

### APPENDIX –Non-Designated Heritage Assets Appraisal

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).

The Little Woodhouse Heritage Area appraisal has identified an area beyond the current boundaries of the conservation areas as worthy of additional consideration (and designation in due course) because of the extent of NDHAs there. The Heritage Area thus includes both the existing conservation areas and that wider identified area. NDHAs have also been identified within the neighbourhood area but outside the Heritage Area.

This appraisal has therefore been divided into three sections, and includes NDHAs:

- Within the Conservation Areas
- Within the Heritage Area but outside the Conservation Areas
- Outside the Heritage Area


Non-designated heritage assets (see Heritage Area and NDHA Map) have been identified as such 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
Social/Communal Value	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.

## Assessment of non-designated heritage assets within the conservation areas


### 2, Kendal Lane, 1-10 Hanover Square

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 Claremont 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>	
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 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 Claremont Terrace are an important historic element in the area.	
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the special character of the Conservation Area.	


### 12-24 Hanover Square: twelve houses in terrace

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.</p> <p>Brandon Lane to the rear of part of the terrace has stone setts with stone kerbs and flags to a narrow pavement.</p> <p>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.	
Historical Association	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 positive contribution to the special character of the Conservation Area.	


## 26-32 Hanover Square and Charles Apartments

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 positive contribution to the special character of the Conservation Area.


## 41-51 Hanover Square

Age	1881-1893
Architectural and Artistic Interest	<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). Some houses have lost some or all of their doorcases, which detracts from that consistency. 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.
CONCLUSION	By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the special character of the Conservation Area.


## 2,4,6 Denison Road

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.	


## Brandon Cottage, 1, Brandon Road with 1a Brandon Road

Age	1880	
Architectural and Artistic Interest	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. 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. Brandon Lane to the front has stone setts with stone kerbs and flags to a narrow pavement.	
Local Significance	The cottage is attractively detailed and well-maintained, retaining its four-paned sash windows. 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.	
CONCLUSION	By virtue of its age and architectural quality and group value, the building makes a positive contribution to the special character of the Conservation Area.	



## Brandon Road

Age	c1800	
Architectural and Artistic Interest	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	
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 positive contribution to the special character of the Conservation Area.	


### 1, Claremont Avenue with 1-13 Claremont Grove (odds): terrace of eight houses

Age	1894-1897
Architectural and Artistic Interest	<p>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, brick chimneys and small rectangular dormers (added later). 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	The terrace 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 age, group value and social history, the terrace makes a positive contribution to the special character of the Conservation Area.


### 2,4,6 Claremont Grove with 1,3,5 Claremont View

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. 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.

### 3-19 Claremont Avenue (odds) with 2 Kendal Lane

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.	

### 2-14 Claremont Avenue (evens)


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, though the added dormers detract from the integrity of its form. 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 positive contribution to the special character of the Conservation Area.	

### The Claremonts


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 positive contribution to the special character of the Conservation Area.	




## 1-6 Claremont Villas (facing Clarendon Road)

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 some original square dormers with hip roofs, with some 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 positive contribution to the special character of the Conservation Area.	


## 10 Clarendon Road + 3-9 Belmont Grove (odds):

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 positive contribution to the special character of the Conservation Area.	


## Chorley Lane

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 positive contribution to the special character of the Conservation Area.	


## 25,27 Clarendon Road: pair of houses

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 positive contribution to the special character of the Conservation Area.	

## 29 Clarendon Road


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 positive contribution to the special character of the Conservation Area.	

## 31 Clarendon Road


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 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.	





### 33-39 Clarendon Road (odds)

Age	1860s	
Architectural and Artistic Interest	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.	
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 positive contribution to the special character of the Conservation Area.	


### 41-49 Clarendon Road (odds)

Age	1890s	
Architectural and Artistic Interest	Stepped terrace of five 2-storey 2-bay red-brick houses with painted stone details. Canted 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.	
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 positive contribution to the special character of the Conservation Area.	


### 12-32 Kendal Lane (evens)

Age	1890s	
Architectural and Artistic Interest	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. Canted 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.	 
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.	
CONCLUSION	By virtue of their age and group value, these terraces make a positive contribution to the special character of the Conservation Area.	


