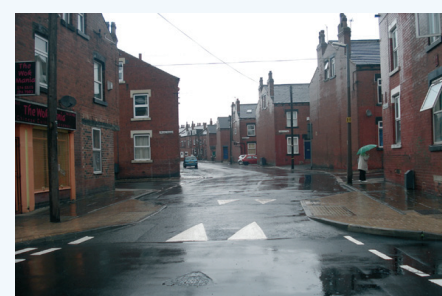


# **LITTLE WOODHOUSE**



**Design Guidance for Residents and Developers**



Little Woodhouse Community Association was formed in 1993 uniting several small residents action groups in the area bounded by Clarendon Road, Moorland Road, Hyde Park Road, Burley Road and Park Lane. The name chosen for the new organisation revived the historical name of Little Woodhouse for the district, almost forgotten after the remaining houses of the ancient hamlet of Little Woodhouse were demolished only a couple of decades earlier during the twin development of Leeds University and The LGI Clarendon Wing.

Although the Association's initial concerns related to parking pressures and public neglect of the area, its main concern soon became planning matters. The expansion of the University brought interest in the area from speculative landlords, who bought up property for houses in multiple occupation as either flats or shared houses.

In 1995 Little Woodhouse Community Association published their Planning Audit and Regeneration Strategy for the area (the first of three such documents). As a direct result of that first report, two Little Woodhouse Conservation Area Partnerships, with English Heritage and the Heritage Lottery were inaugurated by Leeds City Council in 1996 and 1998. The Association was instrumental in providing research and assistance in the planning and implementation of the two respective schemes for the Little Woodhouse Squares and the Clarendon Road Conservation Areas. The CAPs brought in funding in the form of grants for restoration of sadly neglected buildings of historical and architectural merit and enabled the owners of more modest properties to retain the original features maintaining the character of the area.

The creation of the Rosebank Millennium Green with government and Council funding between 1999 and 2001 was another direct result of the 1995 report and handed over this neglected five and a half acre open space to a charitable Trust of local people in perpetuity.

Little Woodhouse Community Association has continued to work to emphasise the area's historical and architectural heritage, to engender a sense of community identity and pride and raise the standard of both public services and private development. These efforts have been sustained during a period of great change due to the increasing number of properties going over to multiple occupation, resulting in a large transient population and the loss of many permanent residents. This change has adversely affected the care and maintenance of existing properties and their surroundings with the consequent impact on the general appearance of the area.

Little Woodhouse Community Association has welcomed the opportunity to produce a Neighbourhood Design Statement and Supplementary Planning Document for Little Woodhouse as a means of fulfilling its aim to improve the area for all who live, work and study there. The consultation and preparation for the document proved a catalyst for rousing community involvement and interest and close observation of the neighbourhood. We thank everyone who contributed to its preparation and hope that it will prove interesting and useful to local residents and a guide for statutory authorities and private developers.

**Freda Matthews**

Chair Little Woodhouse Community Association 2011



The view south from Little Woodhouse



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<b>In back cover pocket:</b>	
<b>Character Areas map</b>	
<b>Character Analysis map</b>	
<b>Policy map</b>	
<b>Acknowledgements</b>	



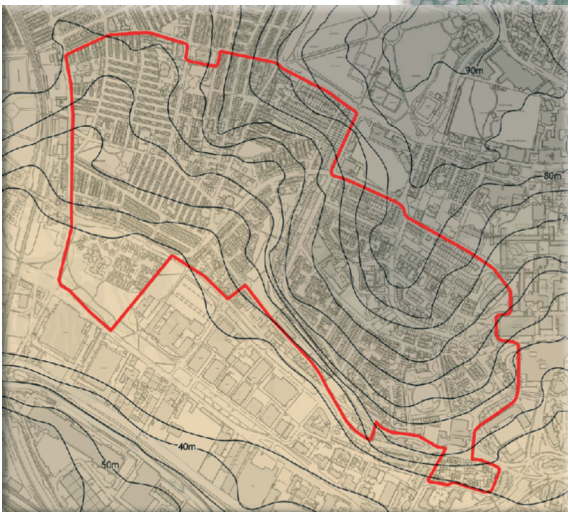
## ABOUT LITTLE WOODHOUSE



- Little Woodhouse is a mainly residential area which just dips its eastern toe into Leeds city centre. The area covered by our Neighbourhood Design Statement lies to the south of Woodhouse Moor and stretches from the Inner Ring Road to Cardigan Road. To the south are the industries and student flats flanking the Kirkstall Road corridor, while to the east are Leeds University and various hospital uses.
- Little Woodhouse is a varied place with many special qualities: gently sloping land and a steep escarpment with often dramatic views; three conservation areas with eighteenth century mansions and nineteenth century villas and terraces; a small housing estate built between the wars, four late twentieth century former council estates and densely packed late nineteenth century housing. The green spaces include Woodhouse Square and Hanover Square, and four spaces formed from demolished housing sites, the Rosebank Millennium Green, “a piece of countryside in the town”, owned and maintained by local people, and the recently refurbished Benson Court, Alexandra Park and Royal Park Green.
- There are drawbacks as well: the views are being compromised by tall buildings north of Kirkstall Road; many of the paths and streets are in poor condition or have been repaired in inappropriate materials; family housing is being squeezed out by student housing; the schools that may have been used by resident families have been closed down; and the area’s lack of resources limits the opportunities for improvement and maintenance.

An aerial view of Little Woodhouse highlights the varying density of development and also the extent of tree planting and open spaces

The gentle slopes in the west and the steep escarpment in the east provide dramatic views over the lower Kirkstall valley.





# WHAT IS A DESIGN STATEMENT?

■ This Neighbourhood Design Statement was initiated by Little Woodhouse Community Association and has been produced by the local community. It identifies the local distinctiveness of Little Woodhouse, encourages improvement where it is needed, and aims to protect the best of what is there now.

## How did it come about?

■ A Public Meeting launched the Design Statement process on 5th November 2007, 2000 questionnaires were widely distributed and two open workshops held where the area was analysed in more detail by members of the community, who also contributed ideas at eight exhibitions. In total more than 400 people either responded to questionnaires, attended the workshops or viewed the exhibitions.

## ■ Who should use it?

■ **Local Community:** The document may be read purely for interest - it contains information on the history of individual areas and highlights specific aspects of their design and arrangement. But it should also be used as guidance when making any alterations to property, especially if it does not need planning permission.

■ **Developers:** Both small alterations and new development will have an impact on the appearance of the area. Use the document to find out what is important in the area you are working in and check the guidance (page 50) at the back.

■ **Statutory authorities:** The street scene is a combination of its backdrop of buildings and its foreground of paving, signs, lighting, and other service items. When planning a scheme or initiating maintenance, check the maps and character area pages for information on what is appropriate in the area you are working in as well as "opportunities for improvements" (page 51).



**Leeds City Council** welcomes this document and supports the aims of Neighbourhood Design Statements (NDS) as an expression both of the characteristics valued by local people and their aspirations in guiding new development.

The Little Woodhouse NDS represents the views of the residents of Little Woodhouse and makes recommendations for the local planning authority and developers to act upon when considering development proposals in the area.

As a result, the Little Woodhouse NDS was adopted by Leeds City Council as a Supplementary Planning Document on 22nd March 2011 to provide additional planning guidance for the area. As an adopted policy document, it will be used as a material consideration when determining planning applications in the area it covers. The guidance contained within the NDS is designed to supplement policy guidance contained within the adopted Leeds Unitary Development Plan (UDP) and emerging Local Development Framework (LDF). The recommendations of the NDS should be read in conjunction with the relevant UDP and LDF Policies accordingly (see Appendix)



Workshop and Fieldwork



## How to use the document

- 1 Read the general information pages on **History, Architecture, Spaces and Landscape** and **Moving Around** to help appreciate the context of your proposal
- 2 Open the **fold-out maps** in the back pocket to see which is the **character area** relevant to you. They also highlight other important aspects of the area.
- 3 Find the appropriate **Character Area** pages. Check that the planned development reinforces the **positive characteristics** (green box) or can help to **improve the area** (pink box)
- 4 Read the **Guidance for Development and Opportunities for Improvement** on pages 49 and 50

# THE HISTORY OF LITTLE WOODHOUSE, BURLEY AND HYDE PARK



Little Woodhouse in 1815  
(Giles map)



Little Woodhouse in 1860



122 Burley Road (Boundary Terrace)  
site of the Gray Stone marking the boundary between the manors of Leeds and Headingley cum Burley



Boundary Wall, Kendal Lane,  
dating from the 18th century land division

Little Woodhouse takes its name from the ancient hamlet which once stood on the present site of the Leeds General Infirmary Clarendon Wing. It was described by Ralph Thoresby the Leeds historian in 1715 as "One of the Pleasantest Hamlets in the Parish".

The hamlet was recorded in documents as early as the 16th century and survived until the 1970s. Its fields stretched westwards as far as the present Hyde Park Road and northwards to the southern edge of Woodhouse Moor. Park Lane and Burley Road (the ancient road to Bradford) marked its southern boundary while to the north east it crossed into the area occupied by the present University of Leeds. The Little Woodhouse lands became divided into several separate estates from the 17th century onwards. The legacies of those estates and their development over the centuries is revealed in surviving buildings and roads - "its visible urban history"

It is difficult to believe that this area was originally green countryside on the outskirts of the small market town of Leeds. In the Middle Ages it was part of what was known as "the Lord's Waste" This was rough scrubland that eventually became cultivated by the small farmers and clothiers of hamlets such as Little Woodhouse. Their fields were used for cattle but also for drying cloth on tenters (which looked like small fences).

Some time between the 1480s and the dissolution of the monasteries by Henry VIII in the 1530s, it is thought that all of the land passed into the possession of Kirkstall Abbey. The boundary between the manor of Headingley cum Burley and the manor of Leeds ran approximately down the present Hyde Park Road, into lower Woodsley Road, dividing the patch into two. The boundary was marked by the Gray Stone, which stood until the mid 19th century on the road outside 122 Burley Road.

When Kirkstall Abbey was closed in 1539 the land passed to the Crown and was given to Thomas Cranmer, Archbishop of Canterbury. He was executed during the reign of Queen Mary Tudor in 1556, but managed to save the title to the land for his young son, also called Thomas Cranmer, who inherited it in Queen Elizabeth's time. Thomas junior lived on his estate, possibly at Headingley, but when he failed to pay his dues the land reverted back to the Crown.

In 1583 John Kendal bought the Little Woodhouse share of the land, extending up to Woodhouse Moor. He lived on the estate giving his name to Kendal Lane. In 1599 he left his property to his daughter, Grace Marston, for life, and then to his two grandsons Robert Jakes and Thomas Casson. Thomas Casson parted with his share to William Dawson, a London merchant. He sold it on in 1618 to John Harrison, an important Leeds townsman and rich merchant, famous for building St John's Church, which



still stands as a redundant church off Upper Briggate behind the St John's Centre.

Ralph Thoresby, the eighteenth century Leeds historian, describes John Harrison's "pleasant seat" at Little Woodhouse. This was possibly where John Kendal had lived earlier and is thought to be on or near the site of the present house called Claremont, an eighteenth century merchants house in Clarendon Road. It went to Harrison's nephew Thomas Dixon and eventually became the Claremont estate. Later subdivided to accommodate the grand "country" mansion Denison Hall, the land was divided again for the formation of the two Squares, Hanover and Woodhouse.

John Harrison left his lands in 1656 to a trust to maintain his church. The land up to the boundary with Headingley cum Burley became known as the St John's lands. It remained as fields until the mid 19th century. Land was sold off for grander houses and the Grammar School near to Woodhouse Moor and as the century progressed, for middle class terraces in the Belle Vue Road area. The fields sloping down to Burley Road were eventually developed when small builders put up streets of terraced houses. Demolished during the city's controversial post war redevelopment policy in the 1970s, the Rosebank Millennium Green and Benson Court now cover their remains. The St John's name is still kept alive in the modern streets in the area.

The land over the border in Headingley cum Burley, - the Burley Lodges and the Harolds, Alexandra Park and Royal Park Green - also belonged to Kirkstall Abbey, and was acquired by the Savile family, eventually passing to their descendants the Brudenells, later the Earls of Cardigan. It remained in their ownership into the late 19th century when the Cardigan estates were finally broken up and sold. No grand houses had been built on this land before that. Burley Lodge a late 18th century gentleman's house surrounded by a small park and Hopewell House (later a farm) seem to have been the only two modest exceptions, so after the sale the land was free for intensive speculative development as working class housing, much of which has survived.

There are vestiges of the past throughout the area giving clues about how it developed: gate posts marking out old entries; stone walls marking the boundaries of pre-19th century estates, stone setts and stone paving, The character of the area owes a great deal to the history of its development.



Claremont, one of the first large houses built in Little Woodhouse in the 18th century



Denison Hall - the apotheosis of Georgian elegance and grandeur in Hanover Square



Old Grammar School, in the Gothic tradition.



Hopewell House - once a farmhouse, now surrounded by nineteenth century terraced housing and back-to backs



Gateposts, stepped wall, stone flags: examples which serve as reminders of the past

# ARCHITECTURE



*".....refined and well-proportioned..."*



Exuberant detailing on late Victorian Villas on Clarendon Road



Plain brick gables on 1980s housing at the Consorts



Robust architecture of Victorian houses at Kelso Road



Photovoltaic wall



Small scale details can be attractive ..... But easily spoilt by lack of thought.



■ Victorian architecture dominates the area, the status and complexity varying from the ornate villas in the east to the back-to-backs in the west. Large areas cleared in the 1970s have been replaced by modern, simpler designs of originally Council housing.

■ Added to that basic mix are the refined and well-proportioned Georgian houses and terraces of Hanover Square and Woodhouse Square, some recent student accommodation, and an estate of 1930s houses. Most of the oldest buildings, 17 of them listed, lie within one of the three Conservation Areas (see Policy map). What distinguishes them from their twentieth century counterparts is their quality of materials, their intricate detailing, and in many cases their complexity of form and roofscape (some sadly marred by over-large dormer windows.)

■ Though mainly a residential area, there are also shops on Woodsley Road and Park Lane. Many former houses close to the city centre are now used by the University. The south side of Woodhouse Square is office and education use (Swarthmore), and behind it the large former mill at Joseph's Well is now offices. Leeds City College (Park Lane campus) has a good example of modern sustainable design in its extension with a photovoltaic panelled wall. In a prominent location in the centre of the area, the three to four storey St Michael's College on St John's Road also occupies a large site.

