating to the cluster of taller buildings around the junction of the inner ring road and Park Lane, including Westgate Point (6-storeys), 1 Park Lane (7-storeys), 2 Park Lane (Joseph's Well – 6-storeys), and Marlborough Tower (17-storeys). Notwithstanding storey numbers, the relative heights of the buildings vary depending on use (commercial storey heights being greater than residential) and ground level height.

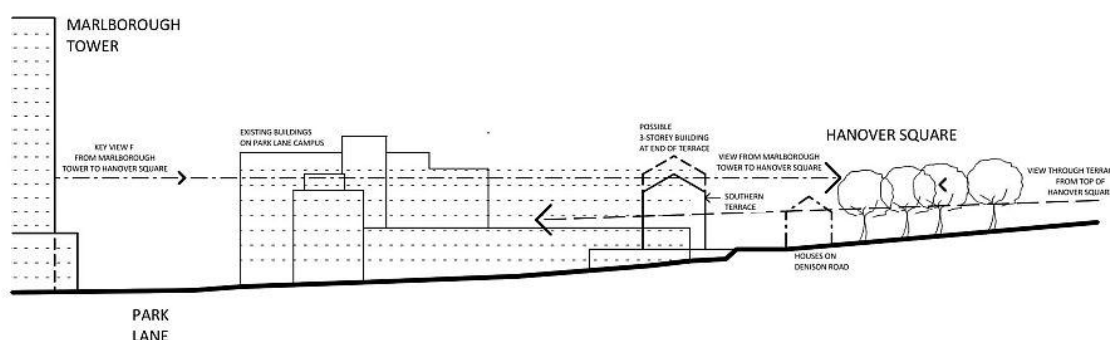


6 *Birds-eye aerial view of Park Lane Campus site and built-form context*

### 1.4 Local character

- 1.4.1 The prominent, but sensitive location near the south-eastern edge of the Neighbourhood Area not only has a presence at an important junction, but the main site is also partly within and faces the Little Woodhouse Heritage Area defined within the Neighbourhood Plan, which includes the Hanover Square and Woodhouse Square Conservation Area (2-4 residential storeys) and Joseph's Well. The "Little Woodhouse Heritage Area Character Appraisal and Management Plan" is contained elsewhere in the Neighbourhood Plan.
- 1.4.2 The Design Code Document "Character Analysis" together with the "General and Character Area Design Guidance and Design Codes" include details and assessment of the adjacent character areas; 'Burley Road/Park Lane corridor,' 'The Squares' and 'the Marlboroughs.' The site faces the 'Burley Road/Park Lane corridor' character area and holds a prominent site on its junction with Hanover Way. This character corridor remains relevant to the site and its position on this arterial route into the city.

- 1.4.3 The site functions as a gateway into Little Woodhouse from the city centre, and a marker at the junctions of Hanover Way, Park Lane and Burley Street. The site also forms a transition between the busy, dynamic qualities of Park Lane and the quiet, small-scale domestic qualities of Hanover Square and Woodhouse Square, notwithstanding the scale of Denison Hall.
- 1.4.4 The site forms part of the south-facing sloping land on which this part of Little Woodhouse lies and results in approximately a 12m level difference between the highest point of the site in the north-west corner and the lowest point in the south-east corner. Past development in the area has responded positively to that slope (the early villas were built here to take advantage of the views across the Aire valley). Some more recent development has created a conflict with the taller buildings at the lower levels blocking views from houses and streets further up the slope. The site levels today exhibit terracing for the large footprint of the college buildings, but these terraces do not help align buildings with streets or encourage routes across the site and may need to be regraded.



7 Section through site as existing

## 1.5 Surrounding streets and spaces

- 1.5.1 The proposed development will have an impact on the spaces between and around both sites, and vice versa. The roads, footways and other parts of these spaces all contribute to the character and use of the sites and improving their quality can enhance the value of development. Even where they are under the control of others (primarily Leeds City Council), it is important that their existing and potential qualities are considered as part of the overall design, with improvements proposed where required (see below) and partnerships arranged to positively promote them, whether carried out either as part of the development or by others at a later date.
- 1.5.2 Of note, to the north-west corner of the main site, where a car park is situated, is a 'missing piece' of building frontage to complete Hanover Square. The Victorian Hanover Street terraces were demolished for the building of a school but the Georgian House on the corner of Hanover Square was only demolished in the 1970's. This demolition to create the entrance to the car park undermined the south-east corner of the square, rendering its form incomplete and obliterating the sense of enclosure.
- 1.5.3 The location of the Joseph's Well building north-east of the site is also important as although they are not listed, they provide a strong historic backdrop of red-brick Victorian building, now refurbished, and reused as flexible modern office space.



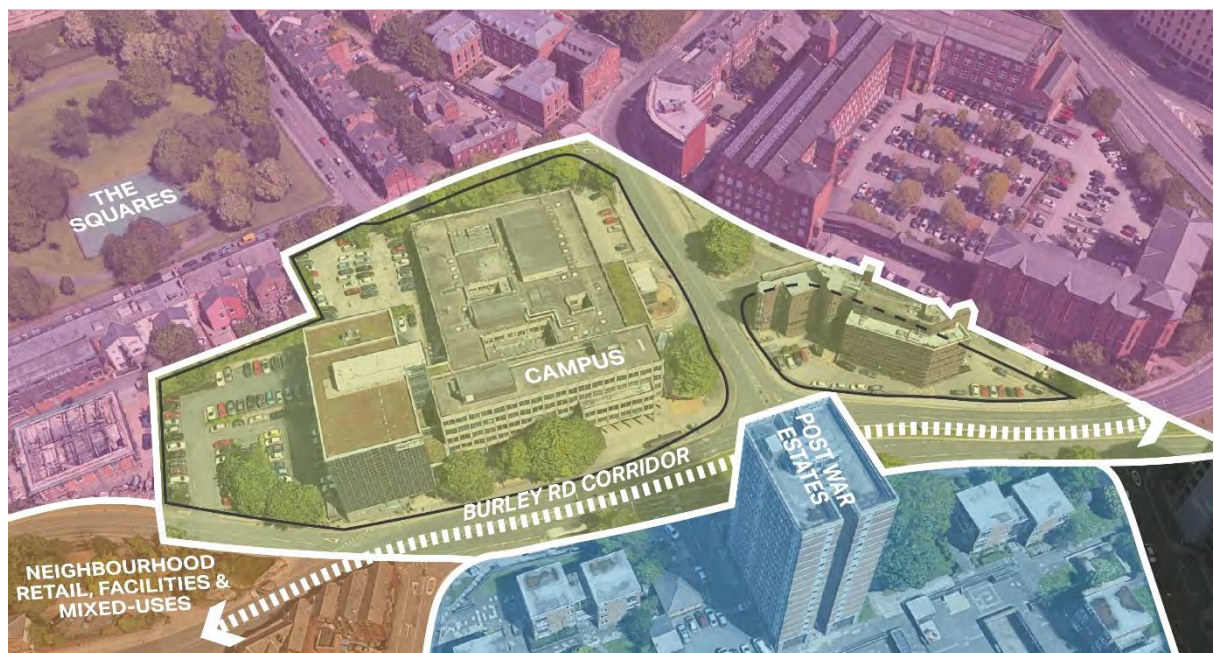
### DESIGN PRINCIPLE PL1: Context & Local Impact

The layout, buildings and landscape of development should reflect its important gateway location on the southern side, the primarily domestic scale on its northern side, and be sensitive to the heritage context of the conservation area and other heritage assets and the topography of the site.

Consideration should be given to demonstrating how the improvement of spaces beyond the site boundary could benefit both the development and the wider community.

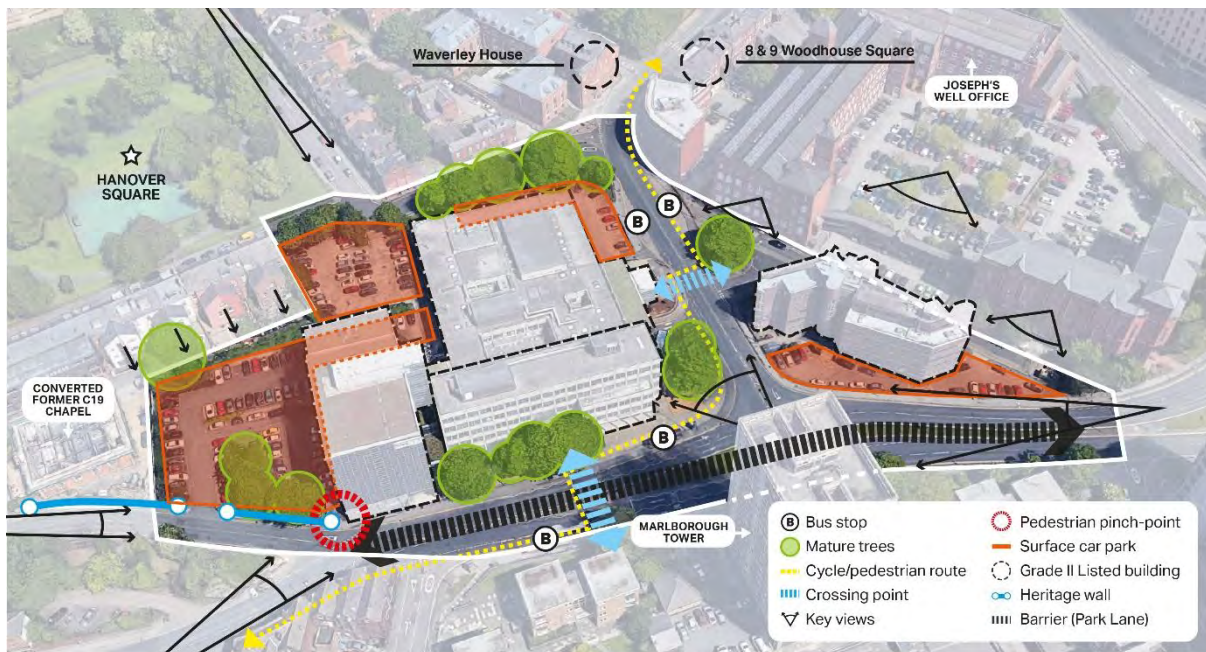
The design and scale of the development and the spaces around it should positively contribute to and enhance the quality and scale of those spaces, taking account of the existing buildings and heritage assets, in particular:

- The design of the 'island site' and the south-eastern corner of the 'main site' should take account of the prominent location and the scale of Park Lane and the junction with Hanover Way;
- The design of the northern and western part of the main site should reflect the smaller scale of existing buildings, the greater intimacy of the spaces, and the quiet, tranquil quality of Denison Road and Hanover Square;
- The location of buildings and any outlook should also respect the privacy of existing gardens facing the site;
- Topography – the fall of the site (and the current terracing related to the college buildings) should be considered regarding connectivity to the site edges and on any public links through the site. The impact of the site levels on the scale of buildings and how they affect views must also be considered so as not to impact detrimentally on the setting of the heritage area; and
- Materials - Where the development borders the Little Woodhouse Heritage Area, the materials of the proposed buildings should be complementary to the existing brick and stone materials palette that defines this area.



8 Existing character areas diagram





9 Opportunities and constraints diagram

## 2 Uses

### 2.1 Neighbourhood Plan Policies

2.1.1 The site lies within an area defined in the Neighbourhood Plan as being suitable for mixed-use development, such as:

- Residential (C3): Accommodation suitable for families would be the preferred use as part of the Neighbourhood Plan objective for redressing the balance of housing mix.
- Education (F1): With one of the aims of this Neighbourhood Plan being a redressing of the balance of housing mix in favour of family-type accommodation, a nursery, school further or higher education would be appropriate uses.
- Health (E): The nearest health clinic is at Woodsley Road and a further clinic or other types of health facilities within the development would reduce walking distance for some. There are other health services nearby at Leeds General Infirmary and Dental Institute, Nuffield Health and Joseph's Well.
- Indoor Leisure (E): There are few leisure facilities, and a gym use would be appropriate here.
- Commercial business and Service (E): Compatible business and commercial uses on ground and upper floors will add diversity and in particular, units suitable for small businesses/start-ups would assist the local economy. Research and Development uses would relate well to LCC's Innovation Arc SPD.
- Retail, restaurants/cafes (E): Retail uses may be acceptable as an extension of the existing shopping frontage on the south side of Burley Street. Restaurants and cafes can encourage vitality.
- Drinking establishments and hot-food takeaways (sui generis) would need to demonstrate that they would not harm the amenity of residents.
- Student accommodation (sui generis). The site is outside the purpose-built student accommodation area, but the use can be considered only as part of a wider mix of uses over the whole site.
- Greenspace. The provision of publicly accessible external space both within and around the development will be an important ingredient.

## 2.2 Active uses.

- 2.2.1 The site has approximately 550m of street frontage, Active uses on the ground floors, with no extensive blank facades, will ensure the area remains animated and vibrant. Ensuring that as many people as possible use the external spaces of the buildings will give it vitality and make them safer and more attractive.
- 2.2.2 Additionally, the outlook into the public realm spaces from windows likely to be populated at all times of the day, will also help to make those spaces, as well as the buildings themselves, safer and more welcoming.
- 2.2.3 A regular rhythm of doorways, fenestration and vertical sub-division of building frontage and massing, in combination with a green and attractive public realm will help to make the pedestrian experience more interesting and encourage walking and cycling, in turn encouraging active uses. Any safeguarding requirements for educational establishments would have to be taken fully into account in the design of public realm.
- 2.2.4 The building form, particularly at street level should be flexible to accommodate changes in use over time so that the building has a long, flexible lifetime beyond its initial intended uses and functions. An example of this in the area is Victorian townhouses which have accommodated shops, offices and residences (either at ground floor or above), allowing a variety of active uses to come and go as required.



10 *Diagram showing Indicative location of active frontages*

## DESIGN PRINCIPLE PL2: Uses, activity and adaptability

- a) The uses of the buildings should conform to the requirements set out in the Neighbourhood Plan and the Local Plan.
- b) Suitable uses include:
  - i. C3: Residential (accommodation suitable for families should be included as part of the mix of uses on the main site)
  - ii. E: Commercial, Business and Service: Retail, Food and drink at ground level; Commercial including offices and workshop spaces; Research and Development; Health facilities; Gym/indoor sports
  - iii. F1: Education space
  - iv. Sui Generis: Student accommodation (where it forms part of a wider mix of uses on the site as a whole).
- c) The uses provided by the development should aim to achieve a welcoming and safe environment with a sense of vitality including by the provision of active uses on the ground floor and within the external spaces.
- d) A long-life, loose fit approach to the ground-floor storey and its relationship to the street should be adopted so that the active uses can adapt and change to meet future needs through adaptation rather than costly reconstruction.

## 3 Movement & connectivity

### 3.1 Pedestrians

- 3.1.1 The site is a pivotal part of a pedestrian route between the student accommodation blocks to the west and the Universities to the north and east, with movement along Park Lane and up Hanover Way into Woodhouse Square. The set-back frontage along Park Lane, providing space for that movement, is a key existing feature of the location.
- 3.1.2 There is currently no direct connection between Park Lane and Hanover Square across the site, and the existing development provides a barrier between the noise and bustle of Park Lane and the tranquillity of the Square.
- 3.1.3 The existing pedestrian routes, crossings and the bus stops on Park Lane and Hanover Way are well-used, though there are aspirations to improve various aspects:
  - Crossing light timings are erratic;
  - Footways need widening to allow for numbers of people waiting at crossings and bus stops;
  - improving the quality of materials and planting across the site/area.
- 3.1.4 At the junction of Park Lane and Burley Street the existing footway adjoining the site is very narrow and constrained by the existing building corner and the adjacent stone wall, once the boundary wall of the late 18<sup>th</sup> century Vauxhall House (see para.1.1.1). When consideration is given to the improvement of spaces around the site (see Principle PL1 above), one possibility could include a realignment of the kerb and radius, so that a) Park Lane meets Burley Street at a less obtuse angle, and b) more footway space is provided for pedestrians. Furthermore, the opportunity could also be taken for a reassessment of the junction as a whole to improve it for both pedestrians and vehicles.

## 3.2 Cycling

- 3.2.1 There is an advisory cycle route along the western end of Park Lane fronting the site and Marlborough Street. Cyclists coming from the west need to cross Park Lane at Marlborough Street. There is also a signed route on the north side of the site along Denison Road. Cyclists also use other routes around this site.
- 3.2.2 Local planning policy includes requirements for cycle parking on site, the locations of which require safe and convenient access which is attractive to users.

## 3.3 Vehicle movements

- 3.3.1 Park Lane forms a secondary radial route to the city centre. Congestion is experienced at the junctions especially in the peak period, leading to noise and air pollution. Hanover Way forms a transition between the busy Park Lane and the quieter residential area north of the site, most of which is a 20mph zone. The whole of this area could be enhanced by rebalancing the use of the space allied to traffic management improvements. Prioritising its use by pedestrians and cyclists and improving the quality of landscaping and surfacing, will help change the behaviour of all road users resulting in a more attractive experience, enhancing well-being and creating added value for developments.
- 3.3.2 The site is on the fringe of the city centre thus reducing the need for extensive on-site car parking, though street parking can be a problem in this area. The existing development includes an open-air car park which is wasteful of valuable land and can be unsightly in the area. Concealing any on-site parking under buildings improves the use of land and its attractiveness.
- 3.3.3 At vehicle access locations pedestrian movements should be a priority and should be the primary consideration in the sensitive design of any street parking, delivery and servicing areas. Private parking areas should be located underneath or to the rear of buildings.
- 3.3.4 Waste storage can be unsightly when in public view, and this is a particular problem in the area.

### DESIGN PRINCIPLE PL3: Movement & Connectivity

- a) The external spaces of the development should be designed to ensure that pedestrians and cyclists are given priority, providing safe and convenient movement.
- b) Building alignment along Park Lane and Hanover Way south of the crossing should allow for pedestrian movement and landscape features to help absorb air pollution.
- c) Any pedestrian route through the main site, accessible to the public, should take account of the relative tranquillity of Hanover Square.
- d) Car parking should be kept to the minimum necessary and located under buildings or within urban blocks where possible. Cycle parking should be conveniently located, well-lit and safe.
- e) There should be appropriate provision for drop-off/collection/deliveries.
- f) Consideration should be given to off-site improvements to the public realm around the site to enhance pedestrian and cycle use and experience.
- g) Waste storage and collection points should be on-site and screened from public view along the surrounding streets.





11 Street hierarchy diagram

## 4 Identity

### 4.1 Prominent location

- 4.1.1 The site sits at the southern entrance to the Little Woodhouse neighbourhood area, providing a prominent site on a key approach to the city centre from the west and marks a primary entrance to Little Woodhouse from the east.
- 4.1.2 The location also marks the southern entry into the conservation area and its partly domestic-scale heritage architecture, which will be an important consideration in any design.

### 4.2 Surrounding buildings and spaces

- 4.2.1 Existing spaces around the site contribute to the setting for the development and therefore should be considered as part of any design. To the south and east of the site, (Park Lane and Hanover Way/Hanover Lane respectively), the spaces between the existing buildings and the development site are wide and open, increasing its visibility and the importance of quality in these spaces. By contrast, the spaces to the north and west are tighter and more intimate, where the development may be more closely integrated into the existing urban form.
- 4.2.2 The Little Woodhouse Heritage Area lies to the north and east of the site and includes the following heritage assets:
  - Waverley House, at the north end of Hanover Way, listed Grade II
  - Hanover Square and Woodhouse Square Conservation Area to the north of the site
  - Joseph's Well (a non-designated heritage asset) on the east side of Hanover Lane
- 4.2.3 The north of the site faces Denison Road and Hanover Square, both of which lie within the Hanover Square, Woodhouse Square Conservation Area and are quiet residential areas. The terraces to the north

date from the mid-to late 19<sup>th</sup> century. Also to the north, part of the site abuts the private gardens of terraces along the south of Hanover Square and, to the west, the Ahlul Bayt Cultural Centre, located in a partly early 19<sup>th</sup> century chapel with a recent first floor addition. To the east, Joseph's Well and Hanover Lane are included in the Little Woodhouse Heritage Area.

### 4.3 Appearance

- 4.3.1 At and near ground level, where most external activity will take place, the buildings should present a welcoming, attractive appearance, with active uses and windows which have views onto the public spaces, to help with self-policing and safety. Bare walls, hidden corners and visible defences such as external roller shutters reduce the sense of security and could encourage anti-social activities. Where service access positions are located, they should not detract from this objective.
- 4.3.2 Where buildings are in or face the Heritage Area, details should complement the features of that location. For example, the design of the façade facing Hanover Way should take account of the qualities of the Josephs Well frontage facing it, with its rhythmical fenestration.

### 4.4 Materials

- 4.4.1 Heritage Area: The predominant materials here are red brick with stone details and slate roofing, with brick or stone boundary walls with stone cappings and iron railings. Some stone setts remain on carriageways (e.g. Brandon Road and Hanover Lane)
- 4.4.2 Elsewhere: Brick is the primary material for older buildings and while other materials have been used in the more recent past, these are generally in the same mid-tonal range as the existing brick buildings.

### 4.5 Key Views

- 4.5.1 A: Park Lane looking west.

- 4.5.2 This is an important first view of Little Woodhouse on entry from the city centre. Framed by Marlborough Tower and development on the island site, the south-east corner of the main site provides a focal point, accentuated by the existing tree in a large area of highway space, at a principal road junction and a hub of pedestrian activity.



- 4.5.3 B: Woodhouse Square looking south-west.

- 4.5.4 This view through the gap between Waverley House and the south side of Woodhouse Square is terminated by the trees at the Hanover Way/Denison Road corner of the site. The present scale of development in that location and its heritage attributes will be an important factor in responding to that view.



4.5.5 C: Hanover Square, looking south.

4.5.6 Prior to the development of Park Lane College, this view was terminated by the detached house and terrace on the original angled line of Hanover Way (see OS maps 1852 and 1909).

4.5.7 A redevelopment of the College provides the opportunity to present a frontage to Hanover Square, in a manner which respects the historic qualities and design of the conservation area (see 5.5 below).



4.5.8 D: Park Lane looking east.

4.5.9 There is an historic stone wall in the foreground of this view (see 3.1.4 and 5.6.2). This is an important link to the area's history, on the present boundary of the site facing Park Lane.

4.5.10 The change of angle of the site boundary here means the remainder of the site is likely to remain concealed by development here. The development of this part of the Park Lane frontage will therefore be the primary focus of attention on this approach.



4.5.11 E: Burley Street looking east.

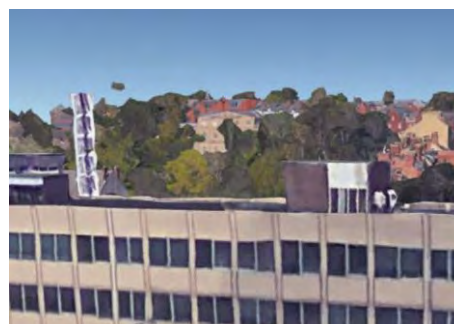
4.5.12 From Burley Street, both sections of the Park Lane frontage will be visible, with the change of angle forming a break between the two parts more or less in the centre of the view.

4.5.13 As with the existing building on the site, any development here will be an important focal point of the view.



4.5.14 F: View from Marlborough Tower to Hanover Square.

4.5.15 Views are experienced from the 7<sup>th</sup> floor upwards from Marlborough Tower across to Denison Hall and Hanover Square and these are valued by residents.





#### DESIGN PRINCIPLE PL4: Identity

The design and scale of the development and the spaces around it should positively contribute to and enhance the quality and scale of those spaces, taking account of the existing buildings and heritage assets, in particular:

- The design of the island site and the south-eastern corner of the main site should take account of its prominent location and the larger scale streets and spaces around and between the sites;
- The design of the northern part of the site should reflect the smaller scale of existing buildings, the greater intimacy of the spaces, and the quiet, tranquil quality of Denison Road and Hanover Square;
- The design of the buildings in prominent locations on the junction of Hanover Way and Park Lane should hold key views along the busy and dynamic Park Lane corridor, whilst creating a suitably welcoming gateway north into Little Woodhouse; and
- The design of the development should respond positively to the key views A to F identified above with respect to townscape analysis and required vision studies which consider scale & massing, pedestrian interest, streetscene composition and evolving scenes along routes.



12 *Creating a relationship complementary to the strong positive character of the Heritage Area to the north*



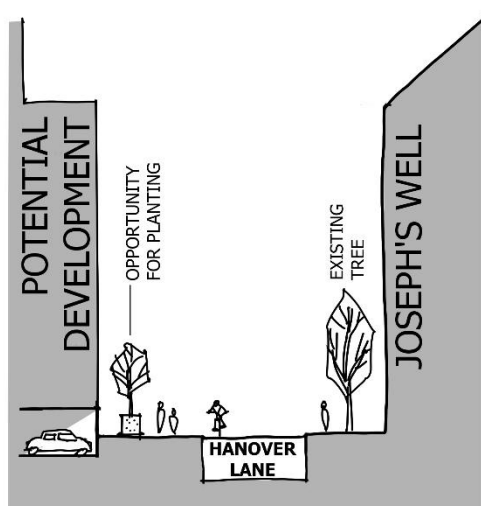


13 *Creating a relationship to the scale and improvement of the Burley Road / Park Lane corridor to the south whilst forging a new identity for the site*

## 5 Built Form

### 5.1 Island site

- 5.1.1 Development here will have a role in marking the junction of Hanover Way with Park Lane, together with Marlborough Tower and the south-east corner of the main site.
- 5.1.2 Joseph's Well, 2 Park Lane and any potential infill between them form the north-eastern backdrop to the Island site and any proposed development will act as a counterpoint to that backdrop, taking into account existing heights, light, and views to and from it.
- 5.1.3 The site and the public realm surrounding it are locations where there is an aspiration to improve green infrastructure. The existing green space just north of the island site, including the horse chestnut tree, is a significant feature which provides a basis for achieving the aim of increasing green infrastructure, for example contributing to a "boulevard" effect along Park Lane. Hanover Lane is partly surfaced in stone setts, a reminder of the original development and road alignments of the area.



14 *Indicative street section for Hanover Lane – development helps to create a sense of enclosure with new development on the island site of a compatible scale to 2 Hanover Lane; with additional storeys requiring a set back to the street to avoid overbearing. Parking for new development is shown incorporated within potential for a half- basement to remove the current negative impact of parking around the periphery of the site.*

- 5.1.4 Hanover Lane only provides limited vehicular access but is a main pedestrian route. Any development should ensure that pedestrian movement remains a priority and includes planting to provide a pleasant and attractive route, with active frontages.

### 5.2 Park Lane main frontage

- 5.2.1 The existing buildings on the main site facing Park Lane are within a zone of similar scale buildings including Joseph's Well, 1 Park Lane, and other buildings to the west and south along Burley Street, Burley Road and Kirkstall Road. Marlborough Tower stands out as the single tall building in the area.
- 5.2.2 The existing 1972 building is set back from the road and the space created includes street trees and planting areas which provide a welcome boulevard effect and act as a positive counterfoil to the buildings behind. The arcade frontage is suitable to shade ground floor uses and provide a threshold to active uses.
- 5.2.3 Park Lane and Hanover Way are main pedestrian routes in the area, and the spaces here need to be generous, attractive, safe and welcoming.

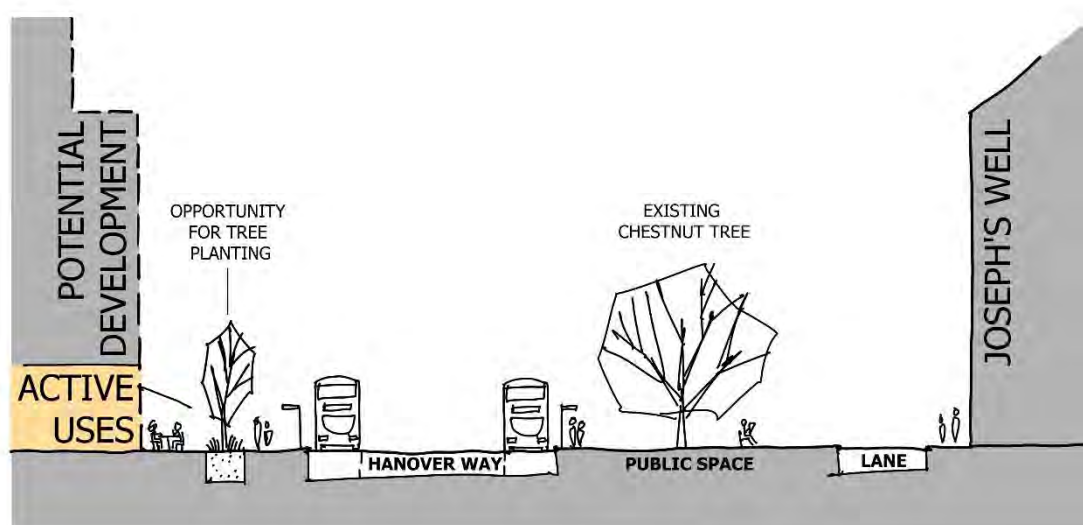


15

*Indicative eye-level sketch of the Park Lane / Hanover Way frontages with a generous, planted public space with seating and sheltered areas for a variety of activity at street level. This concept sketch shows improvements and adaptations to both the existing college building facades (for example recladding, green walls) and hard and soft landscaping improvements to this key space at the gateway to the Little Woodhouse residential neighbourhood.*

### 5.3 Hanover Way frontage

- 5.3.1 The frontage of the main site along Hanover Way forms a transition from larger scale buildings at the lower, southern end to the existing residential scale at the higher, northern end.



16

*Indicative street section for Hanover Way shows the importance of creating a sense of enclosure to the street with new development of a compatible scale to Joseph's Well; with active uses on ground floor, spill-out space for social activity and tree planting within a wide footway. The existing chestnut tree is retained as the focus of an improved public space to the north of the island site.*

- 5.3.2 The site and the public realm surrounding it are locations where there is an aspiration to improve green infrastructure. The existing alignment of buildings along Hanover Way is likely to change but there is an opportunity for new building lines to provide sufficient space for an increase in soft landscape features. Any use as an educational facility would have to take safeguarding and security into account in the design of external spaces.

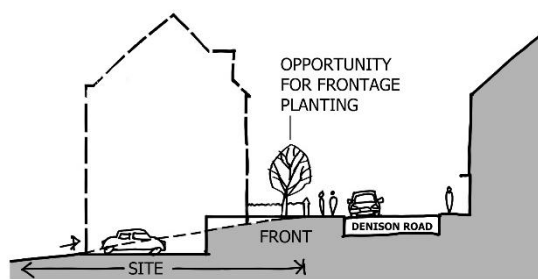
- 5.3.3 Park Lane and Hanover Way are main pedestrian routes in the area, and the spaces here need to be attractive, safe, welcoming and able to accommodate groups of pedestrians passing other groups waiting at crossings and bus stops.

## 5.4 Denison Road

- 5.4.1 Denison Road is the southern boundary of the Hanover Square, Woodhouse Square Conservation Area. The design will impact on that heritage asset, and this should be carefully considered.

- 5.4.2 The existing railings, steep embankment and car parking on the south side of Denison Road detracts from the street character provided by the buildings in the conservation area on the north side. Development provides the opportunity for two scenarios here:

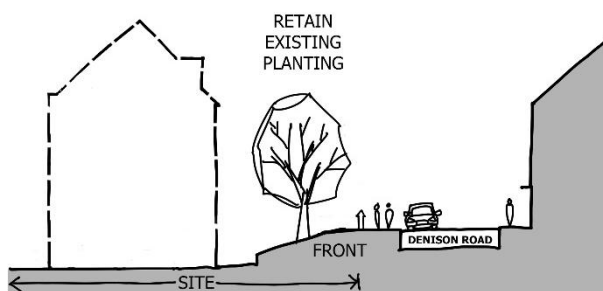
- A. a double-fronted street along Denison Road, without overshadowing the existing houses. This would involve the replacement of existing trees (on a 3 to 1 basis as per local plan policy, including some street trees). 2/3 storey Townhouses could be used to take up the level change, presenting a 2-storey frontage to Denison Road with a three storey drop into the site with parking to the rear.
- B. development set back at the lower level, retaining existing trees, which would allow buildings of



17

*Scenario A. Indicative street section for Denison Road site frontage, creating a double-fronted street and taking up the site level-change within new townhouses (see Claremont Grove, south side, for precedent)*

additional height (which nevertheless should relate well to existing heights on the north side of Denison Road). This would also allow space for additional planting.



18

*Senario B. Indicative street section for Denison Road site frontage, retaining existing trees, allowing increased scale.*

## 5.5 Hanover Square

- 5.5.1 There is a section of the main site adjoining the existing southern terrace of Hanover Square, which is within the Hanover Square, Woodhouse Square Conservation Area. This terrace with the other terraces around the Square complement and form the setting of Denison Hall, the Grade II\* listed building on the north side of the Square, but the existing site forms a gap at end of the southern terrace, part of which was once occupied by a detached house (see OS maps 1852 and 1909).
- 5.5.2 A similar gap at the west end of that terrace was filled in 2017 by a continuation of the terrace, in scale, form and design. Replicating this approach at the eastern end could be considered to restore the



continuity of terraces around the square. Elsewhere in the square (for example the southern end of the western terrace), slightly taller buildings have been used to good effect.

- 5.5.3 Part of the main site lies directly to the south of the existing terrace with rear gardens, where the existing extent of privacy, outlook and sunlight are important attributes.



19 *Indicative diagram showing extension of terraces on Hanover Square*

## 5.6 Park Lane (western end)

- 5.6.1 The site changes level along this part of Park Lane and like Hanover Way, there is a transition from the taller buildings to the east and the two to three storey buildings to the west. The scale of proposed buildings on the site should reflect that change.
- 5.6.2 West of its junction with Burley Street, the Park Lane frontage includes an existing early-19<sup>th</sup> century stone wall which once formed the front boundary of the Vauxhall House, since demolished (see OS 1852 map and para.3.1.4). Such visible links to the area's history are valued features referred to in the Little Woodhouse Neighbourhood Design Statement and should be retained.
- 5.6.3 At the junction, Park Lane forms an obtuse angle on the site which will be a prominent position in key views (D and E). The existing footway at the junction is very narrow and constrained by the wall on one side which could be addressed in new development.

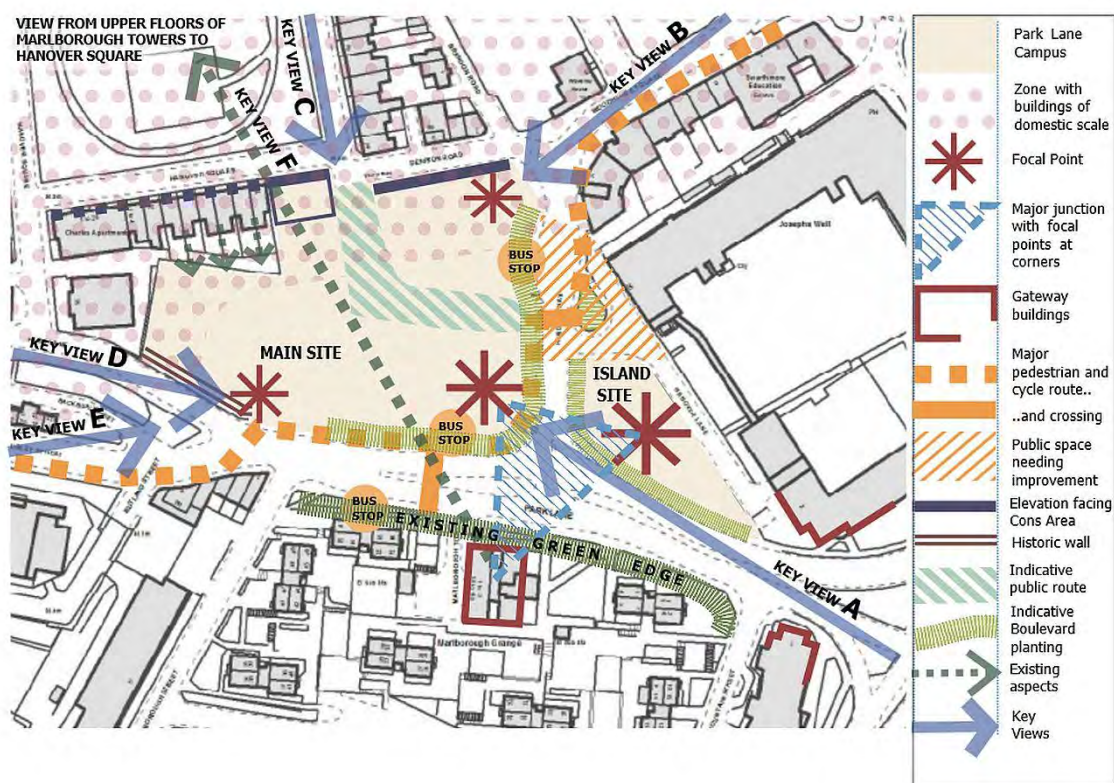


20 *Indicative diagram showing retention of historic wall and improvement of footway access at pinch point*

## DESIGN PRINCIPLE PL5: Built Form

The context of each part of the site varies in terms of predominant building scale, and the quality and use of space. The scale of proposed buildings and their alignment on frontages should:

- Complement the scale of buildings within the immediate vicinity of the new development frontage in question;
- Allow for existing tree planting where appropriate as well as providing additional green infrastructure;
- Aim to improve the quality of pedestrian experience and allow for the expected volumes and activities of pedestrians in the spaces defined by the various frontages;
- Reflect the alignments and scale of existing heritage buildings, particularly along Denison Road and facing Hanover Square;
- Complete a coherent and sympathetic pattern which defines the perimeter of the site, with active frontages defining the site edges and any routes through it.
- Provide suitable high-quality boundaries to private spaces to the rear or internal to new blocks;
- Enclose Denison Road and repair the enclosure of Hanover Square;
- Create a building line on the urban street frontages which is visually consistent and as continuous as possible; and
- Take into account the adjacent Heritage Area (which includes two adjacent conservation areas) which should be considered sympathetically in any future design including existing and proposed silhouettes, skylines, buildings, street scenes, vistas and public spaces.



## 6 Public Space

### 6.1 Spaces

- 6.1.1 Public spaces should be clearly defined and enclosed to the appropriate degree by built-form, boundaries and expression of spaces for congregation and expression of spaces for flows of movement. These include streets (see street hierarchy diagram in section 3), including footways and cycle paths and squares (e.g. Hanover Square) and greens of various scales. Public spaces may be more tranquil or busy depending on whether they are linked to main routes or minor routes and formal or less formal depending on the character context.
- 6.1.2 Wider footways and thresholds outside of active uses such as shops or cafes or busy office or gym entrances function in the same way, as social spaces. The quality, materials and flexibility to promote meeting, relaxing and social interaction (particularly as we have seen post-covid, with street cafes and increased 'al fresco' activity catching on within the city), is important to the neighbourhood. Public spaces, particularly around a mix of uses, allow interactions between different user groups promoting casual interaction and overlapping sense of community.

### 6.2 Soft landscape

- 6.2.1 The 'greening' of the public aspects of the site with more trees and low-level planting helps to moderate the microclimate, reduce air pollution, increase biodiversity and improve mental health. The site is within an area identified as an opportunity for strategic green infrastructure and in a Local Green Corridor (see Section 9.0)
- 6.2.2 To mark this important junction at the edge of Little Woodhouse and to alleviate the large extent of highway here, the aim should be to extend the existing tree planting to create a boulevard effect. This will also create spaces which feel less dominated by traffic and more attractive for pedestrians and cyclists, encouraging more active travel and thus physical health. Shrub planting at low levels can also help to break up large areas of paving and assist with directing movement.
- 6.2.3 Location, species and design of soft landscape need to be considered carefully taking into account maintenance needs, desire lines and public safety.

### 6.3 Hard landscape

- 6.3.1 Both Park Lane and Hanover Way are a focus for pedestrian activity which has previously been given a lower priority than vehicular traffic. Any redesign of these areas should consider methods of prioritising pedestrian use (through providing wider pavements, carriageway re-alignment or surface materials, for example) and improved interaction between pedestrians, cyclists and vehicles.
- 6.3.2 The paving of Hanover Lane includes stone setts. As indicated in the Little Woodhouse Neighbourhood Design Statement (Guidance for Development item 10), these should be retained, and consideration given to achieving a similar quality in surfacing materials in this area.
- 6.3.3 Where street furniture or signage are provided, they need to be integrated into the design of the spaces, avoiding additional street clutter.

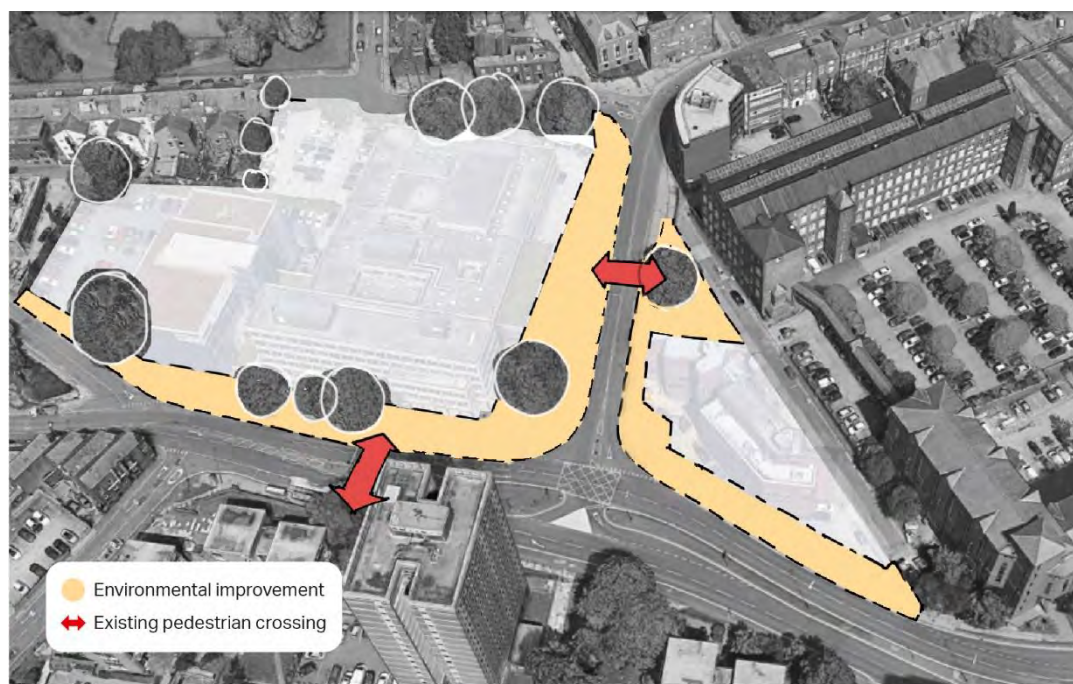
### 6.4 Safety & lighting

- 6.4.1 It is important that people feel safe using the spaces around and within the site and the landscape design and implementation should be carried out with this in mind.

- 6.4.2 Pedestrian routes should have good sightlines with no hidden corners, while shrub planting should be kept to a low level. Paving materials should be hard wearing and long lasting and avoid trip hazards.
- 6.4.3 Lighting design is important to promote a sense of security at night, avoid injuries and reduce opportunity for anti-social behaviour to occur. Also, the atmosphere can be changed with colour and tone of light sources.

#### DESIGN PRINCIPLE PL6: Public Space

- a) Any public space should be provided on site unless there is robust justification for off-site provision which may be secured through a commuted sum in lieu if justified.
- b) Public spaces should be designed according to a hierarchy of importance based on footfall whilst also being designed along sliding scales of 'informal to formal' and 'tranquil to busy' spaces to cater for different environments/characters/uses around and within the site where achievable and appropriate.
- c) Materials, furniture and infrastructure should be selected to be long lasting, functional (e.g., seatbacks for the elderly) and robust to withstand heavy use in a busy urban neighbourhood location.
- d) Planting and green infrastructure should be incorporated into the design of streets and public spaces to improve the comfort and perception of spaces.
- e) The layout and design of public space must aim to maximise comfort for pedestrians and cyclists. With an understanding of sun/shading, noise, air quality and wind profile, public spaces can be designed accordingly through planting, boundaries, seating and shelter.
- f) Hard landscape should be designed to be long lasting and maintenance-free. The existing setts on Hanover Lane should be retained (or replaced like-for-like if necessary) subject to accessibility requirements.
- g) Lighting should be designed from a people perspective to create safe, welcoming spaces at night-time.



22 *Indicative public realm diagram showing areas for environmental improvements within retained and widened footways and upgrade to public space to the north of the island site based around the retained chestnut tree*



## 7 Homes & Buildings

### 7.1 Space standards and accessibility

- 7.1.1 Both internal and external building spaces must be accessible to all users and promote equality of access for all. Housing must meet local accessibility standards and national (or local) space standards.

### 7.2 Lighting, Aspect and privacy

- 7.2.1 The building, layout and plot designs should aim to provide comfortable indoor and external environments with natural lighting, access to sunlight, good ventilation and privacy from overlooking. Private gardens, balconies or communal gardens must be provided to serve the health and wellbeing of occupants.

### 7.3 Roof profile and design

- 7.3.1 The roofscape will be an important element in the design as rooftops may be visible from Marlborough Tower and possibly other parts of the development. Roof gardens can bring benefits to users but their effect on neighbours will be an important consideration in the location and design.
- 7.3.2 Mechanical plant locations (or screening proposals if unknown) should be designed from the outset. Air-conditioning systems, flues and extracts often tend to be designed at a late stage and can end up as an unexpected eyesore. Buildings may require façade cleaning equipment which should also be considered as an integral part of the building and designed accordingly.

### 7.4 Safety and security

- 7.4.1 “Secured by Design” provides guidance on the principles of design which will assist in making developments safer and more secure without compromising on appearance. This means ensuring routes around the premises are well-used and well-lit; that there is natural surveillance from within properties (eyes on the street) and an active public realm; that private spaces are well-managed; and that occupants have a sense of pride in the property just as local users of the public realm have a pride in the area.
- 7.4.2 Where security measures are necessary, they should be effective but discreet, for example, where shutters are required, internal grille-type security shutters will provide a less hostile appearance than external shutters.

## DESIGN PRINCIPLE PL7: Homes and buildings

- a) The detailed design of building facades should aim to provide variety and interest whilst respecting the positive qualities and character of existing buildings within the vicinity.
- b) At ground level, a community feel is encouraged including active frontages, glazing, ease of pedestrian movement and permeability in public areas. Service entrances will need special care and attention to detail.
- c) The facades should be designed to reduce any wind effects to ensure that walking at ground level is a comfortable experience.
- d) Roofs may be visible from above and should be positively designed accordingly.
- e) Mechanical plant locations (e.g. extracts, flues, air-conditioning, particularly on roofs but also elsewhere) including façade cleaning equipment should be considered at the earliest possible opportunity in the design process, to avoid post-planning, undesigned additions.
- f) 'Secured by Design' principles should be applied to the design whilst maintaining an attractive appearance.
- g) Ensure that the privacy and sunlight of existing private gardens is respected, in accordance with Leeds City Council's Neighbourhoods for Living SPD.

## 8 Resources & Climate change

### 8.1 Passive systems

- 8.1.1 The site lies on southerly sloping ground. This provides the opportunity to maximise winter solar radiation while minimising summer over-heating.
- 8.1.2 Use of a sustainably sourced, well-insulated building fabric will minimise the need for active energy input.
- 8.1.3 Natural systems for summer ventilation will use less energy than air-conditioning/cooling systems.
- 8.1.4 Tree planting should, and other green features such as green walls/roofs could be used to provide summer shading.

### 8.2 Renewable Energy resources

- 8.2.1 Good design will maximise the use of renewable energy resources for power, heating and cooling, which should be encouraged.
- 8.2.2 Examples of good practice would be:
  - The existing photo-voltaic panels could be recycled if at that time it is economically viable, with additional use of solar energy as part of an energy strategy;
  - Investigating the possibility of ground source or air source heat pumps;
  - Exploiting the potential to connect into the city's future district heating system, depending on timescales.
- 8.2.3 Any development should aim to achieve highest possible scoring in energy use assessments in its detail design.
- 8.2.4 Consideration should be given to the collection of rainwater run-off for re-use, and grey water storage systems.

### 8.3 Retention/ reuse of existing buildings

- 8.3.1 There is embodied energy within the existing buildings. An option that should be considered is the retention or reuse of existing buildings, either completely (retrofitting) or partially (e.g. structural frames, foundations). Any reuse will be subject to detailed survey of the individual structures to assess the risk and any other pertinent structural or building fabric issues.
- 8.3.2 Developers could consider the reuse/reworking of buildings or structures in the following locations:
- Reuse /reworking of 5 storey frontage to Hanover Way (with potential additional storeys set back)
  - Reuse/ reworking of 6 storey building element on Park Lane / Burley Road junction.
  - Reuse/ reworking of island site

### 8.4 Material reuse and recycling on site

- 8.4.1 Material reuse could be a prudent part of the strategy that is recognised in the college demolition specification, particularly if there are large areas of poured concrete or buildings with steel supports. Material reuse has multiple benefits beyond cost savings, by minimising resource use and the fossil fuel used to acquire these it is more sustainable. Materials such as wood, brick, and concrete would otherwise go to landfill.
- 8.4.2 For example, concrete can be crushed and reused as base course for future construction. Metal is also frequently recycled according to its varying value in the marketplace. Other items that can be saved and reused if available include brick for use as pavers for walkways, hardwood flooring, large wooden and steel beams, old windows and doors, signage, and any ornamental designs.

## DESIGN PRINCIPLE PL8: Resources and climate change

The buildings should be designed to minimise the use of non-renewable energy and resources where possible by:

- a) Consideration of reuse, adaptation and refurbishment of existing buildings, in part or in full.
- b) Making best use of passive systems: recycling materials, orientation, natural ventilation;
- c) Exploring micro-energy production using renewable energy resources; and
- d) Recycling water and recapture of rainwater through water butts for use in public, communal and private gardens;

## 9 Nature

### 9.1 Green infrastructure opportunity

- 9.1.1 Green infrastructure is more important than just providing a visually attractive addition to urban environments. It is well documented that planting and green spaces have a beneficial effect on mental health and well-being. It has also been shown to add value to properties. Planting will also benefit the biodiversity of urban areas when appropriate species are selected and located well. Trees and other plants absorb carbon dioxide and mitigate air pollution, reducing the harmful effects of climate change. Green infrastructure provision therefore needs to be an integral part of any development and not a superficial consideration.

- 9.1.2 The site lies within an area included in the adopted Leeds Local Plan and Neighbourhood Plan policy as a green infrastructure opportunity, (see Neighbourhood Plan Policy G1 and Leeds Local Plan Core Strategy Policy G1), where new development should include additional tree planting and soft landscaping wherever possible at ground level. The site forms a link between two Green Spaces – Hanover Square and Woodhouse Square and so forms part of a green corridor stretching from the city centre, through the Squares and Belle Vue Road green corridor to Woodhouse Moor and ultimately the long-distance Dales Way.



23 Extract from Neighbourhood Plan Green Infrastructure Policies maps

- 9.1.3 There are existing trees on the site which should be retained in the first instance, but any agreed replacements will need to be on a multiple basis and sufficiently mature in accordance with relevant Local Plan policies. However, the design should aim to increase tree numbers, even if all trees are retained.
- 9.1.4 To ensure the lasting effects of green infrastructure, it is important that long term maintenance is considered as part of the design, and that arrangements are in place to finance it.

## 9.2 Biodiversity

- 9.2.1 Urban development of this kind also provides opportunities for wildlife to flourish (in this location particularly birds, bats and insects). Trees and shrubs will provide some of this habitat, but additionally bird and bat boxes and wildflower planting (on roofs or ground level beds) will also be of benefit. Rooftop beehives are another possibility but will require a beekeeper and therefore is more challenging. The Yorkshire Wildlife Trust and English Nature provide information and advice.
- 9.2.2 In addition to ground level planting, self-maintaining green walls, roofs and balconies can also contribute to biodiversity.



## DESIGN PRINCIPLE PL9: Nature

- a) The design of the development should aim to increase the extent of green infrastructure of the area, including tree planting throughout and particularly along Park Lane and Hanover Way. Hard and soft landscaping of the public realm and other spaces around and within the site should form an integral part of the overall design.
- b) Existing trees and green space should be retained as part of any design.
- c) Soft planting of shrubs etc. should be designed and carried out in a way that ensures longevity, low maintenance, safety and good sightlines.
- d) Where opportunities arise, planting on new buildings should be considered (for example; green roofs, green walls and balconies).
- e) The development should include the provision of bird and bat boxes and planting which will encourage use by insects.



24 Indicative retained trees (dark green) and boulevard planting opportunity diagram

## 10 Lifespan

Attractive places last and evolve because people look after and care for them. With proper stewardship, involving local people in design and management, then the maintenance, upkeep and adaptation are ongoing, and a sense of place develops. This is the legacy of a well-designed place.

### 10.1 Long-life, loose fit

- 10.1.1 The setting of this site includes the heritage area where most buildings have a lifespan of over 120 years already, with examples of changes of use over that time, such as Joseph's Well and the Victorian townhouses in the area. The ambition should be to mirror this longevity and adaptability for buildings on the site.

### 10.2 Layout, Construction and Materials

- 10.2.1 A simple, elegant design of buildings and public spaces that is functional and attractive can just as beautiful as something complex that may be more difficult to upkeep over the longer term. The design and use of materials should aim to ensure that any development can maintain its appearance for the life of the building with materials selected for their longevity and minimal maintenance requirements.

### 10.3 Management, maintenance and adaptation

- 10.3.1 Community involvement in the management of facilities and spaces engenders a sense of ownership and responsibility. Opportunities for personalisation of spaces furthers this (for example community planters and micro-allotments etc.).

### 10.4 Participation in design

- 10.4.1 Participation should be built into the process of Masterplanning the site so that both consultation and co-design can enrich the scheme for the community and developers (noting there are two development plots within the overall site).

## DESIGN PRINCIPLE PL10: Lifespan

- a) The scheme should be designed open-endedly, with future adaptation in mind (long-life, loose fit) to extend the building lifespan (for example - adaptable urban blocks and flexible built-form).
- b) The development requires a clear plan for adoption of public spaces and management of private communal spaces.
- c) The design of the scheme should continue to involve local people and stakeholders from the Little Woodhouse neighbourhood area and surroundings to understand and factor in their aspirations for the site.
- d) In view of the prime location, it is expected that design will be simple and interesting to enable it to function, be cherished and be maintained in the long term.

END





# Little Woodhouse Neighbourhood Plan

2025-2033

## *Appendix A:* Heritage Area Appraisal and Management Plan



# 1 Introduction

## 1.1 Extent of the Heritage Area

The area includes three pre-existing conservation areas:

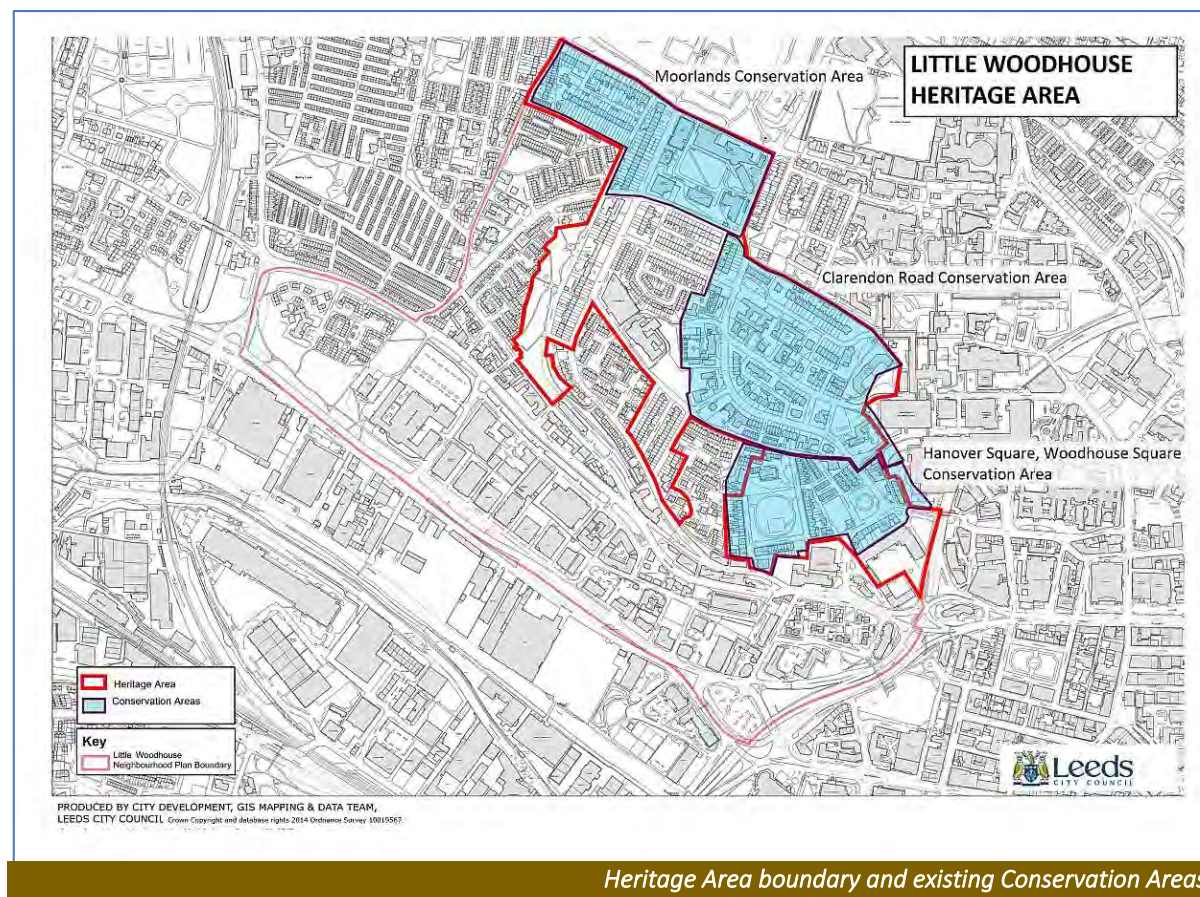
- The Hanover Square, Woodhouse Square Conservation Area (designated 23/03/1973),
- The Clarendon Road Conservation Area (designated 17/07/1974)
- The Moorlands Conservation Area (designated 29/07/1987)

Adjoining, to the north-east, is the Woodhouse Lane and University Precinct Conservation Area (designated 07/02/1979). None of these has a Conservation Area Appraisal and Management Plan.

As part of the appraisal of the Heritage Area, the Conservation Area boundaries were reviewed and as a result, additional areas are also considered to be worthy of conservation. These additional areas, together with the three conservation areas<sup>1</sup> have been designated within the Neighbourhood Plan as the Little Woodhouse Heritage Area include:

- the 19<sup>th</sup> century terraces and gardens of Belle Vue Road and the Rosebank Millennium Green on the escarpment to the west and south;
- the 19<sup>th</sup> century Victoria and Consort Terraces;
- the 19<sup>th</sup> century terraces on Kelso Road and Woodsley Road, 20<sup>th</sup> century 1930s development at Kelso Gardens, and the early 20<sup>th</sup> century Clarendon Quarter (St Michaels' College);
- Josephs Well, Sir John Barran's 1887 ready-to-wear textile mill converted to offices.

<sup>1</sup> Except where they lie outside the Neighbourhood Area



**Little Woodhouse is a place of special character and historic interest. This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement**



## 1.2 Summary of Special Interest

Little Woodhouse developed as an early, mainly middle class, suburb of Leeds through the 18<sup>th</sup> and 19<sup>th</sup> century, taking advantage of the southerly facing slopes and resulting views. Beginning with the merchant class development of large villas such as Little Woodhouse Hall, Denison Hall and Belle Vue House, each with extensive estates close to the western edge of the city, these began to be subdivided and sold off from the late 18<sup>th</sup> century onward, initially with the development of Hanover Square then Woodhouse Square, followed by streets of smaller villas and high-quality terrace properties with gardens. Parallel terraces featuring a variety of styles with good quality architectural details taken from the pattern books of the time, with landscaped front gardens and rear coaching access, spread westward and northward from the early development, and later in the 19<sup>th</sup> century included smaller terraces and back-to-backs. Most of the latter were later demolished, with their 1960s and 70s replacements in the Consorts and Kendals estates not included in the heritage area.