## Kendal Road and Back Kendal Lane

Age	1890s
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 positive contribution to the special character of the Conservation Area.


## 51-57 Clarendon Road (odds)

Age	1870s
Architectural and Artistic Interest	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. 
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 positive contribution to the special character of the Conservation Area.


## 63 Clarendon Road

Age	1857
Architectural and Artistic Interest	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. 
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 positive contribution to the special character of the Conservation Area.


### The Villa, Victoria Street (previously Airedale Mount, 65 Clarendon Road)

Age	1842-1844	
Architectural and Artistic Interest	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.	
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 positive contribution to the special character of the Conservation Area.	


### 67 Clarendon Road

Age	1860/70s	
Architectural and Artistic Interest	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.	
Local Significance	The villa 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.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the special character of the Conservation Area.	


### Raven House, 81 Clarendon Road

Age	1870s	
Architectural and Artistic Interest	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.	
Local Significance	The northernmost of the Clarendon villas with restrained detailing but nevertheless a dignified appearance on the corner site.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the special character of the Conservation Area.	


### 83-93 Clarendon Road (odds): terrace including 2,4 Kelso Road and 162, 164 Woodsley Road

Age	1890-92	
Architectural and Artistic Interest	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.	
Local Significance	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.	
CONCLUSION	By virtue of its age and architectural quality, the buildings make a positive contribution to the special character of the Conservation Area.	


### 26-30 Clarendon Road (evens): terrace of three houses

Age	1870s	
Architectural and Artistic Interest	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. 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.	
Local Significance	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.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.	


### 32,34 Clarendon Road

Age	1870s	
Architectural and Artistic Interest	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-storey 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.	
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 positive contribution to the special character of the Conservation Area.	


### 36 Clarendon Road

Age	1870s	
Architectural and Artistic Interest	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.	
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 positive contribution to the special character of the Conservation Area.	

### 38 Clarendon Road


Age	1870s	
Architectural and Artistic Interest	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 overhead 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.	
Local Significance	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.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the special character of the Conservation Area.	

### 42-50 Clarendon Road (evens) with 33 Hyde Terrace


Age	1890s	
Architectural and Artistic Interest	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. 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.	
Local Significance	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.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.	




## 52 Clarendon Road, 48 Hyde Terrace

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 positive contribution to the special character of the Conservation Area.	

## 9,11,13 Hyde Terrace (odds)


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 positive contribution to the special character of the Conservation Area.	

## 21 Hyde Terrace


Age	1861-1864	
Architectural and Artistic Interest	<p>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.</p>	
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 demeaning 20 <sup>th</sup> C roof extensions.	
CONCLUSION	By virtue of their age and architectural quality, the buildings make a positive contribution to the special character of the Conservation Area.	




## 25 Hyde Terrace

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 openings to the left of the door detract 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 demean otherwise fine examples of houses in a similar style	
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the special character of the Conservation Area.	


## 20-28 Hyde Terrace (evens)

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-to-rey 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 positive contribution to the special character of the Conservation Area.	


## 44,46 Hyde Terrace

Age	1870-72	
Architectural and Artistic Interest	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. Canted 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.	
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 buiding makes a positive contribution to the special character of the Conservation Area.	


### Hyde Place, Back Hyde Terrace, Hyde Terrace (part) and road adjacent to 28 Hyde Terrace

Age	c1840 to 1860	
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. Setts along the edge of Hyde Terrace are laid diagonally.	
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 positive contribution to the special character of the Conservation Area.	


### The Lodge, Seminary Street

Age	Pre-1847	
Rarity	Unusual type of building in this area.	
Architectural and Artistic Interest	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.	
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 architectural quality, the building makes a positive contribution to the special character of the Conservation Area.	



### Faversham Hotel, Springfield Mount

Age	c1850	
Architectural and Artistic Interest	Red-brick, 2 storey hotel and music venue. Various 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 positive contribution to the special character of the Conservation Area	


## 7-17 Springfield Mount (odds)

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 positive contribution to the special character of the Conservation Area.	