■ The topography plays a major part in creating the character of the area. The marked slope down from north to south has resulted in stepped terraces, a distinctive characteristic in the area. The steep escarpment west and south of Belle View Road is marked by a continuous line of terraces along that road and divides the area into two distinct parts. These slopes create many vistas, with some dramatic views to the skylines of Kirkstall and Armley.



*"....breathing space..."*



Public green space is a valuable commodity in a city, and Little Woodhouse is fortunate to have Woodhouse Square and Hanover Square to provide some of that breathing space. Rosebank Millennium Green is a bonus: the wooded escarpment was formerly back to back housing but its creation as green space was entirely the result of community effort. The Grammar School playing fields have been lost to development, though part will remain as public garden. Accessible from most parts of the area is Woodhouse Moor to the north. There are small pockets of green space within the later housing areas though private gardens are small, while the older houses have larger gardens with little communal space. There are trees throughout most of the area, in the open spaces, in pavements and in gardens, and these play a vital part in the character and appearance of the neighbourhood.

Paving and boundary walls and fences are an essential ingredient in the quality of spaces between buildings. Parts of Little Woodhouse retain the stone setts and Yorkshire flags that originally paved the streets and paths, but in many cases these have been removed or poorly maintained and repaired. Elsewhere, tarmac is the universal, if unimaginative, material of choice for paving. Where this is used with a suitable choice of edging material it is likely to be more attractive than where its edges are left to their own devices. There are some historic walls in Little Woodhouse: The wall around 20 Clarendon Road is listed in its own right, and the stone wall on the north side of Kendal Lane marks an old ownership boundary, but has been poorly treated with additions in brick and render. Walls and fences are the first signs of neglect, providing an uncared-for appearance which attracts further abuse in the form of vandalism and graffiti. Yet if well-maintained and in good condition, they can enhance an area.



Hanover Square - formal, green and enclosed by railings



There are still examples of original stone paving. Boundary walls are also an important feature, though many are in need of improvement



There are many examples of left-over and neglected spaces including Woodsley Road (above) and Belle Vue Road (below).



Graffiti as art, not vandalism



A "hidden" front garden in the Claremonts



Landscaping which is well-designed and maintained will enhance spaces.



## MOVING AROUND



*".....other roads are used by local traffic only.."*



Woodsley Road: traffic-dominated with a need to improve the pedestrian experience



Ginnel, Belle Vue Road - clear view, original paving, well-maintained boundary walls



Parking in Burley Lodges (above) and St John's Grove (below): just two examples of many where better management is needed to prevent spoiling otherwise pleasant spaces.



- Most of the area is free from heavy traffic. Clarendon Road and Woodsley Road are well used and Burley Road is a major link to and from the city centre, but other roads are used by local traffic only. Because of its proximity to the city centre there are parking pressures and most of the area is covered by residents' parking permits. The City Car Club scheme operates in the area located in Denison Road. Buses run on Clarendon Road, Burley Road, Moorland and Belle Vue Road, with the free city centre loop bus on the lower part of Clarendon Road.

- Burley Road has a cycle path on the south side and an advisory cycle route exists along Westfield Lane, Hanover Street, Clarendon Road and the pedestrian/cycle bridge over the inner ring road to Great George Street (officially Bridge No L2212 but known locally as "St George's Bridge" see p 48). A cycle route is signposted along Moorland Road, Clarendon Road and Hyde Terrace.

- Pedestrian movement is busiest by Woodhouse Square and over St. George's Bridge into the city centre. As a gateway to Little Woodhouse the bridge is in need of improvement and that is discussed elsewhere. There are also an increasing number of students walking through the area from the student flats along Burley Road and Burley Street to the University.

- Crossing Clarendon Road and Woodsley Road can be difficult for pedestrians although a new crossing of the former at Woodhouse Square has helped. There are many and varied pedestrian routes through the area: steep steps up the escarpment; along Kendal Lane; paths through the newer housing. A footpath linking St John's Road to Clarendon Road would be useful and there is space to create one through the old St Michael's College grounds to Fairbairn House.



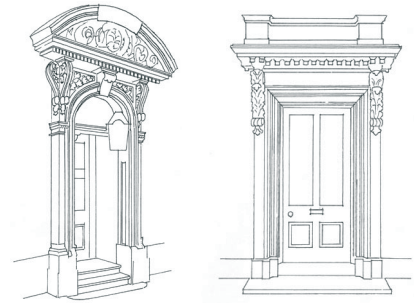
Footpaths provide good links between different areas but not when they are blocked (closed path by Fairbairn House, below)



99 steps, Rosebank: distinctive, if daunting



*".....to identify the characteristics of the area.... "*



## Producing the Neighbourhood Design Statement

- 5th Nov 2007 Public Meeting - Swarthmore
- November 2007 - 2000 questionnaires distributed
- 21st Jan 2008 Public Meeting - Arthington House
- 23rd Feb 2008 Workshop at Arthington House
- 1st March 2008 Workshop at Swarthmore
- Nov 2008 - Mar 2009 Exhibitions at six venues

**MAIL BOX ETC. LITTLE WOODHOUSE**  
**"Neighbourhood Design Statement" Questionnaire**

Please take a few minutes to respond to this questionnaire. It will form the basis for the Neighbourhood Design Statement for Little Woodhouse. This will describe the unique characteristics which make this area distinctive. Its purpose is to recommend to developers and the Council how to encourage new development that enhances and complements what already exists.

It is being written by local people, led by Little Woodhouse Community Association, with the assistance of urban design architect Peter Baker and Leeds City Council planning officers. Its key features are:

(a) **involving the community in producing it, and**

(b) **adopting it as a formal planning document, to make sure that it has real influence on new development.**

A workshop will be held in January and is open to all, to discuss the design character of the area and identifying those physical attributes - buildings, access, landscape

Could we please have 5 minutes for your views?

## Character Areas

- The purpose of the **workshops** was to enable local residents to analyse the character of the neighbourhood, using map-based tasks and by fieldwork. Participants used the themes of "architecture", "landscape" and "moving around", to identify the characteristics of the area, assess which had positive or negative attributes and establish which parts of the neighbourhood had common characteristics. These were then identified as "**character areas**" for the purposes of analysis and description.
- On the following pages, those character areas are described, with their **positive characteristics** and **opportunities for improvement**. These opportunities, along with those on page 50 are aspirations which would improve the quality of the area, but may, though not always, have to wait for suitable funding or changes in policy. Some of these issues are highlighted in the illustrations. The **history** of each area's development is also set out.
- This analysis of each character area should be read in conjunction with the character analysis fold-out plan in the back cover of the document



Workshop at Swarthmore

A few comments from the questionnaires

What do you like about Little Woodhouse?

"Wide tree lined roads"

"It's a lovely place to live"

"Not much traffic"

"Lovely views downhill"

"Able to walk to work"

"Close to city centre yet relatively quiet"

"Peaceful, elegant, convenient"

"Green and generally peaceful yet close to town centre"

"Many streets with cobbles/sets maintained"

"Green spaces and trees"

What could be improved in Little Woodhouse?

"Install more benches"

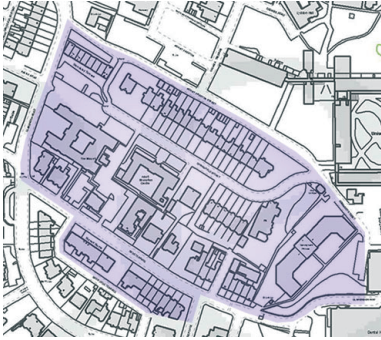
"Plant more trees"

"More love and care for buildings"

"Better design in road scenery"

"Remove tarmac to reveal original cobble sets on roads (will act as traffic calming device)"

## SPRINGFIELD MOUNT & HYDE TERRACE



Houses on Springfield Mount. Rhythmic and well proportioned.



Woodsley Terrace. Fine detailing to windows and doors



Hyde Terrace - Georgian and Victorian styles meet with a common theme of red-brick and stone detailing

### Characteristics of the Area

- This is an area of Victorian villas and terraces, many of them listed, set in gardens with mature trees and brick boundary walls. Most are now occupied by Hospital or University uses.
- The large multi-storey concrete-clad Dental Institute dominates the vista down Hyde Terrace between the villas on the north side and large terraced houses on the south. One or two modern buildings in this area maintain the scale and form of the original villas, but without the detail of their classical or Gothic styles.
- Further north, Springfield Mount is also lined with Victorian terraces with generous front gardens and mature trees. The Priory of St Wilfrid (see "History of the Area" opposite) is the centrepiece of the south side. Most of the buildings on Springfield Mount are on a fairly grand scale, with steps up to the front entrances and porticos, semi-basements and dormer windows, some original and well integrated, but some added with little thought to design.
- The streets are quiet with no through traffic, though used for parking. There is some pedestrian movement through Hyde Terrace to and from the hospital area and the free bus stop there. The quality of the hard landscaping is variable. In Hyde Terrace and the subsidiary side streets, York stone paving on the footways has been replaced by tarmac in a patchwork fashion. Springfield Mount has retained its stone setts on the carriageway, with stone kerbs and York stone footways.

Stone setts add texture to the streets and maintain the associations with its history.

### Positive characteristics:

- Thoughtfully designed architecture, with well-detailed window and door surrounds.
- Strong building line behind generous gardens
- Mature trees and landscape in the gardens
- Good quality paving materials - setts, Yorkstone paving, brick walls with stone cappings
- Little through traffic
- Good pedestrian connections to the University, Hospital and city centre





*".....an area of Victorian villas and terraces..."*



## History of the Area

Springfield Mount was developed by Newman Cash, a Quaker stuff merchant from Coventry (linked to the Cashes of Coventry, famous for their name tapes) in the late 1830s. An early property developer, he had already built small houses in the Little Woodhouse area and in 1836 he purchased two fields in Little Woodhouse owned by the Armley Hall estate. Here Cash built Springfield Mount, a grand street, which was typically for Little Woodhouse not completed until the 1890s. The street remains a mixture of villas and terraces as it developed over almost 60 years with only two significant changes.

Numbers 21 and 23 disappeared in 1908 for the building of St Wilfred's Priory, the Hostel of the Resurrection, by architect Temple Moore. Originally built as a training college for Anglican priests, in 1976 it became the University's Continuing Education Department. Sold by the University in 2006, it is now privately owned student flats.

The street still ends at the now closed entrance to Woodsley Terrace on Clarendon Rd and the recently erected Mount Hospital on the site of no. 25 and 27, This was possibly where Cash's ownership ended. and the St John's Trust property began. Isabella Ford, trade unionist, women's activist, pacifist and member of the Independent Labour party, was born at no.27 in 1855 into another significant Leeds Quaker family. The houses, amalgamated and much altered to form the Mount Hotel and later medical residences, survived until their demolition in the late 1990s.

The early residents of Springfield Mount were merchants, industrialists and solicitors; their homes guarded by the Octagonal Lodge which eventually became a restaurant in the late 20th century. In 1958 Mary Pearce, the first woman Lord Mayor of Leeds lived on this road. Gradually the large houses have become student or university residences or hospital departments. The only other listed building in the street is the Anglo Egyptian style number 19 dating from 1839.

## Listed Buildings

- Springfield House
- 30-32 Hyde Terrace
- 34 Hyde Terrace
- 36 Hyde Terrace
- 38 Hyde Terrace, wall and gate piers
- 40 Hyde Terrace
- Woodsley Terrace, wall and gate piers
- Hostel of the Resurrection, wall and gate piers
- 19 Springfield Mount

## Buildings of interest

- 46, 48 Springfield Mount
- 2 - 32 Springfield Mount
- 7 -17 Springfield Mount
- The Faversham, 1, Springfield Mount
- The Lodge, Springfield Mount



40, Hyde Terrace, well-proportioned and well-detailed

Hostel of the Resurrection converted to student housing



## Opportunities for improvement:

- Maintenance and replacement of original paving materials throughout the area should be like for like
- All buildings and gardens need ongoing maintenance
- Boundary walls generally need repairs



Hyde Terrace - this new building carefully re-interprets the forms of the historic architecture.



Fairbairn House, classical symmetry demonstrating opulence



67 Clarendon Road, Gothic exuberance. The modern building adapts some of its themes - upward projections and angles using modern detail.



Extensive view down Victoria Street. The curved brick wall is a local characteristic. The derelict Airedale Mount is seen on the left.



Curvature of the road is a significant part of its character. Exemplary dormers (left)



Terraces on Kendal Lane with crude dormers.

## Characteristics of the Area

■ Clarendon Road is a busy main traffic route connecting Woodhouse Square to Woodhouse Lane and lies within the Conservation Area. Its curvilinear alignment on rising ground provides an unfolding view of the buildings on both sides. Most of these are now either student housing or academic uses.

■ The curvature of the road and its gradual development have provided a variety of mainly nineteenth century villas and short terraces in styles ranging from classic symmetry to exuberant gothic. A recently rendered rear wall of one terrace has compromised the dominant red brick/stone detailing/slate roof character. A recent block of student flats follows the curve and has a regular façade, but otherwise lacks the intricacy of its older neighbours. Where terraces have small and gabled dormers these provide an exemplary means of making use of attic space without overwhelming the character of the building with large flat roof dormer extensions as those on the terrace facing Kendal Lane do.

■ The frontages along Clarendon Road are defined by brick boundary walls (some of them tall) with stone cappings, behind which the trees in front gardens have a significantly beneficial effect on the appearance. Some front areas have, unfortunately, been converted to car parking. Many of the walls have curved corners, giving a softer feel. Some areas of pavement are stone flags but where services excavation has taken place, these have been replaced by tarmac.



The playful roofline of 12-16 Clarendon Road

### Positive characteristics:

- Curvilinear road, unfolding views
- Robust Victorian architecture with strong presence
- Well detailed features to buildings and walls, exuberant and playful in places
- Varied roofline of turrets, gables and bartizans
- Curved boundary walls in places.



*".....an unfolding view  
of the buildings on both  
sides.. "*



## History of the Area

Clarendon Road was put through the fields of the Little Woodhouse Hall estate in 1839 and led from the new St George's Church to Woodhouse Moor.

The road fulfilled a dual purpose as an alternative route to the narrow winding Kendal Lane, which was the medieval track to the ancient common land of Woodhouse Moor from the hamlet of little Woodhouse (still just a farm track in the early 1800s), and as a new link to the expanding town, formerly approached via Little Woodhouse Street and Chorley Lane.