### 1.2.1 Key Characteristics:

- The distinctive topography of the area has strongly influenced the pattern of development, providing southward and westward views across the Aire Valley below. The two main through roads, Clarendon Road and Belle Vue Road, use the contours to reduce their gradients up the slopes and provide long vistas. Between them, the roads are straight, but the stepped terraces that result are also a distinctive aspect of the area.
- Hanover Square and Woodhouse Square, in the south-east of the area are distinctive spaces, two of only five squares in Leeds originating in the Georgian period.



*Denison Hall*

- Denison Hall in Hanover Square is the jewel in the architectural crown of Little Woodhouse. Designed in 1786 by William Lindley for John Denison, it remains the only ashlar stone-faced building in the area and retains its original setting dominating the higher, north side of the square. The other early large villas in the area, Little Woodhouse Hall, Claremont, Springfield House and Belle Vue House,



*Hyde Terrace*

have all been absorbed, to a greater or lesser extent, within later development.

- Smaller villas and short terraces along Clarendon Road, Hyde Terrace and Springfield Mount, are set in well-landscaped plots, providing the area with its arcadian character. Gardens are bounded by brick walls of a variety of heights, many with curving corners.
- The terraced streets such as Kelso Road provide both uniformity and diversity. Consistency of materials, building line and scale is given complexity by a variety of architectural details ranging from the simple to the ornate. All the terraced streets have front gardens, bounded by low brick walls. Within the back streets serving the terraces some original sett pavers are retained, as well as some boundary walls and outbuildings.
- Trees and other planting provide the foreground of views in most of the area, and the soft landscape of the area is one of its most important characteristics.

## 1.3 Summary of issues and opportunities

The protection and enhancement of the special character of the conservation areas and the historic character of the Heritage Area depends on their positive conservation management. In addition to the requirements of national and local planning policy, the following opportunities for protection and enhancement have been identified:

- Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. Avoid dormer extensions on front elevations generally and ensure any dormer extensions do not dominate and are sympathetic to the style and character of the building. Development within terraces should respect the

character of the whole terrace. The suitable replacement of existing inappropriate fixtures, fittings and adaptations is encouraged.

- Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.
- Ensure changes of use involving alterations and extensions retain the building's original character, in terms of its architectural form, scale, massing, proportions, balance, and rhythms, and of its window and door openings and details.
- Gardens and their trees and other planting should be retained and maintained. Loss to car parking should be avoided. Where car parking exists, its return to soft landscaping is encouraged.
- Where bins are required to be within front gardens visible from public areas, well-designed and conveniently located bin stores should be provided.
- New development must respond sensitively and creatively to the historic environment of its location.
- Retain and respect the green spaces in the area.
- Ensure that future public realm and traffic management measures respect and enhance the character of the Heritage Area, including surface materials.
- Regard should be had to the current 'Streets for All' guidance published by Historic England.
- Protect the important contribution trees make to the character of the Heritage Area.
- Ensure the historic environment plays a positive role in addressing climate change. Ensure that the introduction of microgeneration equipment does not harm the character and appearance of the Heritage Area.
- Development should have regard to the archaeological record and where necessary include

an element of archaeological investigation and mitigation.

- Promote and celebrate the architectural and historic interest of the Heritage Area.
- Ensure that the setting of the Heritage Area is considered as a material consideration within the planning process.

## 2 Location and Context

### 2.1 Geology, topography and setting

Geology has had a significant influence on the development of Little Woodhouse. The land lies on the underlying Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone (grey on the map) interleaved with layers of Thick Stone (which outcrops west of Clarendon Road), Grenoside Stone (which forms the escarpment west of Belle Vue Road), and Elland Flags at the lower level (yellow) which continues southward under the superficial alluvium - clay, silt, sand and gravel – of the river valley south of Burley Road. The resulting landform has determined the routes of Clarendon Road and Belle Vue Road, with the curving south and west facing slopes and escarpments providing views across the valley, where St Bartholomew's Church, Armley can be clearly seen.

Thus, the rising ground of Little Woodhouse forms the backdrop to development along the north side of Kirkstall Road, obscured now to some degree by the taller buildings at the eastern end, but still visible where lower commercial buildings fill the flatter land south of Burley Road.

To the west the back-to-back terraces of Burley are the dominant feature, while Woodhouse Moor lies to the



**Geology**  
Contains British Geological Survey materials © UKRI [2023]



**Contours**  
Contains information from <https://tessadem.com/>, which is made available here under the Open Database License (ODbL)



north, overlooked by the grander terraces along Moorland Road and the University Business School (formerly Leeds Grammar School) buildings. To the east the area is given over partly to the Leeds University campus, including many conversions of 19<sup>th</sup> century terraces and villas as well as new buildings. Further south, the Leeds Teaching Hospital (Leeds Infirmary) and associated medical uses; again, both in converted terraces and villas as well as large structures such as the Clarendon Wing. That 1970s expansion of the hospital coincided with the completion of the inner ring road which helped to isolate Little Woodhouse from the city centre.



*Kendal Lane*

Within the area, most buildings are two to three storeys and are predominantly 19<sup>th</sup> century terraces and villas. These and the early attempts at Georgian elegance in Hanover and Woodhouse Squares, together with the curving alignments of Clarendon Road and part of Belle Vue Road, combine to provide Little Woodhouse with its distinctive character.

## 2.2 Historic Development

Little Woodhouse takes its name from the ancient hamlet which stood on the present site of the LGI Clarendon Wing. It was described by Ralph Thoresby, the Leeds historian, in 1715 as “One of the Pleasantest Hamlets in the Parish”.

The hamlet was reached from Leeds via an ancient track on the line of Little Woodhouse Street, continuing as Kendal Lane up to Woodhouse Moor and was recorded in documents as early as the sixteenth century and survived as a group of houses south-east of Little Woodhouse Hall until the 1970s when the Clarendon Wing was built.

### 2.2.1 Early medieval origins

During the medieval period, the area was part of “the Lord’s Waste”, rough scrubland that eventually became cultivated by the small farmers and clothiers of tiny settlements such as the hamlet of Little Woodhouse. The hamlet’s fields stretched westwards as far as the present Hyde Park Road (the boundary between the Manor of Leeds and the Manor of Headingley cum Burley) and northwards to the southern edge of Woodhouse Moor. Park Lane and Burley Road (the ancient road to Bradford) marked its southern boundary while to the northeast it crossed into the area occupied by the present University of Leeds. Sometime between the 1480s and the dissolution of the monasteries by Henry VIII, it is thought that all the land passed into the possession of Kirkstall Abbey and when the Abbey was closed in 1539 the land passed to the Crown and was given to Thomas Cranmer, Archbishop of Canterbury, but later reverted to the Crown. In 1583 John Kendal bought the Little Woodhouse share of the land, which extended up to Woodhouse Moor. He lived at Little Woodhouse on his estate (giving his name to Kendal Lane).

### 2.2.2 17th and 18th centuries

The Little Woodhouse estate was acquired in 1618 by John Harrison, an important Leeds townsman and rich merchant, who built St John’s Church in Leeds. Ralph Thoresby, the eighteenth-century Leeds historian,

describes John Harrison’s “pleasant seat” at Little Woodhouse. This was possibly where John Kendal had lived earlier and is thought to be on or near the site of the present house called Claremont, an eighteenth-century merchant’s house in Clarendon Road, and eventually became the Claremont estate. John Harrison had no children and left his lands to a trust in 1656 to maintain his church. The north-western part of this land became known as the St John’s Trust lands, It remained as fields in the trust’s possession until the mid-nineteenth century, with the name remaining in St John’s Road and St John’s Terrace.

By the end of the 18th century, the southern part had been broken up and sold in parcels on which large villas were built for members of the wealthy merchant classes, who were attracted by the clean air, space and extensive southern views across the river valley. Of those villas that remain today, Denison Hall (1786) was the grandest, but they also include Little Woodhouse Hall (1740), Claremont (by 1765), Belle Vue (1791) and Springfield House (c1795).



*Belle Vue House*



1847 OS map

### 2.2.3 19th century

Most of the development in the area took place through the 19<sup>th</sup> century, though it was a slow start, partly because of the financial crisis of 1825 and partly because the mills spreading westward in the previously attractive valley to the south were also spreading their smoke and pollution across the area in the prevailing wind. Hanover Square was proposed in 1818, and the plots around it were laid out following the 1823 purchase of Denison Hall by George Rawson; by 1831 only seven houses had been built (Fowler's map of Leeds 1831, five of which still exist (nos. 11 and 37-40). Meanwhile Woodhouse Square emerged as a project in 1825 but was only laid out in 1840 and by 1850 (OS map) only Waverley House and 1-5 Woodhouse Square had been built. The lack of interest was possibly not

helped by the fact that the southern part of the Claremont estate had been sold to Francis Chorley soon after 1818, and he developed the Chorley and Uppleby woollen mill there, marked as Park Lane Mills on the 1852 OS map. In 1887, John Barran expanded his manufacturing business from his Thomas Ambler designed Moorish warehouse in Park Square and built the present Joseph's Well building on the site.

Clarendon Road was planned in 1839, also as a speculative development which did not fare well to start with. Woodsley House was built in 1840 for the industrialist Peter Fairbairn (whose statue stands on the corner of Woodhouse Square and by the time Queen Victoria and Prince Albert stayed at Woodsley House when the Queen opened the Town Hall in 1858, there were only five other villas on the road. The contemporary development north-west of Springfield House, off Springfield Mount by Newman Cash, also



1890 OS map

proceeded at a slow pace over a sixty-year period



Old Grammar School (now University of Leeds)

between 1836 and the 1890s.

The Leeds Grammar School moved from its city centre location to Moorland Road in 1857, to the Gothic Revival building designed by E M Barry. Development of the remainder of Moorland Road, along with Belle Vue Road and Victoria and Consort terraces followed in the 1860s, all built by the Eastwood brothers who lived in St John's Terrace. Along Moorland Road, the comparatively opulent terraces, like the Grammar School, have a commanding view across Woodhouse



Victoria Terrace





1906 OS map

Moor which was acquired by Leeds Corporation in 1855. Early inhabitants of Moorland Road belonged to some of the leading families in the town, J.W. Baines, architect Edward Birchall and William Emsley, solicitor. Miss Emma Tetley lived at no 17 in 1870. Belle Vue Road, which takes its name from Belle Vue – the 1791 house built along with a mill on the high ground above Park Lane by Michael Wainhouse - follows a natural escarpment and the terraces lining the road were more modest but attractively designed with generous gardens and still with extensive views to west and south, where rows of back-to-backs were being built on the western and southern slopes of the escarpment and filling the valley floor south of the area, between Burley Road and Kirkstall Road. Towards the end of the century, Kelso Road and the northern part of Woodsley Road had also been built in the Fairbairn estate with generous terraces. The Claremont terraces had been

constructed in that estate's land north of Woodhouse Square and with a few exceptions, most of the area had been developed in the form it takes today by the turn of the century.

#### 2.2.4 20th/21st centuries

Apart from the gradual, piecemeal completion of those earlier swathes of development, one of those exceptions was the development of land north of St John's Road for Michael's College on St John's Street, built in 1908 to a design by the noted Jesuit architect Benedict Williamson. An austere gothic building, three tall storeys high with a central raised tower on steeply sloping land, it dominated the area and the two-storey housing at its feet. The later 20th century school buildings and adjacent single storey industrial building were demolished in 2016 with the retained 1908 building's scale justifying their replacement by four and five storey residential blocks including student accommodation. In the same period, the Hostel of the Resurrection on Springfield Mount (1905-08) was designed by Temple Moor in a more polished Tudor gothic style, replacing one of the earlier villas on that street. St Anne's Cathedral School was also built in



Clarendon Quarter, formerly St Michael's College



The Priory, formerly Hostel for the Resurrection

1905 on the west side of Woodhouse Square. It closed in 1992 and was demolished in 2007, eventually being replaced by purpose-built student accommodation in 2018.

By the 1930s, the only remaining unbuilt land in the area was behind Woodsley House, the Fairbairn family residence and south of Kelso Road which had been developed on the Fairbairn estate in the 1860s. This had possibly been earmarked for a potential Fairbairn's Park, but by 1939 a crescent of semi-detached houses Kendal Gardens had completed the great tide of bricks and mortar which covered Little Woodhouse and its fields.

Shortly after, houses on Belle Vue Road overlooking the valley at the lower end of the road were bombed during the Second World War and local people were killed (a Memorial Stone to Leeds civilians killed in air raids 1940-44 is on the Rosebank Millennium Green behind Belle Vue Road). In the 1960s and 70s, the policy of wholesale housing clearance removed, amongst many others in the wider area, the remaining back-to-back terraces on the western slopes of Belle Vue Road. The houses which have replaced the bombed houses were the first to be built in the 21st

century as affordable social housing by Leeds Federated Housing Association and funded by Yorkshire Forward, while the western slopes were transformed by local residents to become the Rosebank Millennium Green.



*30-34 Hyde Terrace*

In the east of the area, since 1945, many of the large villas and terraces on Clarendon Road, Hyde Terrace and Springfield Mount have gradually been occupied by Leeds University or for medical uses and piecemeal



*Josephs Well*

demolition and re-building of individual properties have taken place. Throughout the whole area, many of the large terrace houses, originally built for and occupied by families, have been converted to flats or shared housing for students. This transfer from owner occupation to absentee landlord ownership has led, in many cases, to extensive additions, particularly of large dormer windows, and general neglect of the properties and their curtilages.

Marks and Spencer Archive South of Woodhouse Square, Josephs Well closed as a manufacturing business in the 1960s when the construction of inner ring road sliced a corner off the site. The 1887 building was restored as offices in the 1980s, along with construction of a new office building on Park Lane.

Leeds Grammar School, which had occupied the land between Moorland Road and Woodsley Road since the 1859, moved to Alwoodley in 1997 and the site was acquired by the University of Leeds, where the school was converted and extended to form the Leeds Business School. Further additions around the edge of the site, completing the enclosure of a central grassed space, provide a modern contrast with the original buildings. These include the Business Innovation Centre (2001) set on a diagonal on Clarendon Road, the adjoining Charles Thackrah Building (2007), the Law School (2011) on the corner of Belle Vue Road and Moorland Road and the Marks and Spencer archive (2012) on the south side. Between the latter two, on the corner, the school sports hall (1974) was retained by the University and altered and extended in 2008.



*University of Leeds Business School*

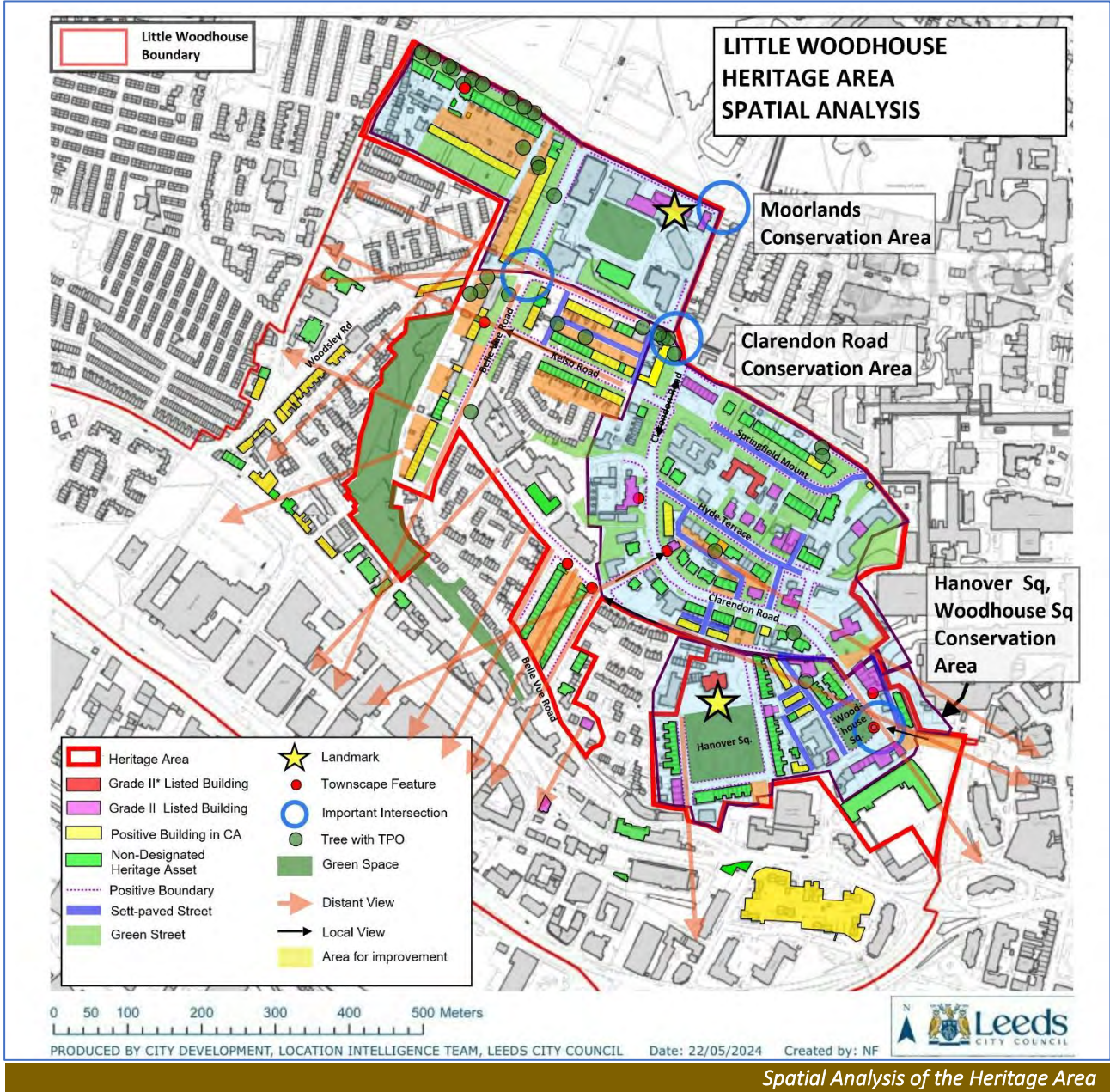


*Marks and Spencer Archive*



*University of Leeds Charles Thackrah Building*





Spatial Analysis of the Heritage Area



## 3 Character Analysis:

### 3.1 Spatial Analysis

#### 3.1.1 Urban form

Little Woodhouse's urban form is shaped by its location close to the city centre, its topography, and the development of the 18<sup>th</sup> century estates in the south-east, followed by the 19<sup>th</sup> century squares, villas and terraces there and in the rest of the area. As an early suburban development, Little Woodhouse has no specific focus or town centre. The original hamlet of Little Woodhouse has disappeared under hospital development. The group of shops on Woodsley Road, below the Rosebank escarpment, is officially designated as a local centre, but the topography prevents it being a focal point.

However, together with the distinct alignment of the escarpment toward the west and south, and the southward views across the Aire valley, the area's history has created a distinctive pattern of development and visual character. The topographically influenced alignments of Clarendon Road and Belle Vue Road have in turn had an important effect on the overall structure of development between them.

The combination of topography and history has resulted in a domestic scale of development with three primary urban forms: squares, villas and terraces. The university campus provides a different scale and grain of development. All of these are interwoven within a matrix of green landscape.

In the south-east, Hanover Square and Woodhouse Square are distinct from other parts of the area, being the only formal green spaces. They provide a strong sense of enclosure, with buildings on all sides, with



*Hanover Square*

Hanover Square the more complete. The road layout around and between them partly reflects their differing development histories which provides a contrast between the character of the two spaces.

To the north the University Western Campus on the site of the old Leeds Grammar School has also developed differently from the rest of the area. Here a central space formed from the original playing fields is now surrounded by the original school buildings and more recent University buildings.

Between these two areas - the squares and the campus - Clarendon Road curves up the hill to the north. This



*Clarendon Road*

also has a distinctive and quite different form, with large villas and short terraces aligned to follow the curvature. Belle Vue Road also climbs from south to north following the contours of the escarpment to the south and west with a single sweeping curve at the south end leading to a straight avenue lined with terraces climbing the slope toward Woodhouse Moor.

To either side of these roads, development is more grid like, with short streets in straight rows. Although straight, the roads are not flat, and each takes a distinctive shape in the way development relates to the slope, either with stepped terraces or sloping gardens.



*Hyde Terrace*

In all these cases, the buildings, two or three storeys predominantly, provide a sense of enclosure to the streets, with a consistent building line set back behind front gardens defined by low brick boundary walls with stone copings. This provides space for planting, and trees between the houses and the street are a distinctive feature of the area. Where the street follows the sloping land, the terraces are stepped with stepped roofs, though the frontage remains straight.

There is a small-grain pattern to the primarily residential development. Some large blocks do exist: the former St Michaels College on St John's Street;



Joseph's Well office complex; and blocks within the University and Hospital uses. Elsewhere, the intersecting streets provide a variety of visual connections and alternative routes, including the access roads to the rear, many of which include original coach houses and outbuildings or more modern garages.

### 3.1.2 Key Views and Vistas

Little Woodhouse has no overt, tall landmarks – the tallest point is the spire on the old Grammar School chapel building, but even this is not easily seen from within the area. There are, however, several more subtle and localised landmarks which help create a sense of place and identity: distinctive buildings which, serendipitously or by design, terminate a vista or mark a corner.

On the other hand, there are many distinctive views out of the area and vistas within it. There are various points where long-distance views are possible: for example, southward to St Bartholomew's in Armley, westward to Bramley, and eastward to the Town Hall.



*View southwest from Victoria Street*

### Key distant views and vistas

- Rosebank Road: (continuous) west to Kirkstall and Bramley
- Woodsley Road: (from Clarendon Road to near Rosebank Road) west and south-west to Kirkstall, Armley and Gotts Park
- St Johns Avenue: south-west to St Bartholomew's Church, Armley
- Belle Vue Road: (north-south section) south to Armley and Wortley
- St John's Road: south to Armley and Wortley (down Consort Walk, Terrace, Street and Victoria Terrace)
- Victoria Street: south to and centred on St Bartholomew's Church, Armley
- Kendal Lane: (continuous) east to Town Hall dome
- Clarendon Road: (near Kendal Lane) south to city centre and beyond
- Kelso Road: west to Kirkstall

### Key local views and vistas

- Belle Vue Road (north and south)
- Victoria Street north-west to 42 Clarendon Road
- Clarendon Road/Woodhouse Square east to St Georges spire, Great George Street
- Clarendon Road (near Chorley Lane) west to statue of Sir Peter Fairbairn
- Clarendon Road (near Little Woodhouse Street) south to 2, Woodhouse Square
- Clarendon Road: north and south, unfolding views enclosed by the curve of the road
- Back Hyde Terrace: west to Town Hall dome
- Clarendon Road: (by Western Campus) north-west to Maurice Keyworth Building spire
- Kelso Road: west to 211 Belle Vue Road
- Hanover Square: north to Denison Hall



*View southeast on Clarendon Road to 2 Woodhouse Square*

## 3.2 Built Environment Analysis

### 3.2.1 Architectural Characteristics

Victorian architecture dominates the area, the status and complexity varying from the ornate villas and terraces on Clarendon Road and Moorland Road to the pattern book terraces in the Kelsos and Victoria and Consort Terraces. Added to that basic mix are the refined and well-proportioned Georgian houses and terraces of Hanover Square and Woodhouse Square. Most of the oldest buildings in Little Woodhouse, 17 of them listed, lie within the area. A sense of unity is provided by their consistent scale, the sense of space they create mostly with comparatively generous front gardens, the quality of materials, and pitched roof forms with either with hipped or gabled ends. But variety is also provided by differing elevational treatments and a range of architectural detailing complexity, and in many cases their complexity of form and roofscape (some sadly marred by over-large dormer windows), many with street-facing projecting gables over bay windows.



There are several 20<sup>th</sup> and 21<sup>st</sup> century buildings in the area, some more successful in relating to the existing development than others. Along Clarendon Road and within the Springfield Mount area, these mainly follow the grain, materials and scale of existing development, but with minimal detailing. On many buildings dormers have been added to increase space: in some cases, the quality of the existing buildings maintains their dominance, but often the dormers are over-scaled. In the University Western Campus and in the Clarendon Quarter (previously St Michael's College) the scale and grain of recent buildings are larger, and they are more assertive, reflecting the older buildings immediately



adjacent. Kelso Gardens provides a contrast in the shape of a small suburban half-crescent of semi-detached smaller scale houses in brick and render.

### 3.2.2 Materials

With the notable exception of Denison Hall and the old Leeds Grammar School buildings which are faced in sandstone, red brick is the dominant building material in the area, with grey slate roofing. Stone is used for detailing, as window heads, sills and mullions to bay windows, some door surrounds, string courses and eaves dentils. Some of these stone details have darkened with soot and pollution over the years, though more recent renovations have included stone cleaning.

There are some stone boundary walls, notably high walls (2m plus) along the northern side of Kendal Lane and high and low walls surrounding the Western Campus. But most of the front boundary walls are half a metre or so high and built in brick with stone copings, a uniting feature in the area. There are also some taller brick walls, for example on Victoria Street. Often these are curved in plan at changes of direction. Stone gateposts of varying grandeur are also a feature.

### 3.2.3 Local Details

It is the architectural detailing of the Victorian buildings which provides a lot of their visual appeal and reflects the different classes of occupant for whom they were built. From pilastered door and window surrounds with Corinthian capitals and elaborate lintel mouldings to simple brick arches and every conceivable variation between them provide an enormous variety of details throughout the area. The larger villas and terraces, mainly along and to the east of Clarendon Road and along Moorland Road, include instances of turrets, towers, columns, bartizans and oriels, with ornate gables and chimneys aplenty. At the more modest end of the scale, in the Kelsos and Victoria and Consort Terraces, there is still a wealth of detail with stone bay windows, eaves dentils, brick and stone window and door arches (some with carved keystones), as well as gables and chimneys. Windows are traditionally white painted sliding sash timber frames, though many have been replaced, some with upvc.

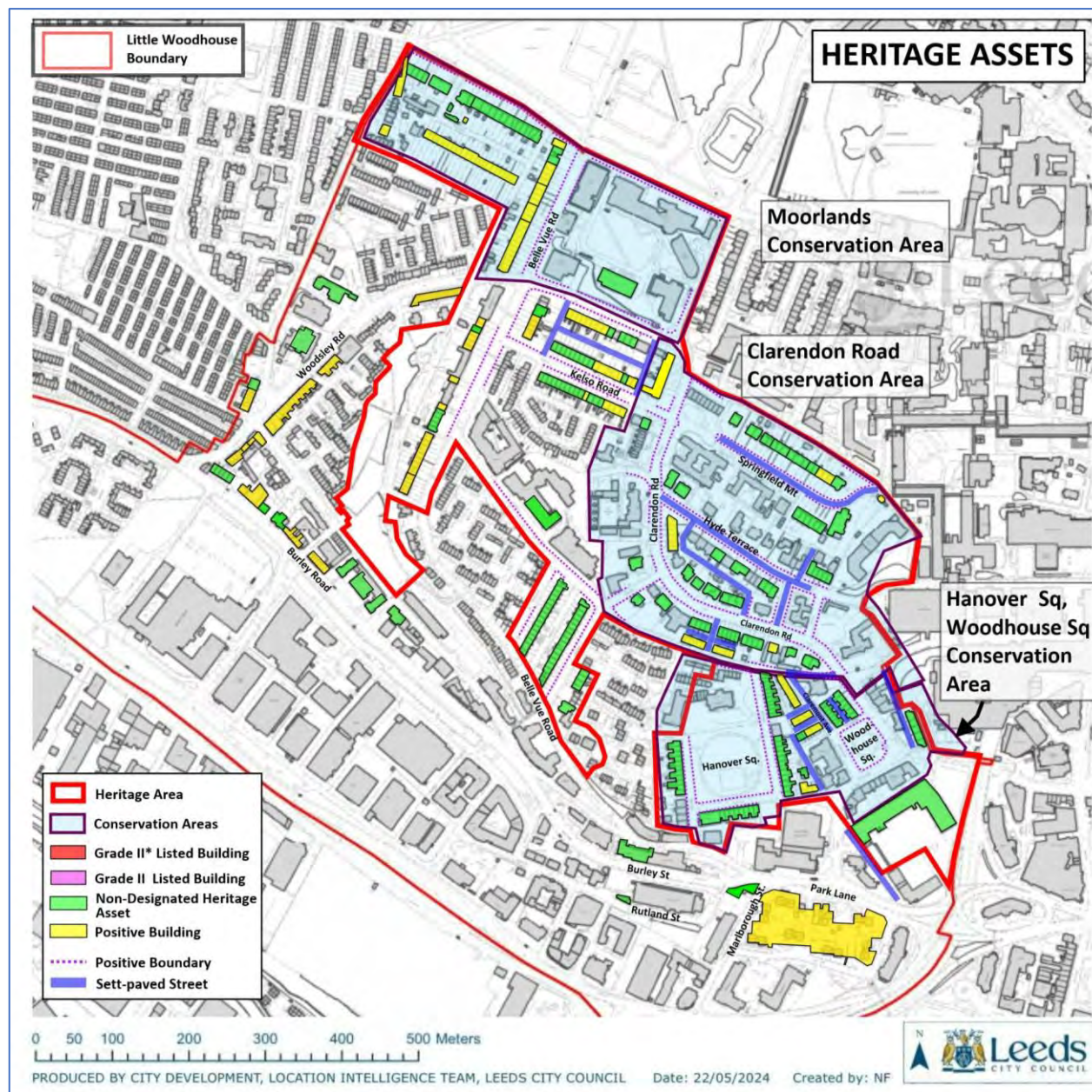
### 3.2.4 Non-Designated Heritage Assets

The following map shows Grade II listed buildings, with the two Grade II\* listed buildings (Denison Hall and the former Priory of the Resurrection). In addition to these designated heritage assets there are other buildings or structures (including sett-paved streets), 'non-designated heritage assets', which make a strong contribution to the area's heritage of the area. Other 'positive buildings' also contribute to the area's character, even though they may have been altered.

More details are contained in Appendix B of the Little Woodhouse Neighbourhood Plan.

Any application to demolish a heritage asset will require justification taking into account the guidance provided in Chapter 16 of the National Planning Policy Framework particularly paragraphs 216 *et seq.*





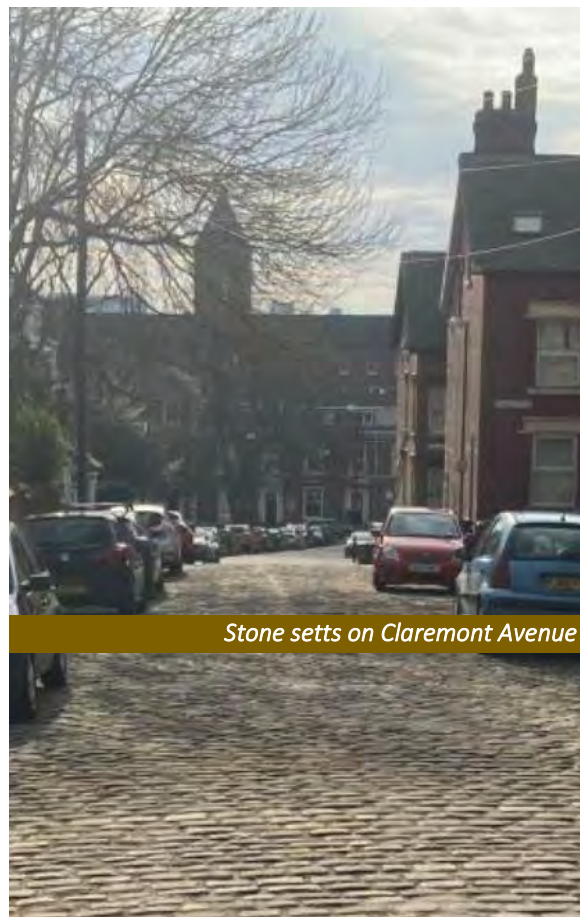
*Heritage assets: Listed buildings, conservation area, non-designated heritage assets and positive buildings*





### 3.3 Streetscape

Boundary walls are a significant feature of the whole area. Mainly brick with stone copings, these line almost every street, with many stone gateposts at entrances in a variety of styles. In some cases, particularly in the Clarendon Road/Springfield Mount area, boundary walls are taller, creating more privacy for the side and rear gardens of the villa properties. Walls are often curved around corners, following the radius of the road, creating a distinctive feature in parts. In addition to the original railings in front of the old Grammar School, there are modern railings around Hanover and Woodhouse Squares and on Springfield Mount outside the Temple Moor designed Hostel of the Resurrection (now student apartments).



While most of the road carriageways in the area are now tarmac, a few important examples remain where stone setts have not been covered up:

- Kelso Place
- Cross Kelso Road
- Back Kelso Road
- Springfield Mount
- Back Hyde Terrace
- Hyde Place
- Kendal Road
- Back Kendal Lane
- Kendal Lane (east)
- Claremont Avenue
- Back Claremont Avenue
- Back Claremont Terrace
- Claremont View
- Claremont Grove
- Brandon Road

Pavements alongside the roads are either tarmac, with concrete kerbs (most of the through roads) or stone flags with stone kerbs (many of the residential roads between, though not all). Victoria and Consort Terraces have concrete flags. In some locations, stone flags have suffered from theft and been replaced by tarmac patching.

In many of the terrace areas, there are back roads which served as access, originally for horses and carriages (the carriage house and outbuildings of 18 Moorland Road remain, for example, on Back Moorland Road) and now cars. In some cases, usually where houses have been divided into smaller units or converted to offices, these rear yards have been built on with extensions. Otherwise, they tend to be used for parking, bin storage and occasionally as gardens.

Whilst wheelie bins are not permanent fixtures, they appear to have a permanent and detrimental presence in the streetscape, through lack of adequate bin



storage facilities at the front of terrace properties, from where they are generally collected.

There are seven Leeds Civic Trust Blue Plaques in the area attached to buildings, which provide a connection with the history and heritage of Little Woodhouse:

- Leeds Grammar School
- Fairbairn House
- Denison Hall
- John Deakin Heaton (Claremont)
- Leonora Cohen (2 Claremont Villas)
- Ellen Heaton (6 Woodhouse Square)
- Sir John Barran MP (Joseph's Well)

### 3.4 Greenscape

Hanover Square and Woodhouse Square are the primary green spaces in the area, laid out with paths, trees, shrub planting and grass. Hanover Square also includes a play area.

Trees are a major element in the streetscape, with mature trees within the front gardens and rear spaces



throughout most of area. The gardens of the villas and terraces in the Clarendon Road/Springfield Mount area are particularly well-endowed with mature trees, as are Moorland Road and Belle Vue Road. There are also



trees in the Kelso streets and smaller numbers elsewhere.

Hedges have been planted behind many of the brick walls and also line some garden divisions, while shrub planting within front gardens also varies from property to property. Trees, hedges and gardens together create continuous links of greenery between the different parts of Little Woodhouse.

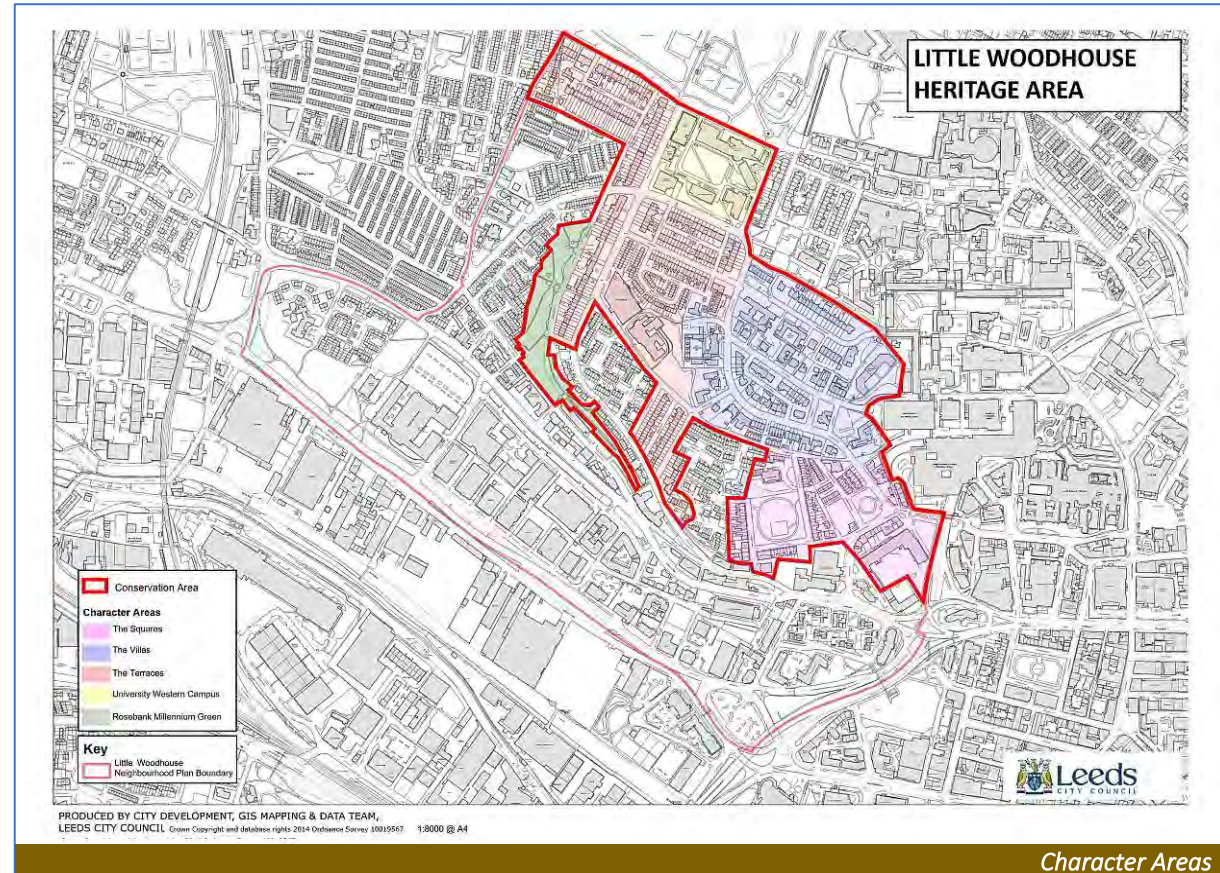
Rosebank Millennium Green, created by the community from the site of demolished houses, is also a major green space on the escarpment west of Belle Vue Road and Rosebank Road. With steep planted slopes and tree planting creating a linear woodland at the lower level, this provides an important setting for the western side of the Heritage Area.



### 3.5 Character Areas:

In addition to identifying broad elements of urban character that define Little Woodhouse as a whole, townscape analysis has identified 5 distinct character areas. These areas have distinct qualities, although their boundaries may be blurred. Their character results from their origins and evolution, spatial form and functions and uses. Unifying the character areas is a shared sense of history and connectivity to one another.

- **The Squares.** Hanover Square and Woodhouse Square are in the first area to be developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Subsequent development in that area has been strongly influenced by the presence of the squares.
- **The Villas.** North of the squares, Clarendon Road, Hyde Terrace, Springfield Mount and Mount Preston Street, were developed on the 18<sup>th</sup> century merchants' estates – Little Woodhouse Hall and Springfield House. Although the development included short terraces, it is the villas and villa-sized buildings, generally of high quality architecture and set within landscaped plots which exemplify the area.
- **The Terraces.** Much of the remaining 19<sup>th</sup> century residential development of the area was in longer pattern-book terraces: on Belle Vue Road, Moorland Road, Woodsley Road, Kelso Road, Victoria Terrace and Consort Street. Almost all include front gardens, many with mature trees, and important characteristic of this character area as well. The area also includes some 20<sup>th</sup> and 21<sup>st</sup>



*Character Areas*

century development: Kelso Gardens, also including terraces, and the Clarendon Quarter centred on the early 20<sup>th</sup> century St Michael's College building.

departing from the red brick Victorian residential forms to its south.

- **The University Western Campus.** This area is quite different in character from the other parts of Little Woodhouse. Based on the previous Grammar School buildings, the University of Leeds has developed the area with modern buildings,
- **Rosebank Millennium Green.** This area includes no buildings, but the green space, on the escarpment east and south of Belle Vue Road, has a particular significance in terms of its history, having eventually replaced rows of houses on the hillside demolished following the destruction of some during the second World War.





Woodhouse Square

### 3.5.1 The Squares

#### Key Characteristics

The 18th century Denison Hall, listed Grade II\*, and constructed in ashlar sandstone, is the dominant historical feature of the area, forming, together with its outbuildings, a number of apartments. It dominates the north side of Hanover Square, the remainder of which is surrounded by brick terraces with stone detailing. The first to be built, no 11 on the east side and nos 37-40 on the west are all listed and are three-storey wide fronted late Georgian, with tall sash windows. The remainder of the terraces are two storey early Victorian with bay windows and a variety of door and window details. A recent development, reflecting the characteristics of the terrace, has helped to create a more coherent enclosure to the square. A gap in the south-east corner of the square remains where a terraced street once connected to Park Lane and a similar infill here would help to complete the enclosure of the square. Brandon Lane, to the east, still with its stone sett paving, is the original service access to Denison Hall.

Woodhouse Square, further east, is less well enclosed – with the terraced Claremont streets infilling between it and Claremont itself, the house to the north on which the square was originally to be based. The square is nevertheless a coherent space defined by the buildings around it. Claremont was the home of John Deakin Heaton (1817-80), an eminent physician who was a prime mover in the campaign for Leeds Town Hall, and played major roles in the development of Leeds General Infirmary and the Yorkshire College, later the University of Leeds. Ellen Heaton, his sister, (1816-94) was an influential Pre-Raphaelite art patron and an active campaigner for women's rights, education, health, environmental issues and anti-vivisection and lived at 6 Woodhouse Square. Nos 2-10 Woodhouse Square on the south side form a strong and complete edge. Waverley House on the west side was an early completion – the site of the old St Anne's School to its north has been replaced by a development of student housing, which completes that side. On the west side is the back of a modest terrace along Chorley Lane and the green space in front of it, with 12-16 Clarendon Road also contributing to the enclosure. This short terrace blurs the boundary between Squares and Villas and is formed by four separate attached houses stepping up the hill: built at different times (mid-19th to early 20th century), but forming a group by virtue of similar heights, materials, and use of curved and angled bays. Whilst the northern gable offers only windows, the southern elevation on the George Corson designed no. 12 adds a hipped gable flanked by turreted bartizans above its segmented and round brick-arched window groups.

Woodhouse Square occupies a pivotal position in the area as the main pedestrian and cycle access to city centre, over the bridge across the inner ring road.

To the south of Woodhouse Square is Joseph's Well, built in 1887 for John Barran (1821-1905), the Leeds

industrialist (and inventor of the band-knife, pioneering the ready-to-wear clothing trade) Well-landscaped car park. The building is now used as offices, with a central well-landscaped space used for car parking.

Quite a few street carriageways have retained their original stone sett surfaces (the Claremonts, Brandon Lane and Chorley Street. Some footways have York stone paved surfaces.

#### Opportunities for management and enhancement:

- Retain the green spaces of the Squares and the boundary frontages.
- The south-east corner of Hanover Square is occupied as a car park for the local City College building on Park Lane. This could be developed in the same way as the south-west corner, to complete the square.
- The south-east corner of Woodhouse Square includes the line of the original Clarendon Road which connected to Great George Street before being cut off by the construction of the inner ring road in the 1960s. This is a major gateway to the area, marked by the listed statue to Sir Peter Fairbairn (1799–1861), the Leeds industrialist. Improvements to the layout of the access to the bridge (which is shared by vehicles heading to and from car parks) would help to highlight the importance of this route to and from the city centre and make it a more positive and attractive space.
- Retain stone setts and York stone paving and replace where appropriate.
- Ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.



38 Hyde Terrace

### 3.5.2 The Villas

#### Key Characteristics

While the straight street pattern of Hyde Terrace and Springfield Mount contrasts with the curvilinear Clarendon Road, it is the individual villas and short terraces, gradually built through the latter half of the 19th century and set back within well-landscaped plots which provides a distinctive grain of development which is unique in the area.

There is a great variety of high quality architectural detailing to buildings, most featuring Victorian interpretations of Gothic or Italianate themes. Standing out from these are Fairbairn House on Clarendon Road, with its giant Corinthian order portico, and the former St Wilfrid's Priory Hostel of the Resurrection (now student apartments), designed by Temple Moor in the early 20th century in a Tudor Gothic style. Hanover House, Nos 22-24 Clarendon

Road, 1859 is more restrained but Gothic styles such as Southfield House (40 Clarendon Road, 1867) and the contemporary Berkeley House opposite (no 67), both include turrets and other exuberant features and detailing. Woodsley Terrace (34-48 Springfield Mount) by contrast, is eight properties built as a uniform block in 1856. The three-storey (over semi-basements) terrace is terminated at each end with a return gable over the end properties, with projecting timber verges. The level elevation, identical door surrounds, window and eaves detailing create a regular uniformity which is not as marked elsewhere in the area.

There are also some good quality modern interventions, light on detail but picking up the scale, massing and proportions of their traditional neighbours.

The landscaping is particularly dominant in the area: no view is without trees and hedges align many of the front boundaries behind the brick walls as well as garden divisions. The views along Springfield Mount are almost arcadian in quality. While several gardens have been paved over for car parking, the majority are grass and/or shrubs. Brick walls with stone copings lining the roads vary in height from low to tall, often curved at corners.

Mount Preston Street, Back Hyde Terrace and Back Kendal Lane are access roads to the rear of properties lining the main streets. Originally designed for trade access, these areas generally contain outbuildings and extensions in a variety of forms and styles, often of poor quality relative to the corresponding fronts.

There remain some examples of stone flags on footways, though most have been replaced by tarmac. Most of the minor streets still retain their stone sett paved carriageways: Kendal Road, Back Kendal Lane, Back Hyde Terrace and Hyde Place, with a strip along

Hyde Terrace. Springfield Mount retains both its stone setts and its stone flag footways.

There are distant views toward the city centre from points along Clarendon Road and the Town Hall tower can be seen in views south from Back Hyde Terrace. There is also a distant view southward down Victoria Street from Clarendon Road.

#### Opportunities for management and enhancement

- Retain gardens and trees and avoid further loss to car parking and other inappropriate development. Where the opportunity arises, car parking areas no longer required should revert to gardens.
- Retain and improve the quality of pedestrian links to the Hospital at Little Woodhouse Street and Clarendon Way. There are few routes into the city centre from Little Woodhouse: two of the three are from this area but are not well-defined on the ground. At Little Woodhouse Street the area south of Little Woodhouse Hall is in poor condition. Its appearance at a prominent position on Clarendon Road detracts from the qualities of the street.
- Improve the quality of development within the back-street areas. Tidy up rear elevations and make use of any new development to create appropriately designed extensions and new outbuildings (as "mews").
- Ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.



3 Moorland Road

### 3.5.3 The Terraces

#### Key Characteristics

Continuous, straight terraces, mostly two but some rising to three or four storeys high, and lining the streets behind front gardens, are the traditional and dominant form in this area. While straight in plan, the topography means that most of the longer terraces step down the slopes from north to south and east to west, with the changes in level most pronounced in the Victoria and Consorts.

The architectural detailing of the terraces also varies from north to south with the most elaborate forms reserved for the higher quality properties on Moorland Road overlooking Woodhouse Moor.

Some groups of terraces stand out. 3- 27 Moorland Road consists of three terraces forming a row facing Woodhouse Moor across the road: two of these, 19- 27, are near-identical, of four and five properties respectively, with return gables at each end, ground floor bay windows to each property, and corniced

stone casings to doors and upper windows. Nos. 3 to 17 were, however, developed in smaller blocks in a single row which includes seven different elevational styles, all four storeys (including basement and attics). The most exotic appear at the ends of the terrace, particularly no. 18, which terminates the western end with a confection of brick and stone details in its tower, oriel window and octagonal full-height bay.

The western end of Kelso Road is lined with identical houses in attached rows each stepping evenly down the hill. Each has a door and a bay window on the ground floor, two windows above and a high-pitched gable above the bay. The details are plain, but the combined effect of the regular steps and identical designs facing each other across the road is the only one of its kind in the area.

Victoria and Consort Terraces are the only survivors of a series of terraces built in the 1860s between St John's Road and Belle Vue Road and saved from the wholesale clearance policy of the 1970s by local protest, which helped to bring the policy to an end in the city. Only part of the east side of Victoria Terrace remains, and Consort Terrace was built one sided. The brick terraces with stone feature details step down the steep slope, but have a consistency of house width, height and overall building line set behind enclosed front gardens. Some variety in the brick and stone detailing to eaves and windows reflects the terrace's construction as individual plots or groups using pattern-books. All have bay windows to the left of the entrance doors with the bays extending down to include semi-basements. Whilst some over-large dormers have been added and do detract from the overall appearance, the terraces nevertheless retain a consistency and regularity which remains the dominant characteristic.

20th century development in the area has continued the pattern of development, if not the detail, whether at Kelso Gardens with short terraces and pairs (where

the arrangement is less formal), or as infill development on Belle Vue Road.

Departing from this pattern is the 21st century Clarendon Quarter development on St John's Road where the conversion of the larger mass of the 1908 former St Michael's College justified the more recent flanking development of equally large blocks of apartments, forming a higher frontage along that road than elsewhere.

All the traditional terraces are set behind front gardens defined by low brick boundary walls, most still with original stone copings. Many of these gardens contain trees which make an important contribution to the appearance of the area. Tree cover is denser in the northern part of Belle Vue Road and on Moorland Road.

The terraces were all designed to have rear access and these back roads contain outbuildings and extensions in a variety of forms and styles, often of poor quality relative to the corresponding fronts. 18 Moorland retains its original outbuildings, though these are in need of sensitive refurbishment.

The area is notable for its distant views across the Aire Valley southward and westward, from Woodsley Road, Belle Vue Road, Back Belle Vue Road, St John's Road



Consort Terrace



and Victoria Terrace. Within the area, the view down Kelso Road is terminated by 211 Belle Vue Road, a traditional terrace house with its arched windows and Flemish gable distinguishing it from its less elaborately detailed neighbours.

#### Opportunities for management and enhancement:

- Retain gardens and trees and avoid further loss to car parking and other inappropriate development. Where the opportunity arises, car parking areas no longer required should revert to gardens.
- Retain the terrace forms. Ensure new infill development replicates the scale and form of the existing terraces
- Improve the quality of development within the back-street areas. Tidy up rear elevations and make use of any new development to create appropriately designed extensions and new outbuildings (as “mews”)
- Retain views. In some cases, these have been blocked by taller development to the south of the Heritage Area. Any development outside the Heritage Area, but affecting its setting, in that or any other way, needs careful scrutiny and consideration.
- In many of the terraces, roof extensions in the form of overlarge dormers have resulted in a dominating roof and loss of the traditional form and skyline. New development involving roof alterations should ensure that dormers remain subservient to the overall roof and are detailed and finished in a manner which respects the design of the building.
- Ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.



### 3.5.4 University Western Campus

#### Key Characteristics

The buildings along Moorland Road were built for Leeds Grammar School in four phases: the original classroom block of 1858 by E.M. Barry facing Moorland Road and Woodhouse Moor, in Gothic revival style with coursed gritstone walling, traceried windows, steeply pitched fish-scale slate roof and spire; the 1868 chapel at right angles to it turning the corner of Clarendon Road, also by Barry in a similar style; the 1904 classroom extension to the west, set well back from the road, also in stone with rectangular mullioned and transomed windows; and further west, closer to the road, the late 1980s extensions also in coursed stone (replacing 1960s additions) in a post-modern style and with a single projecting gable with tall window facing Moorland Road.

Together these buildings, unified by their scale and materials, form an important group at the entrance to Little Woodhouse from the north. The boundary treatment along the road frontages is also a unifying

feature: stone with piers and railings for the most part with a tall stone wall in front of the most recent extension.

To the south of these, the original playing fields for the Grammar School have been developed by the University of Leeds as the Western Campus, with a series of building in different styles surrounding a central green space. The Leeds Innovation Centre and Hub, by Carey Jones Architects (2001) is set diagonally to the normal pattern in the area, but in doing so provides views from Clarendon Road to the listed building and this, together with its lightweight glass and aluminium materials and respectful scale, serves to accentuate the stone and detailing of the former school chapel. To the south of the site the Marks and Spencer Archive (2011), designed by Broadway Malyan, is essentially a well-proportioned box, but clad in an irregularly folded façade of mirrored bronze, which helps to lift and define the space. Both these buildings follow a contemporary design philosophy while respecting the dominant listed building on the site.

The central green space is important not just as a centrepiece for the group of buildings but also as a public amenity and pedestrian route..

#### Opportunities for management and enhancement:

- The central green space should be retained with public access and development of temporary buildings within the space avoided.



*Rosebank Millennium Green with views to the west*

### 3.5.5 Rosebank Millennium Green

#### Key Characteristics

The site occupied by Rosebank Millennium Green was originally developed in the 1870s with rows of houses running one above the other along the contours of the steep escarpment – three rows on the west facing slope and two on the south facing slope. One of these rows included two-storey back-to-back houses on the lower side with through-by-light terrace houses above them on the upper side, creating four storeys in total. Steep steps between the long terraces provided pedestrian access from one street to the next. Some of these houses were destroyed by bombing in 1941 resulting in the loss of some xx lives. The houses were eventually demolished in the early 1970s, leaving the site derelict for many years.

Rosebank Millennium Green was inspired by Little Woodhouse Community Association and spearheaded by local residents Alison Ravetz and Freda Matthews. Funding was obtained through the Millennium Commission in 2000, the site was landscaped and remains open to the public and is managed through a local Trust. A memorial to those who died in Leeds

from bombing raids, sculpted by Steve Hines, was erected in 2002.

In addition to the remaining steps, the area, mainly grass, is now crossed by paths and has been planted with trees creating a woodland area in the south-western corner. There are distant views from its slopes, particularly to the west and south.

#### Opportunities for management and enhancement:

- Retain the landscaping, openness and public accessibility of Rosebank Millennium Green.
- Retain the views.

### 3.6 Management Plan — Opportunities for management and enhancement

There are a number of features and issues that currently detract from the special character of Little Woodhouse. Addressing these issues offers the opportunity to make a more positive contribution to the character of the area, while positive conservation management measures will ensure the ongoing protection of the area's historic character.

#### 3.6.1 Protecting and enhancing the character of historic buildings

The number and variety of architectural features which are an important aspect of the Heritage Area are fundamental to its character. Door and window surrounds, heads and sills, eaves detailing, chimneys etc all need to be retained to preserve that character. The replacement of windows, doors and roof coverings with inappropriate materials and designs negatively affects both individual buildings and the wider streetscape.

Large dormers, aimed at maximising space particularly where changes of use are proposed or properties are sub-divided, are prevalent in the area but almost always over-dominate terrace elevations and unbalance the consistency of facades.

Surviving historic features should be maintained and sympathetically repaired. In the positive unlisted buildings identified in the character areas mapping, the replacement of existing inappropriate, poorly detailed fixtures and fittings with more appropriate designs is encouraged.

Within terraces or groups of buildings where there is consistency of design and detailing, inappropriate changes to one property can affect the appearance of the whole terrace or group.

Boundary treatments form an important part of the area's character, and their loss negatively affects the Heritage Area. New boundary treatments should be in keeping with the characteristic examples in the surrounding area.



*Dormers on Victoria Terrace*

**Action:**

Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. Avoid dormer extensions on front elevations generally and ensure any dormer extensions do not dominate and are sympathetic to the style and character of the building. Development within terraces should respect the character of the whole terrace. The suitable replacement of existing inappropriate fixtures, fittings and adaptations is encouraged.

Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.

### 3.6.2 Changes of use

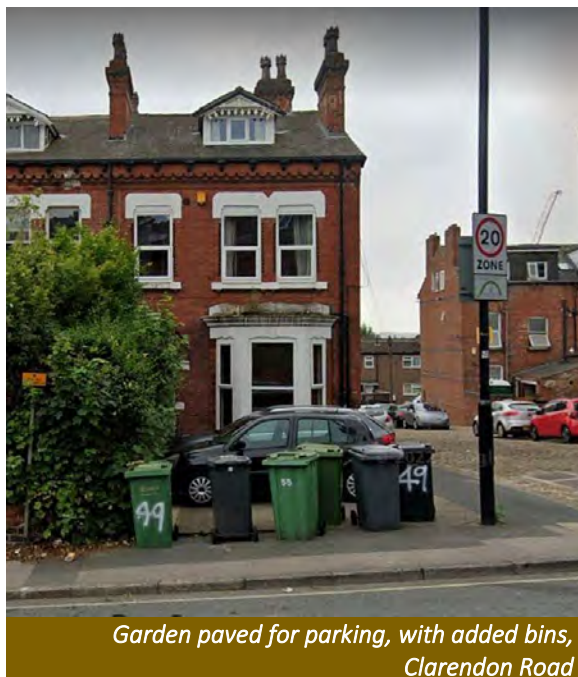
The use of many properties within the area has changed at various times and changes of use continue to take place: from residential to offices and back again; from houses to homes in multiple occupation or apartments. Often this involves alterations not only to the building, but also to the external area around it.

Extensions can alter the balance of a building's appearance, be at odds with the existing roof forms, appear too dominant, or have materials windows, door openings and details which do not reflect the host building's character. Removal or addition of windows or doors can also adversely affect the rhythm of an elevation.

Existing gardens often become used for more intensive activities such as parking, bin storage, or are left unmaintained, affecting the character of a wider area than the property alone.

**Action:**

Ensure changes of use involving alterations and extensions retain the building's original character, in terms of its architectural form, scale, massing,



*Garden paved for parking, with added bins,  
Clarendon Road*

proportions, balance, and rhythms, and of its window and door openings and details.

### 3.6.3 Gardens and private amenity space

The landscaped plots and front gardens of most properties make a visual and ecological contribution to the character of the area, but this can and has been eroded in places by loss to car parking, often with minimal consideration to the design of these spaces.

Where bins are required to be at the front of properties, insufficient attention has been given to the design of bin storage areas which, if well-located so that they are used, can help to improve the overall quality and appearance of the area.

In many cases where trees and gardens are no longer in single residential use, they suffer from a lack of care and maintenance.

**Action:**

Gardens and their trees and other planting should be retained and maintained. Loss to car parking should be avoided. Where car parking exists, its return to soft landscaping is encouraged.

Where bins are required to be within front gardens visible from public areas, well-designed and conveniently located bin stores should be provided.

### 3.6.4 Sensitive new development in the Heritage Area

To be successful, any future development within the Heritage Area needs to be mindful of the character of the area, while being distinctly of its time and addressing contemporary issues such as sustainability. Poorly designed and detailed pastiche development



*Clarendon Road: 20<sup>th</sup>C development reflecting  
historic form, scale and materials*



can be as eroding to special character as development that shows no regard for its setting. New buildings need to respond to their setting in terms of urban design - e.g. layout, density and spatial separation, and architectural design - e.g. scale, form, quality of materials and building methods.

In much of the area, the properties are served by back roads, many paved in original setts. Development in these areas has not generally had the same consideration given to their historic character as their more public and better-quality facades. This has been reflected in designs of extensions, outbuildings and garages which pay less attention to how they relate to the area, in terms of building form, materials and elevation design. A more positive approach to these areas could result in improvements to the street scene, with simple forms and elevations appropriate to the location, but with good quality materials which reflect the quality of materials used for the road surfaces.

#### Action:

New development must respond sensitively and creatively to the historic environment of its location.

### 3.6.5 Public Realm and Greenspace

Little Woodhouse benefits from good quality and well-maintained green spaces in Hanover Square, Little Woodhouse Square and Rosebank Millennium Green. Elsewhere the public realm is provided by adopted highways. While stone setts remain on the carriageways of back streets and at some junctions, most street setts have either been lost or covered in tarmac. Footways were originally finished in stone flag paving and in some areas these remain, though most replaced by tarmac. Part of Springfield Mount is an exemplar of historic preservation, with stone setts and stone flags.



*Springfield Mount: Setts, stone flags, walls and railings*

Historic street signs are a positive feature in the town and should be retained and maintained.