## 2-26 Springfield Mount (evens)

Age	2-1845, 4, 6,8-1841, 10-1865, 10a-1885, 12-1844, 14,16-1841, 18,20, -1864-6, 22,24,26-1841,	
Architectural and Artistic Interest	A variety of ages and designs. All red-brick with stone details (no.2 overpainted), 2-storey. No.2 has main elevation to south with quoins, columns to entrance, 2-storey canted bay windows to south and west. Oval window (partially blocked) to west with carved cherubs. Remainder generally have, some have bay windows to ground floors while other windows have heads and sills of varying, mostly simple but some more complex designs. Slate roofs, brick chimneys. Unassuming rear elevations to Mount Preston Street. Brick and stone garden walls to Springfield Mount with stone gate piers. Springfield Mount has stone setts with stone kerbs and stone flags to footways.	 
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. No.2 stands out, not only due to its painted finish, but also its presence facing south, defining the entrance to the street.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.	


## 28,30 Springfield Mount (evens)

Age	1861	
Architectural and Artistic Interest	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.	
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 positive contribution to the special character of the Conservation Area.	


## 32 Springfield Mount

Age	1850s	
Architectural and Artistic Interest	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.	
Local Significance	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.	
CONCLUSION	By virtue of its age and architectural quality, the building makes a positive contribution to the special character of the Conservation Area.	


## Springfield Mount

Age	c1838	
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. Setts along the edge of Hyde Terrace are laid diagonally.	
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 positive contribution to the special character of the Conservation Area.	


## 2 Moorland Road

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 cantled 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. No verges to gables, slate roof.	
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 and architectural quality, the building makes a positive contribution to the special character of the Conservation Area.	


### 1-23 St John's Terrace and 67 Woodsley Road

Age	Early 1860s (some later, pre-1890)	
Architectural and Artistic Interest	Stepped terrace of red-brick houses with stone detailing. Nos.1-10 3-storey over basements, nos.10-23 and 67 2-storey over basement. Doors with stone and moulded brick arches (nos. 1-10 with attached columns), stone bay windows, upper windows with segmental (3-10, 21-23) or semi-circular (1-2, 11-20) stone and brick arches. Timber detailing to eaves, slate roofs, brick chimneys with brick detailing. Some later dormers. Rear elevation plain, 4-storeys with brick segmental arch windows, with a mix of garages and parking areas. Low brick garden walls to St John's Terrace (some rebuilt later). Two cast iron bollards to snicket between nos. 13 and 14.	
Local Significance	The scale and consistency of detail in this terrace, with two main styles throughout its length, and its setting behind a range of mature trees, make in an important design element in the area. 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.	

### 3-16 Moorland Road


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, 15&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. Detailed eaves. Slate roofs with brick chimneys, some inserted dormers. 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.	
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 positive contribution to the special character of the Conservation Area.	

### Outbuilding to rear of 16 Moorland Road, on Moorland Avenue


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.	



## 17,18 Moorland Road


Age	1860s
Architectural and Artistic Interest	<p>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.</p> 
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 positive contribution to the special character of the Conservation Area.

## Outbuildings to rear and side of 18 Moorland Road on Moorland Avenue


Age	1860s – 1880s
Rarity	There are few examples of houses complete with original outbuildings in the area.
Architectural and Artistic Interest	<p>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.</p> 
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 positive contribution to the special character of the Conservation Area.



## 19-27 Moorland Road

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. Cantled 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.	
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 positive contribution to the special character of the Conservation Area.	

## 1-39 Moorland Avenue (St John's Grove)


Age	1860s	
Architectural and Artistic Interest	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 cantled 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. 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.	
Local Significance	The terrace is distinctive in having been constructed in a variety of styles. Yet the building line is consistent and with its 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.	

## Assessment of non-designated heritage assets within the Heritage Area (outside the conservation areas)


### 155 - 163 Belle Vue Road (odd numbers)

Age	1860-1890	
Architectural and Artistic Interest	Terrace of five houses: Red-brick, 2-storey with stone heads to doors with rectangular fanlights. Cantled 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.	
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 and architectural quality, the terrace makes a positive contribution to the character of the Heritage Area.	


### 165-179 Belle Vue Road (odd numbers)

Age	1860-1890	
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 miss the opportunity to impress.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the character of the Heritage Area.	


### 181-189 Belle Vue Road (odd numbers)

Age	1860-1890	
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 positive contribution to the character of the Heritage Area.	


## 191 Belle Vue Road

Age	1860-1890	
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. Canted stone bay with similar detailing over. Upper windows with segmental brick arches. Timber scroll brackets to eaves. Slate roof with added 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.	