Fairbairn House was the first house to be built in 1840 by Peter Fairbairn, leading industrialist (whose statue stands at the corner of Woodhouse Square). He was Mayor of Leeds in 1858 when Queen Victoria opened the Town Hall and knighted him. The royal party drove up Clarendon Road and spent the night before the opening at his house.

Sadly, the second house to be built in Clarendon Road in 1842, known as Airedale Cottage or Airedale Mount, converted into flats in the late 20<sup>th</sup> century, has remained derelict for many years.

The plots on either side of the road for grand suburban villas were slow to fill, responding initially to the smoke from the factories below, although many of the surviving large houses were built in the 1860s and 70s. 12A was the last house to be built in the road in the first years of the 20<sup>th</sup> century.

Kendal Lane now ends at the junction of Victoria Street and St John's Road. Until 1859 it ran immediately behind Fairbairn House (the stone walls of the Little Woodhouse Hall estate which bordered it can still be seen through the playground gates of St Michael's College). In 1859 Peter Fairbairn diverted the lane by building the aptly named Victoria Street (see the stone block marked PF at the top of the street)

Paved area south of Little Woodhouse Hall - broken paving, badly rendered and graffitied wall, illegal parking.



## Listed Buildings

- 12,12a, 14,16 Clarendon Road
- Little Woodhouse Hall
- Hanover House
- Clarendon House and boundary wall
- Fairbairn House
- Fairbairn House walls and gate piers
- Southfield House,

## Buildings of interest

- 25,27 Clarendon Road
- 29, Clarendon Road
- 31, Clarendon Road
- 63, Clarendon Road
- 65, Clarendon Road
- 67, Clarendon Road



Southfield, 40 Clarendon Road.  
A striking composition full of detail.

## Opportunities for improvement:

- Boundary wall repairs needed throughout
- Restoration of original paving where it has been removed
- Repair of paving flags where broken or lifted
- 39 Clarendon Road rear garden: now rubble paved and used for open storage of rubbish bins. Could be enclosed with a wall and landscaped.

# HANOVER SQUARE, WOODHOUSE SQUARE and the CLAREMONTS



Denison Hall dominates Hanover Square



Woodhouse Square in spring. Tree planting in the squares contributes to their pleasant environment

## Positive characteristics:

- Fine architecture
- Green squares with trees
- Stone setts and kerbs in places
- Railings to squares
- Incidental elements as reminders of the past, e.g. gate posts to Denison Hall at the end of Brandon Road; stone boundary walls on Kendal Lane and Claremont View.

## Characteristics of the Area

■ The two Georgian Squares are the architectural set-pieces of the area. **Hanover Square** is dominated by Denison Hall – its scale, classical style, materials and setting distinguish it from the development of Georgian and Victorian houses stepping up the slopes on either sides. The square itself, with mature trees, grass and parkland layout, is enclosed by restored railings.

■ On the south side the Victorian Sunday School has been demolished and flats built to finish off the square by matching the architecture to domestic Victorian terrace. South of the square lie poorly maintained rear gardens with disintegrating walls, an area of unkempt grass, and a car park to City College Park Lane campus with its six storey extension, a key use in the area. The once listed Hanover Chapel, now the Ahlul Bayt Cultural Centre, is much altered.

■ There is little traffic in Hanover Square but there is increasing pedestrian movement through it from the growing student accommodation to the south. Parking around the square is limited to residents only.

■ **Woodhouse Square** is more formally laid out with grass, trees and a circular path within its railings. The regular Georgian windows and details of Nos 2-9 and Waverley House which address the square are distinctive; the gables of the Claremonts face the north side; the east side is dominated by views of the Clarendon Wing of Leeds General Infirmary; and the site of St Anne's School lies vacant to the west.

■ The south end of Clarendon Road links to the south side of Woodhouse Square and this is a major through traffic route. A recent crossing makes the square more accessible, though this does not link to an entrance to the square. A statue of Sir Peter Fairbairn, the 19<sup>th</sup> century Leeds industrialist, and one time Mayor, stands at the south east corner of Woodhouse Square.

■ The **Claremonts** are a mix of short red-brick terraces; some are substantial houses with generous well-detailed timber bay windows and gabled dormers; others are smaller back-to-backs. The streets themselves are still paved with stone setts, with stone kerbs and York stone flags to the pavements.



2-9 Woodhouse Square - broken paving despoils this high quality terrace.

Sir Peter Fairbairn statue





*".....Georgian and Victorian houses stepping up the slope"*



## History of the Area

Both squares were developed on the former Claremont estate. Claremont itself was built c.1777 on the site of earlier houses and survives today as 23 Clarendon Road.

In 1786 John Wilkinson Denison purchased this estate to build Denison Hall (architect William Lindley, a pupil of John Carr of York). The property was bought in 1823 by stuff merchant George Rawson and laid out as Hanover Square (designed by Joshua Major). Five of the seven Georgian houses (nos.11, 37-40) built by Rawson survive. Most of the remaining houses date from the 1870s to the late 1890s.

Denison Hall became a nursing home in the early 20<sup>th</sup> century and then apartments in 2001. The five Georgian houses spent the 20<sup>th</sup> century mostly in institutional use and all are now apartments. The Square is for the first time in its history almost entirely residential.

Woodhouse Square was laid out in the 1840s by John Atkinson of Little Woodhouse Hall. Ten houses were built along the south side 1840-60 (numbers 2-9) and Waverley House (1840, architect John Clark) on the west. In 1839 Atkinson created Clarendon Road with plots for villas on either side, cutting off the eastern side of the square. The rest of the western side lay empty until the recently demolished St Anne's Cathedral School was built in 1905. The sloping central garden became a public park in 1905. During WWII it housed an emergency water tank, now the sunken garden. Railings were replaced in 2006. The original houses of the Square in the past home to many eminent people, are in institutional use with one sole remaining resident. Number 10 built as offices in the 1970s has been converted to flats.

The Claremonts streets above the park were built in the garden of Claremont by James Charles, architect and speculative developer, 1894-97, as terrace houses (all with bathrooms) for the lower middle class and are now mostly occupied as shared student houses.

## Listed Buildings

- Denison Hall
- Denison Hall Gate Piers
- 11, Hanover Square and railings
- 37-40 Hanover Square
- Waverley House
- 2-9 Woodhouse Square
- 12-16 Clarendon Road
- Claremont
- Statue to Sir Peter Fairbairn

## Buildings of interest

- Brandon Cottage and Stable



Brandon Cottage on Brandon Lane - still with stone setts - an original carriage-drive to Denison Hall

## Opportunities for improvement

- Paving repairs required particularly outside 2-9 Woodhouse Square
- Stronger policy for original paving materials replacement required within the Conservation Area
- Re-design of St. George's Bridge and its environs as a gateway to Little Woodhouse
- Repairs and maintenance of buildings, boundary walls, fences and gardens should be carried out
- Owners need to take responsibility for clearing rubbish and graffiti around their property
- Timber windows should be repaired or replaced with timber not plastic

# The MARLBOROUGHs



Marlborough Tower - a landmark in the area



Poor wall repairs, unkempt planting and car parking make the public areas unattractive.....



...but "Kids' Garden" shows pride in living here



Entrance to Marlborough Tower, clearly defined but doors are hidden and not overlooked.

## Characteristics of the Area

■ The Marlboroughs were built in the 1960s by the then Leeds Corporation to house families from slum clearance areas. The seventeen storey Marlborough Towers sits at the heart of the site flanked by seven pairs of four storey maisonettes. These all have central stairs and the communal entrances provide little sense of identity, are not well overlooked and in some cases share their space with bin storage. The blocks are constructed with flat roofs and walls of dark buff brick and concrete. Poor detailing has led to dirt streaking and the buildings would benefit from external cleaning.

■ The lower part of the sloping land is covered by a concrete podium at different levels, providing a useful pedestrian route through the site. Under this is car parking. Much of the large area on the podium is hard paved, relieved only by occasional concrete steps at changes in level which are protected by brick walls or white railings. Three openings in the podium are surrounded by concrete walls and railings looking over the car parking, which remains an unattractive space.

■ There are areas of grass, shrubs and trees around the east, north and west sides pleasantly filling the spaces between the buildings and the roads, with two larger grassed areas within the site. A corner here has been arranged as a "kids' garden", and one space serves as a formal entrance, with trees, to Marlborough Towers. The aspect from Duncombe Street on the south is less appealing with extensive parking areas and the edge of the podium. South of Duncombe Street is a grassed area with playground, providing welcome relief from an otherwise harsh environment.



Unrelieved paving provides a harsh setting for some flats. No ground floor windows overlook or police the space

### Positive characteristics:

- Pedestrian routes through the development.
- Adjoining green space and play area
- Proximity to the city centre
- Views south from the podium and everywhere from Marlborough Towers
- Landmark tower, if a little dated.



*"..... a useful pedestrian route through the site.. "*



## History of the Area

Named after Marlborough Street, which still runs down to West St (now just a slip road) and forms its western border, the estate was built in the early 1960s. It lies on Park Lane, the ancient road to the medieval manor park (in which the Marlboroughs site appears to stand according to reconstructed maps). In the 18th century the land was surrounded by the Park estate owned by the Wilson family who lived in the rebuilt Leeds Manor House.

In 1752 Park Lane became part of the turnpike road from Bradford. By the end of the 18th century, a large inn, the Pine Apple, stood on the Marlboroughs site at the top of Chatham Street, which ran parallel to Marlborough St. The 1781 Tuke's map shows Vauxhall House, a merchant's house, built c. 1775 on the opposite side of the road and a sprinkling of small buildings on the site of the Marlboroughs. Sale plans of the 1770s period show fish ponds close by and fields named Mackerel, Shoulder of Mutton, and Sparrow Hall, although we know that tenters and workshops were being built on Park Lane by the merchants of Little Woodhouse from the late 1770s.

In 1806 a new turnpike road was built to the south (the present Kirkstall Road), and in 1818 the new Wellington Bridge across the river opened, sparking off the development of the area between the two roads for mills, dense streets of workers housing, with chapels, shops and public houses. West Street was the continuation of Kirkstall Road below the Marlboroughs site as now. Marlborough Street was its main link northwards to Park Lane and appears in the directory of 1826 with Thomas Burras, the landscape artist, among its residents and a malt kiln, later in 1858 to become Musgrave and Sagar's brewery which survived there until 1992. Opposite on Park Lane a Board School replaced Vauxhall House in 1875, to be replaced in turn in 1971 by the present Park Lane College. Large clothing mills also lined the opposite edge of Park Lane

The crowded streets were causing concern by 1897 when photographs marked "Park Lane Improvement" were taken by the City Council with a view to clearance. Demolition began before the Second World War to be completed fully in the 1960s with the building of the inner ring road. The only streets left, remaining as boundary roads to the new Marlborough estate, were Marlborough Street, Duncombe Street and Caroline Street.

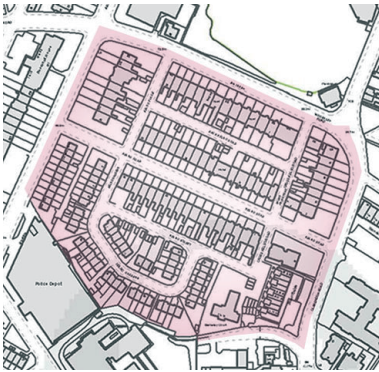
The green area below the estate down to West Street disappeared under office buildings in 1992. The Marlboroughs Residents Association, formed to fight this construction on their green space by Leeds Development Corporation, a government quango, gained the small children's playground as compensation and Park Dale Hall community building, named jointly after the Mission Hall which once stood nearby and local councillor Brian Dale who supported them in their struggle.

In the 21st century the brewery and other buildings in Marlborough Street were replaced by tall buildings, including a hotel and student purpose built flats.

## Opportunities for improvement

- Landscape improvements would relieve the harshness of the concrete paving and sterile external spaces
- Cleaning of buildings and adding colour would brighten the area
- The garage areas (right) could be made more "user-friendly" with improved decoration, surface treatment and alternative uses
- More litter bins could be provided particularly on Park Lane





Houses on Kelso Road with characteristic gables



Oversized modern dormers overpower the terrace rhythms



Kelso Road, looking west toward Belle Vue Road and beyond. Trees soften the edges but cars dominate



Kelso Gardens, 1930s short terraces stepping down the curving street



Stone setts on Cross Kelso Road give it a softer appearance

## Characteristics of the Area

■ The houses here exhibit the late Victorian and Edwardian style of the time. Red brick terraces with bay windows, stone heads and sills, slate roofs and chimneys step down the hill in three rows. Whereas the eastern end, built first, is more varied, the houses at the western end, all built together, are more consistent in style with steep gables facing the road. Recent dormer window additions have created a discordant note on the roof lines particularly on the older houses. Kelso Gardens and Kelso Street, built in the 1930s, are smaller-scale terraces of red brick with white rendered rectangular bays and low pitch tiled roofs, built on a gradual sloping curve.

■ There are distant westward vistas along both Kelso Road and Woodsley Road to Kirkstall and beyond, with the view down Kelso Road terminating with the distinctive facade of 211 Belle Vue Road. There are also views along the parallel streets, serving the rear of the houses, over the tops of houses on Belle Vue Road.

■ The older terraces have generous front gardens, most of which are grassed though some are paved. However, trees and the brick front boundary walls with hedges and shrubs are a characteristic feature. This gives an attractive proportion to the views along Kelso Road and Woodsley Road, though parked cars tend to dominate. Most of the rear gardens have garages or small extensions in a variety of sizes and styles built up to the edge of the road, or are paved for parking. The access roads to these rear streets, Back Kelso Road, and Cross Kelso Road are still paved with stone setts, which provide an attractive texture to the surface. Unfortunately random repairs in tarmac have eroded its quality.

■ The later houses on Kelso Gardens have smaller front gardens. Some have the original stepped brick garden walls, with a variable quality of planting.



Robust and well-detailed terraces on Kelso Road

### Positive characteristics:

- Distant westward views
- Strong terrace form
- Attractive gables and bays
- Wide streets and gardens
- Brick garden walls with stone copings forming a consistent edge
- Trees and hedges
- Stone setts to some roads



*"..... terraces of red brick with white rendered rectangular bays and low pitch tiled roofs.. "*



## History of the Area

The Kelso streets were built on the Fairbairn estate. They take their name from the birthplace of Sir Peter Fairbairn, the self made engineer and industrialist, who became Mayor of Leeds and famously host to Queen Victoria in 1858. He had taken the first plot in Atkinson's new Clarendon Road and built Woodsley House (now Fairbairn House) in 1840.