Environmental enhancements with sensitive public realm treatments and soft landscaping could enhance a number of locations, including:

- At the junction of Little Woodhouse Street, Kendal Lane and Clarendon Road. This is the historic east/west route in Little Woodhouse prior to the construction of Clarendon Road, and is the location of one route toward the city centre. It is also likely



*Little Woodhouse Street junction with Clarendon Road: unauthorised car parking and graffiti*

to play a part in the future development of the hospital.

- At the south-east corner of Woodhouse Square. This is a busy pedestrian and cycle route to the bridge over the inner ring road to city centre, and also serves as a vehicle access to car parks at the hospital and Joseph's Well. It includes the site of a house (1 Woodhouse Square) which was part of the terrace containing the Swarthmore Education Centre as well as the land between Chorley Lane and Clarendon Road.

#### Action:

Retain and respect the green spaces in the area

Ensure that future public realm and traffic management measures respect and make a positive contribution to the character of the Heritage Area, including surface materials. Stone setts should be retained where existing.

Regard should be had to the current 'Streets for All' guidance published by Historic England.

### 3.6.6 Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection and some trees are protected by Tree Preservation Orders (TPOs). However, to ensure that this element of Little Woodhouse's special character is protected and enhanced a tree strategy should be considered to assess the need for the designation of further TPOs, replanting strategies and other general tree management issues.

Trees provide an important source of urban cooling and help fight the impact of global warming. Their protection and planting is going to be an increasingly important element in the Council's approach to climate change adaptation.



*Moorland Road: Trees are a significant feature in Little Woodhouse*

**Action:**

Protect the important contribution trees make to the character of the Heritage Area.

### 3.6.7 Responding to the challenge of climate change

The historic environment has an important role to play in addressing climate change. The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council encourages homeowners and developers to find sensitive solutions to improve energy efficiency. This can be achieved

through simple maintenance and repair of properties, ensuring that they are draught-free and in good condition as well as the use of micro-generation and energy renewables such as solar and photoelectric panels. Care is required to ensure that such measures do not harm the character of the Heritage Area.

**Action:**

Ensure the historic environment plays a positive role in addressing climate change. Ensure that the introduction of microgeneration equipment does not harm the character and appearance of the conservation area.

### 3.6.8 Protect archaeological remains

Archaeological deposits and building archaeology have the potential to provide further evidence of Little Woodhouse's origins, development and evolution. The building archaeology of the late 18<sup>th</sup> and early 19<sup>th</sup> century buildings is likely to be of particular interest. Development that may disturb archaeological deposits and building archaeology may require an element of archaeological investigation in order to ensure preservation of archaeological evidence in situ or by record.

**Action:**

Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.

### 3.6.9 Celebrate and promote the heritage of Little Woodhouse

The history of Little Woodhouse and its surviving historic environment can be used as a positive asset for the area today. There are opportunities to celebrate, promote and make this special character and historic interest more accessible. The heritage of Little

Woodhouse can be used to positively promote the area for residents and visitors alike. The Little Woodhouse Community Association is an active organisation working to research the history of the town and protect and enhance it. There is scope to build on their ongoing achievements such as the production of a heritage trails and walks featuring significant historic buildings and sites, and the Little Woodhouse Design Statement.

The Civic Trust's blue plaques already help to make the heritage of the area more accessible and there is scope to build on that.

**Action:**

Promote and celebrate the architectural and historic interest of the Heritage Area.

### 3.6.10 Setting of the Heritage Area

It is important that development around the Heritage Area does not spoil its setting. Views towards and away from the Heritage Area can be spoiled by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the Heritage Area, as well as consideration given to the impact it may have on views towards and away from the Heritage Area.

**Action:**

Ensure that the setting of the Heritage Area is considered as a material consideration within the planning process.



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This Heritage Area Appraisal and Management Plan has been prepared by Peter Baker RIBA RTPI IHBC with the help of the Little Woodhouse Neighbourhood Forum. 2018 revised 2025





# Little Woodhouse Neighbourhood Plan

2025-2033

## *Appendix B:* Non-Designated Heritage Assets and Positive Buildings



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## Introduction

There are 38 listed buildings and 3 conservation areas within the Little Woodhouse Neighbourhood area. These are all “designated heritage assets”. Non-designated heritage assets (NDHAs) are locally-identified ‘buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets’ (National Planning Policy Guidance).

Places may also contain buildings which make a positive contribution to local heritage but may not meet the quality or integrity required to merit identification as NDHAs. These have been assessed as Positive Buildings.

The Little Woodhouse Heritage Area appraisal has identified an area beyond the current boundaries of the conservation areas as worthy of additional consideration because of the extent of NDHAs and Positive Buildings there. The Heritage Area thus includes both the existing conservation areas and that wider identified area. NDHAs and Positive Buildings have also been identified within the neighbourhood area but outside the Heritage Area.

Identification and appraisal have been carried out through consultation workshops and walkabouts, using the criteria set out in Historic England’s “Local Heritage Listing: Identifying and conserving local heritage” below:

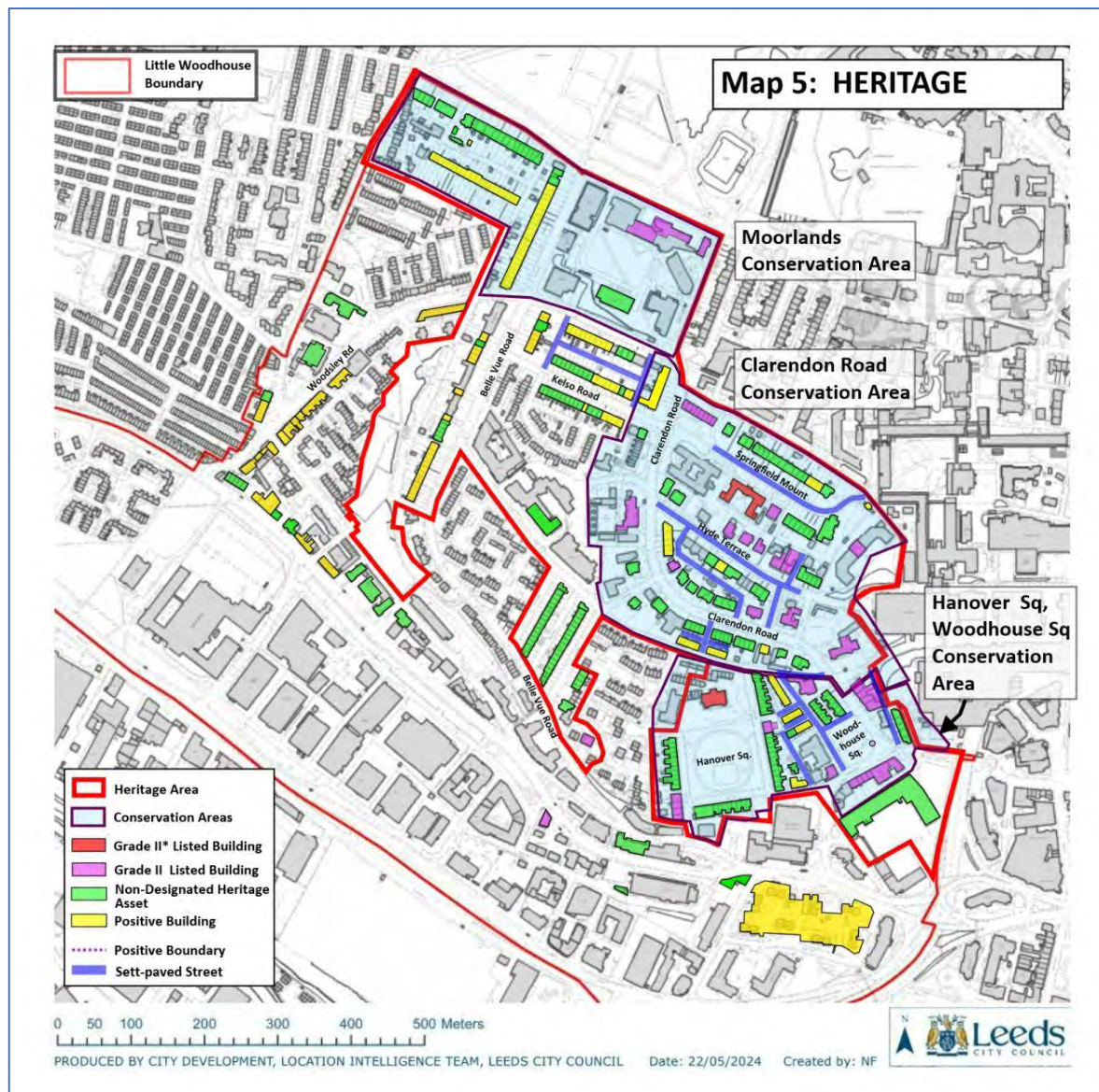
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and Architectural and Artistic value of an asset relating to local styles, materials, construction and craft techniques, or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures may enhance the significance of a heritage asset. Blue Plaque and other similar schemes may be relevant. Social and communal interest is a sub-set of historic interest but has special value in local listing. As noted in the PPG: ‘Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity’. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the ‘collective memory’ of a place.
Designed Landscape interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark status	An asset with strong communal or historical associations, or because it has especially striking Architectural and Artistic value, may be singled out as a landmark within the local scene
Local Significance	Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place
	Only the criteria that apply to each is shown in the entry. Other descriptions and assessments have been carried out by Peter Baker RIBA MRTPI IHBC.

NDHAs are noted with a green heading and marked in green on the map.

Positive buildings are noted with a yellow heading and marked in yellow on the map

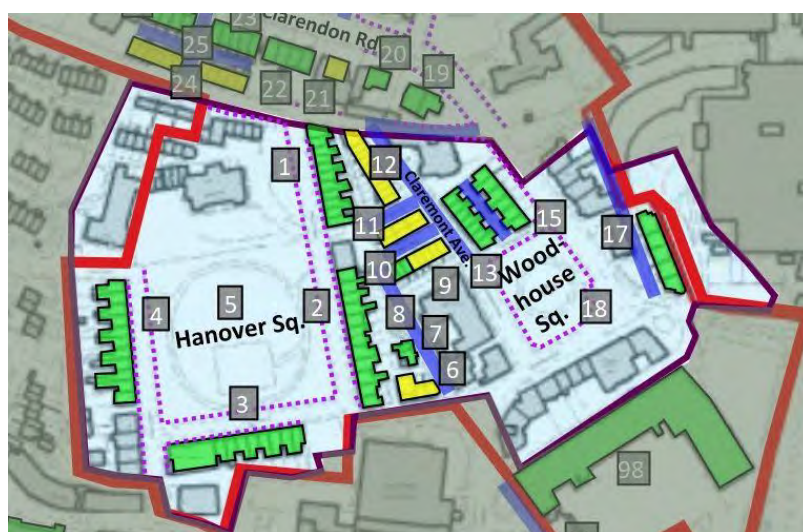


## Location of Non-Designated Heritage Assets (NDHAs) and Positive Buildings



Map of NDHAs and Positive Buildings (from Part 1: Policies Map 5)

## Assessment of NDHAs and Positive Buildings within the Hanover Square, Woodhouse Square Conservation Area




### 1: 2, Kendal Lane, 1-10 Hanover Square

	NDHA
Age	Late 1890s
Architectural and Artistic Interest	<p>1-10 Hanover Square is a terrace of 10 red-brick 2-storey 2-bay houses with doors to one side of squared bay windows, shouldered stone lintels to doors and upper windows, and stone sills. Slate roofs. Nos 1 and 10 have gable fronts with timber lattice work in the apex. Nos 2-9 are mirror-paired, stepping down the hill, with pairs of small rectangular dormers to each house. The houses in the terrace have small front gardens with low brick walls and gate piers with chamfered stone cappings.</p> <p>2 Kendal Lane is a slightly later addition to the terrace, with its gable and main elevation facing Kendal Lane but in a similar style as nos 1-10 Hanover Square.</p> <p>Back Clarendon Terrace (to the rear) is paved with stone setts with stone kerbs and stone flags to footways.</p> <p>Rear elevations include segmental brick arch windows and doors with a variety of single storey outshots, some altered and extended.</p>
Historic Interest	The terrace forms a group with Denison Hall and other terraces enclosing the Square.
Local Significance	The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The detailing is relatively simple but the consistency of design as a group is an important feature. No houses retain their original timber sash windows – all now pvc. The small additional dormers do not substantially detract from the appearance of the terrace and continue the regularity, though the hip roofs and proportions of four of these (nos.1,2,8 and 9) could act as a template for such additions on this type of terrace house. The stone setts, kerbs and flags on Back Clarendon Terrace are an important historic element in the area.
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.




### 2: 12-24 Hanover Square: twelve houses in terrace


	NDHA
Age	1870-1897

Architectural and Artistic Interest	<p>A terrace (attached to the listed no 11) of 12 red-brick 2-storey 2-bay houses, all with doors to one side of bay windows but with varied details, including semi-circular and segmental arches, stone door and window surrounds. Variety of eaves details. Nos.17 and 18 are the most ornate in their detailing with the addition of Flemish raised gabled dormers (also on no.21). Slate roof, brick chimneys and some other small rectangular dormers (added later). The terrace steps down the hill. The terrace includes basements and light wells in some houses, behind railings. Brandon Lane to the rear of part of the terrace has stone setts with stone kerbs and flags to a narrow pavement. Rear elevations include stone heads or segmental brick arch windows and doors with a variety of single and two-storey outshots, some altered and extended.</p>	
Group Value	The terrace forms a group with Denison Hall and other terraces enclosing the Square.	
Historic Interest	No.14 includes a blue plaque commemorating Charles Barker Howdill (1863-1941), the prominent Leeds architect of Primitive Methodist chapels, travel photographer who ventured to the Balkans, and renowned slide show lecturer who lived here. In 1901, he exhibited some of the first colour images seen at the Royal Photographic Society.	
Local Significance	The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The quality of detailing, while varied, indicates a middle-order status in what was, when built, still a relatively prestigious location. A few houses retain the original timber sash windows, though most are now pvc. The small additional dormers do not substantially detract from the appearance of the terrace. The stone setts, kerbs and flags on Brandon Lane are an important historic element in the area.	
CONCLUSION	By virtue of its age, architectural quality, group value and historical association, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	

### 3: 26-32 Hanover Square and Charles Apartments

	NDHA	
Age	1870-76(26-32); 2011 (Charles Apartments)	
Architectural and Artistic Interest	<p>Charles Apartment built to replicate nos.26-32, to complete the terrace of mirror-paired, red-brick 2-storey 2-bay houses with brick-arched doorways to one side of canted bay windows with stone details. Upper windows with brick or stone low-arched heads. Slate roof, brick chimneys and small rectangular dormers (added later to nos.26-32)</p> <p>The original houses include two-storey outshots to the rear, mirrored with double pitch roofs. Rear elevations include segmental brick arch windows. The rear of the modern extension to the terrace is three/four storeys with a red brick base with utility access, two blue-brick storeys above and a glass and grey aluminium upper storey with flat roof.</p>	
Group Value	The terrace forms a group with Denison Hall and other terraces enclosing the Square.	
Local Significance	The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The detailing is restrained but attractive and the consistency of design as a group is an important feature (recognised in the modern extension to the terrace). A few houses retain their original timber sash windows – some are more modern timber replacements, and a few are now pvc. The small additional dormers detract a little from the appearance of the terrace because of the lack of regularity.	
CONCLUSION	By virtue of its (partial) age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


### 4: 41-51 Hanover Square

	NDHA	
Age	1881-1893	
Rarity	<p>A terrace of 11 red-brick 2-storey 2-bay houses with doors to one side of canted stone bay windows, timber and stone surrounds to doors and stone heads and sills to upper windows. The rear elevation has segmental brick arched windows, with 2-storey and single-storey outshots. Slate roof, brick chimneys and some small rectangular dormers (added later). The houses in the terrace have small front gardens with low brick walls with chamfered stone cappings and hedges.</p>	
Group Value	The terrace forms a group with Denison Hall and other terraces enclosing the Square.	




Local Significance	The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The design of the detailing is restrained but dignified and the consistency of design as a group is an important feature (though no.41 differs in detailing). No houses retain their original timber sash windows – all are now pvc. The small additional dormers detract a little from the appearance of the terrace because of their variety and lack of regularity. However, the enclosure the terrace provides to Hanover Square
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.


## 5: Hanover Square

	NDHA
Age	1823/4
Rarity	Hanover Square is one of only five Georgian squares in Leeds.
Designed Landscape Interest	George Rawson, then owner of the 1786 Denison Hall, which sits at the top of the square, commissioned Watson and Pritchett, architects of York, who designed a development of terraces around the other three sides of the square. The square was landscaped in 1824 by Joshua Major (1786–1866). The original circular path remains today. 
Local Significance	Hanover Square is the jewel in the crown of Little Woodhouse's extensive heritage environment. The space remains well used for recreation and provides a valuable green space in the area.
CONCLUSION	By virtue of its age, rarity and landscape quality, Hanover Square makes a significant contribution as a heritage asset to the special character of the Conservation Area.


## 6: 2,4,6 Denison Road

	Positive Building
Age	1890s
Architectural and Artistic Interest	A row of three red-brick 2-storey houses. Doors are set back in openings which have original corbelled canopies supported by moulded brackets. Windows with stone heads and sills. Brick detailing to eaves. Slate roof, brick chimneys and small rectangular dormers (added later). No.2 has a chamfered corner to Brandon Road with windows in each face to ground and first floors. No 6 has a contemporary workshop extension to the rear. Brandon Lane to the side has stone setts with stone kerbs and flags to a narrow pavement. 
Landmark status	Although not prominent in terms of scale, the chamfered corner with windows addresses the junction of Denison Road and Hanover Way
Local Significance	The terrace has simple but consistent detailing. It provides a strong defining edge to the road leading into Hanover Square. No original timber sash windows remain – all are now pvc. The additional dormers detract a little from the simple form of the terrace and some brickwork requires maintenance. The stone setts on Brandon Lane are an important historic element in the area.
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.


## 7: Brandon Cottage, 1, Brandon Road with 1a Brandon Road

	NDHA	
Age	1880	
Architectural and Artistic Interest	<p>A single red-brick 2-storey 3-bay house with central brick porch with entablature and moulded string courses. Rectangular stone heads and sills to windows. Slate roof, brick chimneys.</p> <p>Attached stable (converted to residential – 1a) is brick with gabled front, single wide opening to ground floor with tall arched window above. The rear elevation includes a 2-storey return gable with single window to the side and a single-storey modern extension.</p> <p>Brandon Lane to the front has stone setts with stone kerbs and flags to a narrow pavement.</p>	
Local Significance	<p>The cottage is attractively detailed and well-maintained, retaining its four-paned sash windows.</p> <p>Together with the stable and its setting on the roadway of stone setts (once the carriage drive to Denison Hall), this is an unusual configuration of historic buildings in this area. The stone setts, kerbs and flags are an important historic element in the area and provide a contemporary setting for the cottage.</p>	
CONCLUSION	<p>By virtue of its age and architectural quality and group value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>	


## 8: Brandon Road

	NDHA	
Age	c1800	
Architectural and Artistic Interest	<p>The original carriage drive to Denison Hall, which also included what is now Hanover Lane (see below). Stone sett paving to carriageway with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene, maintain the original setting of the buildings alongside</p>	
Historic Interest	<p>The link with Denison Hall (1796), one of the historic gems of the area, is of particular interest.</p>	
Local Significance	<p>Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history.</p>	
CONCLUSION	<p>By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>	


## 9: Claremont Avenue with 1-7 Claremont Grove (odds): in terrace of eight houses

	Positive Building	
Age	1894-1897	
Architectural and Artistic Interest	<p>Within a terrace of 8 red-brick 2-storey (3-storey to Back Claremont Grove) 2-bay houses. No.1 faces Claremont Avenue. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof and brick chimneys. Altered dormers (one large) together with altered windows compromise the integrity. Claremont Avenue and Grove are paved with stone setts with stone kerbs and stone flags to footways. The 3-storey rear elevation includes segmental brick arches to openings.</p>	
Group Value	<p>The terrace as a whole forms a group with 2,4,6 Claremont Grove/1,3,5 Claremont View and 2-14 Claremont Avenue</p>	
Social/Communal Value	<p>The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area.</p>	
Local Significance	<p>This is a terrace with simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces.</p>	
CONCLUSION	<p>By virtue of its age, group value and social history, these houses make a positive contribution to the special character of the Conservation Area.</p>	

### 10: 11-13 Claremont Grove (odds): in terrace of eight houses


	NDHA	
Age	1894-1897	
Architectural and Artistic Interest	<p>Terrace of 8 red-brick 2-storey (3-storey to Back Claremont Grove) 2-bay houses. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof, brick chimneys and original dormers and sash windows). Claremont Grove is paved with stone setts with stone kerbs and stone flags to footways. The 3-storey rear elevation includes segmental brick arches to openings.</p>	
Group Value	The terrace as a whole forms a group with 2,4,6 Claremont Grove/1,3,5 Claremont View and 2-14 Claremont Avenue	
Social/Communal Value	The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area.	
Local Significance	This is a terrace with simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces.	
CONCLUSION	By virtue of its architectural integrity, age, group value and social history, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	

### 11: 2,4,6 Claremont Grove with 1,3,5 Claremont View


	Positive Building	
Age	1894-1897	
Architectural and Artistic Interest	<p>Terrace of 6 red-brick 2-storey 3-bay houses, three back-to-back to each road. Central plain doorway. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof, brick chimneys. 2,4 &amp; 6 have original square dormers with hip roofs. Most have later inserted windows below ground floor windows and all have altered frames. Claremont Avenue, Grove and View are paved with stone setts with stone kerbs and stone flags to footways.</p>	
Group Value	The terrace forms a group with 1-13 Claremont Grove and 3-19 Claremont Avenue/2 Kendal Lane	
Social/Communal Value	The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area.	
Local Significance	This terrace with simple detailing, together with the remaining Claremont streets, provides an important record of the area's local development. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces.	
CONCLUSION	By virtue of its age, group value and social history, the terrace makes a positive contribution to the special character of the Conservation Area.	




### 12: 3-19 Claremont Avenue (odds) with 2 Kendal Lane

	Positive Building	
Age	1894-1897	
Architectural and Artistic Interest	<p>Terrace of 8 red-brick 2-storey 2-bay houses. Gabled frontages to each end with timber lattice work to apexes: no 2 Kendal Lane is 3 storey and also faces onto Kendal Lane with original shop front to ground floor. Nos 5-19 step evenly up the hill in pairs. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof, brick chimneys and some original square dormers with hip roofs, with some enlarged later. Claremont Avenue and Back Claremont Terrace (to the rear) are paved with stone setts with stone kerbs and stone flags to footways.</p> <p>The rear elevation includes segmental brick arches to openings and small gardens.</p>	
Group Value	The terrace forms a group with 1-13 Claremont Grove and 2,4,6 Claremont Grove/1,3,5 Claremont View	
Social/Communal Value	The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces.	
Local Significance	This is a terrace with simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development.	
CONCLUSION	By virtue of its age, group value and social history, the terrace makes a positive contribution to the special character of the Conservation Area.	

### 13: 2-14 Claremont Avenue (evens)

	NDHA	
Age	1894-1897	
Architectural and Artistic Interest	<p>Terrace of 7 red-brick 2-storey 2-bay houses. Gabled frontages to each end with timber lattice work to apexes. Nos 6-12 step evenly up the hill in pairs. Large timber bay windows to ground floor. Stone heads (with drip moulding) and stone sills. Slate roof, brick chimneys and some original square dormers with hip roofs, with some enlarged later. Claremont Avenue and Back Claremont Avenue are paved with stone setts with stone kerbs and stone flags to footways.</p>	
Group Value	Forms a group with 1-13 Claremont Grove and 2,4,6 Claremont Grove/1,3,5 Claremont View and 3-19 Claremont Avenue/2 Kendal Lane; and separately with 1-6 Claremont Villas, with the gable ends of each forming the north edge of Woodhouse Square.	
Social/Communal Value	The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area.	
Local Significance	This is a terrace with relatively simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The large bay windows raise its architectural quality above that of its neighbours, helping to mitigate any loss of integrity provided by the added dormers. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces.	
CONCLUSION	By virtue of its age, architectural quality, group value and social history, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


#### 14: The Claremonts

	NDHA	
Age	1894	
Architectural and Artistic Interest	Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside.	
Local Significance	Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history.	
CONCLUSION	By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Conservation Area.	


#### 15: 1-6 Claremont Villas (facing Clarendon Road)

	NDHA	
Age	1894-1897	
Architectural and Artistic Interest	Terrace of 6 red-brick 2-storey 2-bay houses, stepping evenly up the hill in pairs. Large timber bay windows to ground floor. Stone heads (with drip moulding) and stone sills. Slate roof, brick chimneys and original square dormers with hip roofs, with that on no.2 enlarged later. Back Claremont Avenue are paved with stone setts with stone kerbs and stone flags to footways.	
Group Value	Forms a group with 2-14 Claremont Avenue with the gable ends of each forming the north edge of Woodhouse Square.	
Historical Association	No.2 has a blue plaque commemorating Leonora Cohen JP OBE (1873-1978) a leading suffragette famous for smashing a showcase in the Jewel House at the Tower of London and for her hunger strike at Armley Gaol in 1913, who lived here between 1923-36	
Social/Communal Value	The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area.	
Local Significance	This is a terrace with relatively simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The large bay windows raise its architectural quality above that of those neighbours, though the added dormers detract from the integrity of its form.	
CONCLUSION	By virtue of its age, architectural quality, group value, historical association and social history, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


#### 16: Clarendon Road + 3-9 Belmont Grove (odds):

	NDHA	
Age	1890s	
Architectural and Artistic Interest	Terrace of 5 red-brick, 2-storey, 2-bay houses (now in medical use), each with square stone bay window and doorway with Tudor arched door opening in squared, quoined stone surrounds including sidelight with shouldered lintels and hood moulding over both. No.10 faces south at the end of the terrace, nos.3-9 are mirror-paired with doors together. Upper windows and windows facing Chorley Lane on rear elevation have brick arched heads and stone sills. Timber brackets to eaves. Chimneys with brick mouldings. Slate roof with small rectangular dormers. Rear elevation facing Chorley Lane has segmental arch windows and projecting square bays. 21 <sup>st</sup> C refurbishment, window frame replacements and small dormer additions. Chorley Lane is paved with stone setts.	
Local Significance	This is the remaining terrace on Belmont Grove which originally had a facing terrace on the other side. It has high quality stone detailing and the whole, including the more public rear elevation, has been sensitively refurbished.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	

## 17: Chorley Lane

	NDHA	
Age	c1742	
Architectural and Artistic Interest	Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside.	
Historic Interest	Chorley Lane is what remains of the carriage drive constructed to serve Little Woodhouse Hall after it was rebuilt in 1740. It was also used by Belle Mount (Belmont), now demolished.	
Local Significance	Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original paving that remains is therefore of considerable local value as a link to the area's history.	
CONCLUSION	By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area.	

## 18: Woodhouse Square


	NDHA	
Age	1840s	
Rarity	Woodhouse Square is one of only five Georgian squares in Leeds	
Designed Landscape Interest	Woodhouse Square was laid out in the 1840s by John Atkinson of Little Woodhouse Hall. A statue of flax-machine manufacturer Sir Peter Fairbairn, Mayor of Leeds 1857-1859, by the sculptor Matthew Noble stands at the corner of the tree-lined square.	
Local Significance	The sloping central garden became a public park in 1905. During WWII it housed an emergency water tank, now the sunken garden.	
CONCLUSION	By virtue of its age, rarity and landscape quality, Woodhouse Square makes a significant contribution as a heritage asset to the special character of the Conservation Area.	




## Assessment of NDHAs and Positive Buildings within the Clarendon Road Conservation Area




### 19: 25,27 Clarendon Road: pair of houses

	NDHA
Age	c1860
Architectural and Artistic Interest	<p>Pair of Flemish bonded red-brick 2-storey 2-bay houses. No.27 has an canted bay to ground floor with semi-circular arched window openings in stone surrounds. Other windows have similar detailing. Doors with overlights in stone architrave with console brackets supporting cornice – door to no.27 is on the north elevation. Rear elevation also includes arched windows matching the front – no.25 rear elevation rendered white. Replaced window frames. Stone brackets to eaves. Hipped slate roof. Brick chimneys with stone cornices. Stone wall to Clarendon Road and Kendal Lane with two pairs of stone gateposts with detailed cornice heads.</p> 
Landmark status	The south end elevation of no.25 with its centralised arched windows, together with the apex of its stone garden wall, addresses the junction of Little Woodhouse Street with Clarendon Road.
Local Significance	One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. Its overall design, including its Italianate detailing provides a dignified presence.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.


## 20: 29 Clarendon Road

	NDHA
Age	c1860
Architectural and Artistic Interest	<p>Flemish bonded red-brick 2-storey over basement, 3-bay house with central stone porch with semi-circular arched openings, decorated pilasters supporting a cornice. Side bays slightly projecting with chamfered stone quoins. Stone string course at first floor level. Windows to ground and first floors with stone surrounds and corniced heads. Overhanging eaves with timber scroll brackets. Slate roof with parapet gables. Two chimneys at each gable with moulded brick detailing. Rear elevation includes segmental brick arches to windows and a two-storey octagonal bay. Contemporary coach house and cottage to the rear (extended 21<sup>st</sup> C) and early 20<sup>th</sup> C side extension. Brick wall to Clarendon Road with half-round stone cappings. Pair of square stone gate piers with stone cappings.</p> 
Local Significance	One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. Its Neoclassical detailing picks up the style of the listed no.20 (Clarendon House) across the road, but with more restraint.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.


## 21: 31 Clarendon Road

	Positive Building
Age	1870s
Architectural and Artistic Interest	<p>Red brick 2-storey 3-bay building with doorway in 2-storey porch to side with tall pyramid slate roof. Plain central semi-circular arched window to each floor to front (upper floor with projecting balcony), paired semi-circular arched windows each side, divided by a fluted stone column with Corinthian capital. Hip slate roof with added dormers. 20<sup>th</sup> century extensions to rear with arched windows. Rear elevation with tall arched staircase window.</p> 
Local Significance	One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. Simple, inexpressive detailing. Front garden now fully paved as car parking, detracting from the arcadian character of the road.
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the special character of the Conservation Area.


## 22: 33-39 Clarendon Road (odds)

	NDHA
Age	1860s
Architectural and Artistic Interest	<p>Decorated red brick 2-storey over basement with third story in end gables and raised gable dormers. Bay windows to gables at each end, with segmental arched windows and perforated parapet. Doorways with brick and terracotta voussoirs and hood moulding to pointed arches supported by circular columns with Corinthian capitals. Windows to both floors with segmental arches with brick and terracotta voussoirs. Replaced window frames to match original appearance. Decorated brick eaves and verges. Slate roof. Central chimney with brick moulding. Rear elevations with plain red-brick detailing. Low front boundary wall with low gateway piers with carved stone caps.</p> 
Social/Communal Value	Nos.33,35 now occupied by the Institute for Religion (Church of the Latter Day Saints).
Local Significance	One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. The colourful Neogothic detailing adds some playfulness to the street scene.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.


### 23: 41-49 Clarendon Road (odds)

	NDHA
Age	1890s
Architectural and Artistic Interest	<p>Stepped terrace of five 2-storey 2-bay red-brick houses with painted stone details. Cantled bay windows. Doors with overlights in tudor arch openings in stone heads (No.49 with semi-circular brick arch). Windows to upper floor with stone shouldered lintels and stone sills. Some window frames replaced. Brick detailing to eaves. Slate roofs. Brick chimneys with brick moulding. Timber gabled dormers with ornate verges. Low brick garden walls with stone capping to nos.41-45. Rear elevations with segmental brick arches and single storey extensions. Kendal Road to the side of no.49 and Back Kendal Lane paved with stone setts, stone kerbs and stone flag footways.</p> 
Local Significance	The terrace includes consistent and unaltered detailing, unusually, for the area, including original dormers.
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.

### 24: 12-32 Kendal Lane (evens)

	Positive Building
Age	1890s
Architectural and Artistic Interest	<p>Two terraces of five (12-20) and six (22-32) houses either side of Kendal Road. Red-brick, 2-storeys over basements, 2-bays each. Cantled brick bays with timber (some pvcu) windows and decorated timber gables over. Segmental arches to doors and windows with alternating red and black brick voussoirs. Replaced window frames. Black brick string courses. One property rendered. Some large dormers added later. Rear elevations with segmental brick arches and 1-2 storey extensions. Timber brackets to eaves. Chimneys and slate roofs. Brick walls with stone cappings to sides of front steps. Kendal Road and Back Kendal Lane paved with stone setts, stone kerbs and stone flag footways.</p> 
Group Value	The two terraces form a group
Local Significance	The terraces were the only terraces of this period constructed along Kendal Lane/St John's Road. It is believed Jacob Kramer, the Leeds artist, lived at no 12
CONCLUSION	By virtue of their age and group value, these terraces make a positive contribution to the special character of the Conservation Area.


### 25: Kendal Road and Back Kendal Lane

	NDHA
Age	1890s
Architectural and Artistic Interest	<p>Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside.</p> 
Local Significance	Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history.
CONCLUSION	By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Conservation Area.


### 26: 51-57 Clarendon Road (odds)

	NDHA
Age	1870s




Architectural and Artistic Interest	<p>Terrace of four red-brick 2-storey over basement, 2-bay houses stepping up the slope. Brick piers between bays topped with finials. Canted bay windows with stone surrounds. Door with overlight in stone door surround with pilasters supporting entablature over. Semi-circular arched windows to first floor with brick and stone voussoirs and keystones extending upward and capped with pediments. Replaced window frames. Raised dormer with stone capped pediment and finials to centre of each house with similar window. Slate roofs. Chimneys with extensive brick moulding. Rear elevation 3-storeys with raised dormers with simple pediments, all rendered and painted. Railings to front steps. Brick wall with stone capping to Clarendon Road. Kendal Road to the side and Back Kendal Lane to the rear paved with stone setts, stone kerbs and stone flag footways.</p>	
Local Significance	This terrace is a more exuberant design than its terrace neighbours at nos.41-49, portraying a higher status in an attempt to match up to its other neighbours, the villas, through its stature and eclectic detailing.	
CONCLUSION	By virtue of its age and architectural quality, this terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


## 27: 63 Clarendon Road

	NDHA	
Age	1857	
Architectural and Artistic Interest	<p>Red-brick, 2-storey, 4-bay house. End bay gabled with canted bay window to ground floor, brick with stone heads, sills and mullions, patterned brick to parapet. Similarly detailed square bay on opposite side of the door. Doorway between bay windows includes door with sidelights extending around semi-circular overlight, with red and buff brick door surround capped with ogee-arched stone hood moulding. Window to first floor with segmental brick arches. Second floor window to gable enlarged later. Replaced window frames. Brick detailing to eaves. Slate roof. Elevation to Kendal Lane includes two gables, similar detailing to windows and two-storey bay windows. Brick chimneys with buff brick strings and stone capping. Re-built plan brick wall to Clarendon Road, stone wall to north boundary and to Kendal Lane.</p>	
Local Significance	This is a substantial villa whose decorated brick detailing, steep gables and double aspect give it an important presence both on Clarendon Road and Kendal Lane.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


## 28: The Villa, Victoria Street (previously Airedale Mount, 65 Clarendon Road)

	NDHA	
Age	1842-1844	
Architectural and Artistic Interest	<p>Flemish bonded red-brick 2-storey, 3-bay house with central doorway, with stone pilasters supporting entablature, to both north-east and south-west elevations. North-east elevation has squared bay window to ground floor to left of doorway, south-west elevation has a pair of canted bay windows either side of the doorway. Remaining windows on both elevations have flat arches with rubbed brick voussoirs. South-west elevation includes a central pediment with circular window. Paired brick corbels to eaves, hipped and gabled slate roof, brick chimneys at gables with stone cappings. 21<sup>st</sup> century block of apartments in original front garden to Clarendon Road. Brick garden wall to two sides, stone to Kendal Land, some rebuilt or reduced in height, but retaining curved corner to Clarendon Road/Victoria Street.</p>	
Local Significance	Airedale Mount is one of the oldest villas in this location and maintains a restrained Neoclassical presence facing Kendal Lane. The extent of hard paved parking area on that elevation detracts from that.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


## 29: 67 Clarendon Road

	NDHA	
Age	1860/70s	
Architectural and Artistic Interest	<p>Red-brick 2-3 storey building over basement, approximately square in plan with two primary elevations to Clarendon Road, Victoria Street (now separated by a later division of the plot) and a secondary elevation of note to the garden. Clarendon Road elevation: Large, canted brick bay window to right with parapet decorated with buff-coloured square medallions. Rectangular windows to first floor over bay with brick segmental arches with further windows to second floor in gabled roof over; central doorway with brick surround and pointed arch; octagonal oriel window with lancet windows over door also with buff-coloured square medallions over; window to upper floor over oriel surmounted by pointed brick arch panel with central circular stone motif; to left of central element a three-light window to ground floor, two-light window to first floor and timber gabled dormer in roof. Victoria Road elevation: right hand element is a repeat of the left-hand element facing Clarendon Road; in the centre is a three-light staircase window with sills stepped up to follow the flight internally; to the left is an octagonal bay extending up to a further turret. The garden elevation also includes a square projecting bay with turret over. Replaced window frames. Timber detailing to eaves and verges, slate roof. Tall brick garden wall to two sides, with curved corner to Clarendon Road/Victoria Street. Stone gateposts with engaged columns to corners and pyramid caps.</p>	
Local Significance	<p>The villa is called "Sheafield" after the 1552 founder of Leeds Grammar School and served as the headmaster's house when the school moved to Woodhouse Moor. It echoes the form of the listed no.40 across the road, with its gables and turret, and with an abundance of Gothic detailing, giving it an important presence on the corner site.</p>	
CONCLUSION	<p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>	


## 30: Raven House, 81 Clarendon Road

	NDHA	
Age	1870s	
Architectural and Artistic Interest	<p>Red-brick 2-storey building with stone details. Elevation facing Clarendon Road: central door, bay window to right and pair of windows to left with five windows across the first floor; doorway has stone surround with pilasters supporting entablature over; bay window with stone details and design matching doorway. Windows with wrapped stone heads. Replacement window frames. Elevation to Kelso Road has similar bay window and windows. Paired timber brackets to eaves. Hip slate roof, chimneys with brick and stone moulding.</p>	
Local Significance	<p>The northernmost of the Clarendon villas with restrained detailing but nevertheless a dignified appearance on the corner site.</p>	
CONCLUSION	<p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>	

### 31: 83-93 Clarendon Road (odds): terrace including 2,4 Kelso Road and 162, 164 Woodsley Road


	Positive Building
Age	1890-92
Architectural and Artistic Interest	<p>Red-brick 2-storey terrace with stone details. End terraces (offices left and hotel right (painted white)) are gabled to Clarendon Road with central square bay window to ground floor and single windows to both floors over. Remaining houses mirror-paired: doors with brick segmental arches with stone kickers and keystones and single window over. Square bay windows to side of door with paired windows over. Windows have stone shouldered heads and sills. Brick detailing to eaves. Slate roofs, brick chimneys with brick mouldings. Detailing matches nos.42-50. Some houses have large added dormers. Elevations facing Kelso Road and Woodsley have similar detailing, with semi-circular arches to doors (no.2 concealed by extended bay). Nos.4 and 164 are detached but to same design. Low stone wall to Clarendon Road. Cross Kelso Road to rear is paved with stone setts and stone kerbs. Nos.2&amp;4 have been joined by a 20<sup>th</sup> century infill and no.2 ground floor altered.</p> 
Local Significance	<p>Though facing Clarendon Road, the terrace forms part of the Kelso Road/Woodsley Road development of terraces. Built to a single design, its integrity is almost intact, with the exception of added dormers. The architectural detailing is of interest, though not exceptional for the area. Set behind the greenery of the front gardens, the Clarendon Road elevation adds pattern and colour to the street scene. The stone setts and kerbs on Cross Kelso Road are an important historic element in the area.</p>
CONCLUSION	<p>By virtue of its age and architectural quality, the buildings make a positive contribution to the special character of the Conservation Area.</p>

### 32: 26-30 Clarendon Road (evens): terrace of three houses


	NDHA
Age	1870s
Architectural and Artistic Interest	<p>Flemish bonded red-brick 2-storey terrace with stone details. Two houses have central doors with rectangular, stone bay windows to one side and three narrow windows to the other, while one has only the bay window. Doors (one with added porch) and narrow windows to ground and first floors have segmental moulded brick arches. Rear elevations have wider segmental arch windows, 2-storey hipped roof outshots and a single outbuilding built into the brick boundary wall. Ornate brick chimneys with mouldings. Slate roofs with terracotta ridge tiles. Front low boundary walls in brick with stone cappings. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p> 
Local Significance	<p>The houses have restrained architectural detailing but are given status by their wide frontage and large stone bay windows. The lack of planting to the front gives it a starker appearance than is the norm along Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.</p>
CONCLUSION	<p>By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>




### 33: 32,34 Clarendon Road

	NDHA
Age	1870s
Architectural and Artistic Interest	<p>Red-brick 2,3-storey building with stone details. Central gable with tripartite windows to three floors and end octagonal bays with windows to three floors extending up to turrets with metal finials. Pair of doors either side of central gable with trefoil glazed overlights and moulded pointed arches on engaged columns with hood moulds. Windows with brick moulding to jambs, flat stone lintels, sills and mullions. Brick corbelled brackets to eaves. Rear elevation includes gables to each end and windows with segmental brick arches. 2-story outbuildings (altered and extended in the late 20<sup>th</sup> C) adjoin Back Hyde Terrace. Slate roofs, brick chimneys with stone cappings. Brick wall to Clarendon Road with stone angled and moulded caps and with brick and moulded stone gate and intermediate piers. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p> 
Local Significance	This pair of substantial villas with a wealth of detail, and a style contrasting with its immediate neighbours, provides an imposing but elaborate presence on Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.


### 34: 36 Clarendon Road

	NDHA
Age	1870s
Architectural and Artistic Interest	<p>Red-brick 2-storey 3-bay house with stone details. Central door with square stone pilasters and entablature with moulded cornice. Bay windows either side with similar details. Five upper windows with slight segmental brick arches with rubbed voussoirs and stone keystone, and stone sills on brackets. Rear elevation with similar details but no keystones and single-storey outbuilding built into tall boundary wall. Timber brackets with brick detailing to eaves. Slate roof and brick chimneys with brick moulding. Brick and stone front wall to Clarendon Road with raised rectangular piers. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p> 
Local Significance	The simple form and symmetrical elevation contrast with its more complex neighbours, and its design exemplifies the variety of villa styles along Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.


### 35: 38 Clarendon Road

	NDHA	
Age	1870s	
Architectural and Artistic Interest	<p>Red-brick 2.3-storey 3-bay house with stone details. Right hand gable with brick and stone rectangular bay window to ground floor with paired windows over and single window in gable. Central door in projecting porch extending through three floors capped by slate turret. Door has pointed arch overlight with decorated terracotta pointed arch with hood moulding on circular engaged columns with carved capitals. Paired windows to both floors over door. To left of door, stone rectangular bay to ground floor with paired windows over. All windows have stone surrounds with shouldered and slightly arched heads. Stone sills with stone bracket supports. The rear elevation includes segmental brick arched windows and a variety of additions and extensions, including a modern outbuilding along Back Hyde Terrace. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs. Brick wall to Clarendon Road with stone cappings, stone gate piers (listed) and brick and stone intermediate piers. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p>	
Local Significance	<p>The form of the building with its gable and turret over the entrance echoes the form, if not the detailed design, of the listed no.40 alongside it and no.67 opposite. That form and the quality of detailing make a significant contribution to the appearance of this part of Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.</p>	
CONCLUSION	<p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>	


### 36: 42-50 Clarendon Road (evens) with 33 Hyde Terrace

	Positive Building	
Age	1890s	
Architectural and Artistic Interest	<p>Red-brick 2-storey terrace with stone details. Doors with brick segmental arches with stone kickers and keystones and single window over. Brick gables with single window. Square bay windows to side of door with paired windows over. Windows have stone heads and sills. Brick detailing to eaves. Rear elevation includes brick segmental arched windows and single storey outshots. Slate roofs, brick chimneys with brick mouldings. Some added dormers. Detailing matches nos.83-93. Low brick wall with stone cappings to Clarendon Road with curve round to Hyde Terrace. Stone setts to side of Hyde Terrace and Back Hyde Terrace, with stone kerbs and stone flag footway.</p>	
Local Significance	<p>The architectural detailing is of interest, though not exceptional for the area. Set behind the greenery of the front gardens, the Clarendon Road elevation provides a backdrop to the landscape here. The stone setts flags and kerbs on Hyde Terrace and Back Hyde Terrace are an important historic element in the area.</p>	
CONCLUSION	<p>By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.</p>	

### 37: 52 Clarendon Road, 48 Hyde Terrace


	NDHA	
Age	1870/72	
Architectural and Artistic Interest	<p>Pair of red-brick 2-storey houses with identical main elevations facing Clarendon Road and Hyde Terrace. Central doors with stone sone entablatures supported on square Corinthian pilasters. Similar details to bay windows either side of doors. Three upper windows with stone surrounds with curved corners and decorated keystones. Arched windows with stone surrounds in paired gables. Timber eaves and verges with timber dentils. Slate roof, brick chimneys. Clarendon Road elevation includes side of house facing Hyde Terrace with chimney and single windows to ground and first floors, detailed as other windows. Brick moulded panels to projecting chimney. Brick garden wall with curved corner, rounded stone cappings, partly re-built.</p>	
Group Value	The houses form a group with 42-44 Hyde Terrace.	
Local Significance	The houses address both Clarendon Road and Hyde Terrace and the prominent gables and complexity of detailing, together with the brick boundary wall, make it an important feature of both streets.	
CONCLUSION	By virtue of their age, architectural quality and group value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.	

### 38: 9,11,13 Hyde Terrace (odds)


	NDHA	
Age	c1880	
Architectural and Artistic Interest	<p>Red-brick 3-4-storeys. No.9 has main elevation facing Hyde Place, but door to Hyde Terrace. Doors with stone pilasters and Corinthian capitols supporting entablatures. Square stone bay windows to lower ground and ground floors but extending up to eaves on Hyde Place elevation. Corner octagonal bay extending above eaves to raised hip roof with finial. Windows with stone heads and sills. Stone and brick string courses. Timber brackets to overhanging eaves, slate roof, plain brick chimneys. Plain 4-storey elevations to the rear. Low brick wall with raised piers to roadsides with stone cappings. Stone setts to full width of Hyde Place with stone kerbs and stone flag footways Stone setts to side (parking bays) of Hyde Terrace.</p>	
Local Significance	The houses are taller than most in the area and the design of the end unit onto Hyde Place makes a bold statement with its various architectural features on that elevation. The Hyde Terrace elevation is more sedate, though still imposing due to its height and particularly its doorcase detailing.	
CONCLUSION	By virtue of their age and architectural quality, the buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.	




### 39: 21 Hyde Terrace

		NDHA
Age	1861-1864	
Architectural and Artistic Interest	House of two parts, both red-brick, 2-storey over basement. To the north a 5-bay house with central door with arched overlight set in stone portico with square columns and entablature over. Windows with segmental arches with rubbed brick voussoirs and stone keystone. Timber brackets to eaves, slate roof with 3 slate gabled dormers, brick chimneys. To the south, 3-bays wide with three windows to upper floors in a similar style to the originals, but with irregular spaced narrow windows to ground floor. A blocked up lower-level door to one side has a brick 3-centred arch with ogee top and carved pediment above. Roof has a three timber and render gables. Rear elevation has rubbed brick voussoirs to windows. Slate roof, brick chimneys. Low brick wall with stone copings to front. Back Hyde Terrace to rear has stone setts and stone kerbs.	
Local Significance	The plain Georgian-inspired style of the original house with its central portico contrasts with its more eclectic extension to the south. These both contribute to the regular alignment of terraces along this side of the street. Original sashes. The adjoining houses (nos.15-19) have not been included in this appraisal due to the 20th C roof extensions which adversely affect otherwise fine examples of houses in a similar style.	
CONCLUSION	By virtue of their age and architectural quality, the buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.	


### 40: 25 Hyde Terrace

		NDHA
Age	1861	
Architectural and Artistic Interest	Red-brick, 2-storey house, 5 bays wide with central door with arched overlight and carved stone surround with pilasters, scroll brackets supporting entablature over. Window to right also with carved pilasters and curved pediment over, with carved tympanum. Pair of windows to left with segmental brick arches and keystone (with added window between). Five windows to first floor with similar details plus stone sills on brackets. Timber eaves, slate roof with two added gable dormers, brick chimneys. Large window openings to rear including semi-circular arched stair window. Low brick wall with flat stone copings to front. Back Hyde Terrace to rear has stone setts and stone kerbs.	
Local Significance	Of similar proportions to no.21, this house has the added embellishment of the large window on the ground floor. Additional opening to the left of the door detracts from the balance of the original elevation. This house contributes to the regular alignment of terraces along this side of the street. The adjoining houses (nos.27-31) have not been included in this appraisal due to the 20 <sup>th</sup> C roof extensions which adversely affect otherwise fine examples of houses in a similar style.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


### 41: 20-28 Hyde Terrace (evens)

		NDHA
Age	c1875	
Architectural and Artistic Interest	Terrace of red-brick 2-storey over basement houses. Doors with paired square overlights, raised pointed brick and stone arches, canted bay windows with stone mullions, windows to first floor with stone heads and sills. Brick and stone string courses. End houses rise into timber patterned gables with single windows. Remainder have stone detailing to eaves with paired timber gabled dormers over. Slate roofs, brick chimneys with brick mouldings. North side elevation has entrance to no. 28. Modern 3-torey extensions to the rear. Low brick and stone walls to roadsides. Stone setts and stone kerbs to side road. Stone kerbs and flags to footways to part of Hyde Terrace.	
Local Significance	This terrace closes the view along Hyde Street. Framed by taller gables at each end the terrace is slightly asymmetrical which adds to its interest. Refurbished as a whole in 21 <sup>st</sup> century, the stonework has been cleaned and its window frames have been changed to grey from the original white. Nevertheless, it retains its original vitality.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


#### 42: 44,46 Hyde Terrace

	NDHA	
Age	1870-72	
Architectural and Artistic Interest	<p>Pair of red-brick, 2-3-storey houses. Door inset in stone arched porch with Corinthian columns. Bay window to side of porch has a pair of similarly detailed arched windows. Cantilevered bay windows to each side with stone mullions also with Corinthian capitals. Four upper windows, three in pairs, one single, all with carved and moulded stone arches. Each end rises to a gable with a further pair of similar windows, with the gables linked by a stone balustrade. South side elevation with central door and round arched window over with stone surround. Rear elevation rendered with hipped roof extensions. Stone eaves and verges. Slate roof, truncated chimneys.</p>	
Group Value	The houses form a group with 48 Hyde Terrace and 52 Clarendon Road	
Local Significance	The houses with their tall gables at each end, echo the form of the adjoining houses at no.48 and no. 52 Clarendon Road, although their detailed designs vary. Together they form an impressive enclosure of the space at the junction of the two streets.	
CONCLUSION	By virtue of its age, architectural quality and group value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.	


#### 43: Hyde Place, Back Hyde Terrace, Hyde Terrace (part) and road adjacent to 28 Hyde Terrace

	NDHA	
Age	c1840 to 1860	
Architectural and Artistic Interest	<p>Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. Setts along the edge of Hyde Terrace are laid diagonally.</p>	
Local Significance	Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history.	
CONCLUSION	By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Conservation Area.	


#### 44: The Lodge, Seminary Street

	Positive Building	
Age	Pre-1847	
Rarity	Unusual type of building in this area.	
Architectural and Artistic Interest	<p>Lodge, in use as café, 2-storey, rendered ground floor, Flemish bonded red-brick upper floor. Octagonal ends. Ground floor elevations altered and extended. First floor windows with stone heads and sills. Hipped slate roof.</p>	
Local Significance	Probably constructed as a lodge to Springfield House (1792), the building forms an unusual contrast to the large villas and terraces nearby.	
CONCLUSION	By virtue of its age and unusual form, the building makes a positive contribution to the special character of the Conservation Area.	


#### 45: Faversham Hotel, Springfield Mount

	NDHA	
Age	c1850	
Architectural and Artistic Interest	Red-brick, 2 storey hotel and music venue. Various 19 <sup>th</sup> C extensions creating a mix of building forms. Main, south elevation has two gables with circular 2-storey bay window attached to west end. Windows with plain stone rectangular surrounds with a series of arched windows linking the projecting gables at ground floor. Rubbed brick windows to rear with single storey lean-to extension along full length. Slate roofs, brick chimneys.	
Social/Communal Value	The Faversham, built as a family house, became a hotel in 1947 and became established as a major Leeds music venue in the 1970s and becoming a primary cultural hub for Leeds University students since then.	
Local Significance	The building is significant not only because of its origins as one of the largest of the villas constructed at that period, but also because of the part it has played in the cultural life of many generations of Leeds students.	
CONCLUSION	By virtue of its age, architectural quality and social value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area	

#### 46: 7-17 Springfield Mount (odds)


	NDHA	
Age	1877-1890	
Architectural and Artistic Interest	Terrace of 6 red-brick, 2-3-storey 2-bay houses, centre two mirror-paired. End houses rise to gables with window, others have raised gabled dormers. Doors set back in moulded brick surrounds with segmental brick and stone arches with pointed arch hood moulding. Canted stone bay windows to side of doors. Upper windows, single and paired, with detailing to match doors. Brick detailing to eaves, timber detailing to verges. The rear elevation echoes the front, complete with canted bay windows with brick segmental arches to other windows. Slate roof, brick and stone detailing to chimneys. Low brick garden walls to roadside with stone capping and carved stone gate piers. Springfield Mount has stone setts with stone kerbs and stone flags to footways.	
Local Significance	A good example of one of the more opulent speculatively built terraces of the period, with idiosyncratic detailing and an interesting gabled roof profile. It forms a firm, built edge to the well-landscaped street scene, where the straight building lines are a characteristic of both sides of the street.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	

#### 47: 2 Springfield Mount


	NDHA	
Age	1845	
Architectural and Artistic Interest	Main elevation to south with quoins, columns to entrance, 2-storey canted bay windows to south and west. Oval windows to east and west elevations with carved cherubs (west partially blocked). Slate roof, octagonal over bays. Springfield Mount has stone setts with stone kerbs and stone flags to footways.	
Group Value	Forms a group with the remainder of the Springfield Mount terrace	
Local Significance	The house forms a strong end to the Springfield Mount Terrace with positive elevations to all three sides. The white paint is a 20 <sup>th</sup> C addition but emphasises its landmark location.	
CONCLUSION	By virtue of its age, architectural quality and group value, this building makes a significant contribution as a heritage asset to the special character of the Conservation Area.	




#### 48: 4,6,8 Springfield Mount

		Positive Building
Age		1841
Architectural and Artistic Interest		<p>All red-brick with stone details, Nos.6&amp;8 built as a pair, no.8 now with an early added storey. Rectangular door casings, stone heads and sills to windows (no.6 with painted surrounds), no.4 with original 16-pane sashes. Houses also front onto Mount Preston Street with canted bays. Slate roofs, brick chimneys. Severely detracted by dormer windows and external plumbing. Brick and stone garden walls to Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p> 
Group Value		Forms a group with the remainder of the Springfield Mount terrace
Local Significance		The terrace provides an interesting mix of styles and varying degrees of architectural opulence within a continuous terrace, due to the different building dates for the plots.
CONCLUSION		By virtue of its age, architectural quality and group value, these buildings make a positive contribution to the special character of the Conservation Area.


#### 49: 10,-10a Springfield Mount

		NDHA
Age		10-1867, 10a-1885
Architectural and Artistic Interest		<p>Red-brick with plain stone details 2-storey, no.10a with raised gable dormer with carved timber verges. Sash windows. Slate roofs, brick chimneys. Unassuming rear elevations to Mount Preston Street. Virtually unaltered. Brick and stone garden walls to Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p> 
Group Value		Forms a group with the remainder of the Springfield Mount terrace
Local Significance		The terrace provides an interesting mix of styles and varying degrees of architectural opulence within a continuous terrace, due to the different building dates for the plots.
CONCLUSION		By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.


#### 50: 12,14,16 Springfield Mount

		NDHA
Age		12 -1844, 14,16 -1841
Architectural and Artistic Interest		<p>All red-brick with stone details 2-storey. No.14 is 5 bays with central, rectangular doorcase and large stone square bay window. Sash windows. Slate roofs, brick chimneys. Unassuming rear elevations to Mount Preston Street. Brick and stone garden walls to Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p> 
Group Value		Forms a group with the remainder of the Springfield Mount terrace
Local Significance		The terrace provides an interesting mix of styles and varying degrees of architectural opulence within a continuous terrace, due to the different building dates for the plots.
CONCLUSION		By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.


### 51: 18, 20, 22 Springfield Mount

	NDHA
Age	18,20 -1864-6, 22 -1841,
Architectural and Artistic Interest	<p>3 storey red-brick with stone details. No.22 two-bay, nos. 18 &amp; 20 three bays wide. Stone door casings with attached Corinthian columns and projecting cornices. Window heads moulded and wrapped to sides with raised keystones. Ornate semi-circular raised window heads to upper floor. Slate roofs, brick chimneys. Elevations to Mount Preston Street less ornate, with bays to ground floor. Brick and stone garden walls to Springfield Mount with tall stone gate piers. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p> 
Group Value	Forms a group with the remainder of the Springfield Mount terrace
Local Significance	This is a more opulent design than others in the terrace which provides an interesting mix of styles, due to the different building dates for the plots.
CONCLUSION	By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.


### 52: 24, 26 Springfield Mount

	NDHA
Age	1841
Architectural and Artistic Interest	<p>Built as a pair, but stepped up the slope, 3 storeys, red-brick with stone details (no.2 overpainted). Plan rectangular door casings, with bay windows alongside, no.24 canted, no.26 square. Stone heads and sills to windows over with paned sashes. Slate roofs, brick chimneys. Unassuming rear elevations to Mount Preston Street. Brick garden walls to Springfield Mount and Mount Preston Street. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p> 
Group Value	Forms a group with the remainder of the Springfield Mount terrace
Local Significance	These houses terminate the terrace which overall provides an interesting mix of styles and varying degrees of architectural opulence, due to the different building dates for the plots.
CONCLUSION	By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.


### 53: 28,30 Springfield Mount (evens)

	NDHA
Age	1861
Architectural and Artistic Interest	<p>Paired houses, red-brick, 2-storey. Doorcases with stone pilasters and entablatures (28 to front and 30 to side). Canted stone bay windows with segmental arches. Windows over with stone surrounds and segmental arched heads. Timber brackets to eaves. Slate roof, parapet gables, brick chimneys with brick detailing. To the rear, onto Mount Preston Street, two outbuildings (pre-1847): single storey with blank elevations to no.30, 2-storey with segmental arched windows and door to no.28, both with slate roofs. Garden walls to Springfield Mount in brick with stone cappings. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p> 
Local Significance	Virtually part of the adjoining terrace, with only a small separation, this pair of houses continues its form and general scale, but a step apart in terms of apparent status.
CONCLUSION	By virtue of their age and architectural quality, the building and outbuildings make a significant contribution as a heritage asset to the special character of the Conservation Area.