## 201 Belle Vue Road

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.	


## 203-209 Belle Vue Road (odds)

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. 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.	


## 211 Belle Vue Road

Age	1860-1890	
Architectural and Artistic Interest	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.	
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 more or less contemporary neighbours on either side, this house stands out due to the extent of its architectural detail. The fully paved front garden 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 positive contribution to the character of the Heritage Area.	


## 213-215 Belle Vue Road (odds)

Age	1860-1890	
Architectural and Artistic Interest	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.	
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.	


## 40 Kelso Road, 118-124,128 Belle Vue Road, (evens) and 132 Woodsley Road

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. No. 132 Woodsley Road is painted white.</p> <p>Red-brick (no. 132 Woodsley Road is painted white). 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.	


## 126 Belle Vue Road

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 and architectural quality, the building makes a positive contribution to the character of the Heritage Area.	


### 134-158 Woodsley Road (evens)

Age	1880-1900	
Architectural and Artistic Interest	<p>A stepped terrace in a mix of styles, but in a similar theme, but with the less ornate at the lower end (lower numbers) of the street. All red-brick with stone details, 2 or 3-storeys over basements and most with canted (others rectangular) bay windows to ground floors/basements. Variations in detail include doorcases with brick and/or stone heads, full moulded stone surrounds, pilasters with Corinthian capitals supporting corniced entablatures and, at no.150, stone quoins, a Tudor arch and square hood moulding. Bay windows details tend to follow the design theme of the doorways (no.150 with crenellations). Upper windows also include a variety of brick and/stone heads, surrounds and sills. Top floor windows generally smaller than first floor. Brick or stone detailing to eaves. Some original raised dormers, parapet-gabled or hipped. with brick and/or stone detailing (no.152 with 20<sup>th</sup>C rendered dormer as additional storey). Most retain original slate roofs, some re-tiled. Brick chimneys with brick detailing. Rear elevations plain though some have bay windows, with a mix of garages and parking areas. Brick garden walls to front with stone cappings. Stone gate piers to nos.144-158 each with details matching the respective house. Back Kelso Road to the rear is paved in stone setts.</p>	
Local Significance	The top end of the terrace was first to be constructed, but the whole of it is mainly 3-storeys and 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 gabled dormers add character to the roofline, though this is marred somewhat by modern, over-large flat roof dormers. The area to the rear of the properties along Back Kelso Road provides scope for improvement.	
CONCLUSION	By virtue of its age and architectural quality, the terrace makes a positive contribution to the character of the Heritage Area.	

### 6-24 Kelso Road (evens)


Age	1880-1890	
Architectural and Artistic Interest	<p>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. Nos 6&amp;8 include gables to front with timber details and rectangular bay windows). Variations in detail include doorcases with brick and/or stone rectangular or arched heads and no.10 with pilasters corniced entablature over. Upper windows also include a variety of brick and/stone heads, surrounds and sills. A variety of brick and stone detailing to eaves. Many have large rectangular modern dormers. Some roofs retain slate, most retilled. Brick detailing to chimneys. 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.</p>	
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 and architectural quality, the terrace makes a positive contribution to the character of the Heritage Area.	

### 1-15 Kelso Road, (odds)


Age	1880-1890	
Architectural and Artistic Interest	<p>A stepped terrace in a mix of styles, but in a similar theme. All red-brick with stone details, 2/3-storeys over basements and most with stone or brick rectangular or canted bay windows to ground floors/basements. Most doors have semi-circular arched brick and stone heads, some more decorated than others. Upper windows stone heads and sills, most flat, no.9 with semi-circular arched stone heads. A variety of brick and stone detailing to eaves. Most roofs retain slate, some retilled. Brick detailing to chimneys. Rear elevations plain, with a mix of garages and parking areas. Brick garden walls to front with stone cappings.</p>	
Local Significance	The differing styles within a regular building line add to the character of the street. 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 and architectural quality, the terrace makes a positive contribution to the character of the Heritage Area..	




## 26-38 (evens) and 17-35 (odds) Kelso Road

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. 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 positive contribution to the character of the Heritage Area.


## Back Kelso Road, Kelso Place, Cross Kelso Road

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 positive contribution to the special character of the Conservation Area.