Sir Peter also built Victoria Street so that he could close the stretch of Kendal Lane which ran immediately behind his house. He also bought St John's Trust land as far north and east as the then proposed Woodsley and Belle Vue Roads. The beginnings of a planned but abandoned road between Clarendon and Belle Vue Roads can still be seen at the northern side of Fairbairn House where once Kendal Lane emerged. Perhaps this was to be a private drive from Woodsley House through a park, as important stone pillars still mark its entrance from Clarendon Road. The land behind the house was referred to as "Fairbairn's Park" well into the 20<sup>th</sup> century.

After Sir Peter's death in 1861, his son Sir Andrew continued living at Woodsley House until 1870. However, he put the estate on the market in lots in 1865. The extension to the north and to the west of the main house resulted in two detached houses: Clarendon Villas (later Berkeley House) and Mountfields, which were built alongside the abandoned road, both now demolished, replaced by the modern Berkeley Court and Mountfields flats. Two houses were built in Clarendon Road to the south, of which Oak Villa survives, surrounded by modern flats (no 67 - see Clarendon Road page).

In common with other Little Woodhouse speculative developments, building on the estate was spread out over half a century and was not completed until the outbreak of the Second World War. Development went on piecemeal until after the turn of the 20<sup>th</sup> century. It included houses on Clarendon Road as far as the junction with Woodsley Road (with Cross Kelso Road as their back street); houses on upper Woodsley Road (sharing Back Kelso Road as a back street with Kelso Road), and the large houses on Belle Vue Rd (including the Vicarage of St Simon's Church, Kirkstall Road) between Woodsley Road and Kelso Road (with Kelso Place as a back street). Kelso Road is first mentioned in the directories in 1881, and appears to be complete by 1900.

The presence of Arthur's factory at the corner of St John's Road by the early 1900s, followed by the First World War and subsequent Depression may have blighted further development. The land where Kelso Gardens is now, including its frontage on Belle Vue Road, appears blank on the OS Maps until 1933 when allotment gardens are marked on the Belle Vue Road frontage. In 1938 the projected development marked "Kelso Gardens" is shown in outline only. The first residents in place that year and in 1939 all the houses appear to have been built and occupied. These would be the last houses built as part of the great tide of bricks and mortar which covered Little Woodhouse and its fields.

## Opportunities for improvement

- Stone sett repairs have been badly carried out in places
- Some modern dormers are over-dominant on the roof
- Walls, fences and garages in the rear street are not as well-maintained as front walls.
- The path from Kelso Gardens through to Clarendon Road should be opened up again.

## Buildings of interest

- 81 Clarendon Road

81 Clarendon Road, a well-proportioned and detailed building turning the corner





## Characteristics of the Area

- The Kendals consists of Council-built rented housing of the 1970s occupying the higher ground off Kendal Close and Grove, with private housing of a similar period to the south off Kendal Bank.
- The Kendal Close housing consists of simple, plain terraces of two storey houses with concrete clad elevations between red brick gable ends and low pitch roofs. The terraces run east-west with gardens to the south, following the contours of the south facing slope. There are, therefore, significant level differences between the terraces and some glimpses south across the valley are possible. A retaining wall at the head of a parking area off Kendal Close is covered in well-executed graffiti art.
- There are three culs-de sac into the Kendals from the north, south and east sides which serve to divide the estate. However there are footpath links into and through the area which help to unite it. Kendal Grove leads to an open grassed area central to the estate with some tree planting. This space has a sense of containment with the three storey, L-shaped Kendal Carr sheltered apartments on two sides. Elsewhere, paths run between rear gardens of the terraces on one side and the front entrances of parallel terraces on the other.
- The three and two storey Kendal Bank housing, whilst also rectilinear, has a more informal appearance: the road is more curvilinear and is a shared pedestrian/vehicle road lined with dense shrubs and with parking courts off it. These blocks have been built around the listed Belle Vue House, which also faces Belle Vue Road in an elevated position. Like Belle Vue House, the new blocks are built in brick, with a simple design, but without the quality of the original.
- There are some attractive touches to the landscape, with stone sett rumble strips and parking bays, neatly trimmed hedges and a number of trees in this area, particularly on the embankment north of Belle Vue Road east of Belle Vue House. An old stone boundary wall crosses the site south of the Council-built housing, though some of the stone is now missing.



Kendal Close from Kendal Grove plain and slightly ragged grass planting.



Graffiti art wall, Kendal Close, provides local colour.



Kendal Bank. Extensive shrub planting and minimal road surface provides a more relaxing environment



View north from Kendal Bank



View south from Kendal Lane

## Positive characteristics

- Secluded, no through traffic
- Use of good quality paving materials in Kendal bank.
- Long distance views from parts of the estate.
- Graffiti art wall adds colour



*"Kendal Grove leads to an open grassed area central to the estate"*



## History of the Area

The Kendals estate was built by Leeds City Council in the late 1970s, one of the last council estates to be built before council house building ended under the Thatcher government of 1979. The private housing on the lower part of the estate was built probably after the ban came into force and was aimed at single people or couples as opposed to the family housing on the council estate.

The present estate replaced small streets of back to back and terraced housing (the Belle Vues, Hanovers and Kendals) which had been built during the 1870-80s on land belonging to Belle Vue House and Denison Hall to the south of Kendal Lane. The estate, like the earlier streets, takes its name from John Kendal, the Elizabethan owner of the Little Woodhouse lands.

The Belle Vue streets surrounded and abutted Belle Vue, the surviving 18th century house, while the Kendals were built close up to the imposing outbuildings (workshops or stables, but finally used as a working garage) of Denison Hall. As well as houses, the Belle Vue Road border of the site contained industry: St Peter's Mill which dated back to the construction of Belle Vue House itself in 1792 and Wordsworth's organ works. To the west a row of back to backs was built along the boundary wall of Highfield House in Victoria Terrace (the traces can still be seen). Kendal Lane was bordered by houses with shops (some off licences) at almost every street corner and was a small shopping parade with a baker, hairdressers, a coal dealer and its own Cooperative store and butchers, which survived into the early 1960s.

The streets with all the shops were demolished in the late 1970s. No shops were included in the new housing. Shops within walking distance on Little Woodhouse Street disappeared at the same time due to the construction of the Clarendon wing, while demolition on the Rosebank included the small corner shops there. In response to this situation Leeds City Council built the present shop on Belle Vue Road as a general store.

## Listed Buildings

- Belle Vue House

## Buildings of interest

- 2, Victoria Terrace



Belle Vue House - a refined facade



Kendal Bank - an undesigned facade



Stone setts as walls/paving give a soft, textured feel

## Opportunities for improvement

- Garden fencing is broken and untidy in places. In places, house frontages have to face these.
- There are areas of grass which could be improved by more inspired planting and maintenance.



Kendal Close contrasting with Victoria Terrace

## VICTORIA and CONSORT TERRACES



### Characteristics of the Area

- Stepping down the south-facing hill and opening up distant views across the valley, these are through terraces with rear gardens facing each other across Consort Street. They are mainly red brick with slate roofs, some with gables facing the road, stone bays at the lower levels and a variety of stone detailing to other windows and doors.
- The northern ends of each terrace face St John's Road with an additional wing at right angles. 1, St John's Road has Dutch gables and is painted white, its location and design giving it a landmark quality. At the southern end Victoria Terrace terminates with an angled gable end whilst Consort Terrace has a more complex arrangement with gable fronts to address the road.
- On the east side of Victoria Terrace, Highfield House is double fronted with ornate brick detailing under a hip roof, and with bay windows and stone quoins. It has been extended on either side in a pastiche manner, set back to give the house prominence.
- A few properties have inserted flat roof dormers – some rather oversized – and these tend to disrupt the Victorian roofscape of stepped gables and chimneys. Consort Terrace is entirely free of these dormers and so retains its dignity.
- Both terraces have front gardens behind brick walls, the originals still with stone cappings. Many of these also have mature hedges. Some have been paved over but most remain green, and with the few trees, this provides an attractive frontage to the terraces. On Consort Street, the less attractive view of the rear facades and yards results from a variety of treatments: flat roofed garages, gardens paved for parking, walls of varying heights, but some landscaped gardens.
- The streets are not over-busy and their widths are reasonably generous and consequently used for parking.



Consort Terrace - regular stepped facades with no dormers to upset the rhythm



Arched windows, bays and eaves details in Victoria Terrace .

3 St John's Road with turret over the entrance bay. Distant views to Armley to the right



### Positive characteristics:

- Uniform appearance, with variation in facades
- Stepped skyline of gables and chimneys
- Victorian detailing to eaves, door surrounds and windows.
- Landscaped front gardens with brick walls and stone cappings
- Distant views from Kendal Lane down all three streets



Added dormer and drainage stack detract, but timber windows remain.



*"Stepping down the south-facing hill and opening up distant views across the valley....."*



## History of the Area

Victoria and Consort Terraces have been described as survivors of the wholesale demolitions after the Second World War. However they were built a decade before the small streets of working class housing which filled the Kendals site and were aimed at a different clientele

The land on which they stand was bought from the St John's Trust by David and John Eastwood brush manufacturers who became developers in the 1860s. The streets were named after Queen Victoria and her husband, Albert the Prince Consort, who had stayed the night at the home of Leeds Mayor Sir Peter Fairbairn (the present Fairbairn House) a few yards away, when the Queen opened Leeds Town Hall in 1858

The first house to be built in Victoria Terrace in 1862 was no. 2, Highfield House, an imposing residence in its own grounds for George Hirst, a dyer, at the junction with the new Belle Vue Rd laid out by the Eastwoods. The house belonged to the Loyal Order of Shepherds (a Friendly society) from 1938-98 and was then purchased for development as student flats and was altered and added to twice, to maximise the use of its land, though there was local opposition.

Houses on the west side of Victoria Terrace were built from the Eastwoods' pattern books of different architectural styles. Only a few houses in the lower part of the east side survive. The imposing Swiss Villas, 16 And 18, were demolished along with the working class housing of Belle Vue Terrace and Kendal Lane and the two shops at their rear.

Consort Terrace was developed on one side only, facing the huge bulk of the Convent of the Little Sisters of the Poor (later St Josephs Home for the Elderly) which filled the western side. This Roman Catholic order had been invited by Bishop Cornthwaite, the first RC bishop of Leeds to join him in Hanover Square in 1867 before the convent was built. It was part of a large Roman Catholic presence in Little Woodhouse dating from the 1870s which ended with the closure of St Michael's College in 2008. The Bishop lived at Springfield House (the Diocesan headquarters until the 1970s) and built his now demolished Seminary in its grounds. St Joseph's Convent was demolished in the late 1980s and replaced by the present private housing.

## Buildings of interest

- 1 St John's Road
- 3 St John's Road / 32 Consort Terrace
- 2 Victoria Terrace



2 Victoria Terrace (front) a building of quality with a pale pastiche extension.



1, St John's Road - a Flemish gable and painted exterior make this a landmark building, but added windows are of poor design

## Opportunities for improvement

- Added dormers, out of scale, have disrupted the roofline of Victoria Terrace
- Drainage stacks beside ornate front doors detract from their appearance
- Replacement uPVC windows do not have the refinement of the timber originals



Victoria Terrace doorway. The arch and steps highlight the importance of "entrance"

Consort Terrace stepping up the slope with well planted front gardens





Houses facing Belle Vue Road do not relate to its alignment



Parking bay on Consort Walk and the only tree within the area. Bin storage is now too small for all the bins.



Grass banking on Belle Vue Road provides a setting for the houses

## Characteristics of the Area

■ Simple and plain in design, this Council-built housing is laid out in short two-storey terraces with concrete clad elevations between red brick blank gable ends and with low pitch roofs – similar to the Kendals. Here, though, there are terraces both along and across the contours, with gardens to the south or east. Spur roads and parking bays penetrate the layout and connect via paths and small green spaces to the fronts and backs of the houses.

■ There are some good views across the valley to the south. Because of the orientation, rear gardens are as public as the fronts, the former defined by tall dark-stained timber fencing in varying states of repair and the latter by lean-to porches and bin stores, though bins tend to be left outside. Because of the slope, many of the paths include steps with utilitarian tubular metal guardrails and handrails. The paths are tarmac and low brick walls, some in need of repair, contain the sloping ground in places.

■ Where the rectilinear form of the houses is curtailed by the curve of Belle Vue Road, the remaining triangular areas are grassed with a few shrubs and "No Ball Games" signs. Here and within the site, this landscape is in need of maintenance and overall the effect is austere. The single tree within the development and the few in external corners have a significant softening effect where they occur due to their rarity and there is little graffiti and litter.

■ To the east side on Consort Terrace the area of more recent private houses are red brick with small square oriel windows to main rooms and although there are a few more trees in this area, the public spaces are dominated by car parking and tarmac. The frontage to Belle Vue Road seems unrelated to its alignment with back gardens facing it for the most part, with some *ad hoc* areas of grass.

## Positive characteristics

- There is no through traffic though there are pedestrian routes. The area has a secluded feel.
- Good views to the south
- Generally tidy with little graffiti and litter
- Some pleasant green spaces.
- Some good hard landscape features - stone sett raised beds for example



Stone sett raised beds - of grass - with utilitarian railings, but with potential to be an attractive space



*"Simple and plain  
in design..."*



## History of the Area

The Consorts estate was like the Kendals one of the last council estates built in the late 1970s. Taking its name from Consort Terrace, it replaced the houses which had been built in the late 1860s between the two new roads, St John's and Belle Vue, laid out on the former St John's Trust land. The streets were through-terrace houses built for the lower middle class clientele such as early residents: the Primitive Methodist minister Thomas Newell and joiner Thomas Howdill, later architect of many Leeds Primitive Methodist chapels. The streets were called the Abyssinias, presumably after the now forgotten war in Abyssinia in 1868. Coincidentally the conquered King of Abyssinia's son, who had been brought to England under the protection of Queen Victoria, died in Leeds in 1879 at the home of Cyril Ransome (father of the famous writer Arthur Ransome), a professor at the Yorkshire College.