## 54: 32 Springfield Mount

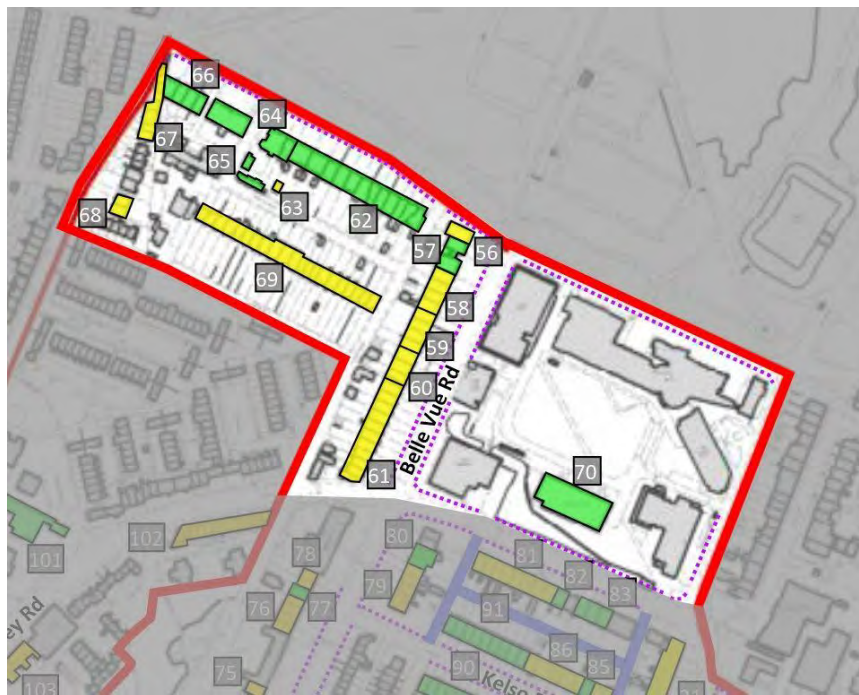
	NDHA	
Age	1850s	
Architectural and Artistic Interest	<p>Red-brick with stone base, 2-storey, 3-bay house. Projecting stone porch to central door, with scroll corbels supporting entablature over semi-circular arched opening. Cantled stone bay windows to either side of porch with arched windows. Upper windows with moulded stone surrounds and arched heads. Stone string and timber scroll brackets to eaves. Rear elevation with central round-arched brick staircase window. Slate roof with brick and stone chimneys. Low front brick wall to road with flat stone copings. Stone gate and end piers with stone caps. Four further similar stone piers are included in the taller brick wall which curves round the end of Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p>	
Local Significance	<p>On the same building line as nos.2-32, this detached house is a further step up the status ladder, reinforced by its wider separation from its neighbours and its hipped roof and square plan, marking it out as identifiably individual. It forms a distinguished completion of this part of the street.</p>	
CONCLUSION	<p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>	

## 55: Springfield Mount


	NDHA	
Age	c1838	
Architectural and Artistic Interest	<p>Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. Setts along the edge of Hyde Terrace are laid diagonally.</p>	
Local Significance	<p>Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history.</p>	
CONCLUSION	<p>By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p>	




## Assessment of NDHAs and Positive Buildings within the Moorlands Conservation Area




### 56: 2 Moorland Road

	Positive Building	
Age	Early 1860s	
Architectural and Artistic Interest	Red-brick house with stone detailing, 3-storeys over basement. Attached to no.1 St John's Terrace. Elevation to Moorland Road with central door with semi-circular brick arch and added timber porch. Stone canted bay windows either side, windows to first floor in both main elevations have stone surrounds with segmental arched heads. One window blank. Windows to second floor in twin gables with brick segmental arches. Raised dormer to St John's Terrace elevations with venetian window. Plain gables giving the building a dour appearance, slate roof.	
Group Value	Forms a group both with the remainder of the St John's Terrace, and with the Moorland Road terrace.	
Local Significance	Although attached to St John's Terrace, the house forms part of the Moorland Road frontage, being of a similar scale. Its gables reflect those of no.3 Moorland Road. though the extent of detail is less extrovert. Window frames have been replaced, but the building retains an impressive appearance looking over Woodhouse Moor.	
CONCLUSION	By virtue of its age, architectural quality and group value, the building makes a positive contribution to the special character of the Conservation Area.	


### 57: 1,2 St John's Terrace

	NDHA
Age	1860s
Architectural and Artistic Interest	<p>Part of St John's Terrace facing Belle Vue Road. Pair of connected 2-storey red-brick houses with stone detailing. Arched door and window surrounds, and canted bays. No.1 attached to 67 Moorland Road and has an original raised dormer and sash windows; no.2 has entrance in set-back link and double bay windows to main part. Rear elevation plain, with brick segmental arch windows, sashes to no.2. Low brick garden walls to St John's Terrace. The terrace as a whole includes extensive tree planting in the front gardens.</p> 
Group Value	Forms a group with the remainder of St. John's Terrace
Local Significance	The houses are an unusual configuration in the terrace and are distinguished by the details of their arched windows and doors.
CONCLUSION	By virtue of its age and architectural quality, the houses make a significant contribution as a heritage asset to the special character of the Conservation Area.



### 58: 3-6 St John's Terrace

	Positive Building
Age	1860s
Architectural and Artistic Interest	<p>Group of 3-storey red-brick houses with stone detailing. Nos.3,4 &amp; 5 with similar details – semi-circular arched doorways, canted bays and brick segmental arched windows over. Nos.3 &amp; 4 with plain gables and gabled dormers between. No. 6 is a similar scale but includes a stone rectangular door surround, larger bay and stone lintels to windows over. Modern window frames. Rear elevations plain, with brick segmental arch windows and outbuilding. Low brick garden walls to St John's Terrace. The terrace as a whole includes extensive tree planting in the front gardens.</p> 
Group Value	Forms a group with the remainder of St. John's Terrace
Local Significance	The scale and details of these buildings and their setting behind a range of mature trees, contribute to the unity of the terrace. The area to the rear of the properties along St John's Avenue provides scope for improvement.
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.


### 59: 7-10 St John's Terrace

	Positive Building
Age	1860s
Architectural and Artistic Interest	<p>2 pairs of 3-storey redbrick houses with stone detailing. Nos.1-10 3-storey over basements, nos.10-23 and 67 2-storey over basement. Arched doorways with double mouldings, canted bays and brick segmental arched windows over with altered frames. Plain brick chimneys. 4-storey Rear elevations plain, with extensive car parking.</p> 
Group Value	Forms a group with the remainder of St. John's Terrace
Local Significance	The scale and details of these buildings contribute to the unity of the terrace. The area to the rear of the properties along St John's Avenue provides scope for improvement.
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.


## 60: 11-13 St John's Terrace

	Positive Building	
Age	Early 1860s (some later, pre-1890)	
Architectural and Artistic Interest	Group of three 2-storey red-brick houses with stone detailing. Semi-circular brick arched doorways with stone keystone, canted bays and brick segmental arched windows, doubled over bays. Altered and added dormers and modern window frames. Rear elevation plain, 4-storeys with brick segmental arch windows, and tall arched window to stairs. Modern garages and parking areas. Low brick garden walls to St John's Terrace (some rebuilt later). Two cast iron bollards to stone-paved ginnel leading beneath the house and stone wall to side of nos. 13.	 
Group Value	Forms a group with the remainder of St. John's Terrace	
Local Significance	The scale and details of these buildings contribute to the unity of the terrace. The ginnel is an important historic feature. The area to the rear of the properties along St John's Avenue provides scope for improvement.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.	

## 61: 14-23 St John's Terrace and 67 Woodsley Road


	Positive Building	
Age	Early 1860s (some later, pre-1890)	
Architectural and Artistic Interest	Stepped terrace of 2-storey red-brick houses with stone detailing. Nos. 14-21 have semi-circular arched doorways and upper windows, paired over canted bays, most with modern frames. Two original gabled dormers, interspersed with modern dormers. Nos. 22 and 23 plainer in style. Rear elevations plain, with modern outbuildings. No.67 faces Woodsley Road, partly angled to follow the road line. Stone outbuilding to rear of 67, built on top of stone boundary wall, has curved corner.	
Group Value	Forms a group with the remainder of St. John's Terrace	
Local Significance	The scale and consistency of detail in this group contributes to the unity of the terrace. The area to the rear of the properties along St John's Avenue provides scope for improvement.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.	

## 62: 3-16 Moorland Road


	NDHA	
Age	Early 1860s	
Architectural and Artistic Interest	Terrace of 2/3-storey over basement red-brick houses in a mix of styles. Stone doorcases include semi-circular moulded surrounds, porticos and pilasters supporting entablatures. All have canted stone bay windows to ground and basement, extending to upper floor on nos.7, &13-16. Upper windows (generally paired over bay windows) with stone surrounds and arched heads. Raised dormers to most houses, some with semi-circular arched heads. Nos.3&5 include a matching pair of gabled front bays with verge detailing forming an open timber pediment with carved stone scroll supports, with similar facing St John's Avenue. Detailed eaves. Slate roofs with brick chimneys, inserted dormers to 13-16 which only marginally detract. Rear elevations plain, with brick segmental arch windows, some houses rendered, with a mix of garages and parking areas. Front boundary low walls in stone or brick with stone copings. Extensive tree planting to front gardens.	
Group Value	The terrace forms a group with 17,18 Moorland Road.	
Local Significance	The scale and detailing of nos.3-5 form a bold termination to the east end of the terrace, but the remaining houses match it with their distinctive detailing. Set behind mature trees, the terrace creates an impressive backdrop to Woodhouse Moor. The area to the rear of the properties along Moorland Avenue provides scope for improvement.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.	




### 63: Outbuilding to rear of 16 Moorland Road, on Moorland Avenue

	Positive Building	
Age	1860s-1880s	
Architectural and Artistic Interest	2-storey painted stone outbuilding with altered windows to first floor and altered coach entrance to ground floor. Finial to gabled roof.	
Local Significance	Moorland Avenue was originally the service access for the terraces on either side and this building is one of the few remaining original coach houses. While its elevations have been considerably altered, the concept of small buildings along Moorland Avenue is one which could be considered to improve its current haphazard appearance.	
CONCLUSION	By virtue of its age the outbuilding makes a positive contribution to the special character of the Conservation Area.	


### 64: 17,18 Moorland Road

Age	1860s	
Architectural and Artistic Interest	At the west end of the terrace formed with 3-16 Moorland Road, two red-brick 2/3-storey over basement houses with stone detailing. No.18 at the corner of Moorland Avenue is the more flamboyant, with Flemish gable, projecting semi-circular stone oriel window with pinnacle roof, octagonal full height bay with hipped roof and square tower feature extending above the eaves. Both houses also include arched entrance doors, canted bay windows, stone window surrounds, raised gable dormers. No.18 includes a later single storey extension to the side, in a similar style, partially covering the door which includes a carved head keystone. Brick boundary wall with stone gateposts to no.18.	
Group Value	The houses form a group with the remaining terrace 3-16 Moorland Road and a group with its outbuildings to the south.	
Historical Association	No. 18 was inhabited by the 'Tetley sisters' (it is still known locally as 'the Old Tetley House'). They were the daughters of Sir Joshua Tetley (1778-1859) who established the public house and brewing empire in 1822.	
Landmark status	The flamboyant design of the building creates a distinctive landmark on the corner of Moorland Road and Avenue	
Local Significance	This forms the west end of the terrace which also includes nos.3-16 but outperforms even their wealth of detail and decorative elements. It is a striking building which has considerable local historic and architectural value. Complete with its outbuildings it provides an important record illustrating the way of life of its earlier occupants.	
CONCLUSION	By virtue of its age, architectural quality, group value and historic association, the building make a significant contribution as a heritage asset to the special character of the Conservation Area.	


## 65: Outbuildings to rear and side of 18 Moorland Road on Moorland Avenue

	NDHA	
Age	1860s – 1880s	
Rarity	There are few examples of houses complete with original outbuildings in the area.	
Architectural and Artistic Interest	Two separate buildings, one facing each leg of Moorland Avenue. To the west a small red-brick 2-bay house, with gables over windows. Attached to one side is a square tower with arched entrance through to yard and to the other a lean-to with an arched inset porch entrance. Brick window heads with curved ends. To the south, a red-brick block with central square 2-storey section with hipped roof and large doorway, flanked by single-storey stable wings each with four doorways (west wall to yard partially demolished). Curved end to east wing where it follows the curvature of the road corner. Openings have similar brick detailing to the other outbuilding. Slate roofs. Gateway linking the two with brick piers attached to each building.	
Group Value	The outbuildings form a group with each other and with nos.17&18 Moorland Road	
Social Value	The buildings provide a record of gentry life in the late 19 <sup>th</sup> century with accommodation for horses, horse drawn vehicles and associated servants.	
Local Significance	This is a rare example in the area of a house complete with its original service outbuildings. Together they provide an important record illustrating the way of life of its earlier occupants.	
CONCLUSION	By virtue of their age, architectural quality, group value and social history, the buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.	


## 66: 19-27 Moorland Road

	NDHA	
Age	1860s	
Architectural and Artistic Interest	Two terraces of four and five houses. Red-brick with stone detailing, 2/3-storeys over basements. Nos.19/22 and 23/27 terminate each end of each terrace with full height projecting gables with stone quoins, verge detailing forming an open stone, timber and slate-covered pediment with carved stone scroll supports. Doorcases with semi-circular arched doors in a stone surround with projecting moulded cornice and dentils on scroll supports. Canted bay windows to ground and basement with cornice and dentils. First floor windows also with projecting cornices to heads, on scroll supports. Second floor windows in gables paired with stone surrounds and arched heads. Stone eaves, slate roof and stone chimneys with cornice and dentils to caps. Timber gabled dormers to nos.24-26. Rear elevations brick on stone base, with brick segmental arch windows regularly arranged. Stone garden walls with stone capping. Access between terraces has stone setts and stone kerbs.	
Group Value	The terrace forms a group with 3-18 Moorland Road.	
Local Significance	The scale and robust detailing of these two terraces are consistent through their lengths. Set behind mature trees, the terrace creates an impressive backdrop to Woodhouse Moor.	
CONCLUSION	By virtue of their age and architectural quality, the terraces make a significant contribution as a heritage asset to the special character of the Conservation Area.	

### 67: 132-148 Hyde Park Road


	Positive Building	
Age	1860s-1880s	
Architectural and Artistic Interest	2-storey terrace in two distinct parts, each with arched doorways and stone window heads and sills, Some painted. Some with original dormers. Most window frames replaced.	
Group Value	The terrace as a whole forms a group,	
Local Significance	The terrace is a strong contrast in scale with 19-27 Moorland Road, to which it is attached at the northern end. The terrace provides a positive frontage to Hyde Park Road	
CONCLUSION	By virtue of its age, architectural features and group value the terrace makes a positive contribution to the special character of the Conservation Area.	

### 68: 120-122 Hyde Park Road


	Positive Building	
Age	1860s-1880s	
Architectural and Artistic Interest	2-storey pair of houses with adjoining ornate two story bays, arched doorways in rectangular door surrounds with ornate lintel to window over..	
Local Significance	The two storey highly detailed bays are unusual in the area but give a light and cheerful look in this road of varied styles and arrangements. The building is highlighted in the Little Woodhouse Neighbourhood Design Statement.	
CONCLUSION	By virtue of its age and architectural features the houses make a positive contribution to the special character of the Conservation Area.	



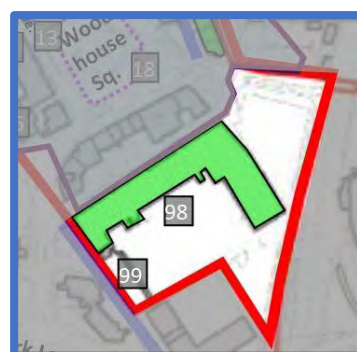
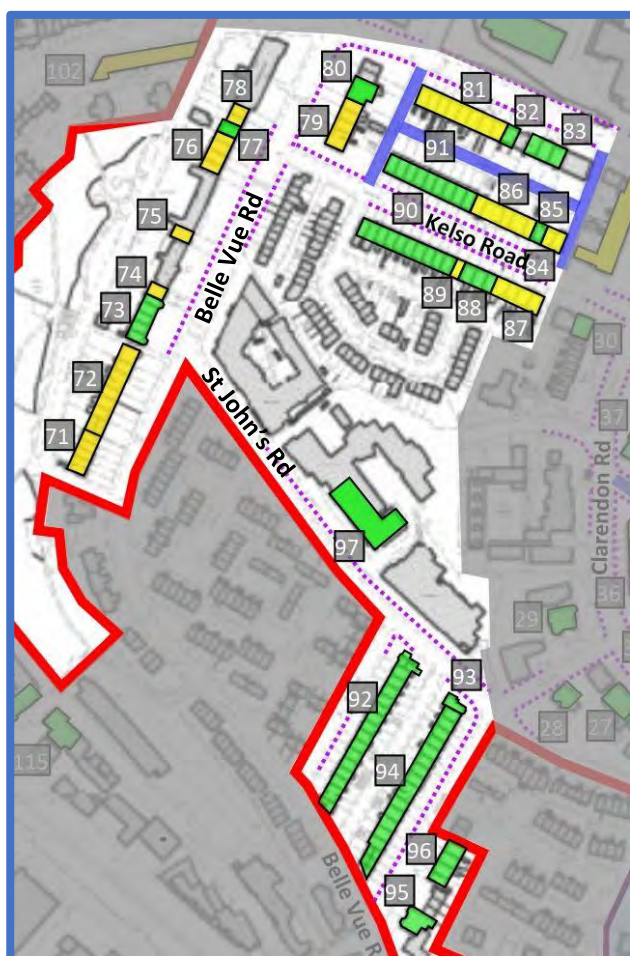
## 69: 1-39 Moorland Avenue (St John's Grove)

	Positive Building
Age	1860s
Architectural and Artistic Interest	<p>A terrace in a mix of pattern-book styles, but in a similar theme. The main frontage is to St John's Grove to the south. All are red-brick (with some painted over), mainly 2-storeys over basements, with canted ground and basement bay windows to one side of the entrance door. Doorway details range from simple timber canopies with scroll timber brackets through semi-circular arched brickwork to pilasters and scroll brackets supporting moulded projecting cornices. Bay windows include both stone and timber versions. First floor windows include both brick segmental arches and stone heads all with stone sills. Eaves vary in height and detailing, there are some original gabled dormers and some added rectangular dormers. Most have modern window frames. Roofs are slate with brick-detailed chimneys. Rear elevations plain, with brick segmental arch windows, some houses rendered, with a mix of garages and parking areas. Low brick boundary walls to St John's Grove with stone capping.</p> 
Group Value	The terrace forms a group.
Local Significance	The terrace is distinctive in having been constructed in a variety of styles. Yet the building line is consistent and with its elevated setting behind long gardens with mature trees, the terrace is a distinctive feature of the area. The area to the rear of the properties along Moorland Avenue provides scope for improvement
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.


## 70: Marks and Spencer Archive

	NDHA
Age	2020
Architectural and Artistic Interest	<p>The building is a simple but striking cuboid form, with architectural interest provided by the dark mirrored panels over a light brick ground floor. The vertical mirrored panels, with varied widths and angles, produce a fractured reflection of the listed buildings across the green space, shifting as the viewer moves in front of the building. Its location helps to enclose the green space surrounded by other university buildings.</p> 
Group Value	Forms a group with other buildings surrounding the green space
Historic Interest	The building was built to house the archive of Marks and Spencer, the international retail brand which originated in Leeds.
CONCLUSION	By virtue of its architectural interest, group value and historic association, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.

## Assessment of NDHAs and Positive Buildings within the Heritage Area (outside the conservation areas)




### 71: 155 - 163 Belle Vue Road (odd numbers)


	Positive Building
Age	1860s
Architectural and Artistic Interest	<p>Terrace of five houses: Red-brick, 2-storey with stone heads to doors with rectangular fanlights. Canted brick bay windows with hipped roofs to side of doors. Paired windows over bays with joined heads and sills. Brick corbels to eaves (except no.155). 157-163 have gabled dormers. Slate or tiled roofs. Brick chimneys. Rear elevation brick with paired segmental arch windows to each house. Low brick wall to road frontage with stone coping.</p> 
Group Value	The terrace forms a group.
Local Significance	Part of the development of terraces along Belle Vue Road after its construction in 1860. The terrace has modest detailing but original gable dormers, though one has been replaced with a modern, less sympathetic version.
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area.

### 72: 165-179 Belle Vue Road (odd numbers)


	Positive Building
Age	1860s

Architectural and Artistic Interest	Terrace of eight houses built as a group. Red-brick, 3-storeys over basements except nos.165&179 which terminate the ends of the terrace with an additional storey in a gable frontage. Doors with stone doorcases with scroll brackets supporting a pediment over a rectangular fanlight, with tiled architrave and pilasters. Cantled bay windows to basement and ground floor, stone below and stone and brick above with moulded cornice eaves. Upper windows with voussoir brick flat arches and stone sills. Corbelled brick supports to eaves. Slate roofs (with some tiled replacements) and brick chimneys with brick mouldings. Rear elevation 4-storeys with segmental arch windows and added flat roof 3-storey outshots. Some retain the original low brick wall to road frontage with stone coping.	
Local Significance	Part of the development of terraces along Belle Vue Road after its construction in 1860. As a 3-storey terrace with bookend gables, it is a substantial feature, though the design of the gables misses the opportunity to impress. Stone paved ginnel to the side of no. 179.	
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area.	

### 73: 181-189 Belle Vue Road (odd numbers)

		NDHA
Age	1860s	
Architectural and Artistic Interest	Red-brick terrace of five houses in gothic revival style. 2-storeys over now rendered basement. Built as a group nos.181&189 terminate the ends of the terrace with a full height octagonal bay extending up a further floor, capped by an octagonal roof extending back to meet the main roof pitch. Doorways are set back and framed by engaged stone columns supporting a pointed brick arch with stone hoodmould. Ground floor paired windows with trefoil heads set in pointed brick arches with angled stone hoodmoulds over. Upper floor windows, paired and single, have pointed brick arches. Contrasting brick and tiled string courses. Slate roof with triangular brick dormers with paired trefoil headed windows, engaged column central support and circular stone medallion in the apex. Rear elevation has similar windows and alternating gabled and hipped roof projections along the roofline.	
Local Significance	Part of the development of terraces along Belle Vue Road after its construction in 1860. The architectural style and detailing give it a distinctive quality in the alignment of the Belle Vue Road frontage.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.	


### 74: 191 Belle Vue Road

		Positive Building
Age	pre-1890	
Architectural and Artistic Interest	Single house, red-brick, 2-storeys over basement, attached to nos. 181-189. Doorway with semi-circular fanlight in stone surround with scroll bracket supports to moulded cornice head with modillion detailing. Cantled stone bay with similar detailing over. Upper windows with segmental brick arches and stained glass in sash windows. Timber scroll brackets to eaves. Slate roof with modern rectangular dormer. Brick chimney. Rear elevation with some segmental arch windows and modern alterations.	
Local Significance	Although of classical styling typical of much of the development in the area, this house is something of an oddity between the Gothic Revival on one side and utilitarian modern on the other. The large dormer detracts somewhat from its otherwise well-proportioned façade.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the character of the Heritage Area.	


### 75: 201 Belle Vue Road

		Positive Building
Age	1880s	




Architectural and Artistic Interest	Single house, red-brick, 2-storeys over basement, abutted by modern development. Doorway with moulded stone surround including cornice. Stone canted bay window. Upper windows with brick segmental arches, stone keystone and sills. Stone brackets and string course to eaves. Slate roof with modern wide gabled dormer over. Brick chimney. Rear elevation with segmental arch windows, rendered and extended upward to modern roof. Brick garden wall to front with stone capping.	
Local Significance	The house provides a welcome, if constricted, contrast between the insipid nature of its modern neighbours. The large dormer detracts somewhat from its otherwise well-proportioned façade.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the character of the Heritage Area.	


## 76: 203-209 Belle Vue Road (odds)

	Positive Building	
Age	1860-1890	
Architectural and Artistic Interest	Terrace group of four houses all built to the same style attached to no.211. Red-brick, 3-storeys. Each has a semi-circular brick-arched doorway (no. 203 with modern added porch) with stone canted bay window to one side. Three windows to each upper storey with segmental brick arches and stone sills. Modern frames. Moulded brick eaves. Modern tiles to roofs. Brick chimneys with brick detailing. Segmental arch windows to rear elevation with large modern dormers to rear of roof. Brick garden wall to front with stone capping.	
Group Value	Nos. 203-215 Belle Vue Road form a group	
Local Significance	The 3-storey terrace contributes to the continuous nature of development on this side of Belle Vue Road, and provides stature, consistency of design and simple detailing. As a group, nos.203-215 represent a significant extent of the original Belle Vue Road development.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the character of the Heritage Area.	


## 77: 211 Belle Vue Road

	NDHA
Age	1860-1890
Architectural and Artistic Interest	<p>Single house attached to nos.209 and 213. Red-brick with stone detailing, 2/3-storeys over basement with raised Flemish-style gable dormer. Wide doorway with moulded and carved stone surround. Stone canted bay window to basement and ground floor to one side of door. Upper windows with stone surrounds, paired over bay window. Stone strings. Window to gable also with stone surround with stone circular medallion in the apex. Curved parapets to gable with scroll ends. Ornate carved stone eaves. Slate roof. Brick chimney. Rear includes bay window in brick, segmental arch windows and a round arch window, bracketed eaves and small raised gable.</p> 
Group Value	Nos. 203-215 Belle Vue Road form a group
Landmark status	The house is opposite the end of Kelso Road and terminates the view down that road.
Local Significance	In contrast to its near contemporary neighbours on either side, this house stands out due to the extent of its architectural detail. The overall composition is strong enough to outweigh the minor negatives of modern frames and external plumbing. The fully paved front garden also detracts from its quality, but it occupies a significant location in the townscape. As a group, nos.203-215 represent a significant extent of the original Belle Vue Road development.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.

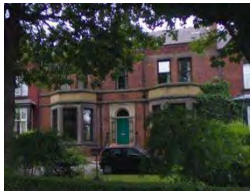
## 78: 213-215 Belle Vue Road (odds)

	Positive Building
Age	1860-1890
Architectural and Artistic Interest	<p>Pair of two similar houses attached to no.211. Red-brick, 2-storeys over basement. Doors with stone heads with angled tops. Square stone bay windows with hipped slate roofs to ground floor. Windows over with stone heads to match door, with stone sills. Brick corbels to eaves. Slate roofs. Original timber gabled dormer to no.213, modern wide rectangular dormer to no.215. Brick garden wall with stone capping to no.215. Paired windows to rear with similar heads to front.</p> 
Group Value	Nos. 203-215 Belle Vue Road form a group
Local Significance	The design of this pair is comparatively plain in comparison to their neighbour at no.211, but the building line is maintained, and the roofline provides interest. The altered dormer detracts from the overall quality.
CONCLUSION	By virtue of their age and architectural quality, the buildings make a positive contribution to the character of the Heritage Area.

## 79: 40 Kelso Road, 118-124,128 Belle Vue Road, (evens) and 132 Woodsley Road


	Positive Building	
Age	c1900	
Architectural and Artistic Interest	<p>The terrace consists of a mirrored pair of houses at each end, facing Kelso Road and Woodsley Road respectively, having similar design details to nos 118-124 &amp; 128 Belle Vue Road. No.126 is of a different design and is described below. Red-brick (no. 132 Woodsley Road is over-painted). with stone details, 2-storeys with attic windows to gables. Doorways and windows all with stone heads with wrapped ends and brick detailed hood moulding. Rectangular and canted bay windows. Brick strings and timber brackets to eaves. Slate roofs, brick chimneys. Low brick garden walls with stone cappings. Varied building line to rear, with original and new extensions, segmental arch windows. Kelso Place to the rear has stone sett paving, repaired in patches.</p>	
Group Value	The terrace forms a group with no.168	
Local Significance	The terrace, added to both sides of no.126 as part of the Kelso Road development, the overall design creates the impression of a single block with return gables at each end, aligning with the terraces along Kelso Road and Woodsley Road. It is the only remaining Victorian terrace on this side of Belle Vue Road. The area to the rear of the properties along Kelso Place provides scope for improvement.	
CONCLUSION	By virtue of their age and architectural quality, the buildings make a positive contribution to the character of the Heritage Area.	

## 80: 126 Belle Vue Road


	NDHA	
Age	c1880	
Architectural and Artistic Interest	<p>Part of the terrace including 118-124,128 Belle Vue Road, described above. No 126 is 3-bays wide (double-fronted), red-brick with stone detailing. Central door in a stone surround including a semi-circular arch supported on engaged circular columns on moulded bases with square capitols. Stone canted bay windows to either side with mouldings to mullion edges and stone parapet over. Upper windows with brick moulding to jambs and stone heads extending across the elevation. Brick corbel detailing to eaves, slate roof with added central gabled dormer. Kelso Place to the rear has stone sett paving, repaired in patches. Low brick garden walls to front with stone cappings. Brick and stone gate and end piers.</p>	
Group Value	The house forms a group with the terrace of which it is a part.	
Local Significance	Originally built as St Simon's Vicarage (the name still inscribed on the stone caps of the gate piers). St Simon's, demolished in the 1960s, was on Ventnor Street, between Burley Road and Kirkstall Road (now part of Yorkshire Television studios). The 3-bay frontage is the only one of its kind on Belle Vue Road.	
CONCLUSION	By virtue of its age, architectural quality and local significance, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.	




## 81: 134-148 Woodsley Road (evens)

	Positive Building
Age	1880-1900
Architectural and Artistic Interest	<p>A stepped terrace in a mix of styles, but in a similar theme. All red-brick, 3-storeys over basements with bay windows to ground floors/basements. Variations in detail to doorcases and windows with brick and/or stone heads. Top floor windows generally smaller than first floor with some modern, widened openings. Modern frames. Brick detailing to eaves. to rear elevations. Brick chimneys with brick detailing. Rear elevations plain, with large modern dormers to most and original outshots, with garages and parking areas. Brick garden walls to front with stone cappings. Brick and stone gate piers to nos.144-146. Back Kelso Road to the rear is paved in stone setts.</p> 
Group Value	Forms a group with the remainder of the terrace.
Local Significance	The terrace as a whole presents a clear edge to what was open Grammar School fields when the terrace was built, and remains a wooded edge to the modern development there. The added The area to the rear of the properties along Back Kelso Road provides scope for improvement.
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area.


## 82: 150 Woodsley Road

	NDHA
Age	1880-1900
Architectural and Artistic Interest	<p>Red-brick with stone details, 3 storeys over basement with raised dormers to upper storey. Doorway with stone quoins, a Tudor arch and square hood moulding. Bay windows stone with crenellations. Paired windows to first floor with divided arches and hood mouldings (stone mullion removed over bay). Most retain sash frames. Raised dormers with hipped roofs, original slate roof. some re-tiled. Brick chimneys with brick detailing. Rear elevation includes bay window and hipped dormer with paired, arch window, and sash frames. with a mix of garages and parking areas. Brick garden walls to front with stone cappings. Stone gate piers. Back Kelso Road to the rear is paved in stone setts.</p> 
Group Value	Forms a group with the remainder of the terrace.
Local Significance	This house differs from others in the terrace with its Tudor arch doorway and crenelated bay, but nevertheless retains the scale and general configuration of the remainder of the terrace. The area to the rear of the properties along Back Kelso Road provides scope for improvement.
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the character of the Heritage Area.


### 83: 154-158 Woodsley Road (evens)

	NDHA
Age	1880-1900
Architectural and Artistic Interest	<p>Three 2 storey over basement red brick houses, nos. 156 and 158 identical, with no. 154 having different details but following the same theme, all with canted bay windows to ground and basement and paired windows in a gabled and pedimented dormer. No. 154: rectangular door case with Corinthian pilasters, and stone window surrounds over. Nos. 156 and 158: arched stone moulding over doorcase, stone heads and sills to upper windows. All with stone corbel dentils and string course to eaves. Modern frames. Rear elevations plain with dormers added. Stone garden walls to front with stone cappings and stone gate piers to nos.156 &amp; 158. Back Kelso Road to the rear is paved in stone setts.</p> 
Group Value	Forms a group with the remainder of the terrace.
Local Significance	These houses were the first to be constructed in the terrace and create a distinctive roof line in this more ornate part of the terrace. The area to the rear of the properties along Back Kelso Road provides scope for improvement.
CONCLUSION	By virtue of their age, group value and architectural quality, these buildings make a significant contribution as a heritage asset to the character of the Heritage Area.


### 84: 6-8 Kelso Road (evens)

	Positive Building
Age	1880-1890
Architectural and Artistic Interest	<p>A pair of 3-storey red-brick houses with projecting gables with timber details and rectangular bay windows). Doors and window openings with both stone lintels and brick arches with drip mouldings. Upper window openings enlarged, modern frames, added dormer and gable alterations to no.6. Re-roofed in concrete tiles. Rear elevations plain, with parking areas. Brick garden walls to front with stone cappings. Back Kelso Road and Cross Kelso Road are paved in stone setts.</p> 
Group Value	Forms a group with the remainder of the terrace.
Local Significance	The gabled pair mark the end of the terrace, complementing 2 and 4 Kelso Road but include alterations. The area to the rear of the properties along Back Kelso Road provides scope for improvement.
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area.


### 85: 10 Kelso Road

	NDHA
Age	1880-1890
Architectural and Artistic Interest	<p>A 2-storey red brick house with raised gable over paired windows and a canted bay window with paired windows. Doorway with semicircular brick arch with carved keystone and imposts. First floor windows with stone heads, sills and central string course. Gable window with brick arch, carved keystone. Carved timber verge to gable. Brick detailing to eaves. Most windows with original sashes. Rear elevation plain, with brick walled garden area to rear. Brick garden wall to front with stone cappings. Back Kelso Road is paved in stone setts.</p> 
Group Value	Forms a group with the remainder of the terrace.
Local Significance	One of the few houses in the terrace with only minimal alterations, contributing to the variety within the otherwise consistent alignment of the terrace.
CONCLUSION	By virtue of its age, architectural quality and group value, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.


### 86: 12-24 Kelso Road (evens)

	Positive Building	
Age	1880-1890	
Architectural and Artistic Interest	A stepped terrace in a mix of styles, but in a similar theme. All red-brick with stone details, 2-storeys over basements and most with stone canted bay windows to ground floors/basements. Virtually all have large modern rectangular dormers. Most roofs retiled. Rear elevations plain, with a mix of garages and parking areas. Brick garden walls to front with stone cappings. Back Kelso Road is paved in stone setts.	
Group Value	Forms a group with the remainder of the terrace.	
Local Significance	The differing styles within a regular building line add to the character of the street, but the excessive number of large, flat roof dormers detract from its original eclectic style. The boundary hedges and frontage trees are an important element in the street scene. The area to the rear of the properties along Back Kelso Road provides scope for improvement.	
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area.	

### 87: 1-7 Kelso Road, (odds)


	Positive Building	
Age	1880-1890	
Architectural and Artistic Interest	Two pairs of 3-storey red brick houses with square and canted bays. Nos. 1&3 have flat stone lintels surmounted by semi-circular stone arches; nos. 5&7 have semicircular brick openings with recessed doors. Upper windows stone heads and sills, most flat. Brick and stone detailing to eaves. Most roofs retain slate, some retiled. All modern frames. Rear elevations plain, with outshots, and parking areas. Brick garden walls to front with stone cappings.	
Group Value	Form a group with the remainder of the terrace.	
Local Significance	The three storeys provide scale at the end of the terrace, and contribute to its consistent alignment and materials, but with an austere appearance and modern frames.	
CONCLUSION	By virtue of its age, architectural quality and group value, the group makes a positive contribution to the character of the Heritage Area..	

### 88: 9-13 Kelso Road, (odds)


	NDHA	
Age	1880-1890	
Architectural and Artistic Interest	2-storey red brick group all with raised gables. Nos. 11&13 are a pair with semi-circular arched brick doorways with stone keystone and imposts, Stone heads and sills to upper windows. No. 9 is taller, with a raised basement. Doorway with brick and stone semi-circular arch, brickwork pilasters and carved keystone. Upper windows, paired over the canted bay, have semi-circular arched stone heads with keystones. All have ornate brick detailing to eaves and brick and timber details to gables. Modern frames to all. Brick detailing to chimneys. Rear elevations plain, with outshots, brick garden walls and gardens to nos. 9&11. Brick garden walls to front with stone cappings.	
Group Value	Form a group with the remainder of the terrace.	
Local Significance	The gables and detailed eaves, with the stone detailing on no.9, make these houses stand out from the others in the terrace, while maintaining the consistency of alignment and materials, albeit with some modern interventions.	
CONCLUSION	By virtue of its age and architectural quality, the group makes a significant contribution as a heritage asset to the character of the Heritage Area..	




## 89: 15 Kelso Road

	Positive Building
Age	1880-1890
Architectural and Artistic Interest	<p>2-storey brick house, with plain detailing of stone lintels and sills and a canted bay. Modern frames. Original slate roof. Rear elevations plain, garden. Brick garden walls to front with stone cappings.</p> 
Group Value	Form a group with the remainder of the terrace.
Local Significance	Plain in comparison with others in the terrace but nevertheless contributing to its consistency of alignment and materials.
CONCLUSION	By virtue of its age architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area.


## 90: 26-38 (evens) and 17-35 (odds) Kelso Road

	NDHA
Age	1880-1900
Architectural and Artistic Interest	<p>Two facing stepped terraces of identical houses, each attached to 6-24 and 1-15 Kelso Road respectively. Red-brick, 2-storey houses with canted bay window all to the same side of the doorway on the ground floor, two windows to upper floors and a gable with a single window over the bay. Doors have stone lintels partially wrapped down each side with brick pattern hood moulding. Bay windows have stone mullions with hipped lead roofs, some replaced with modern coverings. Upper windows have segmental brick arches with carved stone keystones and brick pattern hood moulding. Stone and brick sills. Brick and timber detailing to eaves. Ornate timber detailing to remaining original verges, though most replaced with featureless timber. Most roof re-tiled, some original slate. A few small rectangular dormers have been added. Brick detailing to remaining chimneys, though some removed. Rear elevations plain, with a mix of garages and parking areas. Brick garden walls to front with stone cappings.</p> 
Group Value	The facing terraces form a group
Local Significance	In contrast to the upper part of the street, the later terraces here are uniform, with their gable frontages creating an interesting roof profile, unaltered (for the most part) by added dormers. While there are a few modern alterations to frames and roof coverings, the consistency of style and appearance as a group provides an impressive presence. The area to the rear of the properties along Back Kelso Road provides scope for improvement.
CONCLUSION	By virtue of their age, architectural quality and group value, the terraces make a significant contribution as a heritage asset to the character of the Heritage Area.


## 91: Back Kelso Road, Kelso Place, Cross Kelso Road

	NDHA
Age	c1880
Architectural and Artistic Interest	<p>Stone sett paving to carriageways with stone kerbs. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. Setts along the edge of Hyde Terrace are laid diagonally.</p> 
Local Significance	Most roads built in this area were originally of similar construction, but many have been paved over with tarmac (as the pavements have here). The original stone paving that remains is therefore of considerable local value as a link to the area's history.
CONCLUSION	By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Heritage Area.


## 92: 38 Belle Vue Road, 2-32 Consort Terrace (even numbers) and 3 St John's Road

	NDHA	
Age	1860s-1906	
Architectural and Artistic Interest	<p>Stepped terrace of houses in a mix of grouped styles but a similar theme. All are red-brick with stone dressings, 2-storeys over basement (some with attic storey), with door to one side of an angled bay window. Doorways include brick/stone pointed arches (nos.3, 20-32), brick/stone semi-circular arches (2-6, 12-18) and moulded stone surrounds with semi-circular arches (8,10). Bay windows are in stone except nos. 2-6 &amp; 12-18 which have brick piers with stone heads and sills. Upper windows on all houses have segmental brick arches with stone keystone except nos. 8&amp;10 which have stone surrounds. These latter houses also include raised dormers in Flemish gables with stone parapets and finials. No.38 faces Belle Vue Road with timber-verged gables facing both Belle Vue Road and Consort Terrace. No.3 faces St John's Road alongside no.32's gabled side elevation and includes a turret over the pointed-arch doorway and a gable facing Consort Street. Rear elevations have segmental arch windows and 2-storey outshots and modern garages. Brick detailing to all eaves, slate roofs (a few replaced with tiles) and brick chimneys. Brick garden walls with stone copings (some rebuilt).</p>	
Group Value	The terrace forms a group.	
Local Significance	This terrace was saved from demolition by local resident action in the early 1980s. It is a good example of the terrace development taking place in the area in the late 19 <sup>th</sup> century. With few variations, the regular design of houses stepping down the hill, with no added dormers, creates a distinctive appearance in this area.	
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the character of the Heritage Area.	


## 93: 1 St John's Road

	NDHA	
Age	1860s-1906	
Architectural and Artistic Interest	<p>1 St John's Road is attached to the top of the stepped row of houses forming 1-33 Victoria Terrace. It has Flemish gables facing both roads and is painted white. Porch doorway, with semi-circular door surround, rising to a low turret in the internal angle. Angled bay window also with semi-circular window heads. Upper windows with segmental arches. Corbelling to eaves, slate roof to turret, remainder replaced with tiles..</p>	
Landmark status	The white Flemish gable facing east gives the building a landmark quality, particularly in westward views along St John's Lane.	
Local Significance	This house has the same configuration as no.3 St John's Road at the head of Consort Terrace, but with the added interest of the Flemish gable. The other Flemish gable was replaced by an early 21 <sup>st</sup> C gable. That and the added windows on the north elevation detract from its qualities, however.	
CONCLUSION	By virtue of its age, architectural quality and landmark status, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.	


#### 94: 1-33 Victoria Terrace (odds)

	NDHA
Age	1860s-1906
Architectural and Artistic Interest	<p>Terrace of red-brick (some overpainted) 2-storey over basement, 2-bay houses stepped on the slope. Variety of details on the remainder reflects the terrace's construction as individual plots or groups using pattern-books, but all have stone canted bay windows to the left of the entrance doors with the bays extending down to include basements. Doors include both arched stone surrounds with pilasters and entablature, and brick or brick and stone arched surrounds. Upper windows also vary in detail house to house, but all are segmental arched in brick, brick and stone, or stone. Brick or stone detailing to eaves, some with raised brick dormers in a variety of styles. Some houses have modern flat, wide dormers. Slate roofs, chimneys with brick or brick and stone mouldings. Low brick garden walls to fronts and sides, with stone copings.</p> 
Group Value	The terrace forms a group.
Local Significance	This terrace was saved from demolition by local resident action in the early 1980s. It is a good example of the terrace development taking place in the area in the late 19 <sup>th</sup> century. The upper half of the terrace has few variations, and the consistency of scale and basic configuration creates a distinctive appearance in this area. Added dormers on some houses detract from its roofscape.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.

#### 95: Highfield House, 2 Victoria Terrace


	NDHA
Age	1862
Architectural and Artistic Interest	<p>Red-brick with stone dressings, 3-bay (double-fronted) house, 2-storeys over basement. Raised, chamfered quoins. Central stone doorway with semi-circular arched fanlight and carved spandrels, square pilasters with carved panels, fluted brackets with rose carving supporting moulded cornice. Stone canted bay windows to either side of door extending down to basement, with carved panels over windows and moulded cornice over. Three upper windows with moulded stone segmental arch heads and stone sills. Stone brackets and moulded string course to eaves. Hipped slate roof. Side elevations both include chimney breast with raised, chamfered quoins and truncated chimney. Side facing Belle Vue Road includes two windows (similarly detailed to front elevation). Modern extensions to the north, set back from the front. 3-storey wing to the rear includes raised, chamfered quoins, similar eaves details and undecorated gable, and windows with brick segmental arches.</p> 
Historical Association	Built for George Hirst, owner of dyeworks by Wellington Bridge. Possibly built by David and John Eastwood, who developed Moorland Road, Belle Vue Road and the Victoria and Consort Terraces.
Local Significance	This substantial house, built with an elevated view across Belle Vue Road and the valley beyond, has distinctive detailing and commanding presence.
CONCLUSION	By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.

#### 96: 4-10 Victoria Terrace


	NDHA
Age	1860s
Architectural and Artistic Interest	<p>Terrace of four identical red-brick 2-storey, 2-bay houses stepped on the slope. Doors and windows all with rectangular stone surrounds with curved upper corners. Door surround includes cornice over. Canted stone bay windows to left of doors. Paired upper windows over bays, single over door, all with keystones extending to eaves. Stone detailing to eaves, slate roofs, plain brick chimneys. Low brick garden walls to fronts and sides, with stone copings.</p> 
Group Value	The terrace forms a group.
Local Significance	This terrace is all that remains of the Victorian development on the east side of Victoria terrace. All to the same design, they form a cohesive and distinctive group alongside Highfield House.
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the character of the Heritage Area.




### 97: Clarendon Quarter (formerly St Michael's College), St John's Road

	NDHA
Age	1908
Rarity	The scale and presence of this former Catholic college building, now apartments, is a unique feature in this area. There are no other known Benedict Williamson buildings in Leeds.
Architectural and Artistic Interest	Red/brown brick, 3-storeys over basement, central raised square tower, 6-bay wings either side each including a terminating projection 2-bays wide. All windows with semi-circular arched heads. 
Historical Association	Designed by the noted Jesuit architect Benedict Williamson. Includes a Leeds Civic Trust Blue Plaque.
Social/Communal Value	Built as a school, now apartments for key workers.
Local Significance	This imposing building on the hill at the top of the steep slope down to Belle Vue Road, has a commanding presence. Its austere design and restrained detail contrasts with the vivacity of most Edwardian architecture. It has been carefully altered to residential development.
CONCLUSION	By virtue of its age, rarity, architectural quality and historical association, the building makes a significant contribution as a heritage asset to the character of the Heritage Area.

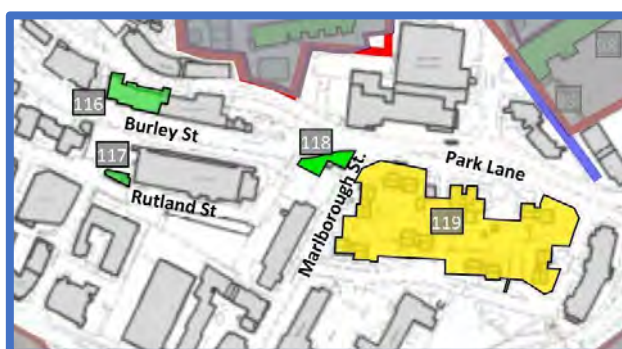
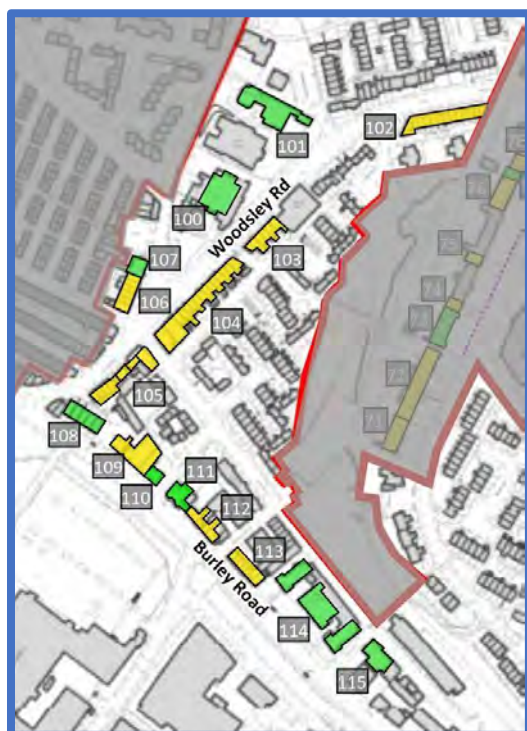
### 98: Joseph's Well, Hanover Lane

	NDHA
Age	1887-1904
Architectural and Artistic Interest	Large scale red-brick, 4-storeys L-shaped building, built as factory now offices. Regularly spaced square windows with arched heads. Moulded brick entrance door on east side with moulded brick surround and segmental arched head. Single square turret to south side. 
Historical Association	built in 1887 for Sir John Barran MP (1821-1905), the Leeds industrialist, inventor of the band-knife, pioneer of the ready-to-wear clothing trade, and Leeds Lord Mayor. Includes a Leeds Civic Trust Blue Plaque.
Local Significance	This large scale Victorian industrial building is unique in this area and its scale marks a change in the 19 <sup>th</sup> C residential development to the north and the industrial development that was, and to some extent still is, prevalent to the south. It is a particularly important building in the area, due to those features and the stature of its original owner, John Barran.
CONCLUSION	By virtue of its age, architectural quality and historical association, the building makes a significant contribution as a heritage asset to the area to the Heritage Area.


### 99: Hanover Lane

	NDHA
Age	c1800
Architectural and Artistic Interest	Part of the original carriage drive to Denison Hall, which also included what is now Brandon Road (see above). Stone sett paving to part of carriageway with stone kerbs pavement. The materials are hard-wearing, provide visual texture to the street scene, maintain the original setting of the buildings alongside. Borders the Heritage Area. 
Historic Interest	The link with Denison Hall (1796), one of the historic gems of the area, is of particular interest.
Local Significance	Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history.
CONCLUSION	By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area.

## Assessment of NDHAs and Positive Buildings outside the Heritage Area




### 100: Leeds Grand Mosque


	NDHA
Age	1965
Rarity	This is a unique building in the area: a rare example of brutalist architecture and the largest mosque in Leeds.
Architectural and Artistic Interest	Constructed as the Sacred Heart Roman Catholic Church with panels of Cornish granite on paired concrete columns with vertical glazing between. A glazed square element forms a truncated tower at the centre of the south side. The original symmetry has been compromised by a series of later extensions. 
Archival interest	Described as "one of the most striking churches to be built in the 1960s" (John Minnis & Trevor Mitchell (2007) Religion and Place in Leeds (English Heritage)).
Historical Association	Designed by Derek Walker (1929-2015) a Leeds-trained architect, later Chief Architect at Milton Keynes (1970-76) and architect of the Royal Armouries Museum in Leeds. The church closed in 1993 and the building was converted to become the Leeds Grand Mosque in 1994.
Landmark status	Most views of the mosque now are of its extensions and its Architectural and Artistic value is compromised, nevertheless it plays an important role in the community
Social/Communal Value	First as a church and now as a mosque, the building has significant value for the Muslim community in Leeds.
Local Significance	This is not only an important community asset, but also represents a distinctive example of the architecture of its period.
CONCLUSION	By virtue of its local rarity, brutalist design, history of use, archival interest, landmark qualities and communal value, the building is included as a significant heritage asset.

### 101: Hyde Park Methodist Mission


	NDHA
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Age	1976	
Architectural and Artistic Interest	Designed by James Thorp of Brooks Thorp Partners to bring together a number of existing congregations into a single "mission". A series of contrasting forms stepping down from the worship space to the minister's house. The church is a cube with two chamfered corners relieved by a dormer skylight cum steeple above a projecting bay facing the footpath containing a stepped array of stepped closely-spaced rectangular tracery lights. The dormer rooflight has a steeply raking roof which "dissolves" into a saw-toothed corona. The church hall has a long mono-pitch roof sloping down to the south. The linked minister's is a simple mono-pitch form with double-height slit lights in the south elevation. The dominant material is a stretcher brown brick with white UPVC glazed screens which has replaced the original dark stained timber.	
Social/Communal Value	A symbol of a faith community which has been established in the Woodhouse/Hyde Park community for over 150 years. As a place of worship where baptisms, weddings and funerals take place, it is closely associated with significant moments in life of congregation.	
Local Significance	This is not only an important community asset, but also represents a distinctive example of the architecture of its period.	
CONCLUSION	By virtue of its architectural interest and community value local rarity, the building is included as a significant heritage asset.	

## 102: 98-124 Woodsley Road

		Positive Building
Age	c1860-1890	
Architectural and Artistic Interest	Red brick terrace with stone heads and sills. Slate roof. Paired timber console brackets to eaves. Each house two-bays wide stepped to follow the slope. Most with original single gabled dormer windows to front and moulded brick chimneys to front and rear slopes. Decorative ridges and finials. Modern frames throughout.	
Group Value	The terrace as a whole forms a group	
Local Significance	Although modest in terms of decoration, the terrace as a whole, with its regular arrangement of gabled dormers provides a decorative edge to the distant view down Woodsley Road.	
CONCLUSION	By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area.	


## 103: 54-62 Woodsley Road

		Positive Building
Age	c1860-1890	
Architectural and Artistic Interest	Red brick terrace with four two-bay houses stepped to follow the slope. Southernmost fifth house is five-bays with canted end. Brick arched doorways with moulded keystone. Bay windows with stone surrounds. Slate roof. Ornate dentil brickwork to eaves. Two moulded brick chimneys remain. One house has a small, and one an over-large dormer extension to the front.	
Group Value	The terrace, together with 9-50 Woodsley Road forms a group.	
Local Significance	The short terrace forms part of the rows, including shops, which line the east side of Woodsley Road with a consistent building line and scale but small variations in detail design.	
CONCLUSION	By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area.	


## 104: 20-50 Woodsley Road

		Positive Building
Age	c1860-1890	




Architectural and Artistic Interest	<p>36-50 are of a similar design – brick built, two-bays wide with a single window over the door and paired windows adjacent. Segmental brick arches to windows with moulded brick reveals. Patterned coloured brickwork between brackets to eaves.. All are shop units, some still with original brick-arched doorway, some now with full width shopfronts. Some individual units have been painted over.</p> <p>20-34 are to a variety of original individual or paired designs, all brick (some now painted) with stone or brick features to windows on the first floor, no.20 being the most ornate.</p> <p>Many original slate roofs now replaced with concrete tiles. All have modern shopfronts, and a few have over-sized dormers to the front slopes. Nos.24-28, a pair, retain original gabled dormer windows. Some brick chimneys remain.</p>	
Group Value	The terrace together with 6-18, 54-62 Woodsley Road and 17-29 Hyde Park Road (across the junction but outside the Neighbourhood Area) forms a group.	
Local Significance	The design of the terrace reflects the varied decorative detail of similar terraces in the area. Design and details are similar to nos.80-90 Burley Road (see below). There is scope for improvement because some alterations and additions, particularly to shop fronts, detract from that quality. However, many of the changes are reversible and the terrace has the potential for future alterations to conform more closely to the original designs.	
CONCLUSION	By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area.	


### 105: 6-18 Woodsley Road

	Positive Building	
Age	c1860-1890	
Architectural and Artistic Interest	<p>Brick built terrace with variation in design of windows, doors and details. The tallest unit at the north end has paired windows with combined stone heads and sills: the remainder have segmental arched windows, some with keystones and brick dentil decoration to the eaves. The four properties at the southern end all have over-sized dormers to the front. Roofs are slate with some retained brick chimneys with mouldings. Modern alterations to the ground floor have diminished its Architectural and Artistic value but the terrace has the potential for future alterations to conform more closely to the original designs.</p>	
Group Value	The terrace together with 20-62 Woodsley Road, the rear of Boundary Terrace and the ends of terraces opposite but outside the Neighbourhood Area, forms a group.	
Local Significance	The design of the terrace reflects the varied decorative detail of similar terraces in the area. There is scope for improvement because some alterations and additions, particularly to shop fronts, detract from that quality. However, many of the changes are reversible and the terrace has the potential for future alterations to conform more closely to the original designs.	
CONCLUSION	By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area.	


### 106: 17-27 Hyde Park Road

	Positive Building	
Age	c1860-1890	
Architectural and Artistic Interest	<p>Brick built terrace of shops with altered shop fronts to ground floor and each with a single canted bay window to first floor. No 17 terminates the south end of the terrace with a full gable with stone coping and finial, and a single window and stone lintel. Three units include timber-clad raised gable dormers, while two have new flat roof dormers. Brick corbel brackets to eaves. Retained brick chimneys with mouldings. The units step regularly up the slope, each separated by a raised brick pier at eaves level with a stone capping and finial.</p>	
Group Value	The terrace together with 29 Hyde Park Road form a group.	
Local Significance	The terrace is set apart from the terraces across Hyde Park Road/Woodsley Road and has a discrete presence due to the first floor bay windows which are an essential feature of its character. There is scope for improvement to the shop fronts and dormers to restore its consistency.	
CONCLUSION	By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area.	


### 107: 29 Hyde Park Road

	NDHA	
Age	c1860-1890	
Architectural and Artistic Interest	<p>Adjoining 17-27 Hyde Park Road is a former bank, now a bookmakers. Brick built with stone dressings and window surrounds. Projecting gabled bay to left of door with stone mullioned and transomed bay windows to ground and first floors and three-light window with central fanlight with brick dressings to second floor. Similar square projecting bay to right of door, but with set-back raised gabled dormer above, with similar three-light window. Central doorway with pointed stone arch with hood moulding supported by attached Corinthian columns. Window over with stone mullion and transom. A second door opening to a passage at the north side has a pointed arch with hood moulding and stone and brick voussours. Gables have stone copings and finial to a similar design to no 17. Timber brackets to eaves. Slate roof.</p>	
Group Value	The building together with 17-27 Hyde Park Road forms a group.	
Local Significance	The building is unusually ornate in comparison with its near neighbours, identifying a higher status when built.	
CONCLUSION	By virtue of its age, design and group value, the terrace makes a significant contribution as a heritage asset to the area.	


### 108: Boundary Terrace, 122-130 Burley Road

	NDHA	
Age	1857	
Architectural and Artistic Interest	<p>A terrace row of five two-bay houses. Brickwork, painted white. Slate roof. Doors with simple, unadorned projecting pilasters and heads. Windows with voussoir brick arches. Two houses have over-sized dormers to the front.</p>	
Group Value	The terrace forms a group.	
Historic Interest	The terrace's name reflects its origins when built on the site where the ancient Gray Stone, marking the boundary between Headingley and Leeds, stood until the 19th century. A replica stands behind Rosebank School.	
Local Significance	The white painted terrace, with its rhythmic façade, stands out in the street scene and commands the view from the open space opposite. Its rear elevation also terminates the view down Woodsley Road. Its local historic significance lies in its name.	
CONCLUSION	By virtue of its age and historical association, the terrace makes a significant contribution as a heritage asset to the area.	


### 109: 106-120 Burley Road

	Positive Building	
Age		
Architectural and Artistic Interest	<p>Terrace of four properties with a variety of mid-Victorian details. Brick with slate roofs. Some chimneys removed but otherwise unspoilt by extensions.</p>	
Group Value	The terrace forms a group.	
Local Significance	The variety of details and heights provides an elevation of interest along Burley Road. Remains of rail tracks in the yard.	
CONCLUSION	By virtue of its age and design the terrace makes a positive contribution to the character of the area.	


### 110: 104 Burley Road

	NDHA
Age	Mid 20 <sup>th</sup> C
Rarity	Buildings of this era are rare in the area
Architectural and Artistic Interest	Constructed as a bank, now a café/restaurant. Square plan, Flemish-bonded red brick with slate panel base. Cantled entrance corner and feature doorway with stone surround, slate reveal. Square tiles over the door. Three tall windows to each street façade with stone lined reveals and sills. 
Local Significance	The building exhibits the distinctive design qualities of a bank of the period and accentuates its corner position.
CONCLUSION	By virtue of its age, rarity, and design the building significant contribution as a heritage asset to the area.

### 111: 100-102 Burley Road (previously the Queen Hotel public house)


	NDHA
Age	c1860-1890
Architectural and Artistic Interest	Brick pub (now retail store) with heavily decorated stone features including arched doorcase with decorated segmental pediment supported by scroll brackets; bay windows with pilasters and cornice; upper windows with stone surrounds, segmental arches and elaborate keystones; eaves overhanging cornice with string course, brackets and dentils. Lower two-storey link (originally pub toilets) to no.100 with archway access to rear, narrow arched windows to ground floor with vertically extended keystones (two partially replaced by store door) and windows between attached square brick columns to first floor supporting a (probably later) plain entablature with stone string course and flush brickwork above. No.100 is contemporary with the pub with less ornate doorcase, window and eaves details. Both buildings have hip slate roofs with chimneys, some lost. Remaining pub/shop chimney well-detailed. 
Group Value	The two buildings form a group.
Social/Communal Value	Although now a convenience store, its previous role as a community pub is part of the social history of the area
Local Significance	A high quality building with sumptuous detail standing out in an area generally developed with more modest buildings of the period.
CONCLUSION	By virtue of its age, design, group value and social history, the building makes a significant contribution as a heritage asset to the area.

### 112: 96-98 Burley Road


	Positive Building
Age	c1860-1890
Architectural and Artistic Interest	Pair of brick properties built contemporaneously with two-storey stone-mullioned bay window and doorway to west half and first floor pair of windows with rubbed brick voussoirs and keystones, and modern ground floor shop front to east half. Original slates replaced. Chimneys removed. 
Local Significance	Modest architecture, some much altered e.g. shop front. However, it has the potential for future alterations to the shopfront to be more sympathetic to the overall building design. Although of a similar age, the adjoining properties to the east which complete the terrace have been considerably altered, but any alterations/replacement would need to respect the scale, form and details of 98-102.
CONCLUSION	By virtue of its age and design, the building makes a positive contribution to the character of the area.