## 38 Belle Vue Road, 2-32 Consort Terrace (even numbers) and 3 St John's Road

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 a canted 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> 
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 positive contribution to the character of the Heritage Area.


## 1 St John's Road

Age	1860s-1906	
Architectural and Artistic Interest	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. Anged bay window also with semi-circular window heads.Upper windows with segmental arches. Corbelling to eaves, slate roof to turret, remainder replaced with tiles..	
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 and architectural quality, the building makes a positive contribution to the character of the Heritage Area.	


## 1-33 Victoria Terrace (odds) and 1 St John's Road

Age	1860s-1906	
Architectural and Artistic Interest	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 ans 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.	
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 positive contribution to the character of the Heritage Area.	


## Highfield House, 2 Victoria Terrace

Age	1862	
Architectural and Artistic Interest	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.	
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 positive contribution to the character of the Heritage Area.	


## 4-10 Victoria Terrace

Age	1860s	
Architectural and Artistic Interest	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.	
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 positive contribution to the character of the Heritage Area.	


## Clarendon Quarter (formerly St Michael's College), St John's Road

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 positive contribution to the character of the Heritage Area.	

## Joseph's Well, Hanover Lane


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 positive contribution to the character of the Heritage Area.	

## Hanover Lane


Age	c1800	
Architectural and Artistic Interest	Part of the original carriage drive to Denison Hall, which also included what is now Brandon Road (see babove). 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	
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 positive contribution to the special character of the Conservation Area.	

## Assessment of non-designated heritage assets outside the Heritage Area


### Leeds Grand Mosque

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 heritage asset.


### 98-124 Woodsley Road

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. 
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 is included as a heritage asset.


### 54-62 Woodsley Road

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 is included as a heritage asset.


## 20-50 Woodsley Road

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 is included as a heritage asset.	

## 6-18 Woodsley Road

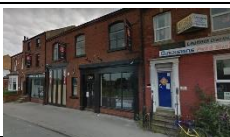
Age	c1860-1890	
Architectural and Artistic Interest	<p>Brick built terrace with variation in design of windows, doors and details. The tallest unit at the north end has paired windows with combined stone heads and sills: the remainder have segmental arched windows, some with keystones and brick dentil 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 is included as a heritage asset.	

## Boundary Terrace, 122-130 Burley Road


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>	
Historical Association	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 is included as a heritage asset.	




## 106-120 Burley Road

Age		
Architectural and Artistic Interest	Terrace of four properties with a variety of mid-Victorian details. Brick with slate roofs. Some chimneys removed but otherwise unspoilt by extensions.	
Local Significance	The variety of details and heights provides an elevation of interest along Burley Road.	
CONCLUSION	By virtue of its age and design the terrace is included as a heritage asset.	


## 104 Burley Road

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 is included as a heritage asset	


## 100-102 Burley Road (previously the Queen Hotel public house)

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 is included as a heritage asset.	


## 96-98 Burley Road

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 is included as a heritage asset.	


## 78-90 Burley Road

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.</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 is included as a heritage asset	

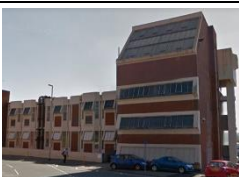
## Rosebank Primary School, Burley Road

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 is included as a heritage asset.	


### Offices, previously Burley Road Baptist Church Sunday School, Hollis Place/Westfield Road

Age	c1875	
Architectural and Artistic Interest	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.	
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 is included as a heritage asset.	

### Former Post Office Sorting Office, Burley Street/Park Lane

Age	c1975	
Rarity	The building is an unusual example of brutalist architecture in the area.	
Architectural and Artistic Interest	Building consists of a main section and a tower section. 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. 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. The relationship of solids to voids and concrete/ brick shapes are well-proportioned and considered.	
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 is included as a heritage asset.	

### The Highland Pub with 36 Cavendish Street

Age	c1860-1890	
Rarity	One of only three pubs remaining in the area	
Architectural and Artistic Interest	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.	
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 is included as a heritage asset.	

## Shop units and The Fox and Newt Pub, 1-9 Burley Street

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 is included as a heritage asset.



## The Marlboroughs

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 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, design, group value and landmark status, the scheme is included as a heritage asset.