Among the Abyssinias stood the remains of the ancient farm attached to St John's Cottage, the gentleman's house, which became the site of St Michael's College. Divided from the house by St John's Road, it survived as a garage until swept away in the 1970s' clearance. This farm was likely to have been the Boyes Farm mentioned in early St John's Trust documents and often seems to have been leased by the occupiers of the house now called Claremont, further along Kendal Lane in the 17th and 18th centuries. St John's Cottage and the farm lay originally below Kendal Lane, which ran between Fairbairn House and St Michael's College until Victoria Street was built in 1859.

The threat of demolition in the post war period blighted the housing stock of the streets between Kendal Lane, St John's Road and Belle Vue Road, although most were less than a hundred years old at the end of the war. Since most were owned by private landlords, who saw their property about to be compulsorily purchased, few repairs were done and the houses were regarded as slums by the late 1960s.



Footpath from Belle Vue Road - good sightlines for personal safety, well overlooked by house window



Green banking on Belle Vue Road could be more imaginatively planted



Trees make a big difference to the appearance and feel of a place



Terrace on St John's Lane. Trees provide some contrast to the unexciting architecture

## Opportunities for improvement

- Well-maintained landscape scheme is required to whole area to improve "left-over" green triangles
- Garden fencing design is of inconsistent quality
- Bin storage is insufficient for the number of bins
- Walls and fences need regular maintenance and repair.



## Characteristics of the Area

■ Belle Vue Road bisects the area, running straight from Moorland Road in the north before curving sharply with the contours. On the west side, an almost continuous 2-3 storey terrace overlooks the slope of Rosebank Millennium Green and dominates views from the west. The terrace has a consistent and generous building line to Belle Vue Road but the architecture is varied; from Victorian terraces with bays, stone detailing, some turrets and gables, to recent apartments with simple details. Facing Rosebank Road and the view, the appearance is less consistent with a varied design of extensions.

■ On the east side of Belle Vue Road, there is a mix of ages and styles: Victorian and 1930s terraces in the Kelsos, police garage and the houses of the Consorts development. That distinction continues as it curves to its east-west alignment with a terrace of flats and a row of recent semi-detached houses in a consistent style to the south, and the varied forms and landscapes of the Consorts, Victoria and Consorts and Kendals to the north.

■ Belle Vue Road is wide, and with the generous front gardens, there is a sense of space to the street, with vistas both north to Woodhouse Moor and south across the valley. There are trees within the gardens, although some frontages are used for parking. Enclosures on both sides of the terraces are generally low brick (occasionally stone) walls, or railings, with some less permanent timber fencing. In spite of their generous size, there are few concealed bin stores, so these tend to be visible both in the gardens and left on the pavements.

■ A sett-paved ginnel cuts through the terrace to the Green. At the south end of Rosebank Road, a corner shop occupies a pivotal position on the bend and a path to the rear of the shop continues past an ever-changing graffiti art wall behind the buildings. From this part of Belle Vue Road the "99 steps" lead down to Westfield Road.



Belle Vue Road, looking north. The long straight vista is enclosed by buildings of varied design set back with space for substantial trees.



No 211, opposite Kelso Road, has a distinctive outline and style, but has been let down by the loss of its front garden in favour of a crudely paved frontage.



The rhythm and proportions of these unaltered terraces, with chimneys, bay windows and decorated doorcases, provide a sense of dignity.

## Positive characteristics:

- Strong terrace form, ornate Victorian architecture, varied roof line, consistent building line.
- Views both south and west
- Vistas along the road
- Front garden walls with stone copings and generous planting.



*".....a consistent and generous building line, but the architecture is varied..."*



## History of the Area

The road takes its name from Belle Vue House, a merchant's house built along with a mill, on the ridge above Park Lane by Michael Wainhouse in 1793. Parts of its boundary wall still survive along Park Lane. The house, after a chequered history as a Liberal Club in the late 19<sup>th</sup> century, being built into a terrace of now demolished back to backs, and finally used as a store, remains as a listed building, restored in 1978 as flats, although its original interior is long gone.

The road was built in the late 1860s through the Belle Vue estate and the lands of the St John's Trust (established in the 17<sup>th</sup> century by John Harrison to maintain his Church in New Briggate). The road was linked to the industrial valley below by three flights of steep steps still remaining (two of them now crossing the Rosebank Millennium Green)

The existing large houses were developed mainly by the Eastwood Bros (originally brush manufacturers) who lived at the top end of Belle Vue Road in St John's Terrace.

Houses, now demolished, overlooking the valley, at the lower end of the road were bombed during the Second World War and local people were killed (a Memorial Stone to Leeds civilians killed in air raids 1940-44 is on the Rosebank Millennium Green behind Belle Vue Road). The houses which have replaced them were the first to be built in the 21<sup>st</sup> century as affordable social housing by Leeds Federated Housing Association and funded by Yorkshire Forward

Houses on the right hand side ascending the hill (from Park Lane to St John's Road) were demolished in the 1970s. These were small back to backs fringing the road up to Victoria Terrace and grander houses with long front gardens from Consort Terrace to St John's Road.

The clothing factory now in use as Belle Vue Police Station was built in the early 20<sup>th</sup> century for Arthur & Co. clothing manufacturers of Glasgow (once partners with the company which later became the House of Fraser) who employed many local people.



181-189 Belle Vue Road - the gothic detailing, gabled dormers and tall bays provide well-formed variety to the street.



No 126, (east side). Front boundary walls with stone copings are an important feature of the street.

## Buildings of interest

- 181-189 Belle Vue Road
- 211 Belle Vue Road

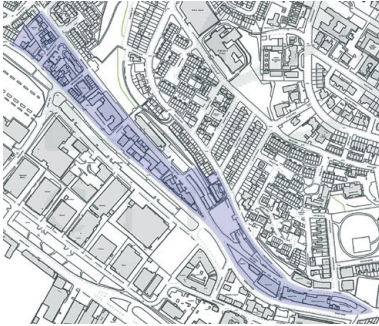
## Opportunities for improvement

- Tidy up boundary walls. Restore copings where lost.
- Provide enclosed bin storage
- More/improved planting in parking courts

The design of recent flats picks up the rhythms of the Victorian terraces, but not the proportions.



The view down Belle Vue Road emphasises how important trees are in the streetscene



## Characteristics of the Area

■ Burley Street, Park Lane and Belle Vue Road all combine at the eastern end of Burley Lane. The thin strips of land formerly occupied by industrial buildings are now giving way to purpose-built student flats. The older, 1960/70s buildings are utilitarian in design, although the old sorting office is more distinctive. The newer flats use a contemporary mix of brick and cladding. The sloping land has been used to justify a greater height than the residential areas to the north, and these tall buildings are having an effect on the views and vistas from areas further up the slope. Now dwarfed by Opal One student housing, the listed St Andrew's Vicarage constructed of stone is a reminder of the past.

■ Along Burley Road, the south side is open land, but on the north side the original street character remains with a variety of building styles and varying degrees of detail quality. Most are built close to the pavement giving a hard edge to the street. Rosebank Primary School is set back from the road, with its playground above a retaining wall which encloses the street edge. For safety a tall mesh fence surmounts the wall, which mars the appearance.

■ Burley Road itself is a major traffic route into and out of the city and presents a strong barrier between this area and the large employment uses on Kirkstall Road. Pedestrians keep to the north side and walking here is not a pleasant experience. The development of student flats will continue to add to the number of people walking and cycling through Little Woodhouse to the Universities and Hospital.

■ Apart from the landscaped swathes on the south of Burley Road which have a visual if not a useful benefit, this area is generally heavily built up with buildings occupying most of the land up to the pavement edges. There is little space for soft landscape except in the narrow triangles at the junctions where planting is generally self-seeded.



Opal One student flats dominate and block the views to the south



Burley Road. A variety of buildings and details at the western end give some texture to the edge of this busy thoroughfare.



Burley Road. 1950s bank style sits uneasily alongside the Victorian.



Burley Street. Planting to one side softens the hard edges here, but needs regular maintenance to avoid an unkempt look and a careless attitude.



Rosebank Primary School presenting an attractive face to the hostile Burley Road

Old Sorting Office between Park Lane and Burley Street. A distinctive style gives it landmark status



## Positive characteristics:

- Strong frontage to Burley Road
- Variety of architecture with attractive details
- Planting strip to south side of Burley Road





*".....student flats ...will continue to add to ...people walking and cycling through Little Woodhouse..."*

## History of the Area

The eastern end of this area was historically known as St Peter's Hill, sloping from Park Lane (near Oak House at the present end of Hanover Square) down to the flood plain, now Kirkstall Road. It took its name from St Peter's Well, first mentioned in 1612 but marked on the 1850 OS map as redundant. This ancient cold well (mentioned by Thoresby the Leeds historian) was included in the garden of St Peter's House built in the mid 18<sup>th</sup> century. Its site was still marked on the 1891 OS map near the top of the present Bingley Street.

The house and land then owned by Richard Oastler was sold in 1830 for development and split horizontally by Burley Street running from the end of Burley Road (the ancient road and 18<sup>th</sup> century turnpike from Bradford) cutting out the part of Park Lane which still mounts the hill above.

St Andrew's Church (an off shoot of St George's Church) and school (both demolished) were built in the 1840s, the present listed vicarage 1856. The steep steps giving access to Cavendish Road date from this time. Shops, chapels, industrial premises and working class streets filled the hill haphazardly by the early 20<sup>th</sup> century most to be swept away by the demolition of the 1960s and 70s

The development of this area as purpose built student housing along Cavendish Street behind Burley Street, and on Burley Road overshadowing the listed St Andrew's Vicarage, was hotly but unsuccessfully contested by local residents, mainly on grounds of increase in student numbers affecting even more the population imbalance, but also because it was felt that, although the area was a hotchpotch mixture of old industrial and commercial buildings, the individual student developments which replaced them did not provide the opportunity for an overall plan to create usable space between buildings or room for infrastructure.



Westfield Chapel, now offices

## Listed Buildings

- St Andrew's Vicarage 67 Burley Street

## Buildings of interest

- The Queen pub 102 Burley Road
- Westfield Chapel (possibly designed by Thomas Ambler)

Ornate detailing on The Queen

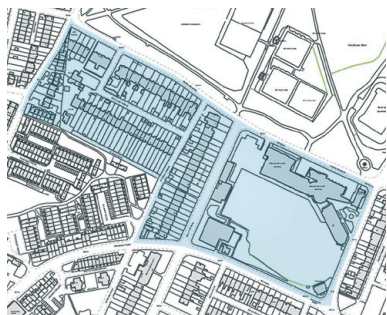


## Opportunities for improvement

- Soft landscape is left to fend for itself
- More tree planting along Burley Road would help to mitigate the harsh traffic environment
- More care over existing details when altering frontages



St Andrew's Vicarage, its subtle architecture dominated by the bulk of the Opal One student flats beyond



Moorland Road. Imposing houses with a wealth of detail. Painted window and door surrounds, vertically diminishing window sizes and complexity, bracketed eaves, chimneys and semi-dormers all contribute to the quality.



120,122 Hyde Park Road. The two storey highly detailed bays are unusual in the area but give a light and cheerful look in this road of varied styles and arrangements.



St John's Grove. Long gardens and a narrow one-ended access give this terrace a feeling of privacy.

## Characteristics of the Area

■ The Moorland Road terraces present an imposing public frontage to Woodhouse Moor, while the parallel St John's Grove terrace is more private but still imposing. St. John's Terrace, stepping down Belle Vue Road is also a strong frontage. This is reflected in the architecture: on Moorland Road the terraces are three storeys with bays extending up to include gables in the roof and the stone detailing is relatively ornate: elsewhere bays are lower and decoration is more subdued. Moorland Avenue and St John's Avenue, the service roads for the terraces, have an irregular and rather untidy appearance. In the corner is a garage repair business in a series of informal buildings and sheds.

■ Large gardens are well landscaped with a substantial number of mature trees. Brick front boundary walls are a significant feature, though not all retain their original stone copings. There are good views from St John's Grove south across the valley to Armley.

■ Development along Hyde Park Road in this area is less formal, with a terrace of two storey houses at a slight angle to the road, some with shops. South of these, nos 120-122 is an exuberant pair of houses with painted detailing.

■ To the west is University land, including the buildings and playing fields of the former Leeds Grammar School. The original buildings themselves are listed; designed by E.M.Barry in 1857, their coursed gritstone and gothic windows provide a distinctive range. Later additions have interpreted their character in plainer but well-crafted buildings. To the south the University has recently added the glass fronted Innovation Centre angled to create a triangular forecourt off Clarendon Road and the Enterprise and Innovation Office with its vertically curved end facing the greenspace. Further buildings are planned to enclose this public space.

### Positive characteristics:

- Views from St John's Grove and down Belle Vue Road
- Ornate terraces with rich detailing
- Well landscaped gardens and trees
- Garden walls

University of Leeds Business School reflects the old Grammar School buildings





*".....a more private but still imposing frontage to St John's Grove..."*



## History of the Area

The first intrusion into the St John's Trust fields lying immediately south of Woodhouse Moor was The Leeds Grammar School (now the University Business School) in 1857. Moorland Road followed in the 1860s, developed by the Eastwoods. Early inhabitants belonged to some of the leading families in the town, J.W. Baines, architect Edward Birchall and William Emsley, solicitor. Miss Emma Tetley lived at no 17 in 1870, and later with her sisters, erected a memorial window to Joshua Tetley and his wife in nearby All Hallows Church, designed by Birchall. Like the Grammar school, the grand houses faced the Moor, newly acquired in 1855 by Leeds Corporation as a public open space.

Moorland Avenue behind was the back road shared with St John's Grove, imposing houses overlooking the valley below. On the east St John's Avenue divided the two sets of houses from similar residences built by the Eastwoods (and where they lived) in St John's Terrace, Belle Vue Road.

A Tetley lived at no 18 Moorland Road until 1936 when it went into institutional use. Later in the 20<sup>th</sup> century almost all the houses became flats or shared housing. This led to The Moorlands becoming a HMO Priority Housing Action Area in the late 1990s, in an attempt to solve related problems.

The western end of Moorland Avenue descended into commercial use with the existing small garages. Various plans have been proposed unsuccessfully for flats on what was once a tennis court for the prosperous residents.

Houses on Moorland Road vary from the ornate to the very ornate and overlook Woodhouse Moor through leafy front gardens.