### 113: 78-90 Burley Road




	Positive Building	
Age	c1860-1890	
Architectural and Artistic Interest	<p>Terrace of six brick properties, five three-storey and one two-storey (nos.80-90), and one attached brick property (no.78) set back, but with extended ground floor. Modern shop fronts to ground floor. Upper floors to nos.80-90 have paired windows to each property, with segmental brick arches and stone keystone, and moulded brick reveals. Decorative brickwork between brackets to eaves. Ghost sign</p> <p>No 78 has a modern shop front extension: first floor has three windows (two paired) with brick arches, keystone and stone drip moulding over the brick arches</p>	
Group Value	The terrace as a whole forms a group.	
Local Significance	Design and details are similar to nos.36-50 Woodsley Road (see above). The 3-storey building provides some stature to the Burley Road frontage of shops, while the juxtaposition of heights and roof forms and the eastern end creates an interesting composition.	
CONCLUSION	By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area.	


#### 114: Rosebank Primary School, Burley Road

	NDHA	
Age	c1860-1890	
Rarity	This is the only school building of its type in the area	
Architectural and Artistic Interest	<p>Original building includes an H-plan central block with projecting gables to each end, front and rear, and two flanking T-plan classroom blocks with eaves facing Burley Road. Early 20<sup>th</sup> century extension to the front of the central block has a lower double-pitch roof with end sections each with a central raised window. All red brick with stone dressings to rectangular windows and parapet gables.</p> <p>The school has been extended with infill buildings on the Westfield Road side, but the original buildings remain the dominant feature.</p>	
Landmark Status	The school is a significant feature in the urban and social environment	
Group Value	Together, the buildings form a group	
Social/Communal Value	The building has an important use in community life as the only school in the area	
Local Significance	The symmetrical arrangement of the plan and the robust detailing differentiates the building from its neighbours and is a significant feature on Burley Road.	
CONCLUSION	By virtue of its age, design, rarity, landmark status, group value and social/communal value the building makes a significant contribution as a heritage asset to the area.	


#### 115: Offices, previously Burley Road Baptist Church Sunday School, Hollis Place/Westfield Road

	NDHA	
Age	c1875	
Architectural and Artistic Interest	<p>Sunday school built as part of Burley Road Baptist Church (dem). Polychromatic Gothic style: red brick with light buff brick features. Narrow pointed arch windows with circular stone mullions to south. Pair of gables at each end with circular windows in west gables. Both north and south elevations partially obscured by modern flat roof extensions.</p>	
Local Significance	This colourful building and its careful detailing adds distinctive character to this part of Little Woodhouse.	
CONCLUSION	By virtue of its age and design the building makes a significant contribution as a heritage asset to the area.	


### 116: Former Post Office Sorting Office, Burley Street/Park Lane

	NDHA	
Age	c1975	
Rarity	The building is an unusual example of brutalist architecture in the area.	
Architectural and Artistic Interest	<p>Building consists of a main section and a tower section.</p> <p>Main section: Concrete frame with brick infill. Three-storeys to south (Burley Street) side with concrete columns and beam ends exposed in De Stijl style, narrow glazing to upper floors, grills and access doors to ground floor. Two-storeys to north (Park Lane) side with canted bays and sloping patent glazing to each bay</p> <p>Tower section: Four-storeys with blank south side, vertical patent glazing strip and separated concrete support to upper level on west side, and angle glazed strips to north side and angled upper floor.</p> <p>The relationship of solids to voids and concrete/ brick shapes are well-proportioned and considered.</p>	
Landmark status	The striking tower element stands in a prominent location at the junction of Belle Vue Road and Park Lane where it creates a landmark feature	
Local Significance	There are few buildings of this period in the area, and few anywhere with such unusual fenestration. Its distinctive design is an important feature of the area .	
CONCLUSION	By virtue of its age, local rarity, design and landmark status, the building makes a significant contribution as a heritage asset to the area	


### 117: The Highland Pub with 36 Cavendish Street

	NDHA	
Age	c1860-1890	
Rarity	One of only three pubs remaining in the area	
Architectural and Artistic Interest	<p>Originally forming the end of a terrace of back-to-back houses at a diverging road junction, creating a narrow end formed as a two-storey bay window. Simple detailing to windows and doors.</p>	
Social/Communal Value	The Highland is a popular pub and as one of only two in the area plays an important role in the community life.	
Local Significance	The architecture is modest, though the plan form is interesting and indicative of the original street pattern of the area, with the end bay accentuating the narrow end between the original diverging terraces. It remains a symbol of the 19 <sup>th</sup> C development of the area, amongst the taller, more recent development around it.	
CONCLUSION	By virtue of its age, rarity, design and social/communal value, the building makes a significant contribution as a heritage asset to the area	

### 118: Shop units and The Fox and Newt Pub, 1-9 Burley Street

	NDHA
Age	c1900
Rarity	One of only three pubs in the area and the only example of an Old English architectural style shopping parade.
Architectural and Artistic Interest	<p>Terrace consisting of four shop units and a pub. The four shops are of similar design, with shop fronts to ground floor, brick first floor each with paired windows and timber and render second floor, each with a single window centred in a full width gable. Each unit is separated by a projecting brick pilaster with a Corinthian capital at second floor level. The shop fronts retain their original narrow fascias with ornate bracket ends though most have been covered by larger modern fascias. Shop fronts retain the original plan of a door to one side recessed at an angle, albeit now in modern materials.</p> <p>Pub, originally the Rutland Hotel (spelt out in a panel below the eaves), is brick with moulded brick and stone string courses, including an unusual and curious mixture in a full height section over the door including a semi-circular arch, moulded brick string course pediment, stone pediment and double-curved parapet.</p> <p>The whole terrace frontage forms a shallow double curve in plan, probably a result of redevelopment here with the introduction of trams and following the swept path of the rails as they branched off from Park Lane into Burley Street.</p> 
Group Value	Together, the shop units and pub form a group.
Social/Communal Value	The shops and pub provide valuable uses within the community.
Local Significance	The row of shops and pub face the angled junction of Park Lane and Burley Street, a prominent position in the area. While much of the surroundings have been redeveloped, the buildings remain a distinctive example of early 20 <sup>th</sup> C development.
CONCLUSION	By virtue of its age, rarity, design and social/communal value, the terrace makes a significant contribution as a heritage asset to the area

### 119: The Marlboroughs

	Positive Building
Age	Early 1960s
Rarity	There are few 1960s brutalist style housing schemes unaltered in Leeds, and no others in this area.
Architectural and Artistic Interest	<p>A single 17-storey tower block is the centrepiece and is surrounded by seven four-storey paired blocks of maisonettes. The blocks are linked by a concrete deck at the Park Lane level, with parking under part of the deck accessed from the lower Duncombe Street. All blocks are brick – the tower has wide concrete string courses at window head level while the lower blocks are fully brick. Living room windows in the tower have rendered panels below, creating vertical strips up the corners and centre of the tower. Lower blocks have tiled panels between the main windows of each floor with balconies at second floor level.</p> 
Group Value	The entire scheme, designed as a complete entity and unchanged since, forms a group
Landmark Status	The tower provides an urban landmark at a gateway location to Little Woodhouse
Local Significance	Local authority housing development is an important part of the of the area's residential history and the estate provides a good example of mixed high- and low-rise housing of the 1960s. The Marlboroughs is reputed to be one of the most popular social housing estates in Leeds. The original design of the scheme has not been compromised by the addition of cladding panels or other alterations. The development forms a significant part of the Little Woodhouse story.
CONCLUSION	By virtue of its rarity, architectural interest, group value and landmark status, the scheme makes a positive contribution to the character of the area.





# Little Woodhouse Neighbourhood Plan

*Appendix C:*

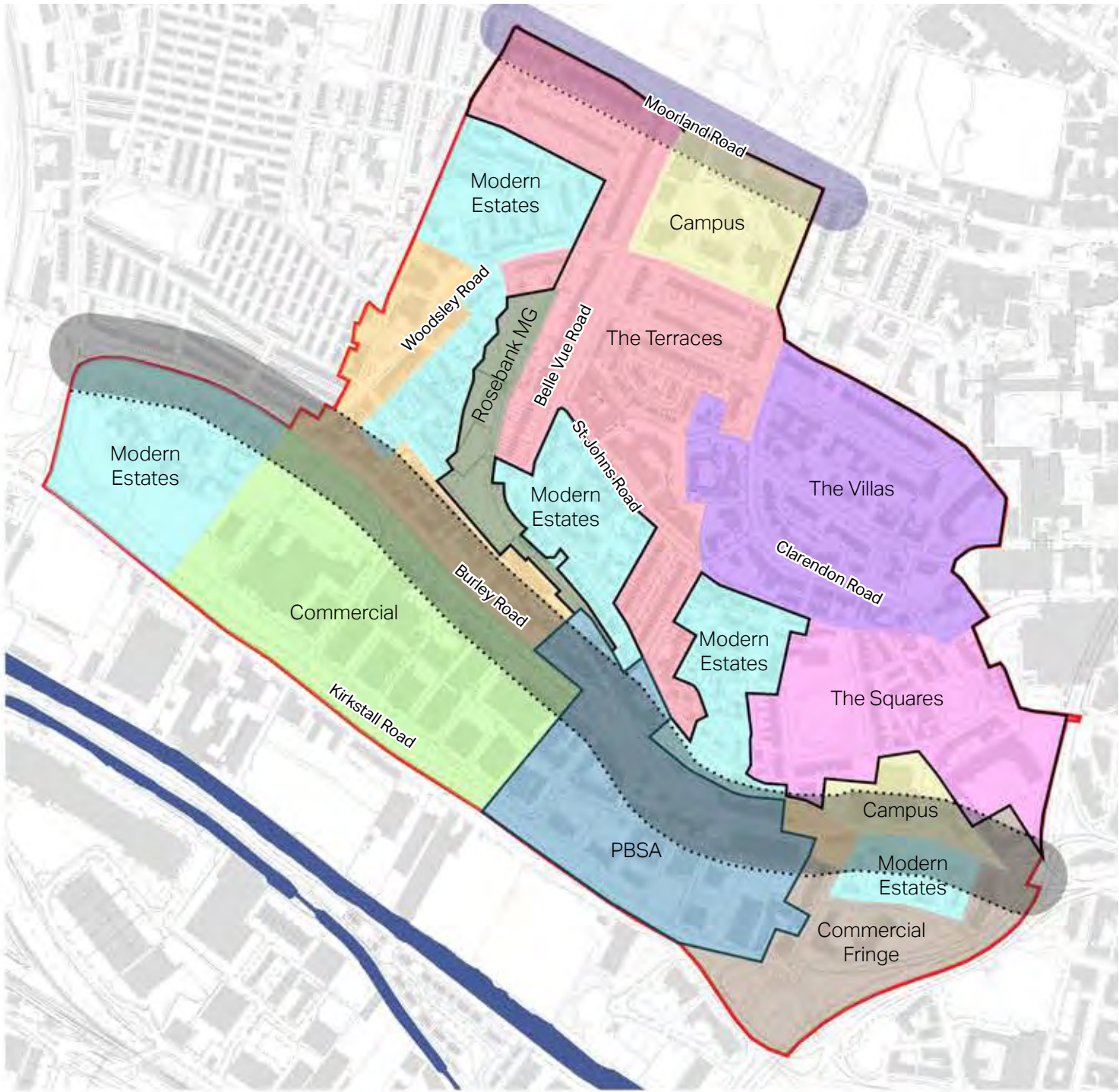
2025-2042

Design Code Document- Character Analysis

July 2021

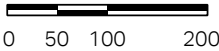
**AECOM**





**Character areas key**

- Heritage Area
- The Squares
- The Villas
- The Terraces
- Modern Estates
- Purpose Built Student Accommodation (PBSA)
- Neighbourhood retail, facilities and mixed-uses
- Campus Areas
- Commercial and Light Industrial Area
- Commercial Fringe
- Burley Road Corridor
- Moorland Road edge
- Rosebank Millennium Green



## Character Areas

The Baseline Analysis has helped to establish different character areas and features within Little Woodhouse. These character areas have been outlined for the purposes of identifying issues to be addressed in subsequent design codes and guidance, and also as a reference for designers to understand the components that make each place unique and give it its distinctive character, whether good or bad, so areas/features can be protected or enhanced.

These character areas vary from those defined within the Little Woodhouse Design Statement (2011) by adopting a more thematic approach suitable for the application of design guidance and codes. Also the 2021 Neighbourhood plan area has changed so different areas are now included, making this a useful update 10 years on. The history outlined in the original document remains relevant but is not repeated here. The new areas are defined based on their urban form, characteristics and function within Little Woodhouse, in addition to their building style. Defining these areas allows for Design Codes to be written with more nuance and to address specific urban design issues and change opportunities within each of the areas.

This character area analysis looks beyond the Heritage Area to capture the entirety of Little Woodhouse. The Heritage Area is an important designation and crucial to protecting many of the local heritage assets of Little Woodhouse,

however, the remainder of the neighbourhood could benefit from incremental improvements to the environment. In doing so, the context of the Heritage Area becomes more attractive and complementary.

For example, the poor environmental quality of neglected back-streets could be enhanced with guidance on reinstating appropriate property boundaries, helping to give better definition to these spaces, together with small scale development opportunities for outbuildings. Environmental improvements also brings benefit to the wider community, particularly where new development can be a catalyst for this and help upgrade less successful or incomplete areas (e.g. estates).

Overlaid are two key edges / corridors that are also viable 'units' of character for consideration addition to the broader areas: Burley Road and Moorland Road. Both have larger scale importance and strategic roles in the wider city and adjacent neighbourhoods.





**Figure 01:** Ordnance Survey map extract 1888-89

## Heritage Area

During the 18th and 19th Century, Little Woodhouse developed as a middle-class suburb of Leeds. Early villas with extensive estates spread from the western edge of the city, before the land was subdivided and sold off, with smaller villas and high-quality terraces becoming more common. Later in the 19th Century, smaller terraces and back to back dwellings were developed, although many were demolished and replaced during a mass clearance programme in the 1960s/1970s.

The Little Woodhouse Heritage Area is a large area and overlaps several Character Areas (see character areas map) capturing much of the earliest development, including the vast majority of the 38 listed buildings and other Non-Designated Heritage Assets (NDHAs) within Little Woodhouse. The Heritage Area designation effectively assimilates the 3 conservation areas and helps to ensure that the value of these heritage assets, and their role in understanding the evolution of Little Woodhouse, is recognised. Victorian architecture dominates the area, with varying detail and forms. Georgian and Victorian houses surround the two squares which were developed over a number of years.

A brief summary of the positive and negative aspects of the area follows and more detail is captured in the following sections.



## Positive aspects of the Heritage Area

- There is a consistency of red brick building material and grey slate roofing within the Heritage Area. Stone is used for detailing in the form of window heads, sills, door surrounds, string courses and dentils. Both high and low brick walls with stone coping are a common boundary treatment, with stone gateposts also a prevalent feature.
- Smaller villas and short terraces along Clarendon Road, Hyde Terrace and Springfield Mount are set in well-landscaped plots, which provides an arcadian character to the area.
- The architectural detailing of the Victorian buildings positively establishes the identity of the area and is appealing.
- Gardens are often bounded with brick walls, some with curving corners. This works well with the trees and landscaping to set attractive boundaries. Trees are a major element within the streetscape.
- Hanover Square and Woodhouse Square are two of only five squares in Leeds originating in the Georgian Period and are attractive, formal green spaces.



Most of the heritage area is 2-3 storey but the Clarendon quarter includes some taller buildings such as the Joseph Wells building.



The former Adult Education Centre, a Grade II\* listed building, now used as student accommodation.



Ornate detailing, turrets, stone headers and surrounds, and a consistency of red brick are some of the features which add to the rich character of the Heritage Area.



Rows of terraces are the most common building type within the Heritage Area.



## Negatives aspects of the Heritage Area

- There is a risk that modern development does not follow the grain, materiality or scale of original developments within the Heritage Area. Some modern development lacks the detail to be consistent with the original developments. The result is a real risk of deterioration of character.
- There is an over-reliance on-street parking as a parking solution. This distracts from the attractiveness of the streetscene through a sense of cluttering.
- Over-scaled dormers are common and interrupt the scale of the building and visual aesthetic of the roof-line.
- Some of the traditional white timber framed windows have been replaced with modern alternatives, such as UPVC.



Whilst retained cobbled streets are positive, the non-traditional window styles detract from the Heritage Area, as does on-street parking



Box dormer windows to the front of buildings are a negative addition to the roofscape.



Low environmental quality exists to the rear of some plots within the Heritage Area.



Some of the recent infill development lacks the quality required to be consistent with the Heritage Area. Roller shutters invite graffiti.



## Opportunities for the Heritage Area

- Heritage assets should be maintained and efforts should be made to de-clutter the streetscape from highways infrastructure, bin storage and an over-abundance of on-street parking.
- There is an opportunity to address the relationship between the front and the backs of units which have become misaligned over time.
- Loss of boundaries to car parking should be avoided, but where parking exists it should be softened with planting and provided with logical, well-defined boundaries to maintain enclosure
- The character of historic buildings should be retained and surviving historic features should be sympathetically repaired.
- Historic boundary treatments should be retained new boundary treatments should preserve and enhance the special character of the area, particularly by with brick-built walls tall and short (rear/front).
- Gardens and their trees and other planting (e.g. privet hedges) should be

extended and maintained. Mature trees have a great impact on moderating micro-climate and the urban heat island effect and absorbing CO2.

- Ensure changes of use involving alterations and extensions retain the building's original character, in terms of its architectural form, scale, massing, proportions, balance, and rhythms, and of its window and door openings and details.
- Ensure that future public realm and traffic management measures respect and enhance the special character of the heritage area, including surface materials.
- New development must respond sensitively and creatively to the historic environment of its location.



Tall brick walls which follow the curvature of the street, these traditional boundary treatments should be retained and up-kept.



Retaining traditional features, such as timber sliding sash windows, helps to preserve the integrity of the heritage area.



The former St Michaels college building has kept its character, despite a change of use to student accommodation.

## Terraces

Terraces previously made up a much larger proportion of the housing stock within Little Woodhouse, covering the west and southern extent of the Neighbourhood Area, on the slopes of the escarpment and along the valley floor. Mass housing clearance within the 1960s and 1970s saw many of these terraces on the western slopes of Belle Vue Road and the valley bottom removed. The remaining terraced streets provide both uniformity and diversity; consistency of materials, building line and scale is complemented by a variety of architectural details, ranging from the simple to the ornate. The result is a rich texture across the units.



### TERRACES

**Building Types:** Predominantly generous Victorian terraces (exception: Kelso Gardens, 1930's), remaining coach houses and out buildings, (some new and converted apartment blocks are also present along St Johns Road and Belle Vue Road).

**Building Height and Scale:** 2- 3 storeys, often with a basement and/ or loft conversion. The terraces are long and shallow. (The apartment blocks are 4-5 storeys high and represent a larger and deeper form).

**Building Set Back:** Generous front gardens (exception: the Claremonts) set the terraces back from the street, sometimes with basements and steps to front doors.

**Materials:** Red brick and grey slate roofing are consistently applied.

**Roofscape:** Pitched roofs with either a continuous or stepped roof-line, chimneys with decorative chimney pots, gables with varying levels of ornate detail, and the occasional turret on corners.

**Street Typology:** The remains of a traditional grid layout can be seen, as is the topographical curvature of Belle Vue Road. Setts in streets have largely been removed, but remain in part.

**Parking:** Overwhelmingly on street, or on driveways accessed at the back of plots.

**Boundary Treatment:** Front gardens are bounded with low brick walls and are often landscaped, hardstanding is also common but less desirable. Rear gardens are less well defined, with inconsistent boundary treatments and property divisions.

**Details and Features:** Ground floor bay windows, decorative chimney pots, eave dentils, corniced stone casings, traditional detailing, pilastered door frames and inset porches. Brick walls mostly have stone coping.

**Unsympathetic Additions:** Inappropriately sized box dormer windows disrupt building lines, lack of space for bin storage clutters the streetscene, UPVC replacement of traditional sliding sash windows, inconsistent rear boundary treatments.



## Positive aspects of the Terraces

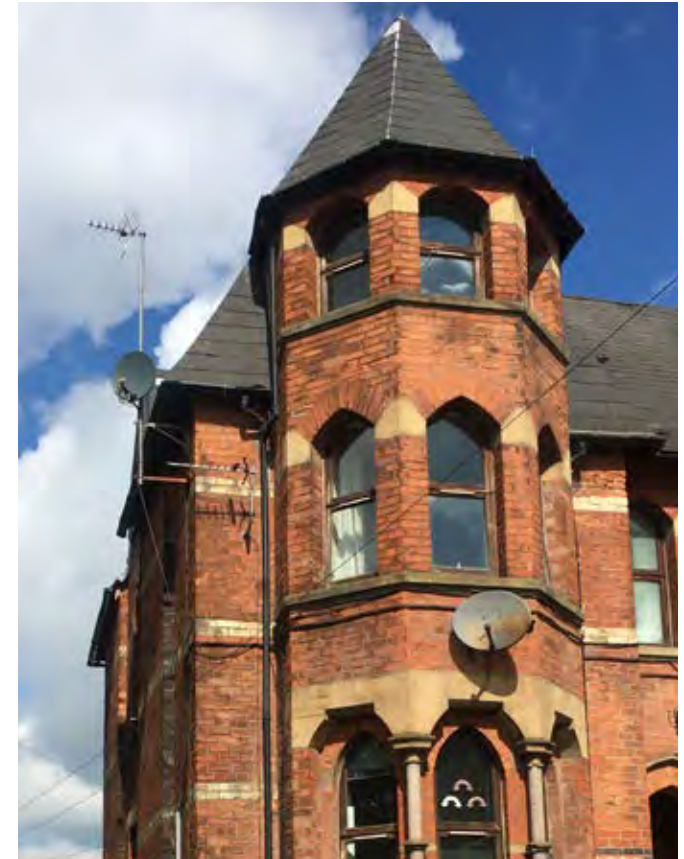
- As a predominant form, the collection of terraces pays a rich contribution to the Little Woodhouse character. Whilst diverse in style and detailing there is relative consistency in their appearance which forms a pleasing aesthetic.
- The common building lines and brick boundary treatments create a strong frontage along the terraced streets. This also helps to channel views to the south and the west, as well as creating a sense of enclosure.
- The stepped terraces provide a good precedence for how to address the sloping topography of Little Woodhouse, and are characteristic of the area.
- Original sett pavers are retained in some of the back streets serving the terraces, and help to establish the historic context of the building.
- The front gardens, with soft landscaping and planting, make a pleasant contribution to the experience of walking around Little Woodhouse.
- Terraces are an energy efficient building form that can be retrofitted with insulation and more air-tight windows and openings.



Stepped terraces highlight the sloping nature of the Neighbourhood Plan area, and provide an attractive roofline.



Some terraces are more ornate than others, however the shared used of material helps bring consistency between units.



Turrets help to define end of terraced units. Satellite dish placement detracts from this feature.



Front facing gables add to the rhythm of terraces.



## Negative aspects of the Terraces

- Since selective clearance of some original terraces and infilling with new housing developments, the relationship between the fronts and backs of some housing in the area has become muddled. Awkward relationships have emerged which undermine the security of private gardens the attractiveness of the street scenes.
- Numerous box dormer conversions in the roofscape are noticeable within longer runs of terraces, where the inconsistency of dormer sizes detracts from the overall appearance to the front of properties.
- The lack of on-plot parking leads to car-cluttered streets where on-street parking dominates, not broken up with planting.
- Household bins left on the street have a detrimental presence on the streetscape and therefore storage locations integrated with front boundaries may be preferable.
- Much of the traditional terraced stock has been poorly maintained. As such there is a considerable difference in quality and upkeep of units which undermines their architectural merit.



Bin storage clutters the streetscene and detracts from the attractiveness of the terraces.



Inappropriately sized and designed dormers are obvious interruptions along the roofline.



Rear boundaries are loose and varied, eaten-into for parking and fail to provide definition and security to the back-streets.



Despite the attractive brick building, there is a lack of maintenance and quality brick boundaries which undermines these terraces.



## Opportunities for the Terraces

- There is an opportunity to reduce perceived clutter along terraced streets (parking, bins and signage) to enhance street environment and also to address the relationship between the front and backs of units potentially (at least with better, more consistent boundary treatments);
- Development within terraces should respect the character of the whole terrace. The suitable replacement of existing inappropriate fixtures, fittings and adaptations is encouraged.
- Many of the traditional terraces have been converted into houses of multiple occupation (HMOs). Such conversions should retain the quality of the terraced housing stock; many have been subject to poor external maintenance and upkeep and exhibit a low environmental quality.
- Where bins are required to be within front gardens and/or visible from public areas, well-designed and conveniently located bin stores should be provided.
- Where car parking exists, its interspersions with, or return to, soft landscaping is encouraged.
- Generous plots/lofts of terraces mean homes are adaptable but this must be done without impacting neighbouring amenity, boundaries or the streetscene.



An opportunity exists to bring the terraces back to their original quality and prevent inappropriate development from detracting from their impact and attractiveness along the streets of Little Woodhouse.



The rhythm and character which the terraces bring to Little Woodhouse should be preserved and enhanced.

## The Squares

Hanover Square and Woodhouse Square represent some of the early development of the Little Woodhouse, and were developed in the late 18th and late 19th century. They provide two key areas of green space, and a pleasant arrival into Little Woodhouse from Leeds City Centre. Whilst similar in their composition, they are laid out independently of each other. Subsequent development in that area has been strongly influenced by the presence of the squares, which are now enclosed with terraced housing. The Claremonts are a group of simple terraces which exist to the north of Woodhouse Square which have largely retained their Victorian charm and character.



### THE SQUARES

**Building Types:** Victorian terraces, Georgian terraces, some commercial properties, and a small-scale apartment block.

**Building Height and Scale:** The squares are enclosed with grand terraces which vary between 2-3 storeys based on the slope of the land, and are arranged in long, shallow arrangements. Limited instances of 4-5 storey buildings exist but are the exception. Smaller terraces make up the Claremonts which are less grand in form than those around the squares.

**Building Set Back:** A close relationship to the street, separated by a small front garden or area of hardstanding, or no separation at all.

**Materials:** Red brick, painted red brick, grey slate roofing. Denison Hall and its outbuildings differ with prominent ashlar stone.

**Roofscape:** Pitched roofs along the terraces, with dormers of varying types. Some front facing gables apparent along Clarendon Road. Continuous roof-lines help to define the square.

**Street Typology:** Grid system bounded by radial / inter-radial routes. York stone paving and setts in streets have largely been removed but remain in places, notably at the Claremonts.

**Parking:** On street, with some instances of parking on driveways to the rear.

**Boundary Treatment:** Shallow front gardens or hard surface thresholds are bounded with low brick walls, sometimes with a hedge or railings. Commercial buildings and terraces on the Claremonts have no boundary. Low metal railings form the perimeter of the squares and is an important boundary type in this area.

**Details and Features:** There is a rich amount of detail, including doorway archways, box or bay windows, painted or stone window headers ornate gables, lintel mouldings

**Unsympathetic Additions:** Box dormers are often inappropriately sized, traditional dormers should be used as a template. The lack of bin storage results in a cluttered streetscape. The removal of the house at the south-east corner of Hanover Square has weakened the enclosure of the square here.



See also Little Woodhouse Conservation Area Appraisal and Management Plan.

### Positive aspects of the Squares

- Fine buildings of architectural merit and heritage worth (numerous listed buildings) - E.g. Denison Hall is a landmark historical feature within the area and forms a strong focal point to the north of Hanover Square.
- The Squares provide important formal green spaces within the Neighbourhood Area, but also for the city. The grand terraces form an attractive backdrop to these key spaces.
- Woodhouse Square is a key gateway site and occupies a pivotal position in the area, supporting the main pedestrian and cycle access route over a bridge which spans the inner ring road. Hanover Square is a positively tranquil space in contrast.
- The Claremonts, with the grid layout, setted streets and general conservation, retain a character which also exhibits the class distinction in Victorian society in a single estate.
- Attractive views are afforded from the slopes of Hanover Square, and are effectively channelled by the building line of the surrounding terraces.



Rich buildings of architectural merit along Clarendon Road.



The slopes which define Hanover Square allow for views to the south.



Denison Hall stands out as one of the few stone buildings within Little Woodhouse.



Chimneys, small dormers and simple window surrounds create a sense of consistency along Claremont Avenue.

## Negative aspects of the Squares

- The south east corner of Hanover Square is poorly enclosed and faced by the car park on the Park Lane Campus. This does not provide the same enclosure or aesthetic as in the remainder of the square.
- Inappropriate dormers are noticeable, especially along the southern row of terraces at Hanover Square which are in sight of views out from the sloping land
- The views from Hanover Square have also been compromised by the development of tall tower blocks (see Purpose Built Student Accommodation section).
- Some stone setts and York stone paving have been replaced with tarmac.
- Exposed bin storage is noticeable, especially along Back Claremont Terrace.



Highways treatment, such as painted yellow lines, do not always complement the quality of traditional street setts.



Dormers of an inappropriate size are noticeable along some units which surround Hanover Square.



Bins can overrun streets, as here at the rear of terraces at the Claremonts.



The rear of terraces along the south flank of Hanover Square have an awkward relationship to the Park Lane Campus car park.



## Opportunities for the Squares

- To reinforce the enclosure of the Squares by ensuring a complementary set of boundary treatments are adopted along the frontages of properties, which maintain a strong frontage.
- To protect views within and out from the Squares by ensuring dormer additions are appropriate to the traditional form of the building.
- Retain the green spaces of the Squares and the boundary frontages.
- To develop the south-east frontage on the car park (college site) to complete the square / create a green link to Park Lane.
- Make improvements to the layout of the access to the bridge which is located on the south-east corner of Woodhouse Square to create a more positive and attractive space.
- Retain stone setts and York stone paving and replace where appropriate.
- Ensure bins can be stored neatly and easily, out of sight, in well-designed convenient locations.



A terrace of red brick and stone detail lines the south flank of Woodhouse Square.



Turrets and stone detailing at Burley House, along Clarendon Road.



The view looking into Woodhouse Square from its western entrance.



Hanover Square, facing towards the south-west corner.



## The Villas

North of the Squares are the Villas. Clarendon Road, Hyde Terrace, Springfield Mount and Mount Preston Street were developed on the 18th century merchants' estates – Little Woodhouse Hall and Springfield House. Although the development included short terraces, it is the villas and villa-sized buildings, generally of high-quality architecture and set within landscaped plots, which exemplify the area. This is a Character Area of grandeur, greenery, and rich architectural value.

See also Little Woodhouse Conservation Area Appraisal and Management Plan.



### THE VILLAS

**Building Types:** Detached and semi-detached villas and grand terraces of high-quality architecture, many of which have been converted for residential or University purposes.

**Building Height and Scale:** Typically 3 storeys, of a grand scale, set within well-defined, landscaped plots.

**Building Set Back:** Well-landscaped grounds set the buildings back from the street. The buildings are set back at different angles where the road curves along Clarendon Road.

**Materials:** Red brick and slate roofing are consistently applied.

**Roofscape:** A characterful roofscape, with some high pitched front facing gables, some mock Tudor gables, and the occasional turret. Continuous pitched roofs line the terraces

**Street Typology:** Varied street types which serve the Villas. Some stone sett streets/ paving have been retained, but tarmac largely replaces traditional these to the detriment of some areas.

**Parking:** On street, courtyard, or to the rear of buildings (such as along Back Hyde Terrace).

**Boundary Treatment:** Low and high brick walls, hedges and planting, and some curved walls which follow the radius of the road.

**Details and Features:** Decorative window arches, decorative eaves, ornate porches add an overall rich and attractive texture to the buildings.

**Unsympathetic Additions:** Largely avoided in this area, although yellow lines on the cobbled streets detract from traditional authenticity.

## Positive aspects of the Villas

- Like The Squares, The Villas also contain “fine buildings of architectural merit and heritage worth (including numerous listed buildings).
- Buildings are regularly set back within well-landscaped plots, helping to provide the tree-lined character of the area.
- There is a noticeably strong presence of trees, hedgerow and landscaping, either directly onto the street or behind brick wall boundaries. It creates a pleasant environment and contributes to the areas green corridors.
- There are some good quality interpretations of the traditional style, which replicate the scale, massing and proportions of original buildings. Unsympathetic additions have largely been avoided
- Stone sett paved carriageways have been retained on Springfield Mount, Kendal Road, Back Kendal Lane, Back Hyde Terrace and Hyde Place. They work well in setting the context of the grand buildings.



Most buildings are 3 storey high, with some exceptions like Woodsley Terrace (Grade II listed).



The Villas are typically of a grand scale.



The Villas have largely retained their architectural charm and character to a high standard. Hexagonal bays and gables add rhythm and articulation to the villas.



The large front gardens and plentiful trees create a pleasant environment.



### **Negative aspects of the Villas**

- Several gardens have been paved over for car parking. On street parking poses a distraction to the attractiveness of the streetscape.
- Extensions to the rear of housing are often of a poor quality in relation to the corresponding fronts. When exposed this can create some unattractive views.



On-street car parking can dominate the traditional streetscenes. It is particularly overwhelming along Springfield Mount.



## Opportunities for the Villas

- To ensure that new development, or additions to original buildings, supports the high architectural quality of the original buildings through well-considered design, scale and materiality.
- Retain gardens and trees and avoid further loss to car parking and other inappropriate development. Where the opportunity arises, car parking areas no longer required should revert to gardens.
- Retain and improve the quality of pedestrian links to the Hospital at Little Woodhouse Street and Clarendon Way. There is an opportunity to improve way-finding along these links.
- To improve the quality of development within the back-street areas and tidy up rear elevations and street-scenes. Extensions and new 'out-buildings' should be appropriately designed and scaled on 'mews' streets.
- To ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.



Grassed front gardens, ornate detailing, chimneys and chimney pots and consistent window bays / arches help to achieve a high quality terrace along Springfield Mount, which has only been subject to minor alteration as seen with the occasional dormer additions.



## Estate Developments

There are several pockets of 20th Century housing within Little Woodhouse, built variously by private developers (Kendal Bank and Belle Vue Court or housing associations (Westfield Court / Belle Vue Road) for social rental purposes. These are largely built of red brick in a short terraced arrangement and a internal focus. They are often surrounded by amenity or publicly accessible green spaces, with courtyard or garaged parking solutions. The style of building is consistent within each estate group but does not necessarily reflect the style of neighbouring buildings, or have an outward facing relationship to its surroundings. The Marlborough estate is quite different with its flat-roofed maisonettes and a tower block.



### ESTATE DEVELOPMENT

**Building Types:** Semi-detached, maisonette or duplex housing and apartments and short terraces.

**Building Height and Scale:** 2-3 storey linked units arranged in short arrangements, with the exception of Marlborough Street which has 4 storey linked maisonette blocks and a single 16 storey tower block (out of scale with its surroundings).

**Building Set Back:** Amenity green space sets the buildings back from the street network and provides an open context.

**Materials:** Largely red brick, with some instances of lighter/ darker brick. Some façades in roughcast render.

**Roofscape:** Simple, single pitched roofs with a continuous roof-line along linked units. Marlborough Street has flat roofs.

**Street Typology & parking:** Courtyard parking or garages on Cul-de-sacs

**Boundary Treatment:** Incongruous wooden panel fencing is common and gives a lower quality impression that masonry which requires less maintenance

**Details and Features:** Minimal detailing, sloping porches, white UPVC windows.

**Unsympathetic Additions:** Inconsistent boundary treatments and a sometimes awkward relationship between the estate and its neighbouring developments.



The estates have a spacious character, although a sometimes unsightly relationship between the front and rear of buildings.



The rear of properties are left exposed to Woodsley Road, which does not create a secure and active frontage.

## Positive aspects of Estate Developments

- These groups of housing are often surrounded with amenity or publicly accessible grassed areas. This green space provides a sense of openness and spaciousness, although is not always of an attractive quality.
- The typical parking solutions (courtyard or garage) help to reduce the number of on-street parked vehicles. In comparison to other character areas, vehicle presence is less noticeable on main streets but very much so in visible parking courts, sometimes resulting in cramped back gardens
- There is a sense of rhythm and repetition provided within the formal layout of the units.

## Negative aspects of Estate Developments

- Often these housing layouts have a poor relationship to neighbouring properties. Rear boundary treatments sometimes face onto the street, undermining the street scene and sometimes privacy and security is compromised.
- There is a generally poor environmental quality to this character area; graffiti and a lack of maintenance of the built environment is common.

## Opportunities for Estate Developments

- There is an opportunity to improve the environmental quality of these estate development through attention to the public realm.
- Alternative boundary treatments, such as hedgerow, could help to better integrate the estates with surrounding units and alleviate some of the poor relationships between the street and the rear of housing.



The amenity space is often not well-maintained and underused.



Grassed areas are common within the estates, although some are not well-overlooked.



The topography can add to the irregular arrangement of some buildings, such as at St Johns Close.



The sloping land is dealt with awkwardly in places.



There is a strong sense of rhythm and consistency across the units, with simple form and function.



## Campus Areas

Based around the stone-built former Leeds Grammar School buildings (listed), the University of Leeds has developed the Western Campus area with modern buildings, departing from the red brick typically seen in the Heritage Area. Buildings in various hi-tech styles surround a central green space on which a temporary structure currently stands.

The Leeds City College Park Lane Campus aligns within this character given its role as an educational facility but also has a key role in The Squares. The two Campus areas are important in generating footfall and movement patterns within the Neighbourhood Area and occupy key positions upon arrival in the area.



### CAMPUS AREAS

**Building Types:** Educational college and University buildings of varying styles and eras across the two sites

**Building Height and Scale:** Diverse arrangement of buildings which are unified by their scale and materials. They exist as two separate groupings of buildings.

**Building Set Back:** A relatively close relationship to the street, albeit with control measures to prevent trespassing.

**Materials:** Variation in building material and architectural style across the two sites, including; stone, glazing, cladding and solar panel façades.

**Roofscape:** Varied but the pitched roof and the spire and pinnacles of the former Leeds Grammar School are of note.

**Street Typology:** Both sites located on radial or inter-radial routes and occupy key gateway positions.

**Parking:** Limited on-site surface level parking.

**Boundary Treatment:** University Western Campus has a stone wall with piers and rails. Park Lane Campus is set directly onto the street.



The varied frontage of the Park Lane Campus buildings, as seen from Burley Road leave a lot to be desired at street level.

## Positive aspects of the Campus Areas

- The Campus sites are located at gateways points into Little Woodhouse and set important impressions of the area.
- The buildings at the University Western Campus represent a collection of high quality architecture (with the exception of the temporary facility that has been erected in the middle of the green).

## Negative aspects of Campus Areas

- The relationship between the rear of the Park Lane Campus and Hanover Square is poor and could be enhanced to benefit the Square.
- The requirement for privacy and security of these campus sites means their arrangement can be quite closed or inward looking.
- Whilst of an era, the aesthetic of the Park Lane Campus site could benefit from enhancement on key frontages.

## Opportunities for Campus Areas

- There is an opportunity to enhance the role of these sites within Little Woodhouse through better way-finding and establishing an aesthetic worthy of these landmark locations .
- A more positive relationship could be developed between the Campus Sites and their surroundings, especially with regards to Park Lane Campus and Hanover Square.
- The central green space of the University Western Campus should be retained for public enjoyment, the temporary buildings removed and development in the space avoided in future.
- The University site can be a test-bed of high-quality disparate architecture and building technology to provide world-class educational facilities and sustainable building practice in an open campus style.
- The Park Lane College site has potential for redevelopment and a key role to play in the Neighbourhood area, the Burley Road corridor and as part of the wider city. A detailed design code will be produced for this site and development opportunity.



The former Leeds Chapel School Building and Chapel are rich architectural pieces, and act as a landmark to the University Western Campus.



The central green space of the University Western Campus has been compromised by the erection of a temporary building.



The Park Lane Campus, as seen from Hanover Way.



## Burley Road Corridor

Burley Road is a key movement corridor for all modes through the Neighbourhood Area. Its scale and the volume of vehicles which it accommodates on a daily basis means it does not particularly support a positive pedestrian experience; there are few crossing points and the footpath narrows in parts to accommodate highways infrastructure. The enclosure of the corridor increases towards the city centre in the east, where the density and height of the building are high. It loosens towards the west, with lower buildings and increased set back from the street.



There are different characteristics along its length but a unifying, 'serial vision' experience should be considered.

### BURLEY ROAD CORRIDOR

**Building Types:** Commercial warehousing units, a school (Rosebank Primary School) and a college (Park Lane Campus), residential terraces and ground floor shops. All buildings combine to create a mixed-use corridor.

**Building Height and Scale:** Varied, from the 2.5 storey short terraces in the west, to the 8-14 storey PBSA blocks in the east. Low lying but large scale commercial units limit movement to the south. There is a mixed sense of enclosure which is high in the east and low in the west.

**Building Set Back:** Buildings hold a close position to the road on its northern side. There is more distance on the south side, with increased set back from the buildings to the road partly due to a level change which increases to the east.

**Materials:** Varied throughout (see aforementioned sections for each Character Area).

**Roofscape:** The roof-line is not consistent and jumps in height along the different building types.

**Street Typology:** Burley Road is a radial route which accommodates high levels of vehicle travel. Some pedestrian crossing points are present.

**Parking:** There are some stretches of the road where on-street parking is permissible.

**Boundary Treatment:** Most buildings have a direct relationship to the street on the north side of the road. Trees, low brick walls and highways infrastructure tends to border the south side.

**Details and Features:** Bay windows, dormers and low boundary walls (west); shop-fronts and signage; supporting columns / set-back ground floor (east)

**Unsympathetic Additions:** There is a lack of consideration for the pedestrian experience along the corridor.



## Positive aspects of the Burley Road Corridor

- Burley Road performs an important role as a strategic vehicle and pedestrian corridor. It also provides the main through-route across the Neighbourhood Area.
- There are a mix of uses along the corridor, including Rosebank Primary School, the Park Lane Campus and various retail and commercial units, which provide important services for the Neighbourhood Area.
- A tree line creates partial screening of Burley Road to the south, part of a well-established green corridor leading from just outside the city centre to the Willows Green space to the west of the area.
- The scale of development increases dramatically towards the city centre, creating a sense of arrival towards the city centre fringe and a sense of enclosure to a significant width of street corridor.

## Negative aspects of the Burley Road Corridor

- The scale of the road and vehicle speeds create a barrier to crossing the road. A small number of formal crossings points exists, but the road limits north-south movement within the

neighbourhood area.

- The varying building heights and building set back along the corridor can fail to provide a strong sense of enclosure in places and the building line is fragmented with inconsistent frontages and gaps.
- The pedestrian experience of this place is sometimes poor; varying pavement widths (particularly at a pinch point beside the Park Lane campus), lack of quality materials and a lack of street trees do not create an attractive environment that encourages walking.

## Opportunities for the Burley Road Corridor

- There is an opportunity to enhance the pedestrian experience of the corridor by improving the environmental quality, and to address permeability across Burley Road.
- Some building frontages could be enhanced to reinforce the character of the corridor and create a building line which is more consistent in its quality.
- Strengthen the planting and extent of the green corridor/edge to the south side of the Burley Road that screens the employment development.



Burley Road, with its varying building heights and uses, looking to the east. Building heights increase towards the city centre.



Buildings along Burley Road vary in scale and style, with traditional buildings sometimes dwarfed by contemporary architecture.



There are a number of crossing points along Burley Road, however the scale of the road renders it difficult for pedestrians to traverse.

## Purpose Built Student Accommodation (PBSA)

Purpose Built Student Accommodation (PBSA) is common within Neighbourhood Area, with significantly above average proportions of this accommodation type in comparison to the Leeds city average. Much of the PBSA built is in the form of large-scale, high-density, tall blocks of flats which provide for 200 -1,000 students. Although smaller scale units are present within the Neighbourhood Area, most of the large scale PBSA is grouped to the south of Burley Road, or at the junction with Park Lane and Burley Road. The buildings in this Character Area are visible throughout most of Little Woodhouse.



### PURPOSE BUILT STUDENT ACCOMMODATION (PBSA)

**Building Types:** High density student accommodation in the form of tower blocks.

**Building Height and Scale:** Typically 8-14 storeys high with large building footprints, some of which form an enclosed area.

**Building Set Back:** Most blocks are located directly onto the street with inactive ground floor uses. Brick walls and/or tall railings create some perimeters.

**Materials:** Mixed cladding and brickwork façades, windows and glazing, various treatments of primary colours.

**Roofscape:** Many of the buildings exhibit stepped and varied roof heights. The Character Area marks a high point on the skyline, seen more prominently in certain areas than others due to the sloping land.

**Street Typology:** There are sporadic areas of attractive and planted public

realm between units, but the streetscape is largely hardstanding with little contribution to placemaking.

**Parking:** Surface level or undercroft parking exists in small numbers.

**Boundary Treatment:** There is often a direct relationship between the building to the street, as the building utilises the maximum plot. Some active frontages exist but predominantly inactive ground floor uses. Metal fencing creates clear boundaries.

**Details and Features:** The use of mixed cladding along façades creates some visual variety and marginally helps to visually break up the building form. Whilst lacking architectural detail the repetition of windows across the large frontages creates some consistency.

**Unsympathetic Additions:**  
N/A



## Positive aspects of PBSA

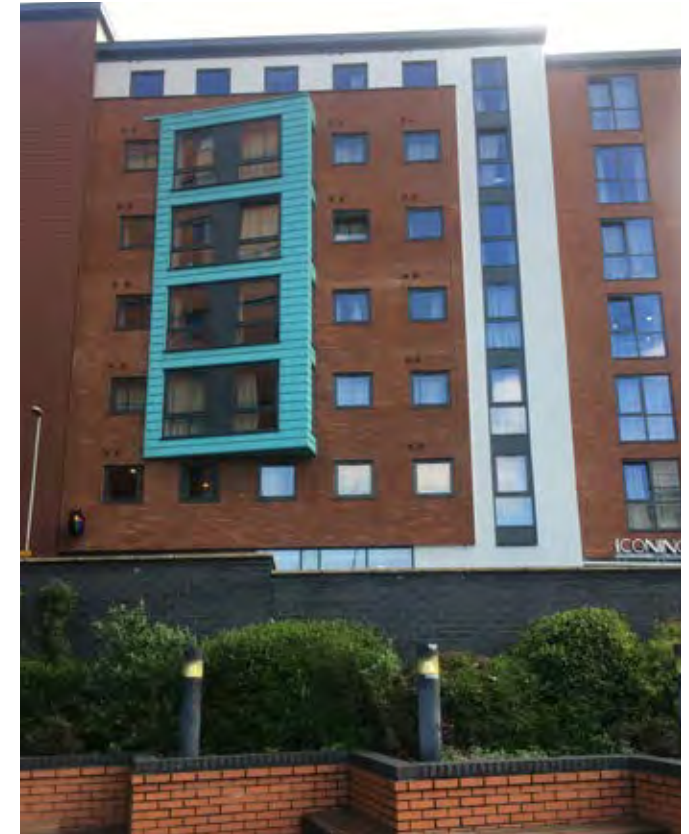
- PBSA along Burley Road creates a sense of enclosure and a strong building line which helps to define this strategic movement corridor.
- Where developed to a high quality, the PBSA can exhibit some innovative and positive examples of urban architecture (yet mostly these often do not create a thriving neighbourhood at street level).
- Some instances of attractive public realm exist between some of the buildings or at key entry ways.
- Located along the lower-lying land to the south of the Neighbourhood Area, the topography, in part, helps to minimise the scale and height of these buildings when seen from the north of the Burley Road.
- Mixed facade treatments help to break up the size and the scale of some façades, as does a mixed roof-height but again this is somewhat of a mitigating positive.
- Street clutter as noted elsewhere in Little Woodhouse (on street car parking and household bins on streets) is largely absent from this area.



Rhythm is created through the high volume of window openings. The scale of this building is reduced with a sloping roof height.



The low-lying topography helps to minimise the height and scale of these buildings, although they still exhibit great heights.



The use of red brick shares similarity with the buildings within the Little Woodhouse Heritage Area.



Mixed facade treatments are present within the PBSA. Tree planting helps to soften the impact of the monolithic built form.



## Negative aspects of PBSA

- Often the scale and design of these buildings contrasts hugely with the heritage area and traditional building typologies within the surrounds. The height of the taller blocks inhibits views to the south, and therefore threatens the identity of Little Woodhouse. The visual impact is significant although the topography is a slight mitigating factor.
- The ground floors of the PBSA fails to have a meaningful relationship with the street. There are very few active frontages or uses, and the blank façades creates a sterile environment on the street level.
- The large building footprints leads reduced permeability across the area and fewer doors on to more desolate streets.
- There is often very little reference to local vernacular or style. The PBSA generally does not weave into the local urban fabric. Arbitrarily-conceived façades are often unattractive and, due to their scale, can become prominent in views.
- Internal access street widths are not proportional to building heights which are excessive and perhaps only suitable for wider arterial routes, e.g. Burley Street.



The scale of these buildings is often a significant contrast to the majority of the Little Woodhouse area.



Buildings can block views out of the Neighbourhood Area, and coloured facades stand out as they block vistas.



The height of PBSA buildings are prominent in views from the remainder of the Little Woodhouse area.



Large building footprints reduce permeability across the PBSA area.



## Opportunities for PBSA

- Some PBSA within Little Woodhouse has been designed with sensitivity to the traditional vernacular (such as those along St Johns Road and Woodhouse Square). Much of the PBSA has a more contrasting relationship to local urban form or fabric. There is an opportunity to design PBSA in a way which has a more positive relationship to the remainder of the Neighbourhood Area in terms of timeless urban design principles. A more positive relationship on the ground level and retaining views are important design considerations.
- The PBSA sits on a southern entrance to Little Woodhouse, and there is opportunity to use this space to signal an entrance into the area with high-quality design and/ or public realm scheme.
- The public realm is an important element within the PBSA, but has largely been left unattended to. Environmental enhancements could help to weave together the currently dissociated buildings within this Character Area.



Landscaping and planting help to make the streets which surround the PBSA more attractive, and softens the impact of the built form.



Google Earth image showing the contrast in scale between traditional housing areas and Purpose Built Student Accommodation

## Commercial & Light Industrial Units

Adjacent to the area of PBSA, commercial buildings occupy the flatter land to the south of Burley Road. This area includes the studios of ITV and associated media industries, along with other commercial and light manufacturing units. The buildings generally occupy single to two storey buildings with large footprints, and are surrounded by swathes of surface level car parking, with left-over green space breaking up the areas of hardstanding but minimal planting.



### COMMERCIAL UNITS

**Building Types:** Large-footprint warehousing, light industrial units, commercial properties and TV studio.

**Building Height and Scale:** 1-2 storey industrial buildings with large footprints, fronted by smaller scale 3-4 storey units.

**Building Set Back:** A smaller active frontage overlooks the street and holds a loose building line whilst masking larger scale units to the rear.

**Materials:** Brick-built, glazed or various cladding. Corrugated metal sheets are used on roofs, and there is an abundance of hardstanding surrounding the units.

**Roofscape:** Flat roofs or shallow pitched roofs, some industrial chimneys. The roofscape is overlooked by rising land which slopes to the north of Little Woodhouse.

**Street Typology:** Burley Road (arterial route) and Kirkstall Lane (strategic arterial

route); barely any routes traverse the character area, mostly 'lot' access and gated parking lanes; large scale junction mouths and Cavendish Lane peripheral access street set back from Kirkstall Rd.

**Parking:** Surface level parking covers the unbuilt areas of most commercial sites.

**Boundary Treatment:** Inconsistent application of low brick walls, low fencing, amenity grassed areas or security gating. A small amount of car parking spaces to the front are common, and in some instances there are forecourts which are used by the units.

**Details and Features:** Unit signage; gate-posts at access points; low fencing around parking; security fencing around sites;

**Unsympathetic Additions:** Parking incursions into green verges where tree planting and green infrastructure could improve street environments greatly.



## Positive aspects for Commercial and Light Industrial Units

- The commercial area provides a buffer between Kirkstall Road (a large scale, busy strategic route made up of multiple road lanes in each direction) and the remainder of the Neighbourhood Area and provides important employment opportunities.
- The low lying nature of the units allows them to have minimal impact on views out from where the land slopes northwards.
- Although not tall, the large footprint of the buildings provides some transition to the built form of the PBSA area, and ensures most buildings of a certain scale are contained to the south of Burley Road.
- The small scale buildings to the front of the large units provide some sense of building line and are active frontages to otherwise inactive units.

## Negative aspects for Commercial and Light Industrial Units

- This area is largely located in Flood Zone 2 and Flood Zone 3, meaning it is susceptible to flooding. This is acceptable for this use class unlike residential uses.

- Whilst trees are used to soften the edges of commercial units in the north of the area (facing Burley Road), Cavendish Street along the south is devoid of such planting, and is dominated by hardstanding.

## Opportunities for Commercial and Light Industrial Units

- Considered application of planting and green infrastructure along street corridors and front of plots to improve the street-scene and screening of industrial architecture. The addition of street trees on main street corridors can improve air quality and encourage non-vehicle users
- The benefits of positive environmental quality in people's daily work places and lunch-break locations; for a sense of arrival; and for the retention of employees and business cannot be understated. These places of work are communities who should also have decent views and access to green space for daily mental health benefits.



The ITV Emmerdale Studios occupy a large space within this character area.



Smaller scale buildings are often used on the street frontage, and mask larger scale industrial units located to the rear.



Most units are low-lying and do not have a significant impact on views across Little Woodhouse.

## Neighbourhood retail, services and mixed-use

A group of shops and community facilities are located along Woodsley Road and stretch further along Burley Road, creating a mixed use frontage of shops and local services for Little Woodhouse. The topographically lower position of this area, and its location along Burley Road prevent this area from being a wholly accessible focal point within Little Woodhouse but ensure its wider visibility and trade. Shops and services occupy ground floor units and there is a cluster of local services and institutions such as the Grand Mosque, the Health Centre and Hyde Park Methodist Church. Rosebank Primary

School a very important facility within the neighbourhood. There is a small cluster of 'active' neighbourhood uses further east along the Burley Road which are somewhat detached from the others.

### NEIGHBOURHOOD RETAIL, SERVICES AND MIXED-USE

**Building Types:** Residential terraces with ground floor retail or commercial uses, with civic and community buildings.

**Building Height and Scale:** A collection of 2-3 storey terraces and larger scale community buildings of a more irregular shape.

**Building Set Back:** The terraces are located directly onto the street with no set back from Woodsley Road or Burley Road. Community buildings are set behind various perimeter treatments or surface level car parking.

**Materials:** Red brick terraces, some white painted façades, glazing and shutters. Acrylic shop signage dominates the aesthetic in an various formats.

**Roofscape:** Stepped terraces with chimneys follow the slope of Woodsley road. The rhythm of this is disturbed by the presence of dormers.

**Parking:** Designated on-street parking along Woodsley Road and to the front of some buildings on Burley Road.

**Boundary Treatment:** There is a direct relationship to Burley Road with hardstanding to the front of the shops, sometimes with access steps or ramps. Tall metal fencing and vegetation borders the Mosque, with loose borders around the health centre and the Hyde Park Methodist Church.

**Details and Features:** Some of the terraces have attractive brickwork below the eaves and around the windows but this is hidden amongst the clutter of shop signage and inappropriate additions.

**Unsympathetic Additions:** Inappropriately sized box dormers, inconsistent or gaudy signage, patchy public realm surfaces, ill considered or cluttered street furniture and signage.



## Positive aspects of Mixed Use Area

- The Mixed Use Area provides a hub of services for Little Woodhouse, and has an important role in the functioning of the area.
- Mixed-uses are at the heart of forming community amongst overlapping groups where people of different age, occupation, interests, needs and abilities interact in the course of their daily activity,

- The public realm is of a low quality, and has been subject to various treatments and repair work over the years.
- Some of the community buildings (Leeds Grand Mosque) have harsh boundaries, such as tall steel fencing for security purposes, that nonetheless present signs of a hostile environment.

## Opportunities for Mixed Use Area

- To improve the shop signage along Woodsley Road so that it does not detract from the building upon which it is located, and minimising the use of roller shutters.
- To enhance and de-clutter the public realm of all street furniture and signage whilst providing bins, benches and green infrastructure in suitable locations.
- Integrate on-street parking with soft-landscaping that can improve the streetscene and consider public art opportunities within the area as focal points for social interactions.
- The area of public realm in front of the Woodsley Road shops should increased re-paved, barriers removed and the pedestrian crossing length reduced.

## Negative aspects of Mixed Use Area

- Inconsistent, gaudy, oversized and poorly mounted shop signage dominates Woodsley Road. It creates a low quality, unharmonious aesthetic which undermines the quality of the built-environment of the area as an important focal point for the neighbourhood.
- The combination of stepped access, street furniture, highways infrastructure and shop signage create a cluttered streetscene which is uninviting to pedestrians and wheelchair-users. The dominance of vehicle infrastructure on Burley Road contributes to this.



The public realm feels cluttered, inconsistent and of a low quality.



Inconsistent and unattractive shop signage dominates Woodsley Road.



Signage, inappropriate dormers and front extensions interrupt the built form and expression of the terraces.



## Commercial Fringe

The south-east corner is occupied by a series of commercial buildings and offices. This is a Character Area which responds to the road network; the A58/ M58 Leeds Inner Ring Road form a hard border to the area and excludes these buildings from the commercial cluster within the city centre. Despite the position of these buildings on a gateway corner to the neighbourhood area, the relationship to Little Woodhouse itself is somewhat indifferent. Amenity and public green space helps to soften this corner, but pedestrian links across the ring road are limited. One of the buildings at Exchange Court on Duncombe Street is to be converted to residential through permitted development rights.



### COMMERCIAL FRINGE

**Building Types:** Offices, commercial.

**Building Height and Scale:** Between 4-7 storeys, the buildings have large footprints and are orientated in relation to the road network.

**Building Set Back:** The buildings follow the form of the strategic road network and are located on the edge of their plots.

**Materials:** A combination of red brick, cladding, glazing,

**Roofscape:** Flat roofs and pitched roofs. Unlike the PBSA, the roofs are not stepped.

**Parking:** Extensive surface level and undercroft car parking.

**Boundary Treatment:** Amenity green space, trees and hedgerow, and also security control measures. Low fencing, brick walls and railings.

**Details and Features:** A varied interpretation of office and commercial building style is exhibited.

### Positive aspects of the Commercial Fringe

- There is a considerable amount of green space (amenity and formal parks) in this area, which counters the scale and dominance of the surrounding highways infrastructure.

### Negative aspects of the Commercial Fringe

- Whilst the buildings have focussed on the strategic road network, there is a limited relationship to the rest of the neighbourhood.
- Pedestrian and cycle bridges are extensive and somewhat isolated places with long staircase and ramps in dispiritingly brutal and functional materials and designs.

### Opportunities for the Commercial Fringe

- To create a more defined edge to Little Woodhouse, and improve connections with the rest of the neighbourhood area.
- Improve pedestrian and cycle crossing and experience of the inner ring road.
- Improve pedestrian and cycle facilities along main roads, slow traffic speeds and reduce hostile features (e.g. guard rails)

## Rosebank Millennium Green

This area includes no buildings, but the green space, on the escarpment east and south of Belle Vue Road, has a particular significance in terms of its history, having replaced rows of houses on the hillside demolished following the destruction of some during the second World War. This significance is supplemented by the fact that it was created through local community initiative and is still managed locally by a Trust. The area is mainly grass and accessed via steep steps and paths which provide access between the levels. Since its clearing, it has been planted with trees, creating a woodland area in the south-western corner.

There are distant views from its slopes, particularly to the west and the south. The topography is challenging for enjoyment as an accessible public space but it is nonetheless an important green link.



Steep steps and pathways allow pedestrians to navigate the slopes of the Rosebank Millennium Green.



Attractive views out can be seen from the top of the Rosebank Millennium Green, with areas of planting and seating.



Seating areas allow for pause within the woodland area.



## Woodhouse Moor Edge / Moorland Road

Moorland Road forms the northern boundary of Little Woodhouse. Fronting onto Woodhouse Moor, a significant green space which serves the city, Moorland Road is a key edge which marks the transition into and out of the Neighbourhood Area. A strong frontage is established with some prime examples of heritage architecture; the former Leeds Grammar School Buildings (east) and row of Victorian Terraces (west) front onto the park. Boundary treatments vary, from ornate railings, stone walls, hedgerow and mature trees.

Whilst diverse, the boundary line is strong and needs to be maintained; erosion of this edge would undermine the strength and impact of the neighbourhood boundary at these northern extents.

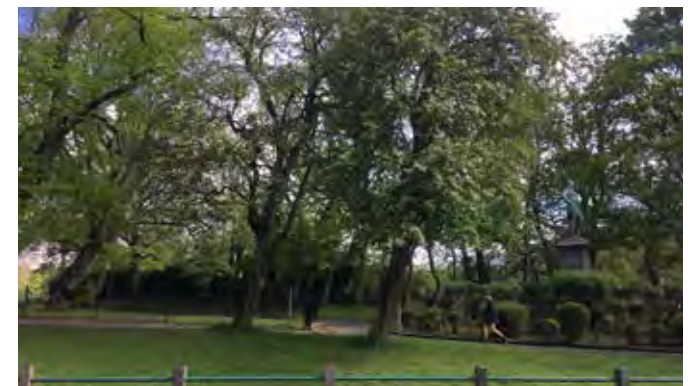
Maximising the legibility and accessibility to Woodhouse Moor from Moorlands Road and its connecting streets whilst maintaining historic boundary treatments (low stone / brick walls) facing the park within Little Woodhouse, and provision of green infrastructure, particularly on plot tree planting are key to the character.



Hedges and green infrastructure are key to the character of this edge, and provide a soft transition to Woodhouse Moor.



The strong building lines, bay windows and articulated roofscapes help to express a formal building frontage.



Woodhouse Moor is a vast green space which serves the city, as well as the Neighbourhood Area.



**AECOM**





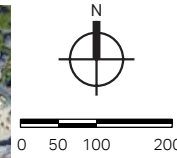
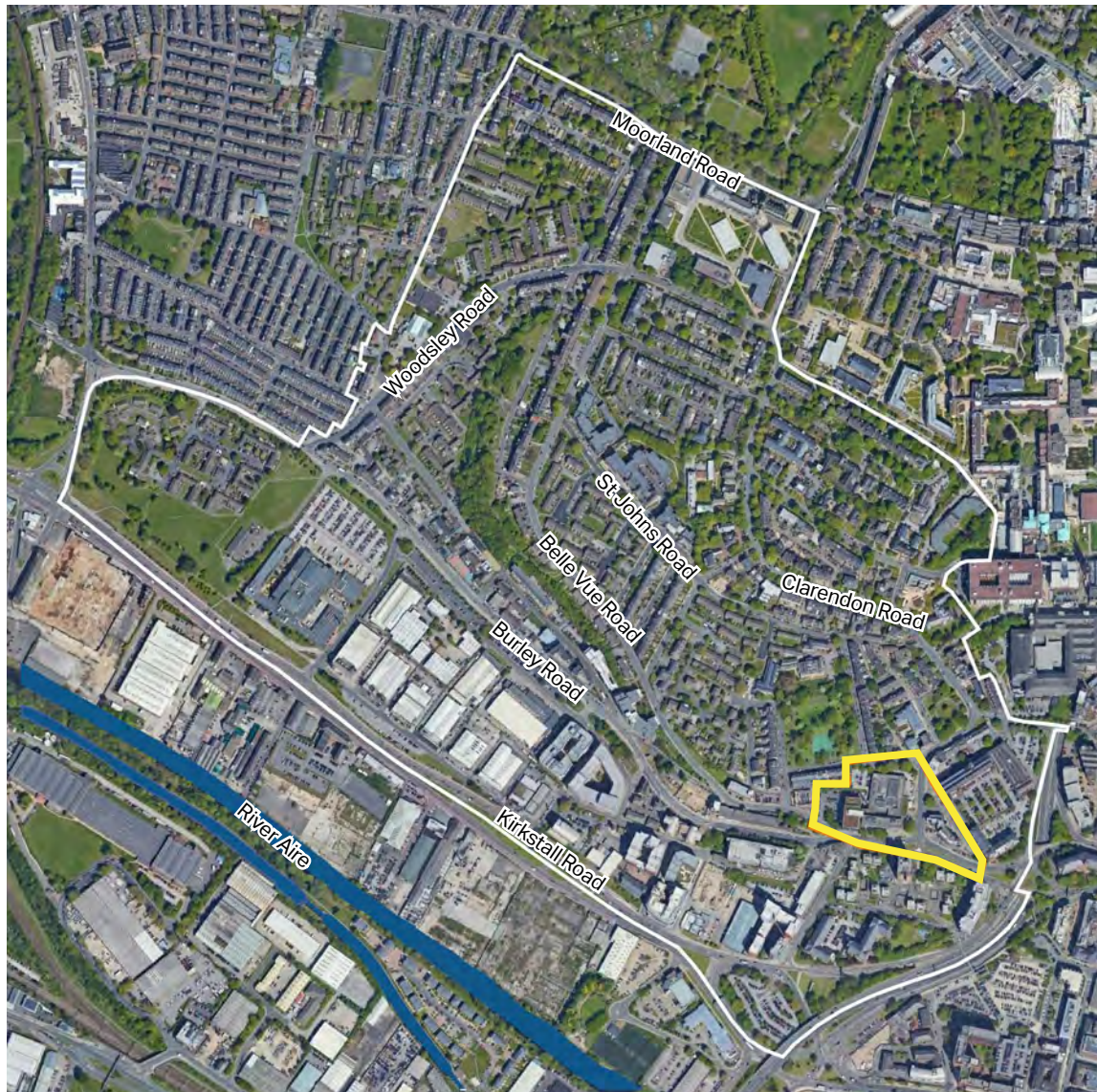
# Little Woodhouse Neighbourhood Plan

Design Code Document- Analysis Drawings Package

July 2021

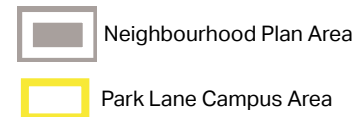
**AECOM**





### Drawing 001- Aerial

Little Woodhouse is located to the north west of Leeds city centre. The city's inner ring road A58(M) and Kirkstall Road (A65) form strong borders to the south-west and the south-east. Moorland Road borders the north and Hyde Park Road along the north west. It is a varied area, with an array of different block structures, land uses, built forms and characters within its boundaries. The land rises to the north, allowing long views south and adding to the varied sense of place in the Neighbourhood Area. The aerial image shows that, despite its urban setting, green infrastructure is an important and present characteristic of Little Woodhouse. The green foliage of tree planting and green spaces is predominantly within the residential areas to the north of Burley Road, and within the far western area of the Willows.





**Key Issue:**

Green Infrastructure (GI) connectivity breaks down significantly to the south of the Neighbourhood Plan area, between Burley Road and Kirkstall Road particularly, and beyond to the River Aire.

**Opportunity:**

Increase GI to the south; schemes that improve GI coverage and connectivity to the south will be favored over schemes that do not. GI must be maintained in the north of the Neighbourhood Plan area.

**Justification:**

Improving GI connectivity for wildlife and biodiversity by connecting natural assets such as the River Aire and Woodhouse Moor is important, especially in an urban setting. These measures can also reduce the urban heat island effect and help to moderate the micro-climate locally.

**Design ideas:**

Street tree planting; Green roofs; Sustainable Drainage System (SuDS) schemes; new parks and gardens; native planting for increasing biodiversity in green verges.

**Examples: Green Infrastructure**

*Roadside GI helps to make streets more attractive.*

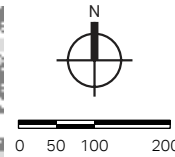
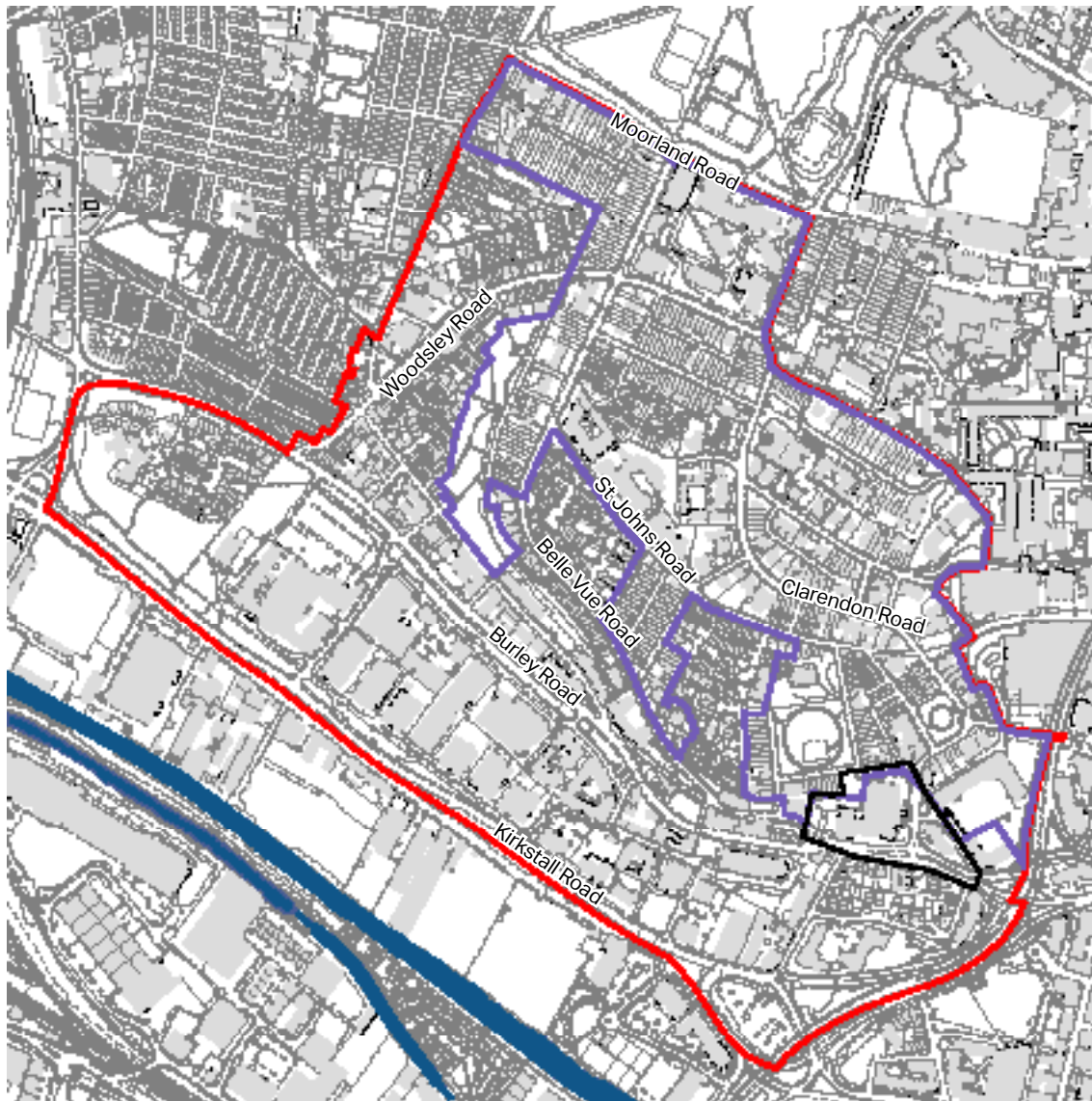


*GI has a positive impact on maintaining local biodiversity.*



*Tree planting softens streetscapes.*

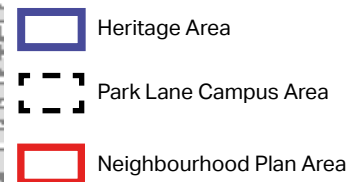




### Drawing 002- OS Basemap

The OS Basemap shows the building footprint along with plot lines, boundaries and defining features of the built environment. The plan shows the variety of spaces and arrangements within Little Woodhouse, along with the extents of non-built land. It also allows comparison of land holdings and public or private spaces, for example the generous, formal plot arrangement of the terraces along Belle Vue Road can be contrasted with the smaller plots of the 20th Century estates.

There is a mixed relationship between built and unbuilt space, and variety in terms of grain and structure throughout Little Woodhouse. Coarse grain development defines the south, between Kirkstall Road and Burley Road. To the north of Burley Road, the majority of the area presents an irregular arrangement of finer grain development, albeit interspersed with areas of open space such as the Rosebank Millennium Green and Hanover Square.



**Key Issue:****Plot sizes & newer developments**

The mapping indicates that the most recently developed housing estates often have the smallest plot sizes whilst also delivering more road infrastructure for parking courts and access streets. These developments often represent a planning approach away from the traditional street layout towards a cluster arrangement creating semi-private areas intended to encourage social spaces – though this has not always been successful.

**Opportunity:**

Establish and reinforce the pattern of fronts and backs of homes within estates through boundary features, gating rear paths and lanes; and re-balance street space with trimmer carriageways and more space given over to usable communal open space and landscaping.

**Justification:**

Providing a clear sense of ownership and social facilities to all public spaces, together with a proper maintenance regime and clearly defined private boundaries can improve pride and sense of community.

**Design ideas:**

Front of plot boundary improvement schemes; Back of plot boundary and security improvement schemes; Screened waste collection bays where appropriate. Communal gardens; orchards; native planting; planting beds and spaces with a social focus (e.g. play areas, cycle parking and benches, outdoors pizza ovens and footpaths / benches).



*Community seating and planting - flowers / herb gardens*

**Examples: Enhancing marginal spaces**

*Additional cycle parking*





Drawing 003- Figure-Ground plan

The 'figure-ground' shows the relationship between the solid (built) spaces and the voids (unbuilt) spaces. Parks and squares (including the Rosebank Millenium Green, Hanover Square and Woodhouse Square) are highlighted in green and are examples of positive spaces with a green and spacious character providing relief to the urban street network. Other types of positive space include the axial street network, which when combined with front gardens and strong building lines such as at Belle Vue Road, create a pleasant spacious but well-defined linear space.



Negative spaces can also be identified, which may represent an underutilisation or misuse of space, or other infrastructures. These areas of negative space largely accommodate car parking or extensive strategic road infrastructure, such as the A58M/A65 junction and the ITV Yorkshire Car Park or West Street Car Park.

The figure ground allows the identification of over-scaled buildings. For example, the temporary structure placed within the central green space at the University Western Campus disrupts the relationship of this green square to the varied and defining architecture around it. The solid form representing the college buildings on the Park Lane Campus also appear monolithic in scale in comparison to the surrounding built-form of the adjacent built-form, reducing permeability and altering the perceived scale of the urban environment. The city college development has indeed overbuilt the historic street pattern in this area to meet its expansion needs over time.

The spatial arrangement within the whole Neighbourhood Area is more diverse and less homogenous than seen in surrounding areas, such as the fine grain terraced street arrangements of Hyde Park to the north west and the coarse grain geometric arrangement of buildings within the University and Hospital buildings to the east. Little Woodhouse shows significant variation, from the large block forms in the south to the fine granularity of buildings around Kendal Lane and the Claremonts.



*Positive spaces include Rosebank Park Millennium Green*



*The openness of Hanover Square presents another positive space.*





Historic street patterns of the area have been overbuilt in many cases. Ordnance Survey map extract 1888-89.



The spacious nature of Belle Vue Road- a positive space.



The Park Lane Campus can appear monolithic in scale when compared to surrounding buildings.



The temporary structure interrupts an important positive space.



**Key Issue:**

Breakdown of traditional street structure and urban scale through modern interventions such as highways infrastructure or monolithic institutional buildings (e.g. education / hospitals).

**Opportunity:**

Look to reinstate traditional urban patterns and scales of development that result in comfortable attractive street spaces.

**Justification:**

Break down in form, scale and character due to large scale highways infrastructure or large scale buildings (e.g. PBSA) creates a less locally distinctive place within the NP area.

**Design Ideas:**

Create active street frontage with a human scale of interest and enclosure at street level on surface level parking sites. Creating traditional urban blocks, with new buildings facing all streets. Reflect historic routes on larger sites to maintain a link to the past and recognisable scale of building within the NP area.

**Examples: Creating a Human Scale.**

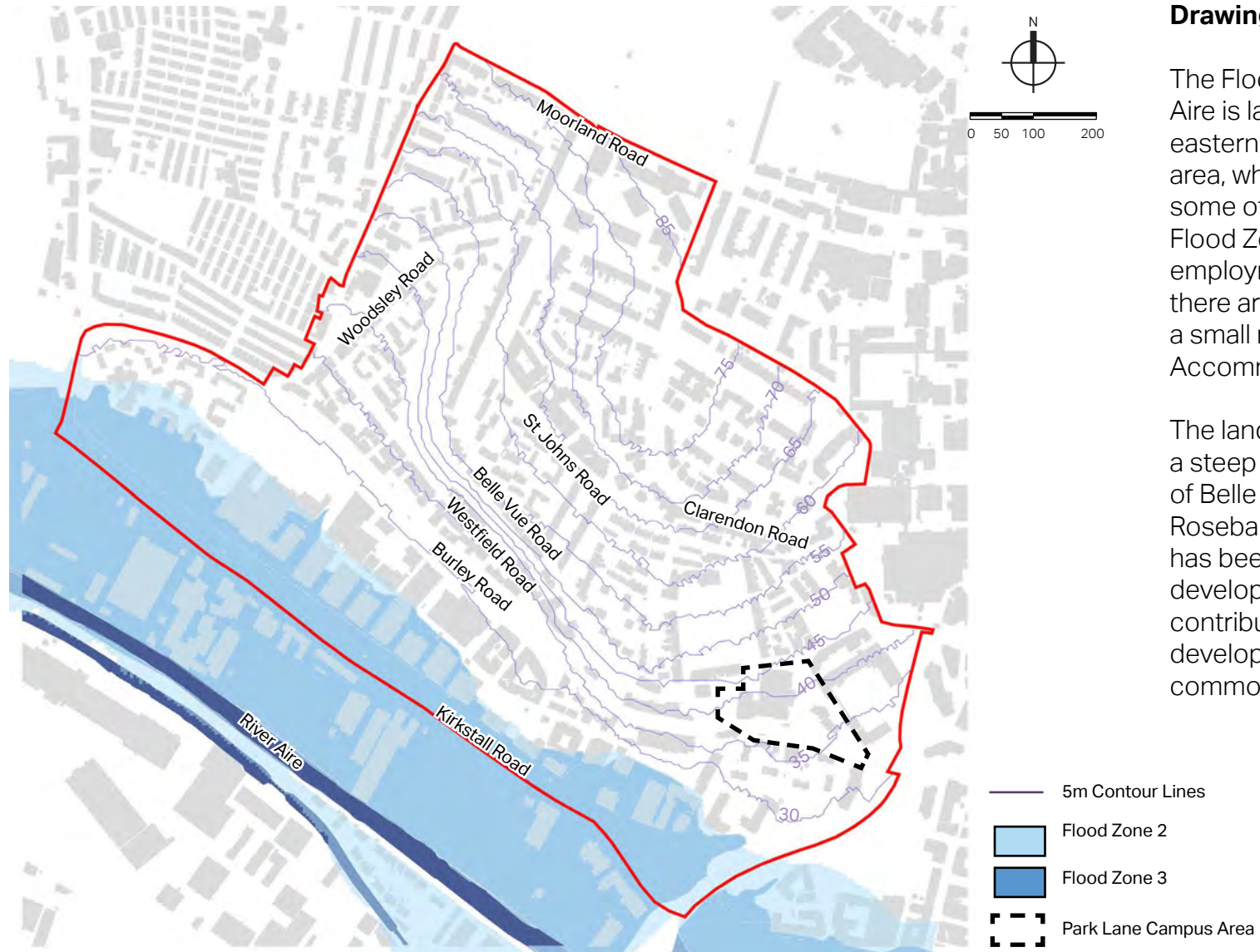
*Traditional streets and human scale horizontal rhythm at street level*



*Active mixed-use frontage*



*Active residential frontage*





**Key Issue:**

In some cases, the built-form aligns well with the local topography. This is apparent where buildings follow contour lines, as there is less of a requirement for 'cut and fill' earthworks to support development. But there are also examples where buildings cut across the contours. The stepped terraces provide positive examples where topography has been well-considered, however more recent estate development does not always have as much regard for elevation change. Likewise, building heights can be exacerbated by ill-considered siting on contour lines.

Whilst largely non-residential, there is still an associated risk to development within Flood Zone 2 and Flood Zone 3.

**Opportunity:**

To ensure development responds appropriately to topography, reducing the potential for awkward relationships between land-form and built-form, and reducing the visual impact of inappropriate development on views and vistas.

To ensure due consideration is given to development within the flood plain, and that all opportunities to mitigate flood risk and/ or flood impact have been considered through well-considered design.

**Justification:**

Respecting the contours of the land allows buildings to sit more organically within the Neighbourhood Plan area. This helps to address relationships between buildings, privacy between dwellings and also protect views. Additional drainage and mitigation measures for buildings within the flood plain helps to reduce the risk of flood events and supports sustainable longevity of the building.

**Design Ideas:**

Building height restrictions, SuDS, floodable parks, swales (a shallow, vegetated channel used to reduce surface water run-off), green roofs and GI.

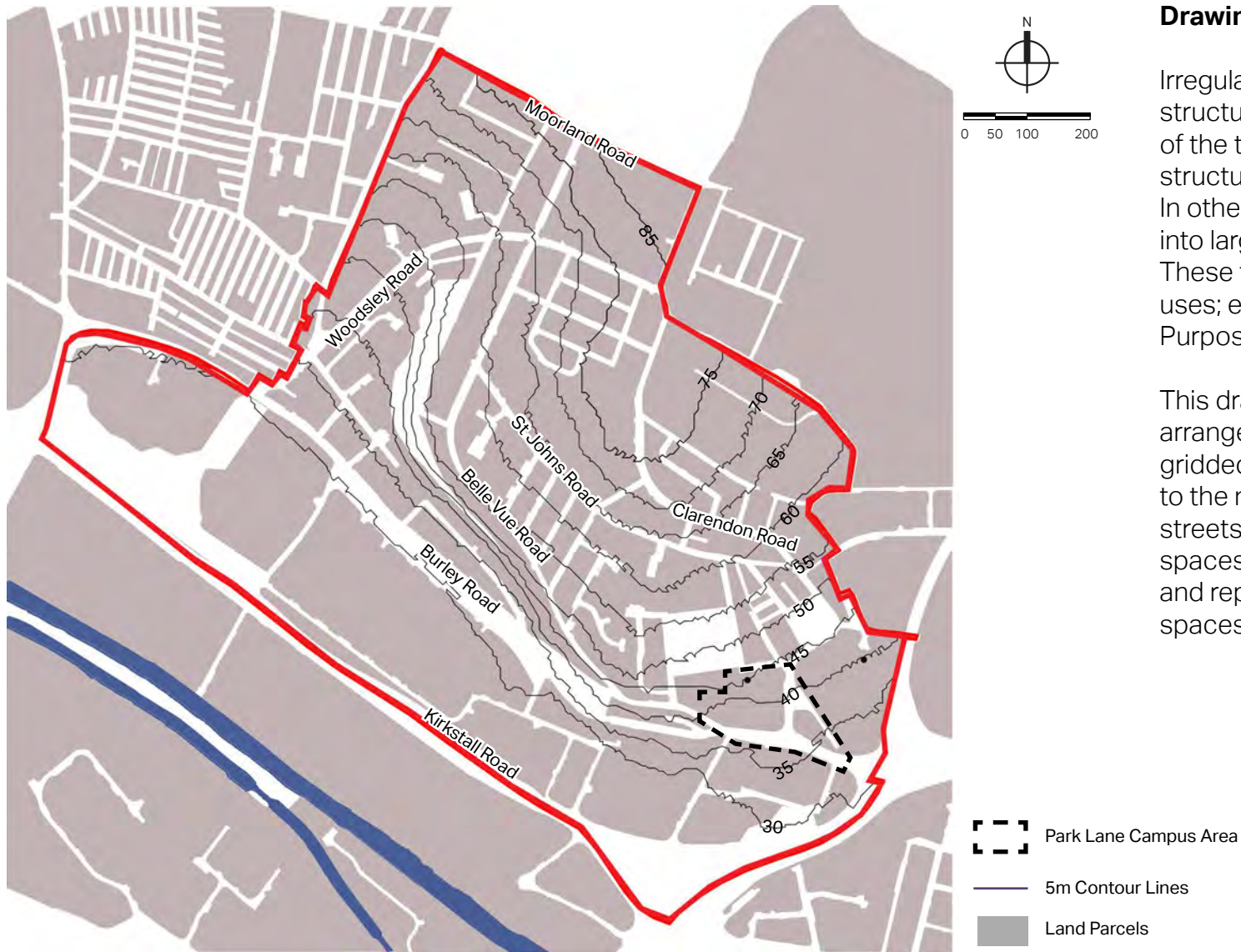
**Precedents: SuDS and Green Roofs**

*Green roofs soften roofscapes.*



*Rain gardens assist drainage.*







**Key Issue:**

Large, impermeable parcels of land to the south and the south west (between Kirkstall Road and Burley Road) inhibit connectivity.

**Opportunity:**

There is opportunity to increase open spaces, and to increase connections across some of the larger land parcels, where appropriate.

**Justification:**

Increasing public open space within Little Woodhouse increases the opportunities for dwell time and for public interaction. It also helps to improve permeability and connectivity, helping to reduce barriers to movement.

**Design Ideas:**

Punching through some larger blocks to increase permeability and create pedestrian friendly routes and 'spill out' spaces; high quality public realm; attractive walkways and connections; seating areas and bespoke street furniture; soft edges and planting, especially in areas of PBSAs which have been built without amenity and/or green spaces.

**Examples: Enhancing the public realm**

*A lively public realm attracts activity.*



*Street furniture increases dwell time.*

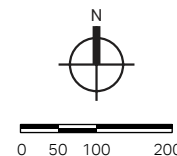


*Utilising space to the front of buildings for public use.*



*Attractive seating solutions.*

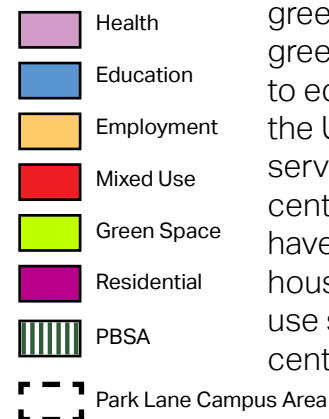




## Drawing 006- Land Use

The plan shows the predominant land use of each parcel, although there will be some exceptions within each parcel. Little Woodhouse has a mix of uses. Parcels of residential development (purple) of varying sizes form the majority of the area; it is a neighbourhood which has residential uses at its core.

Significant areas of employment occupy large parcels of land to the south. A stretch of shops exists along Burley Road and at the junction with Woodsley Road, forming a mixed-use frontage and a key corner of services and facilities. This area also serves the Hyde Park area, adjacent to the west. Rosebank Millennium Green is a steep, wooded area of green space which provides an important green corridor. Land to the east is dedicated to educational and health services, supporting the University of Leeds and the Hospital services. Many former houses close to the city centre have been used by the University, and have now returned to residential use, mainly houses of multiple occupancy. A mixed land use such as this is representative of a city centre fringe neighbourhood.





**Key Issue:**

Little Woodhouse has various mixed and different land uses which often exist alongside each other. There needs to be consideration about how these land-uses exist and integrate with one another. As a whole, the balance of land-uses within the neighbourhood requires careful consideration and mono-use areas which lack residential use and supervision outside of working hours should be avoided. Mixed-use development is to be encouraged.

**Opportunity:**

To extend the mixed-use area along Burley Road, and to balance out the Burley Road/ Woodsley Road corner in the west with facilities in the east, helping to create a corridor of activity. Improving the Burley Street commercial units (the shops and the pub) and encouraging mixed uses on the Park Lane site. There is also opportunity to design for positive frontages between different land-use areas; for example, the employment area to the south could benefit from better integration with the remainder of the neighbourhood.

**Justification:**

Positive boundaries between different land-uses helps to reduce potential conflicts between activities, and brings a cohesion to the neighbourhood. Extending the mixed use area along Burley Road will create a more dynamic corridor and extend services to the east. Mixed-use areas should be supported to enable communities to come together for their different daily needs.

**Design Ideas:**

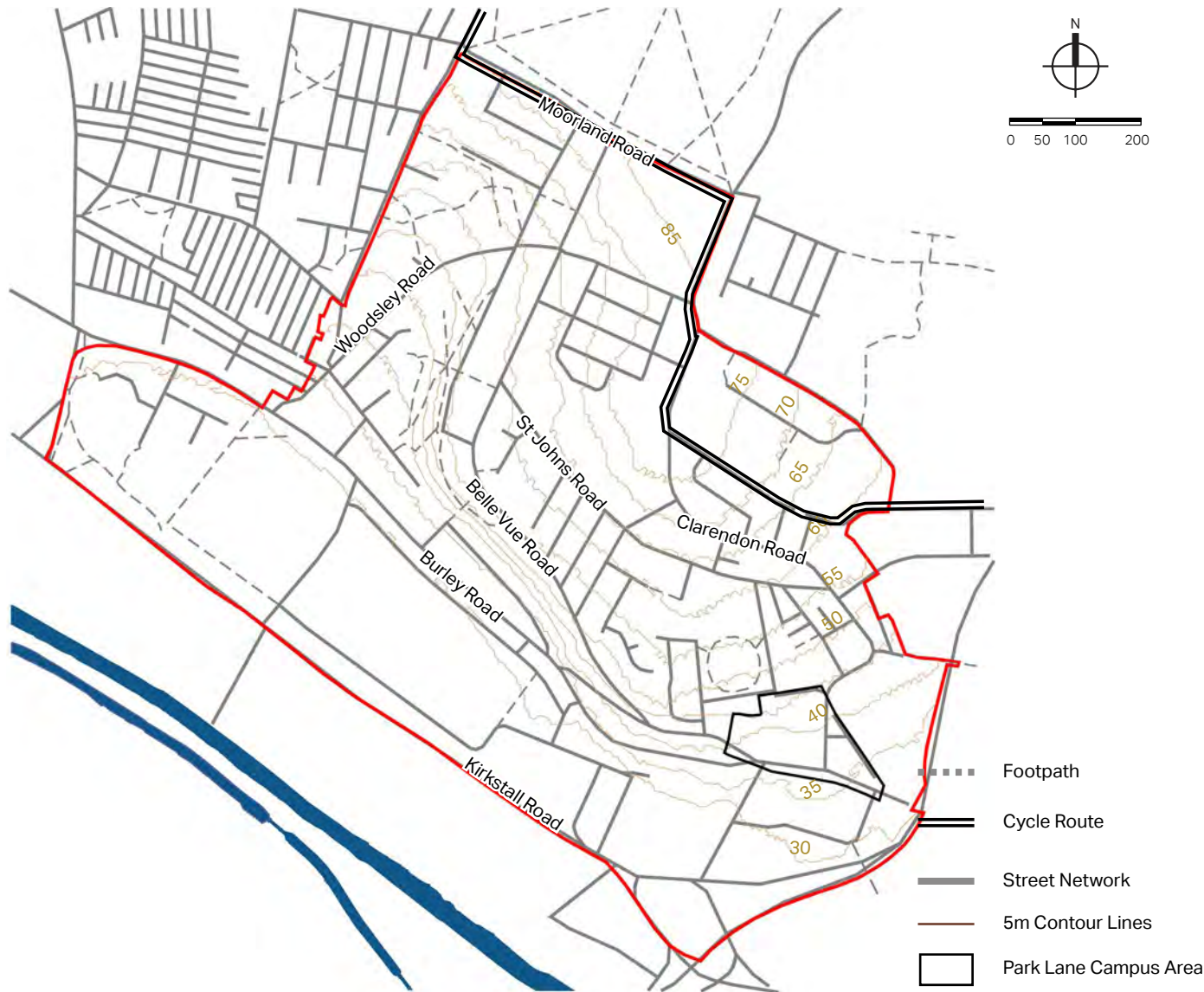
An improved green infrastructure link to the south of Burley Road; mixed-uses at the east end of Burley Road; planted walkways and soft edges; mixed-use developments on main streets; active ground floor uses with a social focus; consistent building lines and active commercial frontages in key locations.

**Examples: Mixed-use frontages**

*Activating the ground floor uses.*



*Mixed-use residential and shop frontage.*



## Drawing 007- Connectivity

The arrangement of the routes within Little Woodhouse is irregular; some routes follow the organic curvature of the land (such as Woodsley Road and Belle Vue Road), whilst others hit the contours at angles, creating awkward relationships. The steep topography of the escarpment limits vehicle movement from the west of Belle Vue Road, although footpaths do allow for some pedestrian permeability along its steep side.

Kirkstall Road is a key strategic route, with several vehicle lanes and of a significant scale. There is a notable lack of access from Kirkstall Road to the canal or the River Aire, both important blue infrastructure assets to the south. Burley Road is a well established movement channel, as is Moorland Road which is a key route to the University. Clarendon Road is also an important route, connecting to the University and the hospital. It also provides access to the motorway whilst avoiding the city centre. Other routes within the area tend to act as local connections and are generally free from traffic but have significant levels of on-street parking. There is considerable contrast between the irregularity of the street arrangement in comparison to the formal grids of Hyde Park to the west.





*A high quality pedestrian link up the slopes of the land.*



*Some roads follow the curvature of the landform.*



*Woodsley Road, curving down to the south-east.*

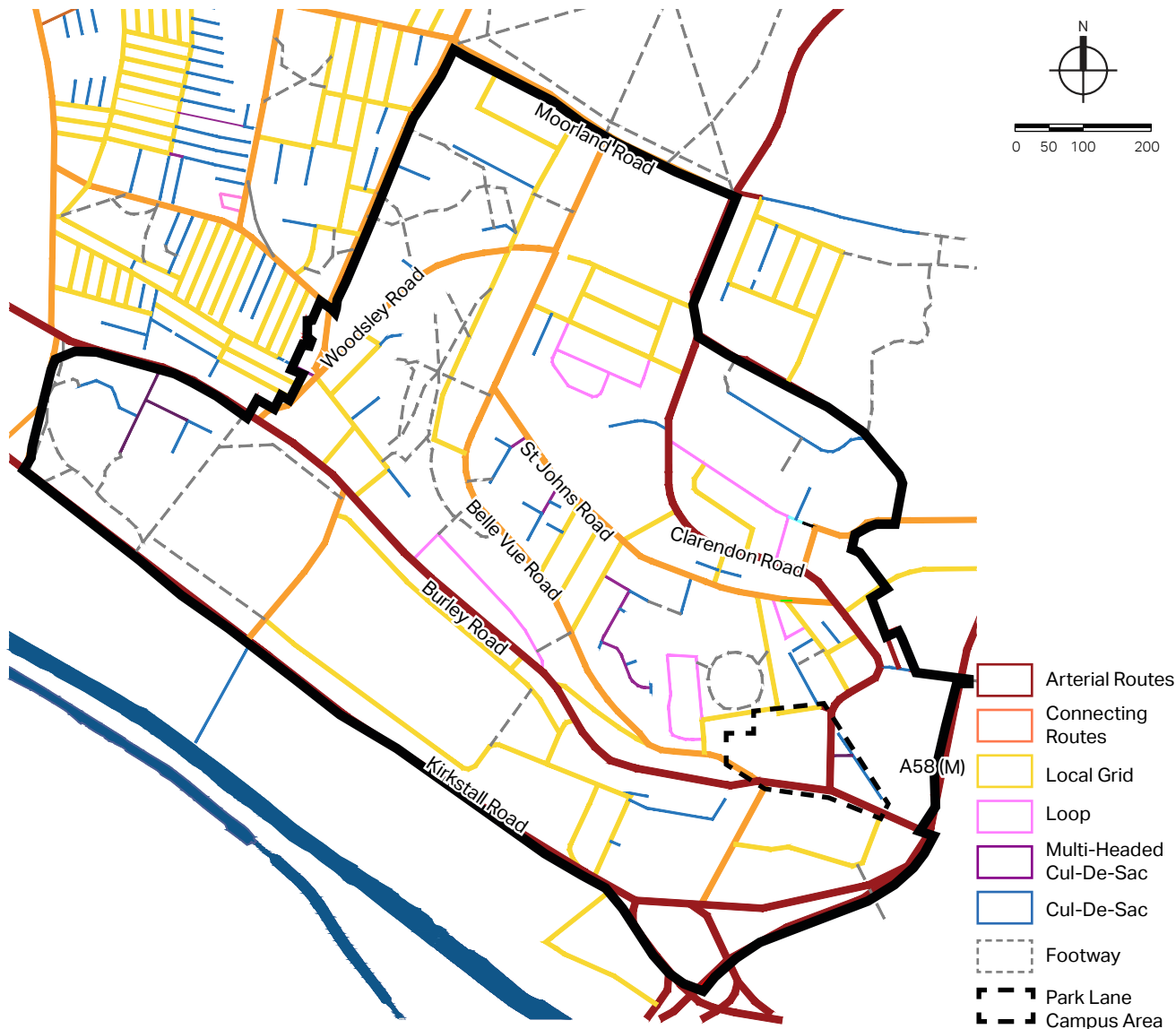


*Steps provide access across Rosebank Park Millennium Green.*



*Burley Road is a key movement channel for pedestrians and vehicles.*





### Drawing 008- Street Hierarchy

Burley Road and Kirkstall Road are the strategic movement channels through Little Woodhouse. They connect to the A58(M) which forms part of the Leeds inner ring road. Burley Road is an arterial route and is also a popular pedestrian route which carries students from the Purpose Built Student Accommodation to the University. Belle Vue Road, St John's Road, Clarendon Road and Woodley Road are important connecting routes which provide local access. A traditional grid pattern remains in part, whilst more recent developments are arranged around a cul-de-sac layout. Footpaths help to permeate some of the larger parcels and provide access between the street; steps help pedestrians to overcome some of the steep level changes. There is contrast between the high connectivity of Hyde Park to the west compared to the more limited connectivity within Little Woodhouse, taking in to account the different topographies.

This analysis helps us to recognise street character and the likely hierarchy of vehicular movement. The footways are shown in addition, and will generate a different hierarchy for pedestrians based on the additional connecting routes.

**Key Issue:**

Many of the cul-de-sacs in Little Woodhouse are continued or connected by footpaths helping to ensure permeability for pedestrians/ cyclists, however there are also some instances of 'dead ends' which limit connectivity and are uncharacteristic of the historic street pattern.

**Opportunity:**

Connecting the grid by increasing routes between streets. If not possible to connect streets for vehicles, ensure that pedestrian and cyclist movement is supported and opened up where possible.

**Justification:**

Direct, convenient routes must be provided where possible. The separation of streets and footpaths can increase potential for crime in urban areas and in some cases infringes on the privacy of dwellings.

**Design ideas:**

Short straight cul-de-sacs where sites and topography dictates are acceptable but try to reinforce the traditional grid layout of the area by punching through and connecting where cul-de-sacs (or their equivalents for non-residential development) exist. Creating private drives (not gating); clear design indicators that these go nowhere unless a footpath goes through in which case make these more legible through planting and clear lines of sight and overlooking from neighbouring buildings.



*Good enclosure helps to reinforce the form of the street,*

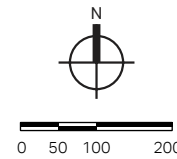
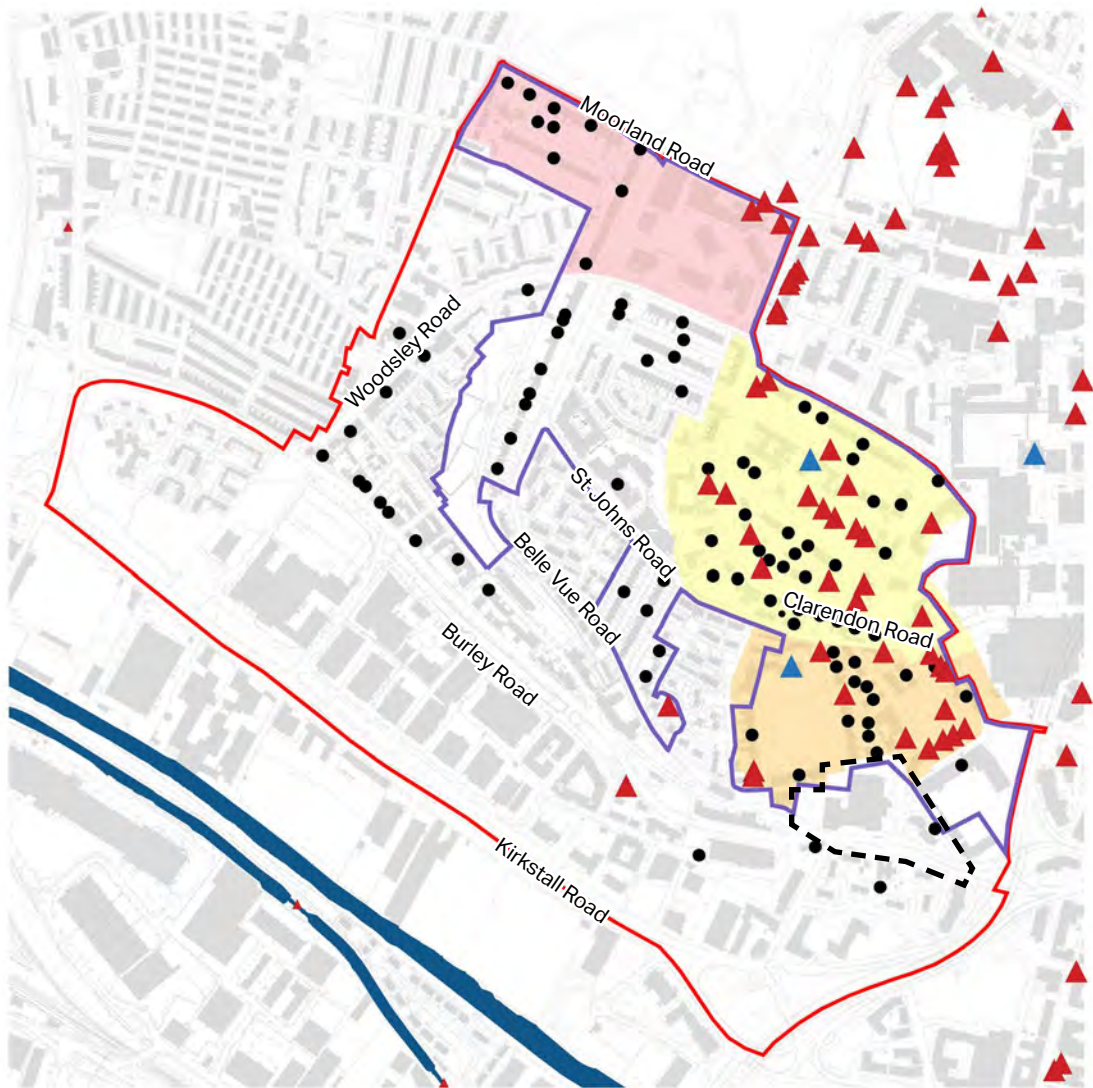
**Examples: Reinforcing street layouts**

*Planting can reinforce street layouts*



*Strong building lines help to assimilate development with the traditional grid layout.*

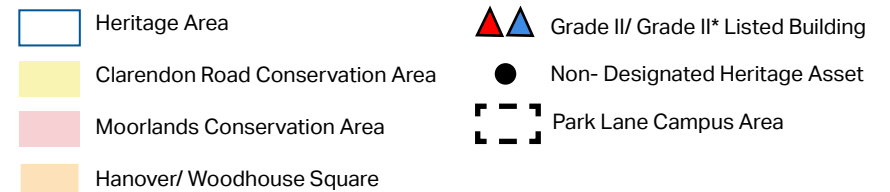




### Drawing 009- Heritage Assets

Three Conservation Areas are present within Little Woodhouse; Clarendon Road, Moorlands, and Hanover/ Woodhouse Squares. A locally designated Heritage Area has been identified which largely captures these Conservation Areas, but also with the added inclusion of traditional building stock and the perimeters of Rosebank Millennium Green. Two Grade II\* and numerous Grade II Listed Buildings are located within the Heritage Area, with only one located outside the boundary (67 and 67A, Burley Street).

Non-Designated Heritage Assets (NDHAs) have been identified by the Neighbourhood group, using criteria established by Historic England. These include buildings which add to the tapestry of local character and identity of the area. These are either collections of buildings, areas of public realm, or individual units.







*Denison Hall, overlooking Hanover Square.*



*Terraces within the Clarendon Road Conservation Area.*

### **Key Issue:**

The Heritage Area is important in terms of conserving heritage deemed of value and well-designed period buildings deemed of value, maintaining the good character and quality of this area is a priority or it may be irreparably tarnished. However the areas around it are no less important in the day to day liveability of the neighbourhood and city.

### **Opportunity:**

The inherent quality and good character suggests there is more to lose but it also stands to reason that there is much greater capacity for improvement outside of this area and that good design outside of this area could impact more on residents across the neighbourhood plan area and the quality of their environment and onward benefits to health and lives.

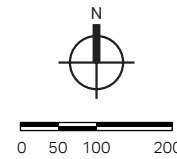
### **Justification:**

Capacity for improvement through good design in less protected areas must be of equal importance to the Heritage Area to not create an enclave of urban attraction on the hill surrounded by less valuable / attractive areas below it.

### **Design ideas:**

Character assessments identifying opportunities in modern residential estates, student living quarters and in employment areas and commercial areas where the residents of Little Woodhouse go about their day to day lives (which is (increasingly local since the pandemic) must be prioritised alongside heritage.

See the Character Study document for further descriptions of both the heritage area and other character areas.



### Drawing 010- Residential Typology

There is considerable diversity with regards to the residential building types present in Little Woodhouse. Traditional terraces make up much of the stock, with only one terrace of back to back houses on Claremont Grove/ Claremont View (such back to back terraces are more common in the adjoining neighbourhood of Hyde Park). Linked developments/ duplexes refer to more recent estate developments, which are often of a high density and consist of several units 'linked' side by side or situated above each other in a duplex arrangement. These units share the same style of those within their development parcel.



Purpose Built Student Accommodation (PBSA) represents a significant typology within the area, perhaps noticeable because of its scale. These units are present along Burley Street although there are single PBSAs adjacent to residential housing on St Johns Road, Woodhouse Square and Moorland Avenue. The eastern end of Little Woodhouse also accommodates high residential numbers in the form of converted villas, which now serve as houses of multiple occupancy (HMOs). Apartments of different varieties have been delivered across the rest of the area.

Mixed use housing, or that above commercial units, is catered for along Woodsley Road in the commercial core of the neighbourhood. Semi-detached and bungalows are uncommon but several units are present.

### **Key issue:**

The diverse building types present their own design issues and opportunities, and understanding these differences will help to achieve better design across the wider neighbourhood area. Whilst a tapestry of residential types makes for a varied and attractive neighbourhood, there may be reason to contain certain residential typologies in certain areas. This may be particularly true of the PBSA, which has a built form which is more appropriate to some locations than others due to its scale/ visual impact.

### **Opportunity:**

To understand the design of the different residential forms and respond to these appropriately.

### **Justification:**

Adopting a more considered response to residential building form will help to address potential structural issues which arise from the nature of those buildings and their arrangement.

### **Design Ideas:**

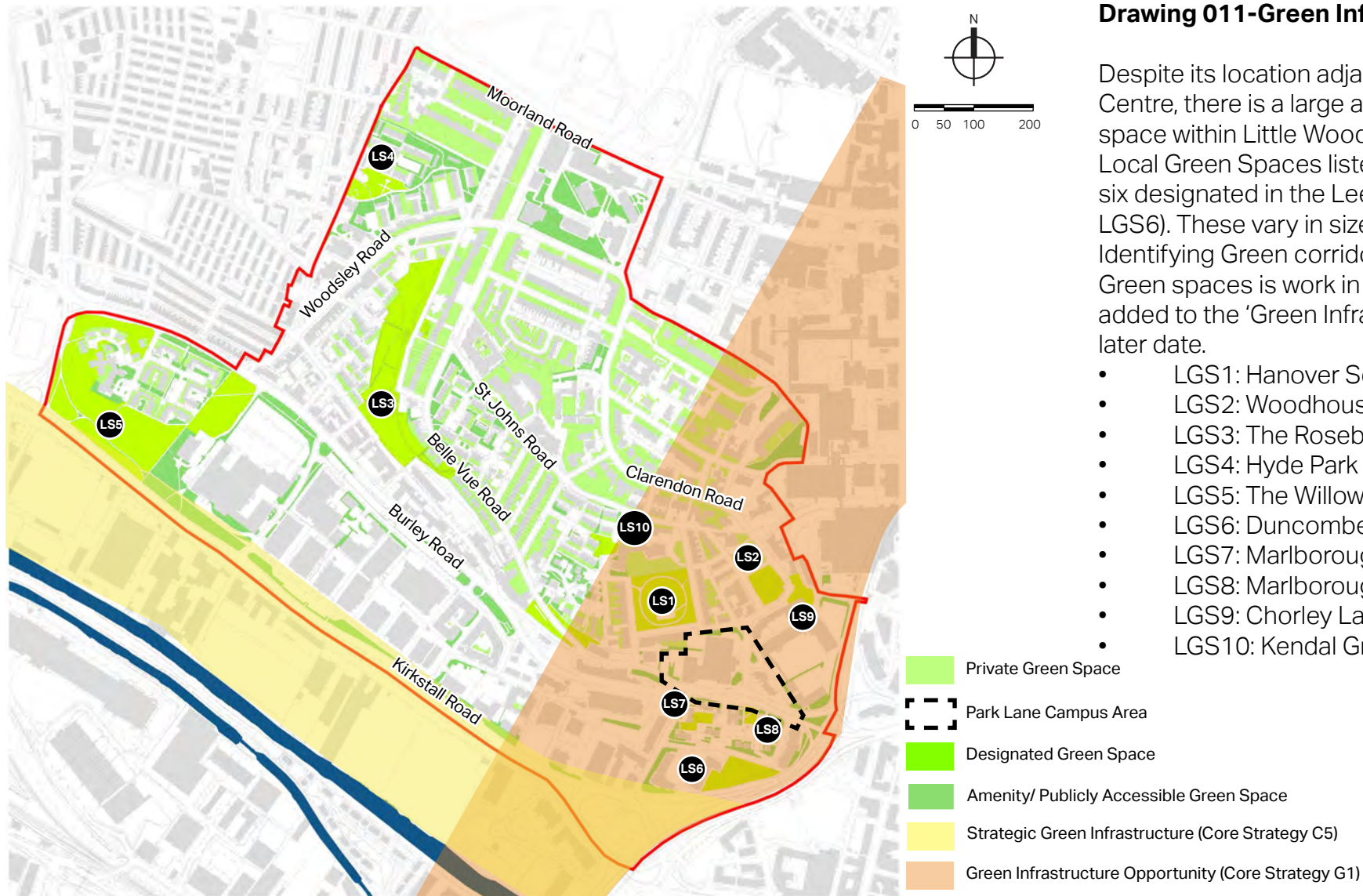
Ideas could include increasing active frontages in areas where this is otherwise lacking (e.g. PBSA), increasing passive surveillance in areas which suffer from anti-social behaviour, or increasing mixed-use buildings to integrate fringes and corridors (e.g. along Burley Road).

### **Examples: Active frontages/ mixed-uses**



*Combining residential uses with active ground floor uses creates a more active safe and engaging streetscene*





## Drawing 011-Green Infrastructure

Despite its location adjacent to Leeds City Centre, there is a large amount of public green space within Little Woodhouse. There are 10 Local Green Spaces listed below (this includes six designated in the Leeds Local Plan LGS1-LGS6). These vary in size and character. Identifying Green corridors which will link these Green spaces is work in progress and will be added to the 'Green Infrastructure' map at a later date.

- LGS1: Hanover Square
- LGS2: Woodhouse Square
- LGS3: The Rosebank Millennium Green
- LGS4: Hyde Park Road (Benson Court)
- LGS5: The Willows
- LGS6: Duncombe Street
- LGS7: Marlborough Street
- LGS8: Marlborough Tower
- LGS9: Chorley Lane
- LGS10: Kendal Grove

Private greenspace and gardens are identified within the plan. Gardens themselves vary in size and quality, and front gardens make different contributions to the streetscene. Landscaping, hedges and trees, where present, strongly add to the environmental quality and identity of Little Woodhouse, and are important assets to preserve. Amenity green space is also prevalent, although this lacks clear usage is often underused.

Although outside the neighbourhood area, the land to the south of Kirkstall Road has been identified as a Strategic Green Infrastructure Corridor (Core Strategy C5), and has the potential to become an important asset running alongside the River Aire. It will be important to create connections to this and weave this GI into the neighbourhood.

### Key Issue:

Identification of SLOAP (space left over after planning) and new green space opportunities that enhance green corridors along individual streets or more strategically across the NP area.

### Opportunity:

Creative small scale repurposing of marginal land and underused space (e.g. surrounding tower blocks, on roadsides and on sloping sites or in flood risk areas. Inserting green margins in oversized infrastructures or places bereft of green (e.g. commercial streets).

### Justification:

Efficient use of land, increase habitat and bio-diversity, moderating micro-climate and reducing anti-social behaviour.

### Design ideas:

Guerrilla gardening; urban allotments; biodiversity drives and beehives; flower displays, street tree planting and SuDS.

### Examples: Building ownership of spaces

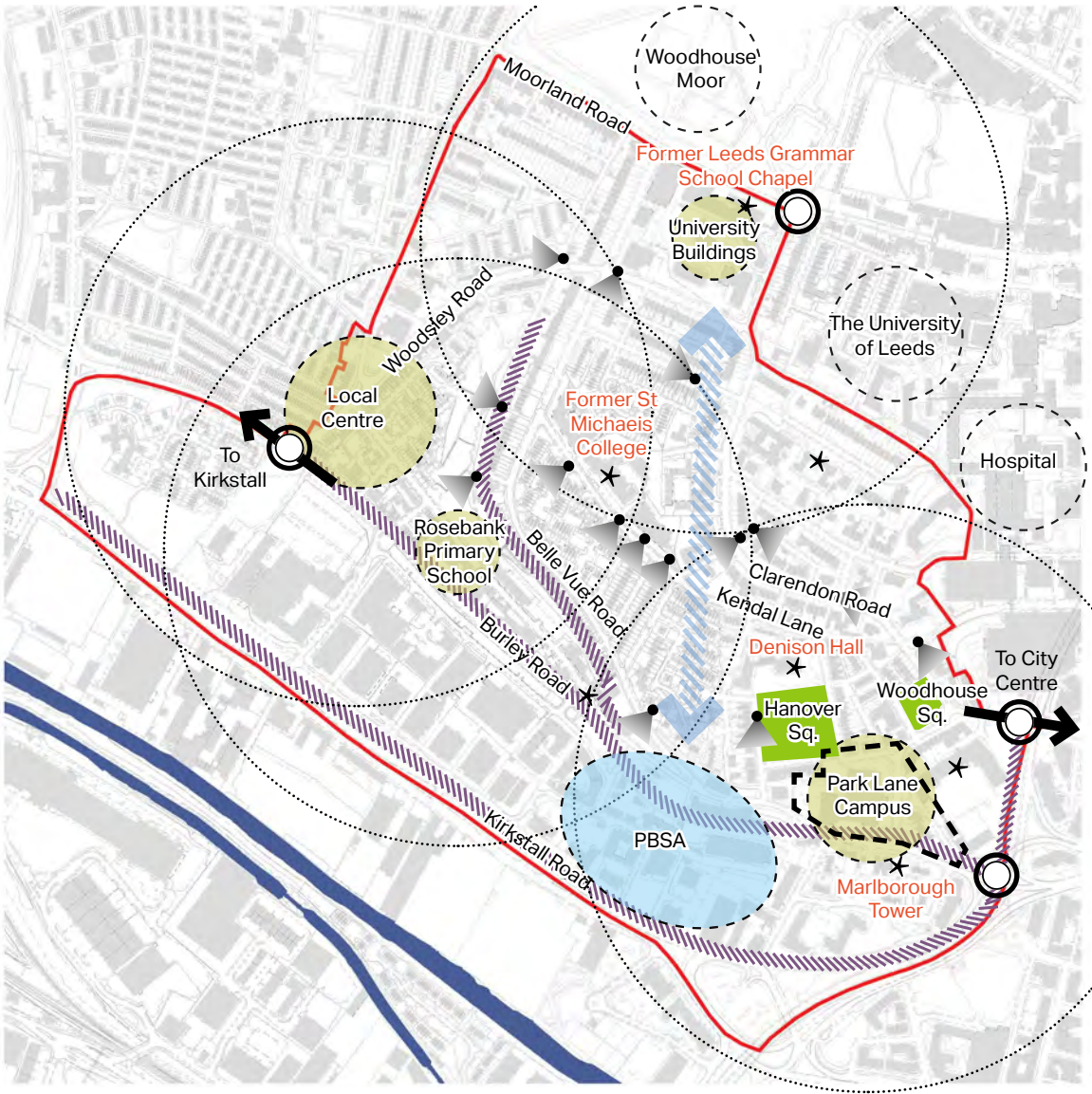


*Urban allotments.*



*Guerrilla gardening.*





**Drawing 012- Neighbourhood Structure**

A node is a point of function or service which attracts activity within an area. Various can be identified within Little Woodhouse (the commercial core along Woodley Road, the University buildings at Moorland Road, Rosebank Primary School and Park Lane Campus) which dictate much of the movement pattern and pedestrian activity within the neighbourhood. Access to these nodes from the south requires some navigation of barriers; the scale of Kirkstall Road and Burley Road require the use of crossings, and the steep escarpment limits users to pedestrian footpaths.

- Gateway/ Arrival Space
- Landmark
- Nodes / 400m Walk Bands
- Long Views
- Barrier to Movement
- Student Movement
- Hanover and Woodhouse Square
- Park Lane Campus Area
- Nodes outside of Little Woodhouse



Gateways represent noticeable entry points into the Neighbourhood Area (either pedestrian or vehicle). It's important to note the view points, which are found to the north or north east of the escarpment. The views help with navigation and orientation within Little Woodhouse, and support the legibility (known as the understanding and coherence) of the space.

Denison Hall and the former Leeds Grammar School Building and Chapel (now University Western Campus) are landmark buildings, along with the former St Michaels College (now Clarendon Quarter) complex on St Johns Road, which can be seen from across the Aire Valley. Perhaps the most visible landmark building is Marlborough Towers, which marks a significantly high point on the skyline. The other towers, whilst tall, tend to merge into a collection of buildings and do not have the same landmark impact.

Views out are compromised in part by the tall buildings to the south and also the terraced nature of much of the housing stock, which hinders visual permeability. However, where the road network slopes accordingly and where gaps between buildings allow there are many attractive vistas and long views out.

### **Key Issue:**

There is a risk to the views within Little Woodhouse, especially given the fall of the land. Development which blocks these views risks undermining the understanding and orientation of place. Inappropriate building heights or a lack of breaks between units are potential threats to these views. Burley Road and the escarpment form barriers to movement, which can limit connectivity across the area.

### **Opportunity:**

To ensure that development does not undermine the role of landmarks and views, and that its form and design helps to improve legibility and the sense of place, rather than undermine it. To improve connections across the barriers. To reinforce the nodes as poles of attraction, and improve the connections across them.

### **Justification:**

Understanding the neighbourhood structure ensures the identity and focal points of Little Woodhouse remain.

### **Design ideas:**

Limiting building heights; protecting view lines; strong building frontages; enhanced public realm and connections; themed wayfinding signage; designated routes; heritage trails.