## Listed Buildings

- Former Grammar School Chapel
- Former Grammar School
- Walls, railings and gates to former Grammar School

## Buildings of interest

- No. 18 Moorland Road



18 Moorland Road, a riot of oriels, turrets, bays and complex detailing

## Opportunities for improvement

- Some garden walls would be improved by restoring or adding stone copings and gateways added.
- Dormers have been added that are at odds with the building form and detailing.

View from St John's Terrace through original railings south to Armley





Grass, trees and a meandering central path provide some relaxation, but the blank gables with little overlooking of the space contributes to a sense of insecurity.



Parking court, Hyde Park Close. A bleak space with no sense of ownership

## Positive characteristics:

- Areas of open space between the groups of houses
- Views down Woodsley Rd and Hyde Park Rd
- Mature trees within the development
- Access to play area

## Characteristics of the Area

■ A triangular area between Woodsley Road and Hyde Park Road includes at its southern apex three community buildings – The Grand Mosque, Hyde Park Surgery, the Hyde Park Methodist Church – and in the northern part the Hyde Park and St Johns Council-built housing.

■ This two-storey, red brick development of unadorned terraces is laid out in two distinct parts, at right angles to Hyde Park road and at right angles to Woodsley Road. A long terrace steps down the hill with its back gardens facing Woodsley Road. The remainder are laid out with blank lean-to entrance porches and bin stores facing pedestrian paths and their small back gardens facing car parking courts. Privacy is compromised by the slope, with some entrances being considerably lower than the paths. Many entrances both at the front and back have security fences, gates and door grills. Many of the houses are in need of maintenance.

■ The straight paths between the blocks feed into a meandering main path in the angle between the two parts of the layout. All these paths have areas of grass alongside them with some tree planting and at the western end this opens out into a large green space by the Benson Court Play Area. The open green space around these houses is a pleasant attribute; by contrast the parking courts with rear gardens, a variety of boundary treatments requiring maintenance, deteriorating surfaces, are less so.

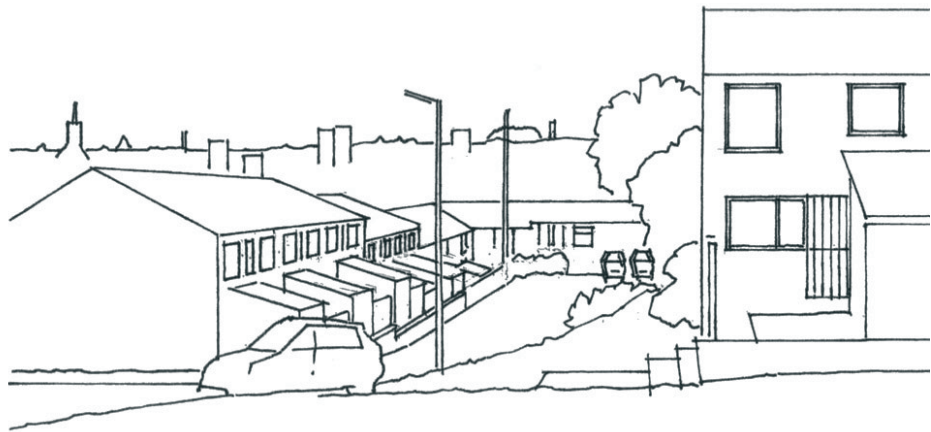
■ The grand Mosque, built as the Sacred Heart RC Church, is a 1960s building (architect Derek Walker) with pre-cast concrete panels and exposed concrete structure. A number of added extensions have reduced its impact as a place of worship and an otherwise coherent building. The concrete is stained and requires maintenance, but the site is well landscaped with a number of trees. Railings in a rather utilitarian style surround the site and the car park at the apex of the site diminishes its setting, compounded by a fly posting drum on the pavement outside it.

■ The Hyde Park Surgery is a single storey large footprint with dark brick walls and a flat roof. With a tarmac car park at the Woodsley road end and an area of grass with no planting at the Hyde Park Road end, it contributes little architectural quality to the area.

■ The Methodist Church, also in dark brick, provides some interest in its form and elevational treatment, particularly at the west end, although the Woodsley Road entrance is the service access and the more banal design of the building here reflects that function.



*".....red brick development of unadorned terr-*



## History of the Area

The land below the private road in front of St John's Grove was used, like most of the St John's estate on the hillside, for less prestigious housing. Crowded streets of mainly back to backs filled the triangle between Hyde Park Road and Woodsley Road by the end of the 19th Century.

Hyde Park Road, the boundary with Headingley, was built as Henrietta Street to link Woodhouse Moor with Burley Road in the 1860s. Through houses stood on the Headingley side with a chapel and the later notorious Newlands pub, focus for the "Hyde Park Riots" in 1995 when it was burned down. Small back to back streets, the Verduns, lay at right angles to the road on the Leeds side. 1950s clearance photos show a mix of houses of different styles with shops and businesses. Lonnergan's renowned photographic studio stood at the junction with Woodsley Road, now occupied by the Grand Mosque

These houses targeted by Leeds postwar clearance policy were swept away in the 1970s and replaced by the present Hyde Park and St John's estate. A sheltered housing complex, named after Leeds Housing Director, Sydney Benson, proudly opened by him in 1973, replaced the Verduns streets. Within twenty years it proved unsuitable. Empty and damaged by fire, it was demolished in the 1990s. Its site became a small park with children's facilities in 2004 in response to tenants' requests.

The white building at the side of the park, the sole relic of the former busy streets, was once the Little Park pub, now extended as student housing.



Gated doors provide a sense of insecurity

## Buildings of interest

- Grand Mosque, originally designed as a church by Derek Walker



The Grand Mosque



Play area



View across the green space. Foliage and grass provide some relief from the austerity of the bland terraces.



Formal paving in the park

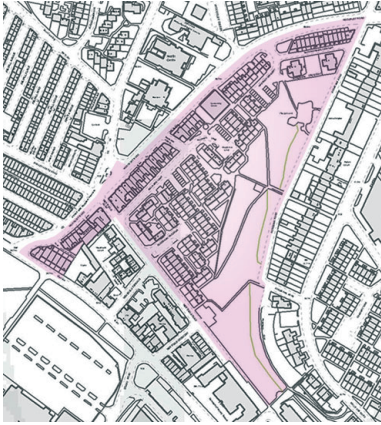


One of the older properties, formerly Little Park pub, now student housing with accompanying graffiti tags

## Opportunities for improvement

- Maintenance of buildings, boundary walls and fences, retaining walls
- Reduction of need for security gates

## The RILLBANKS and ROSEBANKS



View from Rosebank looking west to distant views.



View from Woodsley Road, looking east: houses on Belle Vue road dominate the weak architecture beneath.

### Positive characteristics:

- Good views to Rosebank and towards Armley
- Active local centre with shops and community facilities
- Rosebank Millennium Green providing relaxation space
- A variety of east-west pedestrian routes

### Characteristics of the Area

■ The area between Burley Road, Woodsley Road and Rosebank Road has a variety of constituent parts: The Rosebank Millennium Green on the hillside forms a backdrop to the whole area: at Rosebank Crescent is a small group of Victorian terraces and modern flats; the Rillbanks is an area of Council-built housing dating from the 1970s, Burley Road is a disparate group of older buildings and workshops and Woodsley Road includes late Victorian terraces of shops. Rosebank Millennium Green, once covered by back-to-backs and transformed by the local community into a grassed and wooded hillside, covers the steep escarpment that runs to the rear of Belle Vue Road. Footpaths meander up and down the slopes connecting the higher ground to the east with the lower ground to the west. There are views of the Green from the west with the terrace of Belle Vue Road behind it, giving it a landmark quality in this area.

■ The Rillbanks occupy the majority of the area behind the Woodsley Road shop frontage, but also facing the street in part. The red-brick houses with grey concrete tiled roofs are built in short terraces with roads leading to poorly maintained garage courts and on to footpaths leading to the front doors. Generally the private garden areas face south, but small rows of houses with monopitch roofs along the edge of Rosebank Millennium Green have gardens facing east. The spaces between the houses are narrow, mainly hard paved and with short vistas, though some give access to the Millennium Green.

■ Woodsley Road, at its southern end, is a busy local shopping area. Victorian terraces with ornate detailing have shops on the ground floor, mostly extended forward onto the wide pavement, though in some cases their original shop pilasters can still be seen, while the upper floors retain their intricate brick detailing to windows and eaves.



Shops on Woodsley Road. Oversized dormers and randomly positioned signs obscure the richly detailed architecture beneath them.





*"Woodsley Road.... Victorian terraces with ornate detailing have shops on the ground floor."*



## History of the Area

The Rillbank and Rosebank estate built by Leeds City Council in the 1970s takes its rural name (possibly inspired by the stream forming the NW boundary of the Township of Leeds) from the 19<sup>th</sup> century streets formerly on the Rosebank Millennium Green.

Development on the St John's Trust pasture land began in the 1860s with Woodsley and Belle Vue Roads, (along former footpaths). The Eastwood brothers developed the grand Belle Vue Road frontage, but many speculators built short working class terraces with corner shops on the slope below between 1877 and 1883. The Rosebanks ran across the site, where tall houses with huge buttresses were built into the hillside by architect James Charles. Below them the Rillbanks descended vertically.

All were demolished in the 1970s as "slum clearance" Only the eastern side of Woodsley Road was left standing. Schools and chapels vanished, including Woodsley Road Chapel (the site of Woodsley Road Multicultural Centre), Belle Vue Road Chapel (replaced by Rosebank House flats), Belle Vue Road School (a community centre in the 1970s, replaced by Kelso Heights student flats in the 1990s). Only Rosebank School (formerly Burley Road Board School 1873) has survived. Houses were replaced by flats along Westfield Road, closed in 2001 to form the school's playground.

The new Rosebanks and Rillbanks were built along the lower, flat ground leaving the Rosebank as open grassland again.

In 2000 the Rosebank Trust of local residents created the five and a half acre Rosebank Millennium Green, with government funding, to preserve it forever as green space. With a 999 year lease from the City Council, the Trust became responsible for its upkeep.

Burley Road Victorian frontage remains, including Boundary Terrace (built 1857), where the ancient Gray Stone, the boundary between Headingley and Leeds, stood until the 19<sup>th</sup> century. A replica stands behind Rosebank School. The corner shop facing diagonally into Burley Road (the old Bradford /Leeds turnpike) could be a former toll house.



View from Rillbank Lane. Basic design with little privacy



Panormic views from Rosebank Millennium Green



Woodsley Road shops - an active centre but shop fronts and frontages could be improved

## Buildings of interest

- Boundary Terrace, Burley Road (see p6)

## Opportunities for improvement

- Maintenance of walls and fences
- Improve landscape within housing area
- Improvements to shop frontages (see p 47)
- Remove roller shutters which are unattractive and have a destabilising effect on the area. (see LCC "Security Design Guide"



Front steps detail, Boundary Terrace. The stone and brick illustrate historical changes

Path on the Rosebank with a view to Armley - stone setts provide texture





## Characteristics of the Area

■ To the south of Burley Road, surrounded by green space, Burley Willows is a small 1970s Council-built estate of two storey brick houses and retirement bungalows. Because of its location and limited pedestrian access across the barrier of Burley Road, the area is slightly detached from other residential areas and has an insular appearance.

■ The estate is in two halves: to the west are the bungalows and a large single storey residential care home and day centre; to the east groups of two storey houses arranged in U-shaped groups. These groups vary in their arrangement; some have the front entrances with lean-to porches and bin stores facing inward, some have rear gardens facing inward, and some have both facing inward on opposing sides. At the centre of the development is a large car parking area with some flat-roofed garage blocks. By contrast, the bungalows to the west are more informally arranged, with a clear frontage relationship to the access road.

■ The area has an open character with substantial areas of grass and some trees. Brick walls and white-painted fencing enclose front and rear gardens. This fencing is distinctive but high-maintenance: consequently some has been replaced with stained boarding which detracts from the uniformity, whilst much of what remains requires repainting.

■ The open space around the estate adds to this open character with views across the city. However, the layout of these and the internal spaces lacks imagination and improvements to planting and hard surfacing could provide the area as a whole with greater interest and variety.



Willow Approach. Trees and grass and distant views belie its urban location.



Willow Approach. The horizontal timber fencing is a distinctive feature, but requires regular maintenance to avoid looking shabby.



The garage court is the least attractive part of the development, though some attempt has been made to improve it with hanging baskets

### Positive characteristics:

- Self-contained, giving a sense of place.
- Spacious character, particularly Willow Garth.
- Leafy feel, with plenty of trees.

View from Willow Garth- carefully placed soft landscape helps to break up the car parking area





*"...an insular appearance  
across the barrier of Burley  
Road...."*



## History of the Area

The Burley Willows estate takes its name from Willow Road, still existing to the west (possibly named after Wm Willows landlord and ironfounder) and from its position in the township of Headingley cum Burley. The land was agricultural (much of it marked as rough pasture) up to the early 19<sup>th</sup> century and lay to the south of the old turnpike road of 1752 from Bradford to Leeds and to the west of the Leeds township boundary (an "ancient watercourse running into the River Aire"), roughly opposite the end of the present Woodsley Road junction with Burley Road .

The new turnpike road to Kirkstall (the present Kirkstall Road), opened in 1806 and brought speculative owners hope of developing this area between the two roads. The increasing industries along the river bank required accommodation for workers and the Upton and Lloyd families who owned the land (descendants of T.E. Upton a local solicitor and Thomas Lloyd of Horsforth Hall) were anxious to develop their investment.

After a slow start this "working class west end of Leeds", bounded by the railway line and a gasometer, took off from the 1850s onwards. Narrow tightly packed yards and streets of back to back houses (including Wordsworth Street, the last of the famous alphabet streets - each starting with a different letter), public houses, a brewery in Willow Rd, and a church covered the area now occupied by the Burley Willows estate and its surrounding green space. Built for maximum profit mainly by absentee landlords, without any planning or regulation, the high density contributed to a high mortality rate in the nineteenth century. Unfit housing by twentieth century standards, all were finally swept away in the clearances of the 1960s and 70s and replaced by the present estate in its green setting.



Greenspace permeates Willow Garth



Literally low density. Willow Garth is set below Burley Road



View from adjacent greenspace. Different fencing styles creates a discordant note

Willow Avenue. Trees and hard landscape create a pleasant grouping of houses



## Opportunities for improvement:

- Maintenance. Fencing in particular needs regular treatment.
- Landscaping, particularly at the east end could be improved with better materials and more planting.
- Garage courts could be improved by painting, planting and pitched roofs



Burley Lodge Terrace. Strong linear forms. Shops provide animation in the ends facing Woodsley Road.