*Woodhouse Square is a key node*

**AECOM**





# Little Woodhouse Neighbourhood Plan

2025-2033

## *Appendix D:* Green Corridors



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LWGC9	Kirkstall Road north side	page 24
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## A Local Green Corridor Links

*Provision of trees, natural habitats, cycle paths, parks and walkable green spaces helps promote physical and mental wellbeing, improves air quality and reduces perceived noise levels in urban areas*

– Director of Public Health Annual Report 2014-15

### Policy Context:

Leeds Core Strategy includes policies on Green Infrastructure, Green Corridors and Green Spaces. It defines these as follows:

- **Green Infrastructure:** An integrated and connected network of green spaces, which have more than one use and function. GI is both urban and rural and includes protected sites, woodlands, nature reserves, river corridors, public parks and amenity areas, and sport facilities, together with green corridors.
- **Green Corridors:** Green spaces, which can link housing areas to the national cycle network, town and City Centres, places of employment, and community facilities. They help to promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal. They often act as major breaks around and between parts of settlements.
- **Green Spaces:** A collective term to describe areas of open space and vegetation, whether public or private, used for formal or informal recreation. Examples include recreation grounds, parks, linear spaces alongside canal towpaths, grass playing pitches, bowling greens, tennis courts, pedestrian areas in the City Centre, small play spaces within housing areas, or woodland.
- In **Map 16 "Strategic Green Infrastructure" of the Core Strategy**, the river valley up to Kirkstall Road, is defined as Strategic Green Infrastructure, while an area roughly parallel to the Inner Ring Road in the east of Little Woodhouse is defined as a Strategic Green Infrastructure opportunity.

The Neighbourhood Plan provides the opportunity to define Local Green Corridors which extend the strategic green infrastructure locally, and to designate Local Green Spaces which are of particular importance to the community."

*Green corridors in cities can be defined as linear natural infrastructure, such as trees and plants, that link up other green and open spaces to form a green urban network. These networks provide both ecological services, such as habitats and resources for urban wildlife; whilst also providing services to urban populations such as mobility networks and access to green spaces through the provision of sustainable and active transport routes that link transport with mixed land use (residential, commercial, education, recreation etc) and open spaces.* <http://naturalwalkingcities.com/green-corridors-essential-urban-walking-and-natural-infrastructure/>

### Green spaces in Little Woodhouse

The **green corridors of Little Woodhouse** form a network that reflects the history of development in the area: the streets have grown out of medieval pathways through fields, succeeded by nineteenth century estates of local merchants, terraced housing developments, and most recently student accommodation blocks.

- The network is marked primarily by its trees, which are mainly in the gardens of the larger Victorian Terraces rather than street trees. Viewed in the summer, these form a notable green canopy over most of the area and contribute significantly to its character. However, many of these trees are likely to be as old as the houses themselves, or else are mature shorter-lived trees such as sycamores. The gardens they are set in consist commonly of small lawns and hedges, often privet, with scattered examples of shrubs. There are occasional well cared for and diversely planted gardens but many would benefit from more planting and better maintenance. A few garden spaces have been overlaid by paving or tarmac, usually for offstreet parking. The opportunities for improvement will need the partnership of developers, landlords and tenants to preserve and enhance the planting and biodiversity of these corridors.
- Grass verges are the predominant feature of the green spaces in the more modern estates, where small back gardens are often fenced and do not contribute to public space. Again, the encouragement of more diverse planting will need to involve housing organisations, owners and tenants.
- Along the major traffic routes of Burley St/Burley Road and Kirkstall strips of greenery with some existing trees offer mitigation to traffic noise and pollution. At certain junctions, small spaces left after development offer opportunities for wild planting. The partnerships to improve these routes could involve developers, commercial businesses and planners, and would contribute to improved approaches to the proposed Innovation Arc in the city centre.
- Taken as a whole the area has a good framework for greenery but there are some routes where there is little or no greenery at present, such as the north-south pedestrian and vehicle routes. These would benefit from attention to maintenance and additional planting to encourage more pedestrian and cycle journeys.

It is appropriate that the heritage of trees and other greenery in private gardens and street verges is encouraged and improved to provide not only for the mitigation of air pollution and climate change but also to promote opportunities for community interaction and individual activity for health and wellbeing. New developments should also aim to include and enhance greenery in amenity spaces and public realm.

### Links to the City Centre – Woodhouse Square - Little Woodhouse Bridge – Great George Street

See also below, page 6

**Woodhouse Square (LSG2/ G161)** plays a critical role in linking the City Centre and proposed Innovation Arc with the network of green corridors in Little Woodhouse. It links with:

**Clarendon Road** leading uphill and then crossing with Little Woodhouse Street and Kendal Lane, possibly the oldest medieval track from the town of Leeds to the Moor

**Chorley Lane** leading uphill to Little Woodhouse Street and down past Josephs Well



**Little Woodhouse Bridge** across the inner ring road tunnel was on the line of the old Clarendon Road linked directly with Gt George Street;

**Woodhouse Square south side** is now paved though in disrepair, previously gardens

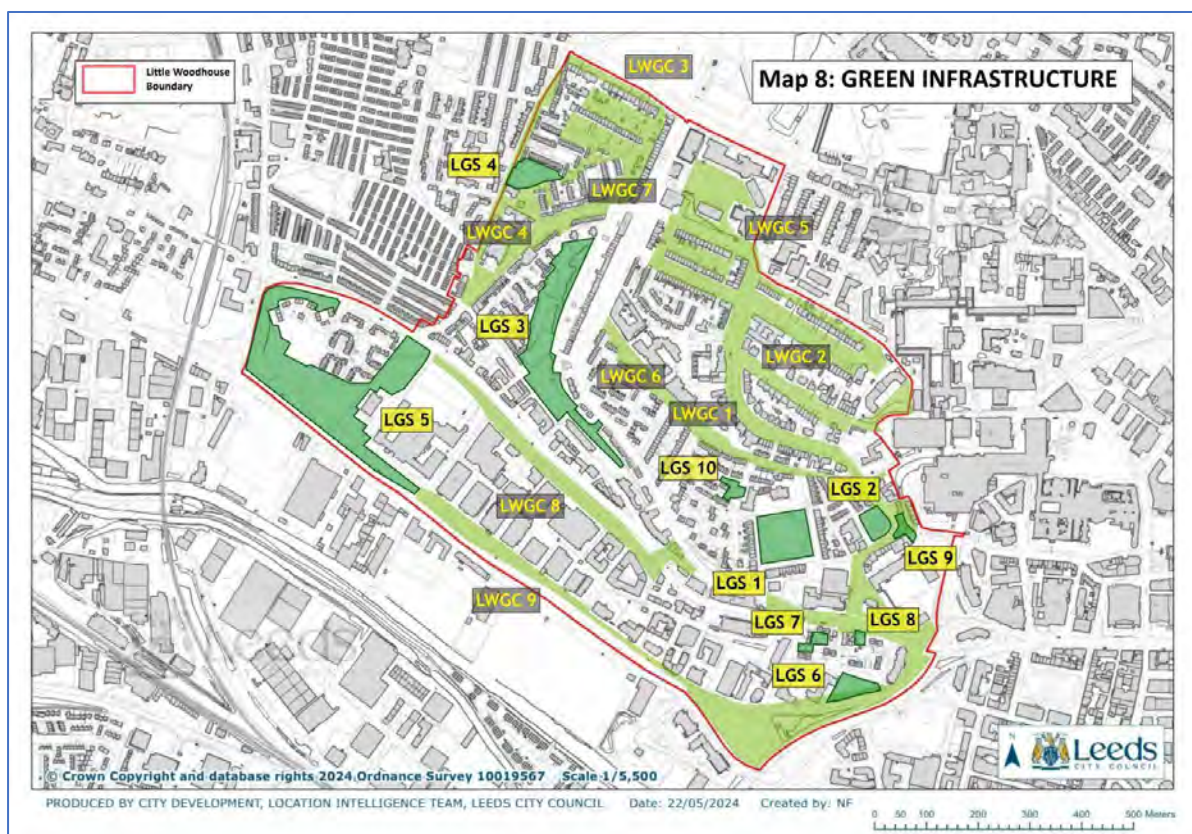
**Hanover Way** crosses the old line of Hanover Lane with setts still visible

**Denison Road** has terraced houses and a line of trees

**Brandon Road** an old occupation road is setted and has mature sycamore and wild planting

**Woodhouse Square west side Sycamore House** – green borders planted on back and side;

**Claremont Avenue** a setted street and **Back Claremont Grove** wild planting



Green Infrastructure map from Little Woodhouse Neighbourhood Plan Part 1: Policies

#### Key to Local Green Spaces and Green Corridors and Maps:

Local Green Corridors (LWGC) – For details see Tables B, C and D below

LW ref	Main road	Page ref
LWGC1	Clarendon Road	13
LWGC2	Hyde Terrace – Springfield Mount	14
LWGC3	Moorland Road Moorland Avenue / St Johns Grove	15
LWGC4	Woodsley Road	16
LWGC5	Kelso Road – Kelso Gardens	17
LWGC6	Kendal Lane – St Johns Road	18
LWGC7	Belle Vue Road – St Johns Terrace – Rosebank Road	19
LWGC8	Burley Road (south side)	20
LWGC9	Kirkstall Road (north side)	21
LWGC10 a - d	North – South pedestrian routes	22
LWGC10 e - h	(North – South vehicle routes)	23

**Local Green Spaces (LGS) : for details see separate Appendix E**

NP Ref	SAP ref	Address	Area (ha)
<b>LGS1</b>	G128	Hanover Square	0.9
<b>LGS2</b>	G161	Woodhouse Square	0.26
<b>LGS3</b>	G1820	Rosebank Millennium Green	1.68
<b>LGS4</b>	G391	Hyde Park Rd / Benson Court	0.31
<b>LGS5</b>	G1075	Willows / Kirkstall Rd Green Corridor	4.46
<b>LGS6</b>	G1900	Duncombe St	0.3
<b>LGS7</b>	-	Marlborough St	-
<b>LGS8</b>	-	Marlborough Towers	-
<b>LGS9</b>	-	Chorley Lane	-
<b>LGS10</b>	-	Kendal Grove	-

**Maps :Aecom: Drawing Package – July 2021 and General Design Guidance Nov 2021**

Drawing 001 Overview; Drawing 007 Connectivity; Drawing 008 Street hierarchy; Drawing 011 Green infrastructure; Drawing 012 Local Nodes (destinations)

## **B Green Corridors – Summary of survey and observations**

The following green corridors were selected through a series of outdoor walkabout workshops: 3 held in June 2021, 2 in July 2022 and 1 in November 2022. The walks used a pro-forma record: the criteria for description are below.

### **Criteria for description: exploring Little Woodhouse green corridors**

- Connections with green spaces; street hierarchy
- History and character
- Access
  - Topography
  - Traffic
  - Walkability, Cyclability eg, pedestrian crossings, parking, bin obstructions
  - Bus routes
- Greenery
  - Trees
  - Gardens
  - Paved areas including car parking
  - Shrubs and hedges
  - Biodiversity (\*\*\*) needs further advice on species)
- Opportunities
  - Future developments
  - Maintenance
  - Ideas for projects

The walkabout surveys benefitted from the routes explored and documented in information booklets prepared by Freda Matthews: in particular, *Exploring Green Spaces in Little Woodhouse, Burley and Hyde Park (2004)* and *Little Woodhouse Ways, a Heritage Day walk, 2020*. These illustrated walks describe the development of Little Woodhouse which is reflected in the layout of the streets, from fields in medieval estates, to merchant mansions and grounds, to Victorian property development, twentieth century housing and currently student accommodation.

The results of the walkabouts are set out in the following tables:

#### **Table B Summary of Observations of Green Corridors**

Summarises each corridor identified through the walkabouts and describes the links to green spaces and other destinations, identifies access issues, the state of greenery and opportunities for improvements. Importance of Woodhouse Square link with Gt George St and city centre.

#### **Table C Green corridors – Key issues summary – ideas for projects**

Organises the observations into themes: Obstructions, Pavements, Traffic problems, Bus access, Placemaking, Pocket Parks, Play spaces, Trees, Maintenance and Biodiversity. For each theme there are suggestions for projects and potential partners.

#### **Table D Observations – Little Woodhouse Green Corridors (LWGC)**

Records the results of the walkabout surveys, set out under each green corridor.



**Table B            Summary of Observations of Green Corridors**

This table summarises each corridor identified through the walkabouts and describes the links to green spaces and other destinations, identifies access issues, the state of greenery and opportunities for improvements. In addition, it comments on the importance of Woodhouse Square in forming a pedestrian and cycling link with the city centre and opportunities to develop the whole setting of the Square and Bridge as a major entrance to Little Woodhouse.

### **Links to the City Centre – Woodhouse Square - Little Woodhouse Bridge – Great George Street**

**Woodhouse Square (LSG2/ G161)** plays an important role in linking the City Centre and proposed Innovation Arc with the network of green corridors in Little Woodhouse. The settings and small green spaces around the Square should be considered as an integral part bridging the gap into the green corridors.

- **From the north side of the Square**
- **Clarendon Road (LWGC1)** leading uphill and then crossing with Little Woodhouse Street and Kendal Lane, ( **LWGC6**, the oldest medieval track from the town of Leeds to the Moor) and linking through Hyde Street to Hyde Terrace and Springfield Mount (**LWGC2**)
- **From the south side of the Square**
- **Chorley Lane (LGS9)** pocket park and an occupation road leading uphill to Little Woodhouse Street and down past the mills which preceded Josephs Well
- **Little Woodhouse Bridge** is a pedestrian and cyclist bridge which runs across the inner ring road tunnel on the line of the old Clarendon Road which previously linked directly with Gt George Street; a mature chestnut is situated on the gable end of 2 Woodhouse Square. There is an opportunity for additional planting around the tree and potential for trellis planting to discourage the graffiti which disfigure the gable end.
- **Woodhouse Square south side** previously had gardens outside the row of early nineteenth century terraces which make up Swarthmore Education Centre. It is now paved but in disrepair and some planting or planters could be considered in a future repair scheme.
- **From the west side of the Square**
- **Hanover Way leads to Park Lane/Burley Rd (LWGC8)** crosses the old line of Hanover Lane where setts are still visible. A mature chestnut tree on a small green island matches the one at the other corner of the Square.
- **Denison Road** terraced houses on one side and trees along the other. Retention or replacement of these is suggested in the Design Code for Park Lane site. Leads to **Hanover Square (LGS1)**
- **Brandon Road** is an unadopted setted occupation road and has a border of wild planting with a mature Sycamore tree
- **Back Claremont Grove and Sycamore House west side** – a back alley joins with Brandon Road has more wild planting and some garden plants in the backyards of Claremont Grove, including a witchhazel and self seeded oak, with many buddleia. These together with border planting around Sycamore House serve to screen the student accommodation block.
- **Claremont Avenue** – a setted road leading to the Claremont Streets and Kendal Lane (**LWGC6**)

Table B Summary of Observations of Green Corridors

Street names	Links to Local Green Spaces (LGS) and local destinations <i>Street hierarchy</i>	Access notes	Greenery – key points	Problems and Opportunities  (*pocket park)
<b>LWGC1 Clarendon Road</b>	<p>Little Woodhouse Bridge – Chorley Lane - Woodhouse Square – - Clarendon Road - University Western campus – Woodhouse Moor - Moorland Rd to Hyde Park area</p> <p><i>Arterial movement</i></p>	<p>Steep and bends Moderate traffic</p> <p>Pavement narrow - bins &amp; access issues</p>	<p>Chorley Lane &amp; Bridge area landscaping has improved but lacks coherence</p> <p>Mature trees</p> <p>Limited variety of planting in lawns &amp; hedges</p> <p>Retain open access space on western campus (former playing field)</p>	<p><b>Placemaking -</b> <b>*pocket parks on LW Bridge and LW St entrances</b></p> <p>Speed calming Replace bins in bin spaces</p> <p>Tree replacement plan needed Garden m'ce to Increase biodiversity</p> <p><b>*LW Bridge &amp; *Hanover Way have matching chestnut trees</b></p>
<b>LWGC2 Hyde Terrace/ Springfield Mount</b>	<p>Woodhouse Square – - Hyde Terrace – Springfield Mt – Mt Preston St - Woodhouse Moor – to University western campus</p> <p><i>Local residential</i></p>	<p>Sloping Settled roads Low traffic – no through traffic Parking Problem of link to Uni via private land Access to University unclear</p>	<p>Mature greenery in gardens sets character</p> <p>Springfield Mt – mature trees</p> <p>More variety of planting would enhance</p>	<p>Garden m'ce</p> <p>Increase Biodiversity</p> <p>Reduce street parking</p> <p>Signage to University</p>
<b>LWGC3 Moorland Rd and Avenue/ &amp; St Johns Grove / Rosebank Road</b>	<p>Woodhouse Moor – Rosebank Millennium Green – Woodsley Rd Local Centre</p> <p>Woodhouse Moor – Green space of Western Campus – Clarendon Rd <i>Arterial/residential</i></p>	<p>Bus route 56 Level on Moorland Rd, sloping down to Woodsley Rd High traffic on Moorland Rd Pavement is too narrow for high pedestrian use Steps through Rosebank Green to Woodsley Rd shops</p>	<p>Mature trees and gardens Limited greenery in Moorland Ave</p> <p>Views from St Johns Grove</p> <p>Loss of back gardens – paved for parking on Moorland Ave</p>	<p>Traffic sightlines on Moorland Rd corner with St J Terr/BVRd</p> <p>Garden m'ce Increase Biodiversity</p> <p>Opp for road closure: <b>* pocket park on Rosebank Rd in the middle</b> to link ginnel and steps to Woodsley Rd centre</p>

Street names	Links to Local Green Spaces (LGS) and local destinations <i>Street hierarchy</i>	Access notes	Greenery	Problems and Opportunities <b>*pocket parks</b>
<b>LWGC4 Woodsley Road / Hyde Park Road</b>	Woodsley Rd – Gryphon University Sports centre - Local centre shops etc – Health centre – Leeds Grand Mosque - Hyde Park Rd/Benson Court – Woodhouse Moor  <i>(lower) Arterial movement (all) Residential</i>	Steep  Reduced traffic since blocking at corner with Belle Vue Rd.  No buses eg to Health Centre  Shopping area pavements are poor	Upper Wdsley Rd– neglected gardens  Paved areas have replaced some gardens  Benson Court green space is important for St Johns Close / Woodsley Green and Hyde Park estates	Lack of bus access between Moorland Rd and Burley Rd  <b>*Planting on roadblock area *corner Woodsley Rd/Belle Vue Rd</b>  Improve shop centre pavements (widen, more seats, planting)
<b>LWGC5 Kelso Road/ Kelso Gardens</b>	Clarendon Road – Kelso Rd - Rosebank Millennium Green  <i>Local residential</i>	Sloping roads  Setted back streets  Bins on pathways  Parking issue	Views from Kelso Rd over valley  Private gardens – trees hedges  Some neglected / replaced with paved areas and walls demolished esp Kelso Gdns	Garden m'ce Biodiversity  Bins on streets  Neglected/redundant ginnels in Kelso Gardens – <b>opp for planting two *pocket park(s)</b>
<b>LWGC6 Little Woodhouse St - Kendal Lane/St Johns Rd</b>	Chorley Lane - Woodhouse Square – Claremont Streets - Hanover Square – Kendal Grove - Rosebank Millennium Green  <i>Arterial movement</i>	Gentle slope Low traffic  Access narrow at east end of Kendal Lane  Bins block paths Parking problem on LW St corner  LW St site of old hamlet – now owned by NH Trust estate, service road for LGI	H Sq Terraces – some well tended gardens  Estates – grass verges are tended but dull  Claremont terraces retain setted streets, small back yards and some narrow front gardens – some planted	Remove parking and paving to develop <b>*pocket park on LW St corner with Clarendon Rd</b>  Restore pavement outside Swarthmore  More Biodiversity on yards & verges <b>*pocket park Kendal Grove</b>  Improve signage to hospital & univ & Celebrate heritage LW St /Kendal Lane



Street names	Links to Local Green Spaces (LGS) and local destinations <i>Street hierarchy</i>	Access notes	Greenery	Problems and Opportunities <i>*pocket parks</i>
<b>LWGC7 Belle Vue Road/St Johns Terrace and Rosebank Road</b>	Park Lane/Burley St corner - Hanover Square – Oak House Bank - Rosebank Millennium Green – Woodhouse Moor  <i>Arterial movement</i>	Gentle sloping along ridge, steep at north end down St J Terr  Low traffic but some speeding  Victorian Steps – pedestrian north-south movement  Victorian ginnels	Views across valley Mature trees  Access to Rosebank MGrn  Private gardens Estates have green verges  Oak House bank – restored and maintained by Unipol	<b><i>*pocket parks on two corners Park Lane/ Burley St</i></b>  Biodiversity on verges and lawns Bins on StJ Terr. Tree replacement in older terraces BV Rd  Traffic calming BV Rd  Better signage to Rosebank Green
<b>LWGC8 Burley Road (south side)</b>	Park Lane Marlboroughs – Willows  <i>Strategic route</i>	Bus routes to west 49 50 & Hdgle 19  Level but narrow in parts High traffic Car parks  Poor Signage to School – warning to vehicles – no 20mph zone  Rosebank School has bus stops and crossing over Burley Rd – but pavements are narrow	Damage to green verges outside Marlboroughs and in front of Marsden House by parking  Shrubs screen road & carparks  Willows LGS5 gives protection from air pollution and traffic noise  Willows green – lacks diversity but important to Willows estate	Expand planting on verges – recognise importance of greenery on <b>south side of Burley Rd -</b> <b><i>*pocket park</i></b>  Promote more use of service road for walkers & cyclists  20mph zone for school  Develop Willows green open space– explore possible use by school
<b>LWGC9 Kirkstall Road (north side)</b>	Duncombe Street green space - Marlboroughs – Willows green  Employment and entertainment nodes  <i>Strategic route</i>	Bus routes Level Very high traffic  Lack of pedestrian crossings, esp for new developments on south side	Duncombe St air pollution buffer  Boulevard strip K Rd has few trees And car parking in places  Willows greens & trees – important soak area	Restore and replant <b><i>K Rd boulevard* as a *pocket park</i></b>  Marlboros – m'ce of green spaces  Crossings over K Rd  Biodiversity around Willow

Street names	Links to Local Green Spaces (LGS) and local destinations <i>Street hierarchy</i>	Access notes	Greenery – key points	Problems and Opportunities <i>*pocket park</i>
<b>LWGC10 North/ South routes via Victorian Steps</b>  <b>NB pedestrian only</b>	a. Kirkstall Rd – Bingley St – Rutland St – ‘Victorian’ steps – Burley Rd – Rutland Mount – Park Lane – Belle Vue Rd  <i>PBSAs Tannery, Foundry The Highland pub Sentinel Towers PBSA Coop Store PBSAs - Oak House, Trapezium</i>	Pedestrian route from PBSAs on Kirkstall Rd via Victorian steps to Burley Road  Pedestrians only – steep steps and uphill  Road crossing Burley St to Coop	Bingley St is a canyon with high rise blocks no space, no views, no greenery  Rough green space next to steps has some trees  Rutland Mount has new green bed	Shared surface for streets – Bingley, Abbey and Cavendish to allow vehicles only for access  Improve green space next door Abbey Road with planters  <i>*pocket park next to ‘Victorian steps’ replace with wider and improved steps</i>
<b>LWGC10 b pedestrian</b>	b. Burley St – Westfield Rd – ‘Victorian’ 99 steps – Belle Vue Rd – Victoria Terrace - Victoria Rd – Clarendon Rd <i>PBSAs Concept House, Trapezium, Iconic the Edge, Roomzz Takeaways</i>	Well used route for pedestrians heading for universities  Pedestrian only steep steps up to join Belle Vue Rd and uphill via Victoria Terrace	Greenery on sides of 99 steps  Gardens in Victoria Terrace  Airedale Mount – garden paved over for car park	Maintenance of plants alongside the steps  Add more plant variety  Enforce 20mph on Kendal Lane
<b>LWGC10 c pedestrian</b>	c. Burley Rd – Rosebank Primary School - Westfield Rd — - Victorian ‘School steps’ and Rosebank M Green paths – Belle Vue Road	Pedestrian steps uphill between Burley Road and Belle Vue Rd – well used route to school	Steps form boundary of Rosebank Millennium Green Upper steps retain Victorian materials Leeds Fed HA has tended the lower green border	School uses the Rosebank and helps activities
<b>LWGC10 d pedestrian</b>	d. Burley Rd – Westfield Crescent Rosebank M Green paths and Woodsley Rd - Rillbank Lane – Millennium Way steps – Rosebank Rd – Woodhouse Moo	Millennium Way is on site of Victorian Steps Steep steps uphill Several paths of varying steepness	Through trees and plants  Orchard planting  Exercise opps	Rosebank MGT volunteers maintain Rosebank - needs funding to support  Tree planting to increase biodiversity for wildlife

Street names	Links to Local Green Spaces (LGS) and local destinations <i>Street hierarchy</i>	Access notes	Greenery – key points	Problems and Opportunities  (*pocket park)
<b>Vehicle routes – north south</b>  <b>LWGC10 e</b>  <b>Vehicle/pedestrian</b>	e. Kirkstall Rd – Marlborough St - Burley St – Park Lane (V)  <i>Hotel and PBSAs</i> <i>Fox &amp; Newt pub</i> <i>Bus stops west - east</i>	Steep hill Narrow pavements  Cycle route from Kirkstall Rd  Top junction is dangerous	Shrubs and verges on lower right side, small gardens of Marlboroughs	Review junction of Burley St/Park Lane/ Marlborough St  Any development on left side Marlboro St should be set back and include greenery
<b>LWGC10 f</b>  <b>Vehicle/pedestrian</b>	f. Kirkstall Rd – Bingley St – Cavendish St – St Andrews Hill – Burley Rd	Narrow streets and pavements overlooked by tall blocks	Kirkstall Road – green verges on s side Otherwise none	Potential boulevard  Shared surface and build out planters
<b>LWGC10 g</b>  <b>Vehicle/pedestrian</b>	g. Kirkstall Rd – Willows LSG – Woodsley Rd - Hyde Park Rd – Woodhouse Moor – University of Leeds	Pedestrian green space between two high traffic routes	Grass banks and trees  Buffer for air pollution and traffic noise	Wider range of plants  Burley Rd side – improve park area
<b>LWGC10 h</b>  <b>Vehicle/pedestrian</b>	h. Kirkstall Rd – Studio Rd – Burley Rd – Woodsley Rd – Woodhouse Moor	Well used route for traffic, the turn into Burley Rd can be problematic	Studio Rd car parks have none  South side of Burley Rd has planting on verges	Small tree planting could line carparks without blocking sight lines



**Table C            Green corridors – Key issues summary – ideas for projects**

<b>Key issue</b>	<b>Proposed improvement aims</b>	<b>Areas affected (examples)</b>	<b>Project</b>	<b>Who else to involve</b>
<b>1.1 Obstructions</b>	Identify obstructions to walkers, wheel users and take steps to improve access	<b>Bins</b> on Pavements Clarendon Road and Woodhouse Square (LWGC1) and St Johns Terrace (LWGC7) and Kelso Rd and Gdns (LWGC5) are examples <b>Parking</b> causing obstruction to pedestrians – eg Little Woodhouse St corner	Identify and discuss approach to owners and LCC Streets team	<b>LWCF</b> <b>LCC Streets</b>
<b>1.2 Pavements</b>	Identify areas for improvement of surfaces and sources of funding	Pavement outside <b>Swarthmore</b> College (LWGC1) Pavements outside shops on both sides of Woodsley Road <b>Local Centre</b> (LWGC4)	Would need a survey plan and costings  Possible s106 or CIL	<b>Highways</b>  <b>Shops</b>
<b>1.3 Traffic problems</b>	Identify problem areas and raise with Highways	Sightlines – <b>Moorland Road</b> especially traffic turning into Belle Vue Rd (LWGC3)  Lack of pedestrian crossing places on <b>Kirkstall Rd</b> (LWGC9) – especially with new developments on S side	Raise issues with Highways  Possible s106 or CIL	<b>Highways</b>  <b>Developers</b>  <b>Dev Planners</b>
<b>1.4 Bus access</b>	Improve access by bus transport especially for uphill routes	No bus routes on uphill routes between Burley Road and Moorland Road: <b>Woodsley Rd/Hyde Park Rd</b> (LWGC4) and Belle Vue Rd (LWGC7)	Raise issues with WYCA transport authority  Funding hugely depends on central govt funding model	<b>LWCF</b>  <b>WYCA</b>
<b>2.1 Placemaking</b>	Identify character areas and highlight green space uses	Encourage better signage of existing local green spaces, especially <b>Rosebank</b>	Explore funding sources eg for Information Boards	<b>CLlrs</b>  <b>Conservation team</b>

<b>Innovation Arc</b>	NB Innovation Arc entrances to Univ & LGI	(LWGC 3) <b>Chorley Lane/Bridge</b> (LWGC1) And potential “pocket park” spaces (see below) Entrances to Univ & LGI	Promote opps with Innovation Arc	<b>Parks &amp; Countryside</b>  <b>Univs LGI</b>
<b>2.2 Pocket parks</b>	Identify potential sites for very small green spaces and develop an action plan	<p><b>Middle of Rosebank Rd</b> – divide street to link ginnel with steps (LWGC3)</p> <p><b>Woodsley Rd blocked corner</b> with Belle Vue Rd (LWGC4)</p> <p><b>Little Woodhouse St</b> corner with Clarendon Rd (LWGC1 &amp;4)</p> <p><b>Triangle</b> next to electricity substation Corner Park Lane and Burley St (east end)</p> <p><b>Triangle “Burley Beach”</b> corner of Park Lane/ Burley St (west end) (LWGC7)</p> <p><b>Little Woodhouse Bridge</b> and <b>Hanover Way</b> each has a chestnut tree and island</p> <p><b>Two Kelso Gardens Ginnels</b> running between houses and along back lane</p>	<p>Initially this needs working group to make a project plan with costings and sources of help</p> <p>Innovation Arc</p> <p>Innovation Arc</p>	<p><b>Parks &amp; Countryside</b></p> <p><b>Hyde Park Source</b></p> <p><b>Owners - Health Trust &amp; LGI Plan</b></p> <p><b>? owned by Electrical substation?</b></p> <p><b>Ex LCC now sold - New owners?</b></p> <p><b>LCC Josephs Well Swarthmore</b></p> <p><b>Owners / occupiers</b></p>
<b>2.3 Play spaces</b>	Improve usage of green/play spaces and identify other appropriate spaces	Little Woodhouse Local Green Spaces LWGS1 - 10	Needs a working group to develop community links	<b>LCC Tenants Officer</b>  <b>Parks &amp; C</b>
<b>3.1 Trees</b>	Identify ages of mature trees and need for replacements	Most areas of Victorian villas and terraces with gardens have mature trees, which need	Explore previous tree surveys and identify ways to	<b>LCC Tree Officer for advice</b>

		detailed surveying and mapping by tree expert	encourage safe replacement and new planting	
<b>3.2 Maintenance</b>	Identify sources of advice for owners to encourage low maintenance plants for gardens	Most areas of Victorian terraces and post war estates have some neglected gardens, especially where there are short stay tenants.	Develop a planting and maintenance guide for owners and tenants	<b>Unipol</b>  <b>Tree officer</b>
<b>3.3 Biodiversity</b>	As above – to encourage a greater range of planting and garden use	A range of different garden sizes – from plant pots, backyards to large gardens.	Develop a suggestions guide for planting and maintenance for a range of different size plots, including herbs, annuals, shrubs, veggies, small trees etc	<b>Univ of Leeds and LBU</b>  <b>Incredible Edible</b>  <b>etc</b>



**Table D Observations – Little Woodhouse Green Corridors (LWGC)**

<b>LWGC1 Clarendon Road</b>		
Connections	<p><b>See LGS2 Woodhouse Square</b>  <b>LGS9 Chorley Lane</b></p> <p>Chorley Lane - Woodhouse Square – Woodhouse Moor – Moorland Rd via campus Woodhouse Square – the Bridge – Gt George Street and city centre</p> <p><b>Arterial Movement channel</b> (Aecom Drawing package 007 Connectivity 008 Street Hierarchy)</p>	A main road for access to University and Hospital **and Park, it provides a perimeter between university and residential areas and a through link for traffic from Woodhouse Lane to Burley Road
History	<ul style="list-style-type: none"> <li>Put through in 1840s as a speculative development road, diverting from Kendal Lane to Woodhouse Moor</li> <li>Listed buildings C18 – Claremont, Little Woodhouse Hall, Springfield House</li> <li>C19 Victorian villas – first was Woodsley, now Fairbairn House 1840, and 22-24, 40 67 etc. Terraces 12- 16 and 1-7 are examples</li> </ul>	Examples of grand villas built piecemeal throughout the C19 set the character of the Little Woodhouse area
Access	<ul style="list-style-type: none"> <li>Slopes uphill with bends obscuring sightlines</li> <li>Considerable 2way traffic</li> <li>Pedestrian crossings only at bottom (Woodhouse Square) and top (Mount Preston Street)</li> <li>Pedestrian bridge to Gt George Street has steep approach on city centre side</li> <li>Walkable for able bodied, difficult for wheels on narrow pavements, cyclable for fit</li> <li>Bins on pavements</li> <li>Bus stop at bottom – No 5 circular one way to Little Woodhouse Street then city centre</li> <li>Buses at top No 56 Moorland Road to Headingley – Woodhouse Lane to city</li> </ul>	<p>Gradient and bends make it difficult to cross for pedestrians</p> <p>Pavements are too narrow in places - Bins permanently on pavements obstruct access</p> <p>Speed calming measures are required</p> <p>Pedestrian Bridge access to Gt George St – recently improved by street art</p>
Greenery	<ul style="list-style-type: none"> <li>70+ trees (below Kelso Rd)</li> <li>Sizeable gardens in front of large Victorian houses</li> <li>Hanover Square - Back gardens and back terraces</li> <li>Many with mature bushes and variety of mature trees give shade and improve outlook</li> <li>Some paved as carparks or covered with chippings</li> </ul>	<p>Tree cover is a great asset to the character of the street</p> <p>Maintenance of some gardens is neglected Encourage more variety of lawn and hedge plants – planting guide</p>
Opportunities	<ul style="list-style-type: none"> <li>Garden maintenance and vary planting</li> <li>Tree survey – age of trees?</li> </ul>	<p>Landlord information project</p> <ul style="list-style-type: none"> <li>Pocket parks – LW Bridge and LW Street</li> </ul>

**\*\* NB The proposed Innovation Arc identifies as significant two entrance points to the University & LGI – entrances to LW Street and the pedestrian LW Bridge leading to Gt George St.**

<b>LWGC2 Hyde Terrace – Springfield Mount</b>		
Connections	Woodhouse Square – Clarendon Road - Woodhouse Moor Faversham Garden – Chancellors Court <b>Local residential</b>	Quiet streets linking the University campus with Clarendon Road and the residential area beyond
History	<ul style="list-style-type: none"> <li>• Purchased in 1836 by Newman Cash who developed Springfield Mount into mixture of terraces and villas</li> <li>• Springfield Mount - No 19 built 1839 is listed; No.s 21-23 developed in 1908 as St Wilfrids Priory by Temple Moore, now student flats</li> <li>• Hyde Terrace – listed are No.s 30-32, 34, 36, 38, 40</li> <li>• Woodsley Terrace – listed No.s 34-38 Springfield Mount (1836)</li> </ul>	<p>Hyde Terrace ran down to Little Woodhouse hamlet (site of present Clarendon wing)</p> <p>Buildings of interest – No.s 2-32, 7-17, 46, 48 Springfield Mount The Faversham, 1 Springfield Mount The Lodge, Springfield Mount</p>
Access	<ul style="list-style-type: none"> <li>• Gentle slope, no through traffic though parking on both sides</li> <li>• Car entry from University end only</li> <li>• Pedestrian only access at top by Woodsley Terrace</li> <li>• Setted road surface on Springfield Mount; pavements stone, some replaced by tarmac</li> </ul>	<p>Traffic restricted by entry keeps Springfield Mount quiet, less so in Hyde Terrace</p> <p><i>NB The proposed Innovation Arc identifies as significant the entrance point to the University (corner of Chancellors Court) at the bottom of Mt Preston St.</i></p>
Greenery	<ul style="list-style-type: none"> <li>• 50+ trees (Hyde Terrace) 60 (SprMt)</li> <li>• Generous front gardens with mature trees and hedges, lawns, some paving</li> </ul>	Quiet and pleasant area, gardens enjoyed by residents
Opportunities	Hyde Terrace has seen considerable development recently – some greenery has been restored	<ul style="list-style-type: none"> <li>• Maintenance of gardens</li> <li>• Restoring surfaces and greenery</li> <li>• More variety of planting</li> </ul>

<b>LWGC3 Moorland Road and Moorland Ave / St Johns Grove</b>		
Connections	<p>Woodhouse Moor – Rosebank Millennium Green – Benson Court</p> <p>Woodhouse Moor – Western campus – Clarendon Rd/Woodsley Rd</p> <p>Moorland Road – <b>Arterial movement</b></p> <p>Moorland Avenue/ St Johns Grove – <b>Local Residential</b></p>	<p>Moorland Road runs along the edge of Woodhouse Moor and is a very well used pedestrian route from Hyde Park area to University Road</p> <p>Bus route 56 runs from Clarendon Road to Hyde Park Road into Hyde Park</p>
History	<p>Facing onto Woodhouse Moor (acquired by Leeds Corporation as a public open space in 1855) Leeds Grammar School was built in 1857, Moorland Road developed by Eastwoods in 1860s onwards with large villas and front gardens and outbuildings at the back. Almost all are now in multiple occupation.</p> <p>St Johns Grove facing over the valley and St Johns Terrace (top of Belle Vue Road) also developed by Eastwoods.</p> <p>The western end of Moorland Avenue has been in part commercial use with small garages and now has an incongruous student accommodation block on the site of former tennis court.</p>	<p>Buildings of interest – 18 Moorland Road especially outbuildings at the rear – old stables</p> <p>The former Grammar School and Chapel are listed and now form part of the Western Campus of the University of Leeds housing the Business and Legal Schools. Modern buildings of note surround the central green area (former school playing grounds).</p>
Access	<ul style="list-style-type: none"> <li>• Level along the side of Woodhouse Moor from uphill Hyde Park Rd, St Johns Terrace</li> <li>• Moderately heavy traffic</li> <li>• No pedestrian crossings at HP Rd and StJT</li> <li>• Bus route 56 runs along Moorland Road</li> </ul>	<p>High pedestrian use at times, plus pathway for pedestrians is only on the south side: parking can obscure sightlines: there is a need for pedestrian crossings across Hyde Park Road and St Johns Terrace and / or speed restriction measures along Moorland Road</p>
Greenery	<ul style="list-style-type: none"> <li>• Mature gardens but lack of diverse planting</li> <li>• Approx 78 Trees – 40 in front Moorland Road and 12 in back Moorland Rd 14 Moorland Ave 12 St Johns Grove</li> <li>• Western Campus – 40+ small trees newly planted along Moorland Rd and around central green area</li> </ul>	<p>Lack of variety of planting in gardens- mainly bare lawns and mature trees</p> <p>Front character walls need attention and protection</p>
Opportunities		<p>Protection of walls</p> <p>Low maintenance planting in gardens to increase diversity</p>



<b>LWGC4 Woodsley Road</b>		
Connections	<p><b>LGS4 Benson Court/ Hyde Park Rd</b></p> <p>Woodsley Road links from Clarendon Rd, crossing Belle Vue Rd, to Hyde Park Road and Burley Road at the bottom of the hill, near the line of the boundary between the former parishes of Leeds and Burley cum Headingley.</p> <p>Lower half – <b>Arterial movement</b></p> <p>Upper half – <b>Local residential</b></p>	Upper Woodsley Road is now separated from the lower half by a road block to cars preventing through traffic (passable by cyclists and pedestrians).
History	<p>Sir Peter Fairbairn bought St Johns Trust lands to build the proposed Woodsley and Belle Vue Roads which were built up piecemeal from 1860s onwards to 1900. Houses on Upper Woodsley Road share Back Kelso Road as a back street with Kelso Road.</p> <p>On lower Woodsley Road the Rillbanks and St Johns estates were built in the 1970s replacing small Victorian terraced streets</p> <p>The parade of shops forming the Local Centre are Victorian with much altered shopfronts. The old Boundary stone of the parish of Leeds was sited at the corner of Boundary Terrace, now xx Burley Road.</p>	<p>Grand Mosque (formerly Sacred Heart RC Church) was built in 1960s.</p> <p>Hyde Park Surgery /Woodsley Health Centre and the Methodist Church and Community Shop are in a similar style.</p> <p>Gothic style former bank at the junction of Hyde Park Rd and Woodsley Rd is a notable building.</p>
Access	<ul style="list-style-type: none"> <li>• Steep</li> <li>• Reduced traffic since blocking at corner with Belle Vue Rd.</li> <li>• Shopping area pavements are poor</li> <li>• Single pedestrian crossing with lights</li> <li>• No buses to serve local centre and the health centre etc which is uphill from Burley Road routes</li> </ul>	<p>The NDS (2011) plan for improvement – shorter wider pedestrian crossing, shared surface on west side, improved paving, removal of shutters and barriers.</p> <p>In addition NP proposes improvement in the shopfronts</p>
Greenery	<ul style="list-style-type: none"> <li>• Upper north side – boundary wall of western campus with trees and bushes gives green aspect</li> <li>• Upper south side – few trees, many hedges also character walls and gateposts</li> <li>• Some neglected gardens and paved areas have replaced some gardens</li> </ul>	<p>Planting on roadblock area</p> <p>*corner WRd/BV Rd</p> <p>More planting in shopping area</p>

LWGC5 Kelso Road/ Kelso Gardens		
Connections	<p><b>Local residential</b></p> <p>Kelso Road links Clarendon Road and Belle Vue Road with cross streets to upper Woodsley Rd and Kelso Gardens</p>	The views from the top of Kelso Road are significant – look westward to opposite side of valley
History	<p>The Kelso streets were built on Fairbairn estate (Sir Peter Fairbairn was the first Lord Mayor of Leeds 1858 and died in 1861). Kelso Road is first mentioned in directories in 1881 and appears completed by 1900. It shares a back street Back Kelso Road with Upper Woodsley Road. Kelso Place is a back street to houses on Belle Vue Road.</p> <p>Kelso Gardens (including frontage on Belle Vue Road) appears blank on OS maps until 1933 when allotment gardens are marked. Development is shown in 1938 and all houses built and occupied by 1939. Footpaths from Kelso gardens linked to St Michaels College on St Johns Road on one side and to Clarendon Road on the other (now closed).</p>	<p>Kelso Rd is good example of large Victorian terraces. At gardens with trees hedges and front low walls with brick and stone coping give character to street.</p> <p>Example of 1930s housing built for families with small front and back gardens</p>
Access	<ul style="list-style-type: none"> <li>• Sloping straight road Kelso Rd</li> <li>• Sloping cul de sac – Kelso Gardens</li> <li>• Setted back streets</li> <li>• Stone flags replaced with tarmac</li> <li>• Bins are an obstruction on pathways</li> </ul>	Bins on streets
Greenery	<ul style="list-style-type: none"> <li>• Large front and back gardens to large terraced houses – Kelso Rd</li> <li>• Many trees and hedges – Kelso Rd</li> <li>• Small front and back gardens – Kelso Gardens – many neglected, loss of front walls</li> <li>• Green ginnels (now blocked) from K Gdns link to green space between St Michaels and Fairbairn House</li> <li>•</li> </ul>	<p>More variety of planting especially for lawns and hedges (low maintenance plant guidance)</p> <p>Possible <b>*pocket parks</b> – ginnels between 50 – 52 and 34 -36 Kelso Gardens (large open space at back)</p>

<b>LWGC6 Kendal Lane/St Johns Rd</b>		
Connections	<p><b>See also LGS1 Hanover Square</b>  <b>LGS10 Kendal Grove</b>  <b>LGS3 Rosebank Millenn. Green</b></p> <p>Woodhouse Square – Hanover Square – Rosebank Millennium Green</p> <p><b>Arterial movement</b>  Links through Victoria and Consort Terraces are part of well-used route from student blocks to university</p>	<p>A direct route for pedestrians linking Woodsley Road shopping area via Rosebank steps to the Bridge and city centre.</p> <p>It links three major green spaces in Little Woodhouse</p>
History	<p>Kendal Lane was originally a medieval track from the hamlet of Little Woodhouse to the common land of Woodhouse Moor.</p> <p>After 1858 Sir Peter Fairbairn diverted its route to protect his grounds from overlooking and in 1866 the Eastwood brothers created a continuation in St Johns Road, linking with Belle Vue Road.</p>	<p>Rosebank Millennium Green was created in 2000 as a millennium green maintained by volunteers</p> <p>Rosebank steps – one of three Victorian steps linking the top of the ridge with the valley</p>
Access	<ul style="list-style-type: none"> <li>• Mainly level roadway and wide carriageway after the initial narrow passage at Clarendon Road end</li> <li>• Mixed surfaces to pavements – tarmac and stone; Tarmac road surfaces</li> <li>• Occasional traffic but speeding</li> <li>• Bins can be an obstruction</li> <li>• Some gradients on dropped curves are difficult on otherwise level route</li> </ul>	<p>Speeding traffic is problem</p> <p>Check dropped curves</p>
Greenery	<ul style="list-style-type: none"> <li>• 40+ trees</li> <li>• Few or very small individual gardens</li> <li>• Grass and shrub verges, larger gardens on corner plots provide green aspect</li> <li>• Victorian garden walls at risk</li> <li>• Mature trees on corner gardens and in front of former St Michaels</li> <li>• Kendal Close is good space linking to Hanover Square</li> <li>• Paved area in front of Airedale Mount completely covers previous garden area.</li> </ul>	<p>More trees on verges</p> <p>Information to owners of garden walls</p> <p>Develop Kendal Close as community space – herbs, wildflower etc, community events</p> <p>Replace benches in Kendal Close</p>
Opportunities		<ul style="list-style-type: none"> <li>• Pocket parks - Verges could be planted with small standard trees</li> </ul> <p>The Bridge, LWSt corner and Kendal Close – **pocket parks</p>



<b>LWGC7 Belle Vue Road/ St Johns Terrace and Rosebank Road</b>		
Connections	<p><b>See LGS3 Rosebank Millennium Green</b></p> <p>Hanover Square – Rosebank Millennium Green – Woodhouse Moor</p> <p>Belle Vue Road - <b>Arterial Movement</b> channel</p> <p>Rosebank Road – <b>Local residential</b></p>	<p>Good route for pedestrians (steeper for cyclists) leading from Burley Road to Woodhouse Moor</p> <p>Unfortunately traffic treats it as a short cut too and because of relatively light traffic, some drivers speed through traffic calming bumps</p>
History	<p>Belle Vue House was built in 1793 and survived many changes until refurbished in 1978</p> <p>Belle Vue Road, developed from 1861 on BV lands by the Eastwoods, follows the line of the ridge and old field boundaries.</p>	<p>Two of the three sets of Victorian steps run down the slope from Belle Vue Road to Burley Road. The middle set retain the original Victorian ironwork. The third set joins the ginnel between No.s ??? BV Rd and Rosebank Road.</p>
Access	<ul style="list-style-type: none"> <li>• Gentle slope upwards, steeper when it nears Woodhouse Moor</li> <li>• Wide carriageway</li> <li>• Parking on both sides in middle stretches</li> <li>• Junction with St Johns Road is difficult sightline for pedestrians</li> <li>• BV Rd - Speeding traffic despite bumps</li> </ul>	<p>Speeding traffic measures Rosebank Rd – problems with speeding traffic, suspect drug sales</p>
Greenery	<ul style="list-style-type: none"> <li>• 14 trees up to BV Stores</li> <li>• Good sized gardens in middle and upper BV Rd</li> <li>• Many mature trees esp. upper BV Rd (St Johns Terrace)</li> <li>• Generous verges – Consort estate</li> <li>• Shrubs and small trees – Consorts</li> <li>• Neglected gardens in private Consorts</li> <li>• Green slope and hawthorn hedge in front of Kendal Walk provides some protection to housing from noise and air pollution (Oak House maintains this now)</li> </ul>	<p>Kendal Walk residents face the overdevelopment of student blocks No internal green space in Oak House 46 Burley St Trapezium</p> <p>Improve biodiversity on verges and lawns</p> <ul style="list-style-type: none"> <li>• Bank behind Concept Place student block is good for wilderness planting but needs better litter control</li> </ul>
		<p>Control Bins on St J Terrace</p> <p>Tree replacement plan on St Johns Terrace</p> <p>*pocket park by splitting Rosebank Road in two</p>

<b>LWGC8 Burley Road (south side)</b>		
Connections	<p><b>See LGS5 Willows</b></p> <p><b>LGS7 Marlborough Street</b></p> <p><b>LGS8 Marlborough Towers</b></p> <p>Marlboroughs – Willows</p> <p><b>Strategic route</b> east- west, bus routes to City, Bramley, Horsforth, Headingley</p>	<p>Burley Street / Road is a major arterial route out from Leeds city centre</p> <p>Bus routes – several including 49 and 50 cross the city centre</p>
History	<p>Park Lane was the original main road between Leeds and Bradford (including site of former toll gate house and parish border stone corner Woodsley Road and Burley Road). It ran uphill at St Peters Hill and was replaced by Burley Street, built on a hidden viaduct with Victorian arches.</p>	
Access	<ul style="list-style-type: none"> <li>• Service road runs in parallel to Burley Rd carriageway from Opals to Willows</li> <li>• Heavy traffic, single lane with bus lane on south side</li> <li>• Several pedestrian crossings</li> <li>• Bus routes:</li> <li>• Parking on north side is a problem outside student blocks causing double parking by delivery vehicles</li> <li>• Several junctions (Studio Road, Woodsley Road, Westfield Road) can cause holdups</li> <li>• Pavements too narrow</li> <li>• Litter problem from takeaways</li> </ul>	<p>Promote service road as alternative route to Burley Road for walkers and cyclists</p> <p>More planting</p> <p>Control parking on green verges next to St Andrews Hill</p>
Greenery	<ul style="list-style-type: none"> <li>• 50+ trees</li> <li>• Mature trees screen large BT building between Fox and Newt and Sentinel House</li> <li>• Secondary service road south of main carriageway has many planted areas of grass, shrubs and mature medium sized trees</li> <li>• Car park area is well screened by shrubbery hedge opposite the School</li> <li>•</li> </ul>	<p>More planting around carparks (Council owned)</p> <p>Area of trees and grass opp. Westfield Cres /Rd is good example of planting</p> <p>Develop LGS Willow Green eg benches, planting, explore school use</p>
Opportunities	<p>Park Lane site development</p> <p>Is PO building a potential development site</p>	<p>*Pocket park strip on s side</p> <p>*pocket parks Triangle at corner with Park Lane and Park Lane/Burley St near Park Lane Campus</p>


<b>LWGC9 Kirkstall Road (north side)</b>		
Connections	<p><b>See also LGS6 Duncombe Street</b>  <b>LGS5 Willows</b>  Duncombe Street - Marlboroughs – Willows</p> <p><b>Strategic route</b> east-west out of centre to Kirkstall; entry to Inner City Loop  Runs parallel to River Aire corridor</p>	Kirkstall Road is a major traffic artery, feeding from Kirkstall to motorways and city centre
History	<ul style="list-style-type: none"> <li>Previously an industrial and manufacturing corridor, Kirkstall Road has several large brown sites in the process of redevelopment on its south side.</li> <li>The north side has media and leisure industries, hotels and student blocks.</li> <li>The area was flooded in 2015 – green banks protected Willows estate.</li> </ul>	<p>The new developments will greatly increase residential use on southside. Need for new facilities eg green spaces (and access to blue spaces on riverbank) also retail, health and education.</p> <p>Traffic – need for crossing points for pedestrians</p>
Access	<ul style="list-style-type: none"> <li>Level – flood plain</li> <li>River side - No access to blue corridor</li> <li>Wide shared pavement for pedestrians/cyclists</li> <li>Parts of main carriageway are marked as cycle path (not continuous)</li> <li>Junctions cross at Studio Road and Holiday Inn?? Road</li> <li>Strip interrupted by building up to edge – KMRE development</li> <li>Lack of pedestrian crossing points especially with new developments</li> </ul>	<p>New developments are piecemeal, no overall plan for riverside – could improve public access to a blue corridor</p> <p>Width could allow both pedestrian and cycle ways</p>
Greenery	<ul style="list-style-type: none"> <li>50+ trees offer air pollution filter</li> <li>The north side has a “boulevard” strip of green space.</li> <li>Mainly grass, some shrubs and small trees in verge approx. 15m wide</li> <li>Carparks have taken up some areas</li> <li>No greenery – KMRE development at east end</li> </ul>	<p>More planting for better air and noise screening</p> <p>Designate a Walkway and Cycleway along boulevard on north side</p>
Opportunities		<p>Boulevard greenery</p> <p>Explore access to riverbank through new developments</p>



LWGC10 North/ South routes via Victorian Steps NB pedestrian only	Links to Local Green Spaces (LGS) and local destinations <i>Street hierarchy</i>	Access notes	Greenery – key points	Problems and Opportunities <i>*pocket park</i>
<b>LWGC10 a</b>  <b>Pedestrian only</b>	a. Kirkstall Rd – Bingley St – Rutland St – <i>‘Victorian’ steps</i> – Burley Rd – Rutland Mount – Park Lane – Belle Vue Rd  <i>PBSAs Tannery, Foundry The Highland pub Sentinel Towers PBSA Coop Store PBSAs - Oak House, Trapezium</i>	Pedestrian route from PBSAs on Kirkstall Rd via Victorian steps to Burley Road  Pedestrians only – steep steps and uphill  Road crossing Burley St to Coop	Bingley St is a canyon with high rise blocks no space, no views, no greenery  Rough green space next to steps has some trees  Rutland Mount has new green bed	Shared surface for streets – Bingley, Abbey and Cavendish to allow vehicles only for access  Improve green space next door Abbey Road with planters  <i>*pocket park next to ‘Victorian steps’ replace with wider and improved steps</i>
<b>LWGC10 b</b>  <b>Pedestrian only</b>	b. Burley St – Westfield Rd – <i>‘Victorian’ 99 steps</i> – Belle Vue Rd – Victoria Terrace - Victoria Rd – Clarendon Rd <i>PBSAs Concept House, Trapezium, Iconic the Edge, Roomzz Takeaways</i>	Well used route for pedestrians heading for universities  Pedestrian only steep steps up to join Belle Vue Rd and uphill via Victoria Terrace	Greenery on sides of 99 steps  Gardens in Victoria Terrace  Airedale Mount – garden paved over for car park	Maintenance of plants alongside the steps  Add more plant variety  Enforce 20mph on Kendal Lane
<b>LWGC10 c</b>  <b>Pedestrian only</b>	c. Burley Rd – <i>Rosebank Primary School</i> - Westfield Rd — - <i>Victorian ‘School steps’</i> and <i>Rosebank M Green paths</i> – Belle Vue Road	Pedestrian steps uphill between Burley Road and Belle Vue Rd – well used route to school	Steps form boundary of Rosebank Millennium Green Upper steps retain Victorian materials Leeds Fed HA has tended the lower green border	School uses the Rosebank and helps activities
<b>LWGC10 d</b>  <b>Pedestrian only</b>	d. Burley Rd – Westfield Crescent <i>Rosebank M Green paths</i> and Woodsley Rd - Rillbank Lane – <i>Millennium Way steps</i> – Rosebank Rd – Woodhouse Moor	Millennium Way is on site of Victorian Steps Steep steps uphill Several paths of varying steepness	Through trees and plants  Orchard planting  Exercise opps	Rosebank MGT volunteers maintain Rosebank - needs funding to support  Tree planting to increase biodiversity for wildlife

Vehicle routes – north south	Links to Local Green Spaces (LGS) and local destinations <i>Street hierarchy</i>	Access notes	Greenery – key points	Problems and Opportunities  (*pocket park)
<b>LWGC10 e</b>  <b>Vehicle/ pedestrian</b>	e. Kirkstall Rd – Marlborough St - Burley St – Park Lane (V)  <i>Hotel and PBSAs Fox &amp; Newt pub Bus stops west - east</i>	Steep hill Narrow pavements  Cycle route from Kirkstall Rd  Top junction is dangerous	Shrubs and verges on lower right side, small gardens of Marlboroughs	Review junction of Burley St/Park Lane/ Marlborough St  Any development on east side Marlboro St should be set back and include greenery
<b>LWGC10 f</b>  <b>Vehicle/ pedestrian</b>	f. Kirkstall Rd – Bingley St – Cavendish St – St Andrews Hill – Burley Rd	Narrow streets and pavements overlooked by tall blocks	Kirkstall Road – green verges on north side Otherwise none	Develop potential boulevards and/or Shared surface and build out for planters
<b>LWGC10 g</b>  <b>Vehicle/ pedestrian</b>	g. Kirkstall Rd – Willows LSG – Woodsley Rd - Hyde Park Rd – Woodhouse Moor – University of Leeds	Pedestrian green space between two high traffic routes	Grass banks and trees – flood protection  Buffer for air pollution and traffic noise	Wider range of plants  Burley Rd side – improve park area
<b>LWGC10 h</b>  <b>Vehicle/ pedestrian</b>	h. Kirkstall Rd – Studio Rd – Burley Rd – Woodsley Rd – Woodhouse Moor	Well used route for traffic, the turn into Burley Rd can be problematic	Studio Rd car parks have no greenery  South side of Burley Rd has planting on verges	Small tree/shrub planting could line carparks without blocking sightlines





# Little Woodhouse Neighbourhood Plan 2025-2033

## *Appendix E:* Local Green Spaces



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## 1. Introduction

1.1 This Appendix sets out detailed information on the green areas selected for inclusion as Local Green Spaces. The criteria for the designation of Local Green Spaces is set by the NPPF in its para.100:

*The Local Green Space designation should only be used where the green space is:*

- a) in reasonably close proximity to the community it serves;*
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- c) local in character and is not an extensive tract of land.*

1.2 All the areas assessed are within the neighbourhood area and adjoin the local community. None are extensive tracts of land. They therefore meet the first and third criteria for inclusion as Local Green Spaces. The following assessment outlines whether and how they meet the second criterion.

## 2. Proposed Policy:

2.1 It is important to state that the LWNF value the local green spaces as significant assets that contribute to the quality of life in the area. The forum argue that to retain existing green spaces, which have contributed to the character of the Little Woodhouse area, should be protected and designated as Local Green Spaces. The green spaces highlighted in the policy intention date back to many different time periods. Green spaces are especially important in Little Woodhouse as due to the unbalanced housing mix there are very few gardens. The green spaces provide different uses ranging from amenity space, local recreation areas and natural areas. It is important to note that the LWNF also aim to increase green infrastructure opportunities through a green corridor policy (G1) which is not part of the Local Green Spaces policy (G2).

### **Policy G2: Local Green Spaces**

The following spaces, identified on the Policy Map and in the Appendix, are designated Local Green Spaces:

- LGS1: Hanover Square
- LGS2: Woodhouse Square
- LGS3: The Rosebank Millennium Green
- LGS4: Hyde Park Road (Benson Court)
- LGS5: The Willows
- LGS6: Duncombe Street
- LGS7: Marlborough Street
- LGS8: Marlborough Tower
- LGS9: Chorley Lane
- LGS10: Kendal Grove

### 3. Local Strategic Policy

3.1. The Leeds Core Strategy (2014 p.19) states that the green local environment is very important in its own right for aspects such as biodiversity and urban cooling. The quality of the environment instils a sense of pride whilst being important to improve physical and mental health.

3.2 Leeds City Council recognise that green spaces are an important part of a community and manages around 4,000 hectares of parks and green spaces including 6 flagship City Parks. Trees and woodland cover are also important components of the Leeds landscape character. There are 4,450 hectares of woodland cover in the District, 6 Local Nature Reserves, 17 Sites of Special Scientific Interest, 120 Local Nature Areas and 44 Sites of Ecological or Geological Importance.

3.4 Furthermore the Leeds Core Strategy (p.105) Policy P12: Landscape sets a district-wide policy for the conservation and enhancement of the landscapes of Leeds:

*“The character, quality and biodiversity of Leeds’ townscapes and landscapes, including their historical and cultural significance, will be conserved and enhanced to protect their distinctiveness through stewardship and the planning process”.*

### 4. Funding

4.1 Core Strategy Policy G4 ‘New Green Space Provision’ seeks two kinds of provision for schemes of over 10 dwellings; on-site or contributions of an equivalent value in certain circumstances. The latter circumstances are currently not met as all of Leeds has some greenspace deficiency.

4.2 There is also a need to address deficiencies in quality and accessibility. Improved accessibility will be achieved by laying out new areas close to or within areas of substandard access whilst improved quality could be achieved by upgrading existing green spaces through sources of funding generated by new developments.