Back Burley Lodge Road. Recent refurbishment with (fairly) consistent dormer design.



Burley Lodge Terrace. Strong rectilinear forms

## Positive characteristics:

- Strong terrace forms with regularity of design.
- Simple but robust brick and stone detailing
- Improved Bin yards in the Autumns and Kelsalls

## Characteristics of the Area

■ This area, west of Woodsley Road, is high density late Victorian development which provides little room for amenity space. Houses facing Burley Road do have small front gardens, but elsewhere they open straight off the pavement. The through terraces of the Burley Lodges and Carberrys have small back yards facing a narrow alley, while the back-to-backs of the Autumns and Kelsalls share bin yards. By contrast, the more recent Carberry Road development at the Burley Road/Cardigan Road includes a generous landscaped area with parking.

■ The older houses are red brick with basic detailing and two storeys originally under slate roofs with chimneys (similar to those in the Harolds). A recent enveloping scheme has left them clean and freshly painted, with new or repaired front boundary walls. Most now include flat roofed dormers, some more prominent than others, though there is a consistency of design which complements the terrace form. Two terraces facing each other across Cardigan Road are more ornate, with gabled dormers and a corner turret on one. The newer Carberry Road development is also red brick, but three storeys to give it a similar scale to the older houses with their greater storey heights, and to mark its corner position. Between Cardigan Road and the railway are workshops and yards, and an unattractive steel footbridge across the railway connecting to a play area and park.

■ Alexandra Park provides the open space otherwise lacking. With its trees, kick-about space and play area it is well used. The lack of amenity space gives the area a hard-edged appearance and the regularity of the terraces and the narrow space between them provides a rhythmic quality to the vistas along the streets. These views are marred to some extent by the number of cars parked in these streets. In the centre of the area, the terraces are broken by Burley Lodge Street, at right angles to the others and closed at the south end. Here the terrace ends are slightly set back and there is a more open quality to the space, and it is here that additional planting could soften the overall appearance.

■ There are few through vehicle routes and many of the streets are relatively traffic-free, but the high density can lead to parking difficulties, particularly in the region of Woodsley Road.

■ Recent improvement scheme money has enabled residents in the Kelsalls and Autumns to clean up, paint and fence the bin yards in those streets, with many now exhibiting bright colours, sculptural seating, paving and fencing with some planting.



*".....a rhythmic quality to the vistas"*



## History of the Area

The Burley Lodges and Kelsalls were developed in the late 1880s by James Strickland in the walled grounds of Burley Lodge, a gentleman's house built off Burley Road in 1794 by James Richardson, a Leeds lawyer. Remnants of the stone house still exist on Burley Lodge Road including the stone out buildings The Kelsalls are named after William Kelsall Mayor of Leeds who lived there in the 1870s

Some environmental improvements, closing streets etc., were made to the Burley Lodges in the late 1970s, but in recent years a Neighbourhood Housing Renewal Scheme has transformed the houses as well as improving the yards and frontages.

Alexandra Park is on the site of streets demolished during the 1960s clearance policy. Some were built in the 1860s as working class housing by the Model Cottage Building Committee, although accountants, cashiers and solicitors appear as residents in the 1872 directory. Ironically the houses demolished appear to have been of better quality than some of the housing which has survived



Parking to flats off Carberry Road is well-landscaped.



Remnants of Burley Lodge. Heritage unrecognised



Resident artwork in the old yards between back-to-backs in the Autumns and Kelsalls providing a splash of colour amongst the red brick.



Alexandra Park. A welcome green space in a densely built up area.



Gothic-style doorway at the junction of Hyde Park Rd and Woodsley Road - originally a bank.

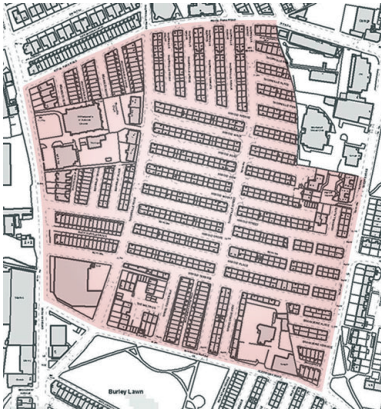
Terrace house on Burley Road with original well-proportioned gable dormer. Note the tiles on the garden wall - a feature of the terrace



## Opportunities for improvement

- Little room for soft landscape, but could be achieved in places.
- Discussion with Highway Officers on possible parking controls to prevent commuter parking.
- Bin storage in terraced streets to prevent bins littering the street.

# The HAROLDS



## Characteristics of the Area

■ Most of the houses in this area are back-to-backs creating a high density environment of about 120 houses per hectare. Built with a side scullery and no front garden, their spacing and arrangement result from the housing by-laws of the late 19<sup>th</sup> century. Bin yards (originally privies) have been improved by local residents through grants, with painted murals, planting and other features.

■ The roads are now mainly tarmac, but a few still retain the original stone setts, e.g. the Beamsleys. Most pavements, though, retain their stone flags and kerbs. Some roads have been closed at one end and narrowed at the entrance, giving the street a semi-private feel - valuable in an area with no private outdoor space. In some exemplary cases - e.g. Harold Walk - planting has been introduced in these reclaimed areas. Further opportunities for community street design will come with the introduction of the "DIY Streets" project, co-ordinated by Sustrans, the sustainable transport charity.

■ The houses themselves are brick-built with slate roofs. The detailing is plain with chimneys, stone square shouldered lintels and sills (painted either black or white) stone dentils supporting gutters, and some curved brickwork on corners. Occasional windows in otherwise blank gable ends help to animate the cross streets. Most houses now include bathrooms, resulting in external drainage pipes, and a variety of dormer windows. This has had a detrimental effect on the otherwise uniform nature of the architecture.

■ Nearby is a small area of recent brick and render housing and the Leeds Hindu Mandir (Temple) built in the grounds of Spring Grove House, its distinctive tower visible only in glimpses.

■ Further north is the Grade II\* listed Church of St Margaret's, designed by Temple Moor in the late gothic revival style. It is now in use as an arts and events centre run by Left Bank Leeds.



Beamsley Mount. Stone setts provide visual texture, but dormers tend to be over-large and randomly sized, dominating the terrace and not reflecting the ordered facades.



York stone Flag Pavements, reflective when wet; only a natural stone provides this quality.



Harold Walk. An unusual but distinctive approach to providing soft landscape.

### Positive characteristics:

- Strong terrace forms with regularity of design.
- Simple but robust brick and stone detailing
- Stone kerbs and pavements
- Stone setts in some streets
- Positive approach to planting in unusual places



Harold Street. Is a wide road and narrow pavements the right priority where car movement is low? Ideal for the Sustrans DIY Streets initiative in the area



*.....windows in otherwise blank gable ends help to animate the cross streets.*



## History of the Area

Built in the 1880s on the Cardigan estate in Headingley cum Burley by speculative builders, these streets represented the need to accommodate the population growth of Leeds as it became a large industrial city. These back to backs escaped the Council's post war housing clearance policy when wholesale demolition of Victorian houses in the area, particularly on the Rosebank, sparked a community backlash asking for selective demolition and improvement. The change in policy which preserved these houses coincided with the change of government in 1979 which stopped Council house building.

The Harolds were built in the early 1880s by the Walmsley Brothers, speculative builders and landlords who sparked a citywide rent strike by their respectable artisan tenants in 1914 by raising their rents by 6d a week. The strike failed but is supposed to have inspired the policy of Council housing.

Improvements to binyards which missed out on previous schemes by Hyde Park Source and the Lottery were funded by a modest Neighbourhood Regeneration scheme with community consultation led by Area Management in 2008.

The Hindu Temple was originally Spring Grove House built for the brewer who owned the Malthouse demolished in the 1990s for the Maltings housing estate

## Listed Buildings

- St Margaret's Church, Cardigan Road II\*

## Buildings of interest

- Hopewell House



St Margaret's



Hopewell House



Well-restored houses at Alexandra Rd/Branksome Terrace. No external accretions: dormers proportionate in scale



Spring Grove House, one of the older buildings in the area - waste pipes, meter boxes and grilles are unsympathetic.



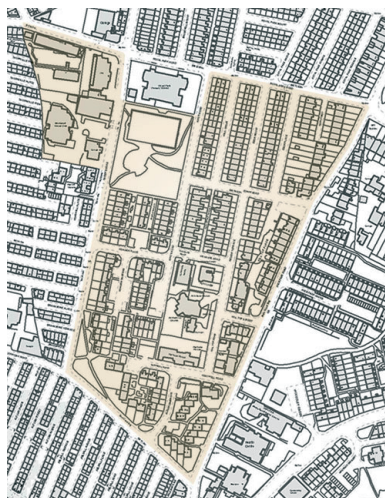
Planting in front of bin stores in the Harolds provide a welcome natural contrast

Curved brick corners and original cast-iron street nameplates add character



## Opportunities for improvement

- Irregular dormers on regular terraces
- Policy for surface materials replacement required.
- Bin storage areas are lacking in places
- Soil stacks and wastes on front elevations can spoil



11-15 Regent Terrace - typically robust Victorian semi with substantial bays.



Royal Park - gates and fencing in traditional style



Buildings including Brudenell Social Club - a contribution to the social life, but not the visual appearance of the area.

## Positive characteristics

- Variety of house designs
- Gardens of various sizes
- Garden landscape
- Long distance vistas
- Sense of privacy and little through traffic

## Characteristics of the Area

■ This area west of Hyde Park Road, is a mixed area of older through terraces, some back-to-backs, more recent infill and replacement Council-built housing and, to the west of Queens Road, commercial and community use. The older houses exhibit a variety of details - bays, arched doorways with carved keystones, window heads in a variety of styles all of which adds to the richness of the architecture.

■ There is also a variety of front and rear garden sizes with space in some for substantial tree planting. Even in the smaller gardens the planting adds to the variety, in contrast to the denser streets to the west, although many of the gardens and their enclosing brick walls are in need of maintenance. A stone boundary wall at the end of Ebor Street pre-dates the houses. A large 3-4 storey block of flats on Hyde Park Road does not reflect the slope of the land and it has become a prominent feature with its high podium wall enclosing covered parking. Large areas of grass banks between the roads and the newer Council-built houses would be improved by more imaginative planting.

■ South of the Royal Park pub (see Headingley and Hyde Park NDS) at the Queens Road/Royal Park Road junction is a less attractive group of shed-like structures housing a shop and commercial units. Behind these is the flat-roofed and very active Brudenell Social Club. The former grounds of Royal Park School, (see Headingley and Hyde Park NDS for information on the building) have recently been improved as a small public park with new railings, play area, picnic tables, and multi use games area complete with graffiti wall. It is well-overlooked and provides a welcome and useful open space in a well-built up location.

■ Set within this residential area is All Hallows Church (1970s);, its old vicarage (1900s) and the Makki Masjid (mosque) and Madressa. All Hallows' pale concrete bricks and unusual hipped roof and short tower has a distinctive profile, though not in a very prominent position. Its old vicarage is a large detached Edwardian villa - red brick with terracotta plain tiles - now occupied by the St George's Crypt charity. The Makki Masjid occupies a single storey flat roof former community centre of no architectural quality. A high old stone boundary wall along Kings Road encloses the old churchyard which includes trees and a memorial garden to the front of the church.

■ From parts of the area, there are excellent long distance views - to the west to the tree belt along the railway and to the south across the Kirkstall valley to Armley.



*.....From parts of the area, there are excellent long distance views*



## History of the Area

This area was built on the Earl of Cardigan's South Headingley estate in the fields between Hopewell House farm (still surviving off Queen's Road) and Hill Top farm (now demolished) in Hill Top Place off Hyde Park Road. Queen's Road is yet another "royal" street. It runs from Alexandra Road (named after Alexandra Princess of Wales in 1863), as far as Royal Park Road (named after Thomas Clapham's Royal Park, the public gardens on the western side of Woodhouse Moor until 1885) and parallel to King's Road, The present Royal Park School (now closed with new uses sought by LCC ) was built between the two roads in 1892 as Queen's Road Board School, taking the name Royal Park when it became a Middle School in 1972.

When the school was built, the Holderness, Howden and Hartwell Streets of terraced houses already filled the space between King's and Queen's Roads up to its eastern boundary and ran in serried rows as far as Alexandra Road. Those streets were demolished in the 1970s and although replaced by modern housing, a green space was left behind the school as a sports area, recently refurbished as a community park.

The site of the Brudenell Social Club and Royal Park pub was open land until the 1930s This was Queen's Road feastground where the Harolds rent strikers held their protest meetings in 1914. Royal Park Road was in two parts above and below the open space, said to have been a quarry. United after the pub was built, it became one through road to Cardigan Road. The area near the pub still appears disjointed and unfinished.

On the hill above Kings Road, the landmark All Hallows Church was built in 14<sup>th</sup> century style in 1885 designed by Kelly & Birchall. Burned down in the late 20<sup>th</sup> century only its wall and old Vicarage survives.

## Buildings of interest

- All Hallows Church
- All Hallows Vicarage
- 135-137 Hyde Park Road
- Stone boundary walls:  
8/10 Ebor Place  
All Hallows Churchyard,  
Kings Road



All Hallows Church



All Hallows Vicarage



A muddle of signs on Queen's Road



Door Details, 135,137 Hyde Park Road - fine carved keystones to arches, but marred by ill-considered pipes, alarms, lights and satellite dish.