4.3 On site contributions & commuted sums are delivered through Section 106 planning obligations tied to certain developments. Local communities and Ward Members are encouraged to contact the Parks and Countryside service within Leeds City Council if they have ideas about new greenspace projects.

4.4 The Community Infrastructure Levy is a charge on new developments paid to the Local Planning Authority. If there is a made neighbourhood plan in place, the local community (in non-parished areas this is via the Community Committee) receives 25% of the revenue generated by CIL which can be used to fund local infrastructure projects.

### Evidence Supporting Policy Intention

#### 5. Importance of Greenspace for Health and Wellbeing:

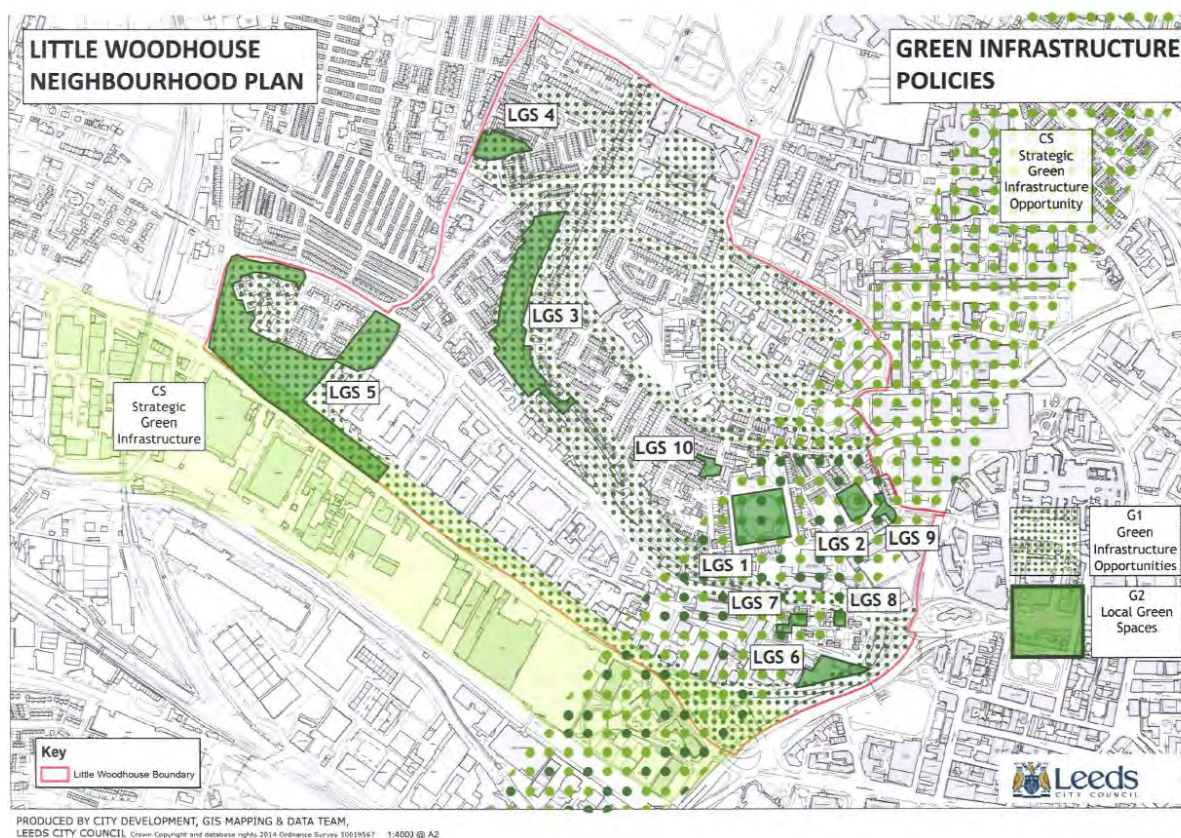
5.1 As well as environmental benefits of green spaces the effect on health, both physically and mentally, is important to note. Green spaces promote exercise, outdoor activities and can act as a social space for meeting new people or friends. Lower mental distress and higher wellbeing are associated with increased green space in urban areas.

5.2 Improving green space use may promote social cohesion by allowing groups from different social backgrounds to interact, which in turn has multiple health benefits as well as making a positive contribution to social cohesion.



## 6. General importance:

- 6.1 With the pressures of house building in inner city areas at recorded record high, preserving any green space is vital in allowing people to live better quality lives in urban areas. Green spaces are somewhat underrated in how they can benefit an individual's quality of life. The LWNF in their policy G2 understand the need to retain existing green spaces. This section will underline the importance of retaining green spaces as well as presenting evidence suggesting why Little Woodhouse would benefit from designating local green spaces, which will ensure their future preservation and protection from development, consistent with national planning policy on Green Belts.
- 6.2 The Local Green Spaces section has used the following documents to help identify and illustrate why it is important to retain the proposed green spaces in Little Woodhouse for present and future generations to enjoy and use;
- Leeds City Council Green Infrastructure Policies
  - Leeds Open Space Sport and Recreation Assessment
  - Unitary Development Plan, 2006
  - Little Woodhouse Design Statement
  - Site Allocations Plan (SAP)
  - Leeds City Council Core Strategy
  - National Planning Policy Framework (NPPF) 2018
- 6.1 Due to Little Woodhouse's inner city character, predominantly containing high density development and lack of gardens, the importance of protecting the few green spaces identified is high. Especially given the small number proposed to protect. The Core strategy identifies these inner city areas as having the least amount of greenspace and under policy G6 – green space should be protected unless there is adequate supply of accessible green space elsewhere in the area. The overall quality of the sites identified are of a lower quality than the city's average, however this doesn't detract from their importance in the local community.
- 6.2 Three of the green spaces identified in this document have been carried over from the published Neighbourhood Design Statement for Little Woodhouse, including Hanover Square, Woodhouse Square and Rosebank Millennium Green. This statement has provided a basis in which the neighbourhood plan have developed their green space allocations.
- 6.3 Six of the ten green spaces identified in the LWNP have also been identified in SAP, suggesting that the Council understands their importance. The other four areas not covered by a SAP greenspace designation due to their size being under 0.2 hectares, these have been identified through public engagement conducted by LWNF.
- 6.4 The following ten green spaces have been assessed in accordance with the NPPF guidance. Multiple site visits have been conducted to evaluate the ten proposed green spaces and subsequent justification has been created.
- 6.5 Children and Young People's Play Provision are a particular type of greenspace that Leeds City Council recognise as having significance and should be protected –The sites within LWNP which include these are: Hanover square, Duncombe Street and Benson court.



**Figure 1: Green infrastructure (existing and proposed in the Little Woodhouse area)**

6.6 Figure 1 presents the ten Local Green Spaces (LGS) shaded in a dark green in the Little Woodhouse Neighbourhood Area, with a high concentration of smaller green spaces situated in the South East but the larger green spaces situated in the West and South West of the area. The Core Strategy highlights a green infrastructure opportunity which looks at the South East of the area covering much of the Local Green Spaces in Little Woodhouse. An additional Core Strategy green infrastructure project is located to the south of the Little Woodhouse neighbourhood area which suggests landscape importance.

6.7 The Leeds Open Space Sport and Recreation Assessment encompasses 15 variables asking the survey participants to rate the Local Green Spaces that are 0.2 hectares or bigger out of 10 using the 15 variables. These are;

- How welcoming is the green space?
- Good and safe access;
- Signage;
- Equal access for all;
- Safe equipment, facilities and infrastructure;
- Personal security;
- Dog or other animal fouling;
- Appropriate provision;
- Quality of facilities;
- Litter and waste management;
- Grounds maintenance;
- Building and infrastructure maintenance;

- Conservation- trees, habitat and natural features;
- Conservation of landscape features and;
- Conservation of buildings and structures.

NP ref	SAP ref	Address (as in NP)	Address (SAP)	Identified through	Typology	Area	Average Quality	Facilities
LGS1	G128	Hanover Square	Hanover Square	LOSSRA (Leeds Open Space, Sport and Recreation Assessment)	Amenity	0.9ha	5.08	MUGA (Public, x1)
LGS2	G161	Woodhouse Square	Woodhouse Square	LOSSRA	Amenity	0.26ha	6.29	None
LGS3	G1820	Rosebank Millennium Green	Rosebank Millennium Green	LOSSRA and UDP	Natural	1.68ha	6.31	None
LGS4	G391	Hyde Park Road (Benson Court)	Hyde Park Rec Ground next to Mosque	LOSSRA	Local Recreation Area	0.31ha	5.25	MUGA (Public, x1), Children's Equipped Play (Public, x1), Teen Shelter (Public, x1)
LGS5	G1075	The Willows	Kirkstall Road Green Corridor (Willows)	LOSSRA and UDP	Amenity	4.46ha	6.54	None
LGS6	G1900	Duncombe Street	Duncombe Street	SAP Process	Amenity	0.3ha	6.7	Children's Equipped Playground (Public, x1)
LGS7	-	Marlborough Street	Marlborough Street	LW N Forum	Amenity	-	-	-
LGS8	-	Marlborough Tower	Marlborough Tower	LW N Forum	Amenity	-	-	-
LGS9	-	Chorley Lane	Chorley Lane	LW N Forum	Amenity	-	-	-
LGS10	-	Kendal Grove	Kendal Grove	LW N Forum	Amenity	-	-	-

**Figure 2: Little Woodhouse green space designation information and quality ratings.**

6.8 Figure 2 highlights the significance of a need to improve the existing green spaces and keep them in good condition. Leeds City Council argue that a score of 7 in the quality assessment is good and all green spaces should aim to achieve this value.

6.9 Sites which fall below the recommended score, may have negative effects to the community, if associated with dereliction and litter, or become the focus of anti-social behaviour.



6.10 Leeds is considered to be one of the greenest cities in Europe yet Leeds City Centre and inner city area in deficit both in terms of quantity and quality. Green space in the city centre generally falls well below the required score of 7. This is also true for Little Woodhouse as can be seen from figure 2.

6.11 Figure 2a shows the different types of green space that can be found in urban areas, other than landscape around buildings and urban parks Little Woodhouse shows an insignificant and in some instances non-existent presence of these types. The most important aspect to highlight is the lack of gardens in the area meaning these communal green spaces play an even bigger role for the community and require protecting.

Type of Greenspace	Little Woodhouse reference
Community Woodland	Little Woodhouse does not have any community woodland within the area boundary.
Green roofs	Little Woodhouse does not have any (or a substantial amount) of green roofs within the area boundary
Landscape around buildings	LSG8, 9 and 10 provide greenspace as landscape around buildings.
Street Trees	Little Woodhouse do not have a significant amount of street trees.
Urban Parks and Gardens	LSG1, 2, 3, 4, 5, 6 and 7 provide green space in the form of small urban parks and squares. There is a deficit of private gardens within the boundary area.
Wetlands	Little Woodhouse does not have any form of wetlands within the area boundary.

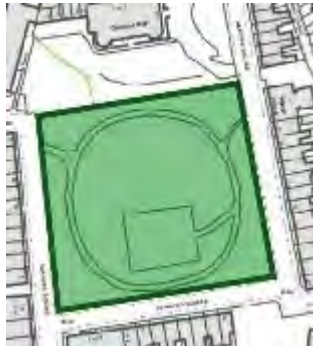
Figure 2a: Types of greenspace.

## 7. Local green space designations and justifications:

### A. LGS1 Hanover Square




Figure 3: Hanover Square

Location	Hanover Square LS3 1AP
Area	0.90ha
Use	Publicly accessible formal recreation space and landscape setting for Denison Hall
Value	<p><b>Historic:</b> One of the oldest parts of Little Woodhouse, laid out c1823 as part of the plan for developing the Denison Hall estate.</p> <p><b>Recreational:</b> The Square is publicly accessible and well used for outdoor community functions. It also includes a multi-use games court.</p> <p><b>Visual:</b> The Square slopes up to the north and forms the setting for Denison Hall which dominates its northern side. Laid out with a circular path, grass lawns, mature trees and enclosed by terrace houses the Square is the jewel in the landscape of Little Woodhouse.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	Yes
Local or community value	This square is of a high quality, being widely publically accessible formal green, providing opportunities for recreation for the local communities and businesses it serves.
Historical value	Formerly part of the grounds of Denison Hall, which still stands north of the square. It survived 19th century piece-meal development which was focused on the grounds of the estate. The square and its surrounding dwellings are a prime example of Leeds's industrial grandeur. The site allows views of, the numerous heritage assets which enclose the square, including a variety of listed buildings.

## B. LGS2 Woodhouse Square



Figure 4: Woodhouse Square


Location	Woodhouse Square LS3 1AD
Area	0.26ha
Use	Publicly accessible formal recreation space
Value	<p><b>Historic:</b> One of the oldest parts of Little Woodhouse, laid out c1840 as part of the plan for developing the Claremont estate. The south-east corner contains a statue of Sir Peter Fairbairn, Leeds industrialist and Mayor in whose house Queen Victoria stayed when opening the Town Hall in 1858.</p> <p><b>Recreational:</b> The Square is publicly accessible and well used for relaxation.</p> <p><b>Visual:</b> The Square slopes up to the north and is laid out with a circular path, stone retaining walls, shrubs and planted beds, grassed areas and trees.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	Yes
Local or community value	This site is popular with students, local residents and those working in close proximity, for its recreational purposes. It is widely accessible and of a high quality in comparison to the ward's average.
Historical value	<ul style="list-style-type: none"> <li>- This square has considerable historic significance, dating back from the 1830s on the former Claremont Estate. It was specifically designed for the surrounding affluent merchant houses, for recreational and amenity purposes.</li> <li>- Statue of Peter Fairbairn, the 19th century Leeds industrialist, and one time Mayor of Leeds, stands at the south east corner of Woodhouse Square. It is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990, for its special architectural and historic interest.</li> </ul>



### C. LGS3 Rosebank Millennium Green




Figure 5: Rosebank Millennium Green

<b>Location</b>	Rosebank Road LS3 1HH
<b>Area</b>	2.09ha
<b>Use</b>	Publicly accessible informal recreation space
<b>Value</b>	<p><b>Historic:</b> The Rosebank was an area of unique terrace and back-to-back houses which were built into the steep hillside and demolished in the late 1960s. It includes the site of houses destroyed in the March 1941 air raid on Leeds.</p> <p>In 2000, Woodhouse Community Association formed the Rosebank Millennium Trust which created the present green space.</p> <p><b>Recreational:</b> Rosebank Millennium Green is publicly accessible and well used for walking and discovery, with an information board, sculpture and graffiti wall.</p> <p><b>Visual:</b> The area has been laid out with paths, steps, shrubs and trees and forms an important landscape strip on the escarpment, framing views to the south and west.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	Yes
Local or community value	The Neighbourhood Design Statement for Little Woodhouse identified this area as an example of Community management of greenspace, which justifies its importance to the locality.
Recreational value	In a ward suffering from open space deprivation, it is even more a priority to preserve large open green space like Rosebank Millennium Green. This green space offers opportunities of recreational activity, which is within walking distance if the community it serves. This also serves the school rangers, the garden area and the orchard.

#### D. LGS4 Benson Court




Figure 6: Hyde Park Road (Benson Road)

Location	Hyde Park Road LS6 1AJ
Area	0.38ha
Use	Publicly accessible informal recreation space and children's play area
Value	<p><b>Recreational:</b> Benson Court is used as a green pedestrian link between Woodsley Road and Hyde Park Road. It includes grassed areas for informal play as well as an equipped children's play area, an small amphitheatre and sitting areas.</p> <p><b>Visual:</b> The area has only a few trees but forms a important green lung in an otherwise built-up area, connecting to incidental green areas in the St John's development to the south and east.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	Yes
Recreational Value	This is a site of recreational function (MUGA), including a children's play area, half basket ball park and teen shelter. It is widely publically accessible by foot, offering opportunities for sport and physical activity, which makes it demonstrably special to the local community.

## E. LGS5 The Willows



Figure 7: The Willows


Location	Kirkstall Road/Willow Road/Burley Road LS4 2HE
Area	3.77ha
Use	Publicly accessible informal green space
Value	<p><b>Recreational:</b> The Willows green space surrounds the houses on Willow Approach, Garth and Avenue and separates them from the studios and car parking to the east, and roads to the south, west and north. It is mainly used as a green pedestrian routes, but also for informal play, ball games and relaxation, with occasional events.</p> <p><b>Visual:</b> The area is mainly laid out to grass but forms a important green buffer between the housing and major roads as part of the Kirkstall Road boulevard. It has great potential for additional tree planting and enhanced landscaping to make the area even more attractive to those using it.</p> <p><b>Air Pollution:</b> The green space performs an important function in absorbing pollution from Kirkstall Road in particular, a major artery into the city centre. Additional tree planting would improve its capabilities in that respect.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	Yes
Local or community value	Through community engagement it was found that this area is used well by local residents and is the only green space available to them away from the main road and provides a green lung to mitigate the effects of the A65
Recreational value	This site is demonstrably special to the community, providing opportunities for informal recreation.
Landscape value	<p>-The site is in close proximity to high density housing and provides a contrast to built-up areas. It acts as a green corridor and is visually positive.</p> <p>- The typology of the Willows has been defined as amenity green space. It provides a relatively large area of green space for day to day use of residents. It is close to a quickly developing area near the TV studios and breweries on Kirkstall Road (A65) therefore it is possible this area would be in high demand for development showing the importance of protecting it within the neighbourhood plan.</p> <p>- The site also acts as a barrier to traffic pollution and provides a flood protection area for the houses.</p>



## F. LGS6 Duncombe Street




Figure 8: Duncombe Street

Location	Duncombe Street LS1 4PL
Area	0.318ha
Use	Publicly accessible green space with children's play area
Value	<p><b>Recreational:</b> The green space provides children's play equipment close to families living in the Marlboroughs just to the north and is well-used for play. It also provides a pedestrian route between the bridge over the inner ring road via the ramp and Duncombe Street.</p> <p><b>Visual:</b> The area is mainly grass with trees and shrub planting along the southern boundary beside the Kirkstall Road slip road to Park Lane. The area forms a continuation of the green triangle between the slip road and Kirkstall Road.</p> <p><b>Air Pollution:</b> The trees and shrubs help to absorb traffic pollution from the main roads.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	Yes In para 30 of the UDP it states in relation to Duncombe street that 'a significant area of public space will be required to be retained and laid out as part of any development, primarily to serve local housing'.
Local or community value	This is a site of recreational function (MUGA), including a children's play area, which positively serves the community. This space is within walking distance to one of the wards highest density built up areas, providing open green space to a community lacking gardens and outdoor space.
Recreational value	A range of opportunities for multiple recreational uses.
Landscape value	The site acts as a buffer between the A65 and residential areas.

## G. LGS7 Marlborough Grange (Marlborough Street)



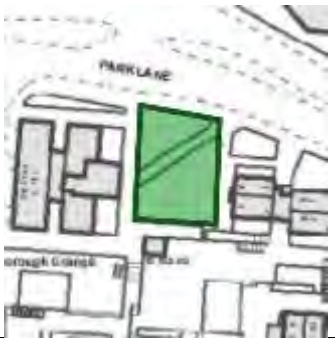
Figure 9: Marlborough Street

Location	Marlborough Street LS1 4NE
Area	0.13ha
Use	Publicly accessible space with community gardens
Value	<p><b>Recreational:</b> Although publicly access, the space is essentially a semi-private space mainly used by residents of Marlborough Grange. It is used for sitting out and moving to and from the residential blocks. Part of the space is used by local residents as a community garden where vegetables and other plants can be freely grown and harvested.</p> <p><b>Visual:</b> The area is partly paved and partly grass. Part of the paving has been recently re-surfaced.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	No
Local or community value	Marlborough Street is seen as a key area by local residents as if developed the estate would be completely surrounded by high rise buildings. In addition to this there are plans to create a community garden in this space which would hugely improve the value of the area.
Recreational value	In a high density development, this green space is a demonstrably special to the surrounding community that can benefit from its recreational value. There is sufficient public access to this green space.

## H. LGS8 Marlborough Grange (Park Lane)



Figure 10: Marlborough Towers

Location	Park Lane LS1 4PF
Area	0.05ha
Use	Publicly accessible space providing setting for Marlborough Towers
Value	<p><b>Visual:</b> The area is laid to lawn, surrounded by paths and with a single path crossing diagonally, leading to Marlborough Towers entrance. Views of the Towers and the path are framed by trees which provide a visual foil to the otherwise hard surfaces of the buildings. The trees, along with others to the east are also an important landscape feature in views along Park Lane.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes
Designated in SAP?	No
Local or community value	This green space is considered demonstrably special because it provides opportunities for local residents to use green space for informal recreation in the absence of private gardens in an area that is characterised as a high density built-up area.



## I. LGS9 Chorley Lane

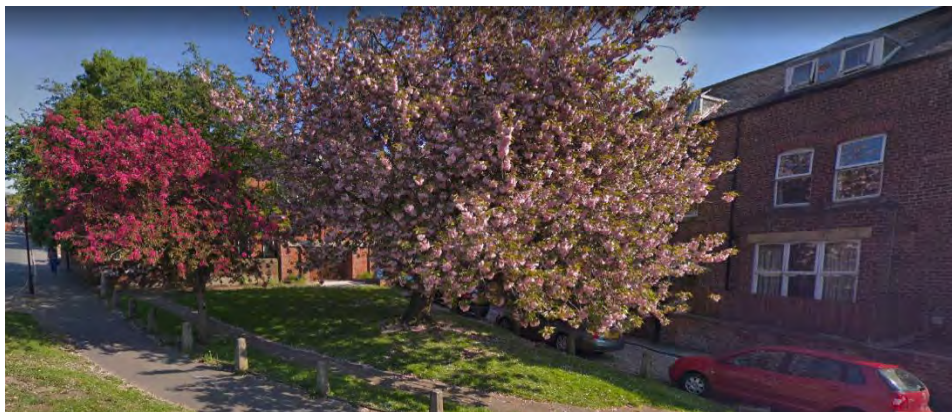




Figure 11: Chorley Lane

<b>Location</b>	Clarendon Road/Woodhouse Square LS3 1AD
<b>Area</b>	0.12ha
<b>Use</b>	Green spaces with access road and paths.
<b>Value</b>	<p><b>Historic:</b> The area is an amalgamation of spaces formed as a result of demolitions and road alterations over many years. It marks the original line of Clarendon Road and the processional route taken by Queen Victoria in 1858 to Fairburn House. The statue of Sir Peter Fairburn faces the space across the (now) main road.</p> <p><b>Visual:</b> The space marks an important gateway to Little Woodhouse and the heavily used pedestrian and cycle route to the city centre. The ambition is for this space to be transformed through additional planting and improved paving to amplify its gateway function.</p> 
<b>CONCLUSION</b>	
Adjacent to existing properties?	Yes This site is in close proximity to offices and hospitals, it provides access to green space which improves health and wellbeing.
Designated in SAP?	No
Landscape value	The nature of the site gives an open aspect to the area and allows for the character and positive aspects of the buildings to be appreciated. Mature flowering trees add to the amenity value.

## J. LGS10 Kendal Grove



Figure 12: Kendal Grove

Location	Kendal Grove LS3 1NS
Area	0.13ha
Use	Focal point of the Kendals residential area.
Value	<p><b>Visual:</b> The space is a main route for access to houses within the Kendals and provides an open focal point within that well built-up area. With grass, trees, seating and meandering paths, the area is framed on two sides by a 2018 development of apartments, with routes into the rest of the housing area on the other two sides.</p> 
CONCLUSION	

Adjacent to existing properties?	Yes
Designated in SAP?	No
Local and community value	<p>-Valuable green space in a highly built up area, lack of private garden space.</p> <p>- Incidental space so close to residential properties, more likely to be a safer environment for the local community.</p>
Recreational value	It is publicly accessible, providing opportunity for the local community to practice informal recreation.

7.1 Woodhouse Moor is a large urban park in close proximity to Little Woodhouse. It has large open areas of grass, flower beds, allotments as well as tennis courts, a play park and skate park. While this park does benefit Little Woodhouse it is unreasonable to assume all of the residents are able to access and utilise the park. The topography does not lend itself to accessibility with the park laying at the top of a steep hill. In addition there is no car parking provision other than limited on street parking. This being considered it is important that smaller, more accessible greenspaces are available.

7.2 A neighbourhood plan is about planning for the future of an area, therefore enhancement as well as protection of the environment should be worked towards. There will always be development pressures in Little Woodhouse, from change of use or demolition and construction, which can be capitalised upon. Clear, safe and better access to local greenspaces as well as green roofs and green walls could add to the appearance of the area and satisfaction of the population. This could be provided through developer contributions/ planning obligations.

## 8. Observations

- 7.3 Due to Little Woodlouse's inner cities characteristics, in being very developed, the importance of protecting the few green spaces identified is high. Especially given the small number proposed to protect. The Core Strategy sees these inner city areas to have the least amount of greenspace and under policy G6 – green space should be protected unless there is adequate supply of accessible green space in the area.
- 7.4 Six of the ten green spaces identified in the LWNP have also been identified in the SAP, showing that the Council understands their importance. The other four areas are not covered by a SAP designation due to the size being under 0.2 hectares.
- 7.5 An environmental strategy concerned with improving urban design, and provision and enhancement of linked public spaces' UDP- SP8 para 13.2.
- 7.6 Childrens play facilities – Hanover Square, Duncombe Street and Benson Court
- 7.7 The LWNF through designating Local Green Space can achieve its aim in providing residents with a better quality of life through access to greenery and landscape.
- 7.8 Figure 2 demonstrates that no green space achieved a score of 7 or above in the SAP assessment process, suggesting that work needs to be done in order to make the green spaces more attractive and welcoming.
- 7.9 The Leeds Open Space Sport and Recreation Assessment recognises that accessibility for different green space users varies. Figure 20 shows the quantities of green space that are desirable per 1000 people

Type	Quantity per 1000 people	Quality (Sites were scored from 1 to 10, 10 being excellent quality, 1 very poor. A score of 7 is considered good)	Accessibility
Parks and gardens	1 hectare	Good (7)	720 metres
Outdoor sports provision	1.2 hectares (does not include education provision)	Good (7)	Tennis court 720 metres, bowling greens and grass playing



Amenity green space	0.45 hectares	Good (7)	480 metres
Children and young people's equipped play facilities	2 facilities (per 1000 children/young people, 0 -16 year olds)(excluding education provision)	Good (7)	720 metres
Allotments	0.24 hectares	Good (7)	960 metres
Natural green space	0.7 hectares main urban area and major settlements, 2 hectares other areas	Good (7)	720 metres and 2km from site of 20 hectares
City Centre open space (all types including civic space)	0.41 hectares	Good (7)	720 metres

**Figure 3: Type of green space and the maximum accessibility.**

7.10 Figure 1 shows that there is somewhat of a concentration of green spaces in the South East of the neighbourhood area. Local Green Spaces, 1, 2, 6, 7, 8, 9 and 10 are all situated in this area of Little Woodhouse (even though only areas 1 and 2 are considered in the Leeds Open Space Sport and Recreation Assessment). This highlights the disparities in green space for the rest of the residents in Little Woodhouse and many of the residents do not have as ready access to greenspace (refer to C. LSG3 Rosebank Millennium Green).

## 9. Conclusions

7.11 Leeds Core Strategy, NPPF and LWNF all determine that the preservation of green spaces should be a high priority for the abovementioned environmental, social and health benefits. The idea of environmental stewardship shows that it is something that the public also see as important.

7.12 Although some of the proposed Local Green Spaces are identified and designated through the SAP process, the justification for their inclusion within the neighbourhood plan as Local Green Spaces is first and foremost that a Local Green Space designation gives a site significantly greater protection (equivalent to Green Belt protection) than a local plan greenspace designation does. Additionally, greenspace within the neighbourhood area is in short supply and of low quality, which further justifies the approach of the LWNF in seeking to protect any and all green space within the Neighbourhood Area (figure 1).

7.13 In addition to seeking to protect greenspace through the neighbourhood plan, there are opportunities for the Neighbourhood Forum to include projects for their enhancement, as none of the greenspace meet the Council's required score of 7. There is an additional opportunity for the neighbourhood plan to include a policy that supports an increase in greenspace provision within the neighbourhood area, particularly in those areas that don't have ready access to greenspace.



A photograph of a brick school building with a brown tiled roof and a small cupola. A chain-link fence is in the foreground. A blue sign with gold lettering is attached to the fence. The sign reads: 'Welcome to Rosebank Primary and Nursery School', 'Telephone: 0113 2433 497', and 'Headteacher: Miss Alice Smith'.

# Little Woodhouse Neighbourhood Plan

2025-2033

## *Appendix F:* Community Assets



## APPENDIX F: COMMUNITY ASSETS`

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## Part 1: Policy C1 Community assets in Little Woodhouse

- Hyde Park Surgery      Woodsley Road LS6 1SG
- Park Dale Hall      Marlborough Towers 85 Marlborough St LS1 4PQ
- Post Office, Woodsley Road      Londis Store, 20 Woodsley Road LS3 1DT
- Rosebank Primary and Nursery School      Burley Road LS3 1JP
- Swarthmore Education Centre      2-7 Woodhouse Square LS3 1AD
- Woodsley Community Centre      64 Woodsley Road LS3 1DU

## Hyde Park Surgery Woodsley Rd LS6 1SG

[www.hydeparksurgery.co.uk](http://www.hydeparksurgery.co.uk)

<b>Question 1:</b>	<b>How many people use your facility in an average week?</b>
1187 in an average week	
<b>Question 2:</b>	<b>Which groups use your facility?</b>
<i>(If applicable)</i> The practice population includes a significant proportion of ethnic minority patients, mainly of South Asian origin. We have a high young and lower elderly population as many students living within the practice boundary register with the practice.	
<b>Question 3:</b>	<b>Which days and times are you open?</b>
<ul style="list-style-type: none"><li>Monday to Friday, 8:00am to 6:30pm</li><li>Saturday 8-16.00 Hyde Park Hub</li><li>Sunday 8-12 Burley Park Hub</li></ul> <p>We also offer weekend appointments at the surgery and our neighbouring 'hub' practice which is at Burley Park Medical Centre. These appointments cannot yet be booked online but can be booked by speaking to reception.</p>	
<b>Question 4:</b>	<b>Please provide a brief assessment of what you think are the main benefits of your facility to the community.</b>
<p>We provide a full range of primary care services including maternity care, child health surveillance, contraceptive services, and long term conditions clinics. We are part of Forward Leeds and treat patients with substance misuse problems at the surgery.</p> <p>GP Patient Survey 2023 result: 82% overall patient satisfaction (national result 71%)</p>	
<b>Question 5:</b>	<b>Very briefly, what do you think would be the main consequences to the community if your facility were to close?</b>
Patients would not have a local primary care service and would have to travel further to access an NHS doctor.	
<b>Question 6:</b>	<b>How long has the facility been operating in its present form?</b>

*(If applicable)*

Hyde Park Surgery is situated in an inner-city area within the Woodsley locality of Leeds Clinical Commissioning Group. The practice originally worked from a health centre but purchased half of the building in 1998 and extensively refurbished it.

There are four partners in the practice, one full time male GP, 2 full time female GPs and one part time female GP. We also have two salaried GPs. Our nursing team consists of three practice nurses and two health care assistants. the team provides a holistic and collaborative approach to health care provisions within the practice. Our Practice Manager works full time and is supported by the Assistant Practice Manager. We have a hard working and dedicated team of receptionists who are supported by the Reception Manager.

Please return the completed questionnaire by e-mail to [bamitchell92@gmail.com](mailto:bamitchell92@gmail.com) or by post to Little Woodhouse Neighbourhood Plan c/o B A Mitchell 13 Claremont Grove LS3 1AX.

If you prefer telephone, please leave a text message on 07813 025611 and I will call you back.

**\*\*A Community facility is defined** as those which are particularly valued and the loss of any one of them through development or a change of use would be detrimental to the future of Little Woodhouse. The **proposed policy C1 Community Facilities** states: *Where proposals for development would result in the loss of any of the following existing facilities or services, satisfactory alternative provision should be made elsewhere within the community if a sufficient level of need is identified:* Hyde Park Surgery, Rosebank Primary School, Swarthmore Education Centre, Woodsley Community Centre, Fox and Newt Public House, The Highland Public House, The Faversham, Woodsley Road Post Office, Park Dale Hall.

You can find lots more information on our website [www.littlewoodhouseplan.org](http://www.littlewoodhouseplan.org)

**Thank you for your help – your response will help take forward the Neighbourhood Plan for the Little Woodhouse Area**



## Park Dale Hall community centre

85 Marlborough St Leeds LS1 4PQ Enquiries to Cllr Abigail Marshall Katung

<b>Question 1:</b>	<b>How many people use your facility in an average week?</b>
Currently unavailable. Meeting room can take up to 30, it was used several times a week.	
<b>Question 2:</b>	<b>Which groups use your facility?</b>
<i>(If applicable)</i>	
In the past – the local tenants and other local community groups used meeting room and kitchen facilities.	
<b>Question 3:</b>	<b>Which days and times are you open?</b>
Currently not available: formerly on request	
<b>Question 4:</b>	<b>Please provide a brief assessment of what you think are the main benefits of your facility to the community.</b>
Park Dale Hall is a community centre in <a href="#">Leeds, England</a> . Park Dale Hall is situated nearby to the apartment building <a href="#">Marlborough Towers</a> and <a href="#">Marlborough Community Garden</a> . It provided an important resource for tenants of the estate – and a meeting place, also available for hire to other local community groups at low cost rates.	
<b>Question 5:</b>	<b>Very briefly, what do you think would be the main consequences to the community if your facility were to close?</b>
Currently not available because of lack of financial resources to cover insurance, caretaking and booking. This is a serious loss to the area because of the lack of alternative reasonably priced meeting spaces.	
<b>Question 6:</b>	<b>How long has the facility been operating in its present form?</b>
<i>(If applicable)</i>	
Opened in 1990s after development on Duncombe St – named after Park Lane itself, the Mission Hall that stood nearby and Cllr Brian Dale who represented tenants of Marlborough estate. Unfortunately it has not been available for community use since 2022. Previously a volunteer from the tenants group was responsible for letting the space on an unpaid basis.	

## Woodsley Rd Post Office 20 Woodsley Rd LS3 1DT

<b>Question 1:</b>	<b>How many people use your facility in an average week?</b>
n/a	
<b>Question 2:</b>	<b>Which groups use your facility?</b>
<i>(If applicable)</i>	
All sections of community – situated in a Londis supermarket in the Woodsley Road Local Centre	
<b>Question 3:</b>	<b>Which days and times are you open?</b>
Post Office services open Mon – Fri 9am – 4.30pm Sat – 9am - 12	
<b>Question 4:</b>	<b>Please provide a brief assessment of what you think are the main benefits of your facility to the community.</b>
Postal – letters, parcels, international; personal banking; bill payments – only source of post office services within radius of a mile (Central post office St Johns Centre, Woodhouse St and Kirkstall Rd are otherwise nearest – all outside neighbourhood area).	
<b>Question 5:</b>	<b>Very briefly, what do you think would be the main consequences to the community if your facility were to close?</b>
Loss of postal and travel and other services in the neighbourhood area Also loss of “anchor” store in the local centre. Since closure of bank – only source of cash services.	
<b>Question 6:</b>	<b>How long has the facility been operating in its present form?</b>
<i>(If applicable)</i>	
Londis took over after previous PO service next door closed.	

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## Rosebank Primary School, Burley Road, West Yorkshire, LS3 1JP

Headteacher: Miss Alice Smith <https://rosebank.greenschoolsonline.co.uk/>

350 children (school plus Nursery)

45 School staff

10-11 additional staff (dinner ladies and cleaners)

7-8 visiting Agencies per week

6-7 After School Club leaders

10 volunteers

4-6 parents (other than to pick up/drop off children)

Primary and Nursery school children and their parents.

A wide range of backgrounds and first languages, international families including students, asylum refugees and families fleeing violence.

Plus a range of After School Clubs for the pupils

The start time of the school day will be 8.45am for all children and the end of the school day is 3.15pm. However Breakfast Club operates from 08.00 and After School Clubs finish at 16:30

Easter – 28 March – open 15 April

May - F 3 May – Tues 7 May

Mid term F24 May – M 3 June

Summer hol Tu 23 July -

**Question 4: Please provide a brief assessment of what you think are the main benefits of your facility to the community.**

Primary School: In our school the ethos is to place the child at the centre of everything. We aim to be caring, of the child, of each other, and of the wider community (including parents and carers).

All those involved with Rosebank Primary School aim to provide every child with opportunities to acquire the skills to enable them to learn the things they need for a life time. They are encouraged to be creative, enthusiastic and risk taking in their learning.

Our school motto is “We are all friends and together we succeed” and our aim is that every child, parent, carer and member of staff feels this when they come into our school.

We believe that relationships are the starting point of all successful learning and therefore invest a considerable amount of time developing relationships with children and families.

Strong sense of community and environmental responsibility

Education: curriculum – to be world citizens, healthy advocates, respectful communicators, resilient individuals. Skills in art, science, history, maths, geography, linguistics, design, technology, sports.

For 2 - 3 year-olds: The Nursery is located on school premises, has a large indoor and outdoor area with many different areas of provision to help your child develop the following skills: -  
Communication and

Language, Physical Development, Personal, Social and Emotional Development, Literacy, Maths, Understanding the World, Expressive Arts and Design. -



<b>Question 5: Very briefly, what do you think would be the main consequences to the community if your facility were to close?</b>
Loss of school places – in immediate term families would have to travel further, but there would be wider loss of community cohesion and culture.
<b>Question 6: How long has the facility been operating in its present form?</b>
Opened in 1875 – one of the first schools to open in the area and now the last surviving Primary (or secondary) School in Little Woodhouse Area. Still in the original building – extended - including road closure to provide outside playground. Situated on a main road, no parking area, no access to playing fields. Nearby green space Rosebank Millennium Green area.
Rosebank Primary School have joined forces with Blenheim Primary School, Brudenell Primary School and Quarry Mount Primary School to form the Lantern Learning Trust, and the Lantern Learning Trust has partnered with the Leeds Learning Alliance.

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## Swarthmore Education Centre 2-7 Woodhouse Square LS3 1AD

<https://www.swarthmore.org.uk/>

### Question 1: How many people use your facility in an average week?

400+ a week through our courses, workshop, our cafe, and external room hire.

### Question 2: Which groups use your facility?

Our own internal courses and workshops which are available to all residents of the Leeds and wider Yorkshire community.

Regular External bookings come from community groups such as choirs, drama groups and political groups as well as charities and commercial organisations.

Our cafe is open to the public and provides a safe and warm space for all members of the community, our cafe is currently undergoing some changes but will remain a vital link between Swarthmore and the wider community.

### Question 3: Which days and times are you open?

We are Open Monday-Friday and sometimes weekends for workshops/external events. Monday-Thursday: 8.30am-7pm  
Friday- 8.30am-4pm

Our website is the best place to check for the most up to date information regarding opening times including that of the cafe.

### Question 4: Please provide a brief assessment of what you think are the main benefits of your facility to the community.

We provide courses and workshops that allow members of the community to learn in a non-traditional environment. Our Tutors and Staff provide a supportive environment where learners feel supported inside and outside of their classes.

Our café is open to the public and provides a safe, warm space to view art exhibitions, play board games, use our free WIFI and get a hot meal or drink.

### Question 5: Very briefly, what do you think would be the main consequences to the community if your facility were to close?

For many Swarthmore is part of their routine and support system. Swarthmore provides accessible adult learning for the whole of our community, along with affordable spaces to hire.

The Centre has been based in Leeds since 1909, and provides a range of courses, workshops, meetings, and room hire spaces, which is a valuable community resource. Leeds has a limited number of alternative adult education establishments, and we feel that the support and learning offered at Swarthmore provides the opportunity to learn in a small, welcoming, and inclusive space. This would be missed by all our users of the centre.

**Question 6: How long has the facility been operating in its present form?**

*(If applicable)*

Swarthmore has been operating as an alternate education centre for adults since 1909.

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## Woodsley Rd Community Centre

<https://www.facebook.com/p/Woodsley-Community-Centre-100064755367095/>

<https://leeds.cylex-uk.co.uk/company/woodsley-community-centre-17784931.html>

**64 Woodsley Rd Leeds LS3 1DU 0113 244 2684 E: woodsleycentre@gmail.com**

<b>Question 1:</b>	<b>How many people use your facility in an average week?</b>
Varies considerably depending on what is on, eg a funeral or a birthday celebration, but usually between fifty and a hundred per week outside of special events.	
<b>Question 2:</b>	<b>Which groups use your facility?</b>
<i>(If applicable)</i> Woodsley Community Centre is located at the heart of one of Leeds most thriving multicultural areas - Hyde Park & Burley. Woodsley Centre caters for local residents, many from diverse background through utilisation of different functions, such as weddings, birthday parties and funerals services. It also provides a venue for many local organisations and agencies through prior bookings for meetings and project deliveries. These include faith groups, the Youth Service, the study support groups, the elderly groups The WRMCC provides a friendly ethnic backgrounds and faiths service to its users and has the policy of welcoming people from all walks of life. Woodsley Centre strongly believes in treating everyone who comes and uses the centre with respect and equality, regardless of their gender, colour, race, disability or religion.	
<b>Question 3:</b>	<b>Which days and times are you open?</b>
Very busy at weekends , open 11:00 to 17:00 Saturday and Sunday with occasional evening events at the weekend (up to 22:00). Mid week occasional bookings, mainly funerals and birthday parties.	
<b>Question 4:</b>	<b>Please provide a brief assessment of what you think are the main benefits of your facility to the community.</b>
Provides conference and meeting rooms for community, voluntary organisations, centre for religious events, weddings, sports and education.  Community centre used by all members of community for public & private events, such as weddings, religious celebrations, birthday parties, business conferences, etc. Woodsley Centre is proud of its services to the local community and is committed to continue providing enhanced-level of services to a wider community in the foreseeable future. The Woodsley Road Multicultural Community Centre is fully accessible and used extensively by the local community and voluntary and statutory groups who run their activities from the centre. Advice support sessions Opportunities for learners Special bookings for weddings and parties Leisure activities for you and your family and the community. Voluntary groups & charities are offered training and support, information and practical advice wherever possible Maintain a channel of communication with funders, policy makers and statutory bodies.  We help youngsters participate in sports activities , job training, volunteering and run many projects centred around women and elderly groups. recently due to the pandemic we have started a food bank every saturday and provide 100 or so families with food parcels.	

<b>Question 5:</b>	<b>Very briefly, what do you think would be the main consequences to the community if your facility were to close?</b>
Loss of meeting and event spaces for important part of local community, providing social support services and for private and public events and celebrations locally across Little Woodhouse and Hyde Park Areas.	
<b>Question 6:</b>	<b>How long has the facility been operating in its present form?</b>
<i>(If applicable)</i>	
Built as local authority community centre in 1970s, now a voluntary-run centre by the Makkah Mosque (Brudenell Road) from 1997	

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**Thank you for your help** – your response will help take forward the Neighbourhood Plan for the Little Woodhouse Area

## Part 2: A Walkable Neighbourhood – facilities in Little Woodhouse – LWNP Forum March 2025

**Facilities** identified From the Mott MacDonald study for LCC 2022 - 20 minute neighbourhoods consultation responses (quoted in LBU Group D 2024)

### The Mott MacDonald study

The Leeds 20-minute neighbourhood (20MN) study has been commissioned in support of Leeds City Council's (LCC) emerging Local Plan update. It sets out to examine levels of walking accessibility across the district based on how many amenities are accessible within a 20-minute round-trip on foot.

The study surveyed staff and council users to identify the facilities judged to be most important in an accessible neighbourhood. The resulting framework has been applied to base the identification of “walkable neighbourhoods”. **Rank** - In the study 5 is weighed highest for both range and importance

### Little Woodhouse “walkable neighbourhood” – analysis of local facilities

*Italics* - \*Categories added by LWNP Forum discussion

Rank (MM2022)	Facilities	In LW (up to 15 min walk)	Nearby to LW area– walkable
5 (most important)	Transit stop	Burley Rd, Kirkstall Rd, Moorland Rd, Woodhouse Square	Train and bus stations in city centre
	<b>Parks or green spaces</b>	<b>Ten Local green spaces see Policy G2 and G3</b>	Woodhouse Moor Leeds Liverpool Canal path
	Convenience store	Woodsley Rd Local centre, + shops along Burley Rd Corner stores - Kendal La, Belle Vue Rd, Hyde Park Rd, Woodsley Rd	Queens Rd
	<b>GP practice</b>	<b>Hyde Park Surgery (Woodsley Rd)</b>	Burley Park Surgery
	Pharmacies	Two at Woodsley Rd Local centre	Burley Park
	Post Box	Belle Vue Rd, Clarendon Road, Kendal Lane, Marlborough Towers, Woodhouse Square, Woodsley Rd	University Rd

### Comments

- The edges of LW are well served by buses but the central LW area, where most residential accommodation is, lacks services. There used to be a circular service covering Belle Vue Road and Woodsley Road)
- Well served by small local shops due to the large student presence



- Otherwise, the Little Woodhouse area has all the facilities identified as **most** important in a walkable neighbourhood.

Rank (MM2022)	Facilities	In LW (up to 15 min walk)	Nearby to LW area
4 (very important)	ATM	Belle Vue Rd, Burley St	City centre
	<b>Playground/recreation area</b>	Duncombe St, Hyde Park Rd, Hanover Square See policy G2 and G3	Woodhouse Moor
	<b>Primary School</b>	Burley Rd	Burley St Matthias
	<b>Nursery School</b>	Burley Rd	
	Postal collection	See Post Box above	Royal Mail Parcel Office Wellington Bridge
	<b>Post Office</b>	In Londis store, Woodsley Rd Local Centre	Cardigan Fields
	Supermarket or market	Fresh food – Local centre	City centre

#### Comments

- These facilities ranked 4 in MM2022 are all present in the Little Woodhouse area
- The one remaining Rosebank Primary & Nursery school is a highly valued resource
- Lack of schools is a factor in the low proportion of families with children in the area

Rank (MM2022)	Facilities	In LW (up to 15 min walk)	Nearby to LW area
3 (important)	Dentist	Woodhouse Square	
	Library		City centre
	<b>Community Hall</b>	Woodsley Rd Community Centre ££, Swarthmore Centre ££, (Park Dale Hall currently closed), use of rooms possible at Josephs Well and M&S Archive Clarendon Rd	
	Café	Several on Burley Rd, + Westfield Rd, Hyde Park Rd - Local Centre	
	Restaurant or fast food	Many in Burley Rd and Local centre	
	Emergency services	Fire station Kirkstall Rd Samaritans Clarendon Rd	LGI A&E Clarendon Way

			(Leeds Central Police (Park St has no public access) Woodhouse Lane (no public access)
--	--	--	--

**Comments**

- The Dentist offers private and NHS services, though NHS list is currently over-subscribed
- There is **no generally recognised community hub** in the area. Use of rooms is possible at a relatively high cost and some organisations offer free use occasionally.
- The Local Centre (Woodsley Rd) and Burley Rd offer many food and drink shops.

Rank (MM2022)	Facilities	In LW (up to 15 min walk)	Nearby to LW area
2 (less necessary in walkable )	Leisure centre/ gym/swim	Gryphon Centre (University of Leeds)	Cardigan Fields centre The Edge
	<b>Pub</b>	Fox & Newt Burley St, Highland Laddie – Cavendish St Kirkstall Brewery, Archive - Kirkstall Rd	
	Household waste/recycling		Cardigan Fields centre
	Bank	Closed 5 years ago	City centre
	Vet		
	<b>Secondary School</b>	Leeds City College 6 <sup>th</sup> form centre Park Lane Campus	
	<b>*Further &amp; Continuing Education</b>	<i>Leeds City College Park Lane Campus Swarthmore Education Centre</i>	
	<b>*Higher Education</b>	<i>Leeds City College - University Centre University of Leeds - Western Campus</i>	<i>University of Leeds Leeds Beckett University</i>

**Comments**

- The LW area has seen closure of several pubs though recent opening of Kirkstall Brewery and the Archive bar and the re-opening of Highland Laddie pub has added to Fox and Newt pub on Burley St.
- Education is a significant aspect of the area, in particular over 16s and students represent a majority of the population, though the annual transience poses issues for businesses and longer-term residents
- Expansion of housing development along the south of Kirkstall Road will need more health and education services as the present ones are at capacity.

Rank (MM2022)	Facilities	In LW (up to 15 min walk)	Nearby to LW area
------------------	------------	------------------------------	-------------------

1 (least necessary in walkable distance)	Co-working space	Burley St	
	Allotment		Woodhouse Moor allotments Burley Model allotments (bus ride)
	<b>Hospital</b>		Leeds General Infirmary Leeds Dental Institute Nuffield Hospital
	Museum or Art gallery		City centre
	Theatre or cinema		City centre
	<b>Place of worship</b>	Grand Mosque, Hyde Park Road North Church, Kirkstall Rd Hyde Park Methodist Mission Woodsley Rd Ahlul Bayt Cultural Centre, Hanover Ave Christian Spiritualist Centre, Clarendon Rd Institute of Latter Day Saints, Clarendon Rd	All Hallows St Georges Leeds Chinese Church

#### Comments

- The Leeds General Infirmary forms part of the boundary of the area and partly cuts off the area from the city centre. The Innovation Arc and LGI developments will bring change to LW
- There are several faith centres in LW which serve communities in the wider city rather than focus on LW.



## Part 3: All community facilities

Oct 2022 updated March 2024 Revised June 2025

The Little Woodhouse Neighbourhood Plan uses a broad definition of community, including:

- People living in the same place
- People brought together by a particular characteristic or interest e.g. faith group
- A group or organisation providing a service or support

In the inner city area of Little Woodhouse the term can describe different types of community:

- People living or working within the Little Woodhouse neighbourhood area
- Different groups of people within the area eg residents groups, school users, students
- Community services based in the locality but serving a wider area eg citywide faith group, charities delivering services.

In Little Woodhouse it is recognised that community cohesion is challenged by the rapid turnover of short term tenants and the shortage of social meeting places where different groups can mix together, such as halls, sports centres, public houses etc. However, in the Area there is a range of different organisations that are important to support the community/communities both locally and more widely across the city. These have been grouped in the attached list by the services and support they provide:

- Community and social
- Education
- Faith groups
- Health and wellbeing
- Local food retail convenience shops (not including takeaways).

The number of organisations in the attached list are *all* important to making up the identity and community of Little Woodhouse. However, a small number have been identified as Community Assets in **Policy C1** as needing replacement if removed by new development.

Hyde Park Surgery, \*\*Park Dale Hall (Marlboroughs)\*\* (currently closed) Rosebank Primary School, Swarthmore Education Centre, Woodsley Road Community Centre, Woodsley Road Post Office (within Londis store)

### **Note:**

The identification of these Community Assets in policy C1 has been based on actual buildings providing either a) essential services such as the health centre, education, post office and/or b) providing facilities for groups to meet. The relative shortage of social meeting spaces in buildings also places greater significance on the green spaces of the area, which are separately listed and described in policies G1 G2 and G3.

In addition, use of meeting spaces has been offered at Joseph's Well, M&S Archive, Oak House and Sycamore House.

A **separate Part 1 of this Appendix** describes these Community Assets and the impact if they are removed by development. Please note Park Dale Hall is currently closed (March 2024) but is capable of being brought back into use.

## Community and social including Public Houses

Archive, Kirkstall Brewery the Northern Snooker Centre (Kirkstall Road), Fox & Newt pub (Burley Street) the Highland Laddie (Caversham St) make a cluster at the eastern end of the Area. This attracts many customers from outside the area. The rest of the area is now without public houses since the closure of The Queen on Burley Road (now a Tesco store).

\*\* The Faversham (hire for events)\*\* The Highland Laddie (pub re-opened April 2025)\*\*

REF	Name	Location	Reasons for importance
	Archive bar	Kirkstall Road	Bar serving drinks and food and open to hire for events
	Claremont House	23 Clarendon Road	Apart-hotel offers 2+ nights accommodation, useful for visitors to hospital and universities
	Clarendon Quarter	St John's Road	Key worker residential block Provides use of a room for local community meetings
	Emmerdale Experience	Kirkstall Road	Exhibition of popular TV soap, attracts people from outside the area, large car park attached
	Faversham public house  ** former public house, now events venue	Springfield Mount	Large listed villa and grounds close to university campus formerly used as a pub and music venue, now focussed on events
	Fox and Newt public house  ** music events	Burley St	Traditional small pub serves drinks and meals and also quiz and music events
	Highland public house  ** closed 2024, reopened April 2025	Cavendish St	Small pub building surviving amidst PBSA blocks, – closed as pub April 2023 Reopened as Pub serving food

	Josephs Well	Clarendon Road	Employment centre for small businesses and vol orgs. Use of carpark facilities (free out of hours) for visitors
	Kirkstall Brewery	Kirkstall Road	Small brewery and pub – serves residents and local employment, increasingly popular
	Northern Snooker Centre	Kirkstall Road	National venue for snooker events, attracts people from outside the area
	<b>Park Dale Hall ** community facility currently closed</b>	Marlborough Street	Meeting room with kitchen facilities for tenants and other community groups
	Sycamore House	Woodhouse Square	Student accommodation Provides use of a room for local community meetings
	<b>Woodsley Community Centre ** C1 community facility</b>	Woodsley Road	Community centre, meeting, education, youth, social events

## Education

The presence of The Park Lane Campus of Leeds City College and the Western Campus of the University of Leeds, with the main campuses of two Universities together and the LGI Teaching Trust makes Education the main activity of the economy of Little Woodhouse, providing services and employment.

Rosebank Primary School draws its students come from a wide variety of backgrounds and languages and acts as a powerful community hub for families in and around the Area. New residential developments planned to south of Kirkstall Road will require additional school provision.

Forum members have remarked on the lack of a single community hub or meeting place which is equally welcoming to all sections of the community. Woodsley Community Centre and Swarthmore Education Centre have large meeting rooms but are costly to hire for community events. The M&S Archive has a conference space but is not available in the evenings. Other spaces are open for smaller meetings by arrangement and the generosity of their owners (Josephs Well, Sycamore House and Oak House). Park Dale Hall provided an ideal space, not too large and not too costly, but unfortunately is now closed because of financial constraints.



Ref	Name	Location	Reason for importance
	Leeds City College Park Lane campus	Hanover Way	Further education courses open to 16+ students, and important for bringing young people from all over Leeds into the area
	M&S Archive  ** conference room	Clarendon Road	Archive and conference rooms on Western Campus, open to public, outreach and workshop services eg schools, older people
	<b>Rosebank Primary School and Nursery</b> <b>** community facility</b>	Burley Road	Only surviving school in area Popular and wide range of backgrounds, social hub
	<b>Swarthmore Centre and Café</b>  <b>** community facility</b>	Swarthmore Education Centre 2-7 Woodhouse Square	Education for Young people's scheme, adult classes for arts and crafts. Education meeting place and snacks for centre users, local residents and visitors Varied range of users (young, old, diversity of needs) provides opportunities for social interaction and support
	University of Leeds Business School and School of Law	Western Campus, Moorland Road	Houses Leeds Uni Business School, The School of Law. Western Lecture Theatre, Leeds Innovation Centre and M&S Company Archive

## Faith groups

Little Woodhouse provides a relatively central location for communities of faith from across the city. A range of faith groups have centres of worship in the area, with the majority drawing in congregations from wider areas of the city. Other groups are centred nearby: All Hallows Church (Regent Terrace) and St George's Church (Gt George St), and the Chinese Church on Kirkstall Road.

Ref	Name	Location	Reason for importance
	Ahlul Bayt Cultural centre	Hanover Square	Centre of faith and community meetings, drawn from a wide area. Welcomes visitors on a regular basis to promote understanding
	Chabad Lubavitch	Clarendon Road/ Kelso Rd	Centre for a Jewish community
	Church of Jesus Christ of Latter Day Saints	Clarendon Road	Christian Institute of Religion
	Greater World Centre and Christian Spiritual Sanctuary	Clarendon Road	Christian religious centre
	Howard Price Hillel House	Springfield Mount	Centre for Jewish Students
	Hyde Park Methodist Mission  ** community facilities	Woodsley Road	Christian methodist worship, Base for Korean Church warm space and café and community shop and youth activities
	Leeds Grand Mosque  ** community facilities	Woodsley Road	Large and well attended mosque serving immediate and wider city areas – visit my mosque open days welcome visitors
	North Church	Kirkstall Road	Christian church focused across the city

Faith groups outside LW area but close to its borders : All Hallows, St George's, the Chinese Church

## Health and wellbeing

Hyde Park Surgery and two pharmacies on Woodsley Road serve the local area. Additional health provision required for any new residential developments.

Both the Gryphon and the Edge (University of Leeds) are available to local residents on a membership basis, however there are no general leisure and sports facilities aimed at non-student residents.

Hanover Square has a 5 a side football pitch which is well used.

The area is an important base for other services that serve a wider area and communities.

Ref	Name	Location	Reason for importance
	5-way Recovery Centre	Westfield Road	City wide health facility for support to people recovering from addictions
	Artlink Closed April 2024	Belle Vue Rd	Art and social activities for range of groups including mental health support
	Candlelighters	Woodhouse Square	Charity supporting parents of patients at the nearby Children's wing of LGI
	Clarendon Spa	Woodhouse Square	Dental services incl NHS for local and other areas
	Gryphon Sports centre	Woodsley Rd	Sports Hall and squash courts University of Leeds Sport and Physical Activity Service also linked to The Edge swimming pool in Clarendon Way
	Hyde Park Chemists (2)	Hyde Park Rd / Woodsley Road	Andrew Tylee Pharmacy and Hyde Park Pharmacy – one on each side of Woodsley Road, dispensing pharmacy services, medicine & cosmetic products
	Hyde Park/ Community Shop – Methodism Mission	Woodsley Road	Community shop incl clothing serving local residential area Young people's activities
	Hyde Park Source	Rosebank Rd	Gardening and outdoor activities for range of groups across city. Run regular groups for school



			and residents on Rosebank Green.
	<b>Hyde Park Surgery</b> <b>** community facility</b>	Woodsley Rd	General medical practice – LW and Hyde Park areas
	Refuge	Undisclosed	City wide service
	Ripon House	Clarendon Road	Accommodation for women on remand
	Samaritans	Clarendon Rd	Charity volunteers offering telephone support
	St Annes Community Services	Kelso Road	Recovery centre
	Student Minds	Springfield Mount	Student mental health charity
	Woodsley Health Centre <b>** community services</b>	Woodsley Rd	Base for community health services (shared building with Hyde Park Surgery)

## Retail – general food & local convenience shops

The retail shops in the area serve a local market, dominated by takeaways and convenience stores aimed at students and local Asian families. There is a fairly high turnover of proprietors, but premises are rarely empty for long. Recent additions have been the Tesco Express and Coop Stores on Burley Road, but otherwise most businesses are locally owned.

Ref	Name	Location	Reason for importance
	Burley Road Off Licence	Burley Rd	Local shop – food and drink
	Burley Convenience and Off Licence	Burley St	Local shop – food and drink
	Co-op Burley Street	Burley Street	Convenience store and cash point

	Darband Food Market	Burley Road	Local convenience shop
	Everyday Local Stores	Cavendish St	Local shop – food and drink store in PBSA area
	Fresh Bakery	Hyde Park Rd	Fresh naan and chapati breads & takeaways Local Centre
	Go Gold in Burley Campus Village	Cavendish St	Convenience store in PBSA area
	Go Local Hyde Park Stores	Woodsley Road	Local convenience shop and delivery
	Kendal Lane Stores	Kendal Lane	Local corner store Claremonts and Hanover Square area
	Marhaba Halal Butchers	Hyde Park Rd	Halal butchers in Local Centre
	Morrison's Daily and Cash point, formerly McColl's	Briggs House, Belle Vue Road	Part of Clarendon Quarter development, local food and newsagent shop. Cash point
	Noshi Foods	Hyde Park Rd	Fresh green grocery and grocery store in Local Centre
	<b>Post Office in Londis local supermarket **community asset</b>	Woodsley Road	Post office counter at the front of the Londis shop – Local centre
	Quix Off Licence Stores	Hyde Park Road	convenience shop in Local centre
	Tesco Express in former pub The Queen	Burley Road	Convenience store and cash point
	Woodsley Rd laundrette	Woodsley Road	Laundry self-service and service washes – in Local Centre

For a full list of all retail premises, please see **Employment** evidence.