## Opportunities for improvement

- Wall and garden maintenance (e.g. Regent Terrace) necessary
- The buildings and spaces just south of the Royal Park pub on Queen's Road are in need of enhancement
- Improved landscape at Queen's Road/Alexandra Road junction is required

## ST MICHAEL'S COLLEGE - PROVIDING GREENSPACE AND FOOTPATH LINKS



Original 1908 building



View of greenspace from north



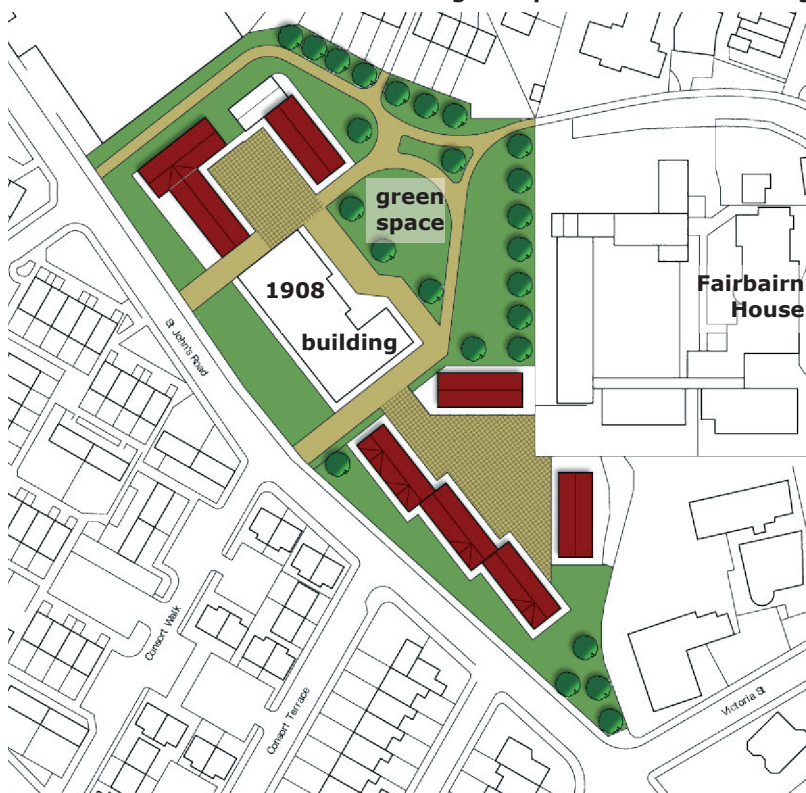
Classroom extensions

■ The school at St Michael's College has closed and the site is now redundant. The original brick building, designed by the noted Jesuit architect Benedict Williamson in 1908, is clearly an important local heritage asset. It faces St John's Road and has had a number of large extensions over the years. The site also includes a tarmac playground alongside and a large grassed area to the rear. The 1908 building has an imposing presence overlooking the road and the houses opposite and can be seen in views across the Kirkstall Valley. The later buildings to the northwest are less significant, though a three storey brick building, part of the earlier range of buildings on the site, remains. A stone boundary wall along St John's Road in front of the buildings is a positive feature; the boundary wall to the tarmac playground, with a tall brick base, added brick wall above and wire fence above that could be improved by removal of the latter sections. The green space to the rear of the building and providing an outlook for houses on Kelso Gardens is linked by an overgrown footpath to Clarendon Road, north of Fairbairn House.

■ Any change of use or redevelopment proposal that is sensitive to the qualities of the area should incorporate the following:

1. The retention of the 1908 building designed by Williamson which is a significant heritage asset in the area.
2. The retention of the three storey brick building at the north of the site which is part of the historic fabric of the school.
3. The re-use of the Chapel stained glass windows elsewhere.
4. The provision of such meeting facilities for the community which St Michael's has provided over the years.
4. The retention of the greenspace at the rear of the site for public use.
5. Redevelopment of the area occupied by modern extensions and the triangular tarmac play area with buildings facing St John's Road, but also including access to the greenspace to the rear of the site
7. The restoration of footpath links to Kelso gardens and Clarendon Road to ensure the green space is on a through route and to provide improved connections between different parts of Little Woodhouse.
8. The preparation of a masterplan by the prospective developer in consultation with the local community and Leeds City Council, prior to submission of a planning application.

**Suggested development showing retained greenspace and 1908 building**





## WOODSLEY ROAD SHOPS - IMPROVING PARKING AND PAVING



Car-dominated space



Poorly maintained paving and street clutter

■ Woodsley Road acts as the main local shopping centre for the area. It provides a diversity of shops, including a greengrocer, mini-supermarkets, a bank, post office, chemist, barber shops and a variety of take-away outlets. In addition the Woodsley Centre, the mosque and a health centre (Hyde Park Surgery) provide social and community facilities.

■ However, the shopping experience is difficult for the pedestrian; car-drivers use the road as an unofficial park and ride to the city centre and university and traffic can back up from the junction with Burley Road. The road is wide with a long crossing. All of this makes it difficult for the casual shopper by car and for pedestrians crossing the road. In addition the pavements have become a patchwork of paving and tarmac repairs.

■ Proposals are being drawn up by Leeds City Council for minor landscape and parking improvements to the area. In due course, the improvements could go further and include:

- 1 A shorter but wider pedestrian crossing, so that crossing distance is less but allowing crossing on the angle.
- 2 Improved paving and paving repairs
- 3 Improved shop fronts, with removal of roller shutters
- 4 The formation of a shared use surface on the west side, to improve pedestrian use whilst retaining parking and servicing to shops
- 5 The removal of all barriers; unsightly and unnecessary.

These suggestions would all be subject to a detailed highway design and safety audit.



## ST GEORGE'S BRIDGE - CREATING A GATEWAY



Looking east over the bridge



The bridge



Confusing space with added clutter

■ The main walking and cycling route linking Little Woodhouse and the city centre is across the bridge over the A58M Inner Ring Road. This connects the end of Great George Street with the east corner of Woodhouse Square, where the view is terminated by the statue of Sir Peter Fairbairn. He overlooks the entrance to Little Woodhouse from the city centre via the bridge which spans the inner ring road. As the gateway to Little Woodhouse, this axis has little form or presence and is characterised by odd parcels of grass and paving on sloping ground, with unattractive railings overlooking the ring road, and the bridge.

■ Following the route on foot involves a walk across the bridge where the steep slopes prevent visibility of not just the destination but also approaching cyclists, negotiating entrances to two car parks while climbing again to Clarendon Road and crossing it at a dangerous corner. Moreover, the quality of the space here leaves much to be desired – an open car park on each side, a blank gable end, no positive edges or enclosure to the space, poorly maintained railings, paving and areas of grass which are planted on spaces left between the road edge and building s or car park. Some trees serve to mitigate the faults rather than making a positive contribution.

■ There are a number of things which could be done to improve this important gateway location, and these proposals represent preliminary ideas which are intended to form the basis for more detailed consideration by all the relevant stakeholders.

- 1 Improve visibility over the bridge.
- 2 Re-consider the segregation of pedestrians and cyclists.
- 3 Improve the experience for pedestrians between the bridge and Woodhouse Square.
- 4 Improve landscaping, soft, hard and artefacts (litter bins etc)
- 5 Improve lighting.

These suggestions would all be subject to a detailed highway design and safety audit



- Tree planting in tubs and grass on motorway roof
- Consider resurfacing or raised paving to give improved pedestrian experience
- St George's Bridge
- Build up slopes to provide sightlines across the bridge
- Tree planting

**Plan showing suggested alterations**



*This guidance is specific to this area and adds to other more general design guidance to be found in the LCC*

*"Neighbourhoods for Living" Supplementary Planning Document and elsewhere*

*You may be a landlord, a householder, a tenant, a developer, an architect, a surveyor, a highway engineer or a maintenance engineer. If you are involved in making changes to buildings, landscapes or streets in Little Woodhouse you should make use of this guidance.*

*Consider how your proposals will affect the appearance and quality of the wider area. Understand what that quality is and aim to maintain or improve it.*

*Help make Little Woodhouse an even better place to live.*

- 1 New development should be responsive and sensitive to its context. Modern interpretations may be acceptable in appropriate locations if well-designed.**
- 2 Scale. New development should generally be of a similar size and scale to its immediate neighbours.**
- 3 Views and vistas (see character analysis map). New development should both maintain the positive views in and out of the area and take advantage of them in its location, orientation and outlook.**
- 4 Building Lines. Infill development should maintain the existing building lines where these are a clear feature of the area.**
- 5 Materials and detailing. Generally, new development should include red brick as the basic walling material, and dark grey roof finishes (natural slate in Conservation Areas). The size, proportions and detailing of doors and windows should relate both to the internal function and the surrounding context.**
- 6 Buildings in key locations. In corner positions or at the end of vistas and other key locations, buildings should be designed and detailed in a manner which reflects the importance of their location.**
- 7 Replacement windows. These should be timber and not upvc in Conservation Areas.**
- 8 Boundary walls. Where front boundary walls are a feature of the area, boundaries should include low red brick walls to match the colour of the existing, capped by gritstone copings and with railings/hedges above the walls.**
- 9 Planting. Where areas of open space are created as part of a development these should follow the principles set out in any local green infrastructure framework, have a defined positive function and be appropriately planted and maintained.**
- 10 Surface materials. Where natural stone paving exists this should be retained. Where new paving is proposed within a Conservation Area, natural stone flags or setts should be used.**
- 11 Repairs to building walls, roofs, windows, boundary walls and the like should be carried out using the same materials as existing.**
- 12 Extensions should normally use materials that closely match the existing building in type, colour and texture.**
- 13 Dormer windows should not be a dominant feature and should be subservient to the main roof.**
- 14 New development should include secure cycle parking and concealed but easily accessible bin storage areas.**
- 15 The Design and Access Statements prepared for any development should include reference to this Design Statement and provide a justification for the design proposal which relates to the guidance above.**

## OPPORTUNITIES for IMPROVEMENT

The following opportunities for improvement, supplementing those included within the document, should be carefully considered by all those undertaking alterations and maintenance, whether private or public bodies, and where and when possible included in future programmes of work or decisions about policy:



5, Woodhouse Square as originally conceived with front garden and railings



Poorly repaired setts

Over-dominant shop fronts and dormer



- 1 Where natural stone flags, kerbs or setts have to be replaced for excavation or repair, the same materials should be used. Within the Conservation Areas, areas which have been replaced by concrete flags or patched tarmac should be restored to the original natural materials.
- 2 Where they were a feature of the area in the past, railings should be restored on boundary walls.
- 3 If necessary, original street signs should be refurbished where possible or replaced with embossed materials.
- 4 Restore front gardens with walls and railings to the south side of Woodhouse Square.
- 5 Where the original stone setts exist as road channels or junction crossings, but the overlying tarmac needs replacing, consideration should be given to removing the tarmac and restoring the setts instead.
- 6 A well-maintained landscape scheme, carried out by or in consultation with the local community, is required to improve "left-over" green spaces within the highway and the public realm, as part of a connected green infrastructure strategy.
- 7 Street lighting columns in Conservation Areas should be painted black.
- 8 The area in front of the Woodsley Road shops should be re-paved, barriers removed and the pedestrian crossing length reduced.
- 9 Shopkeepers should be encouraged to improve their shop fronts and signage and remove roller shutters which are unattractive and have a destabilising effect on the area. (see LCC "Security Design Guide")
- 10 A footpath should be provided through the St Michael's College site to Clarendon Road when development takes place or sooner if possible
- 11 St. George's Bridge slope should be reduced to provide sightlines across the bridge together with a scheme to improve the quality of the spaces at each end.
- 12 Householders, property owners and landlords should be encouraged to provide concealed bin storage areas and to keep bin storage areas and gardens clean and tidy.
- 13 Householders, property owners and landlords should be encouraged to repair and maintain external boundary walls and fences.



## POLICY STATUS OF THE DESIGN STATEMENT

- The guidance in this Neighbourhood Design Statement conforms to the policies set out in national guidance through Planning Policy Guidance (PPG) and Planning Policy Statements (PPS), in particular: PPS1 (Sustainable development) PPS3 (Housing), PPS5 (Historic environment), PPS9 (Biodiversity), PPG13 (Transport), PPG17 (Sport and recreation) and PPG19 (Advertisements).
- The Local Planning Authority, Leeds City Council, is committed to the involvement of the community in the formulation of action area plans and other initiatives. Because it is based on extensive consultation as outlined in this document, the Little Woodhouse Neighbourhood Design Statement will be adopted as a Supplementary Planning Document by the City Council, and will form adopted formal policy within the emerging Local Development Framework and the current Unitary Development Plan.
- In accordance with changes to the planning system required under the the Planning & Compulsory Purchase Act 2004, the City Council is required to eventually replace the existing Unitary Development Plan (UDP) Review with a Local Development Framework (LDF). However, "saved" policies in the UDP Review and existing Supplementary Design Guidance (such as Neighbourhoods for Living) will continue to apply until they are replaced.
- The guidelines for development within the Little Woodhouse area covered by this document, conform to the saved policies set out in the Unitary Development Plan Review, as follows:

## UNITARY DEVELOPMENT PLAN REVIEW POLICIES

General Policies: GP5, GP7	Shopping Frontage Policies: SF1, SF1B	Building Design, Conservation and Landscape Design:
Environment: N1, N1A, N3, N4, N6, N7A, N8, N9, N10, N12, N13, N14, N15, N16, N17, N18A, N18B N19, N20, N23, N24, N25, N29, N32, N33, GB2, GB3, GB4, GB9	Primary and secondary frontages: SF7, SF8	New buildings: BD2, BD3, BD4, BD5
Transport: T2, T5, T6, T7, T7A, T7B, T13, T23, T24, T27	Residual shopping areas: SF9, SF10A	Alterations and extensions: BD6
Housing: H7, H8, H9, H11, H12, H13, H15, H15A, H18, H19, H20A	Large stores: SF10B	Shop fronts, signs, adverts and blinds: BD7, BD8, BD9, BD10, BD11, BD12
The Local Economy: E5, E7, E16	Hot Food Take Aways (HFTA): SF15	Floodlighting: BD14
Shopping Policies: S2, S3, S4	Area Based Initiatives and Regeneration: R1, R4	Public art: BD15
	Access for All: A4	Conservation areas: BC7, BC8
		Landscape Design: N23, N24, N25, LD1, LD2

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  - Frances Pride - Property Manager, Leeds Teaching Hospitals NHS Trust
  - Karen Wilcock - Deputy Manager Ripon House HMO Approved Premises Clarendon Rd
  - Clive and Ruth Thorn - Mail Boxes Etc
  - Ed Powell - Scarman Trust
  - Amanda Jackson - University of Leeds;
  - David Bowen - Leeds Federated Housing Association
  - Anne Marie Watkinson - UNIPOL
  - Collette Jeffrey - Legible Leeds;

**PRICE £5**

**MARCH 2011**

This document has been prepared on behalf of Little Woodhouse Community Association by Peter LH Baker RIBA MRTPI IHBC based on the work of local residents





MAPS

CHARACTER AREAS

CHARACTER ANALYSIS

POLICY MAP