

Little Woodhouse

A survey of Non-designated Heritage
Assets





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Introduction

The aim of this report is to provide a survey of what could be considered non-designated heritage assets which would include buildings and other features such as a paving and walls within the Neighbourhood Plan Area of Little Woodhouse. As part of our survey of the area, we have looked at the different streets and buildings (macro features), their overall character and individual building features (micro features) of particular interest that we consider worthy of preservation.

The Planning Practice Guidance defines a non-designated heritage asset 'as a building, monument, site, place, area or landscape identified as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.' This is further reiterated within the National Planning Policy Framework *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset"* (Paragraph 197).

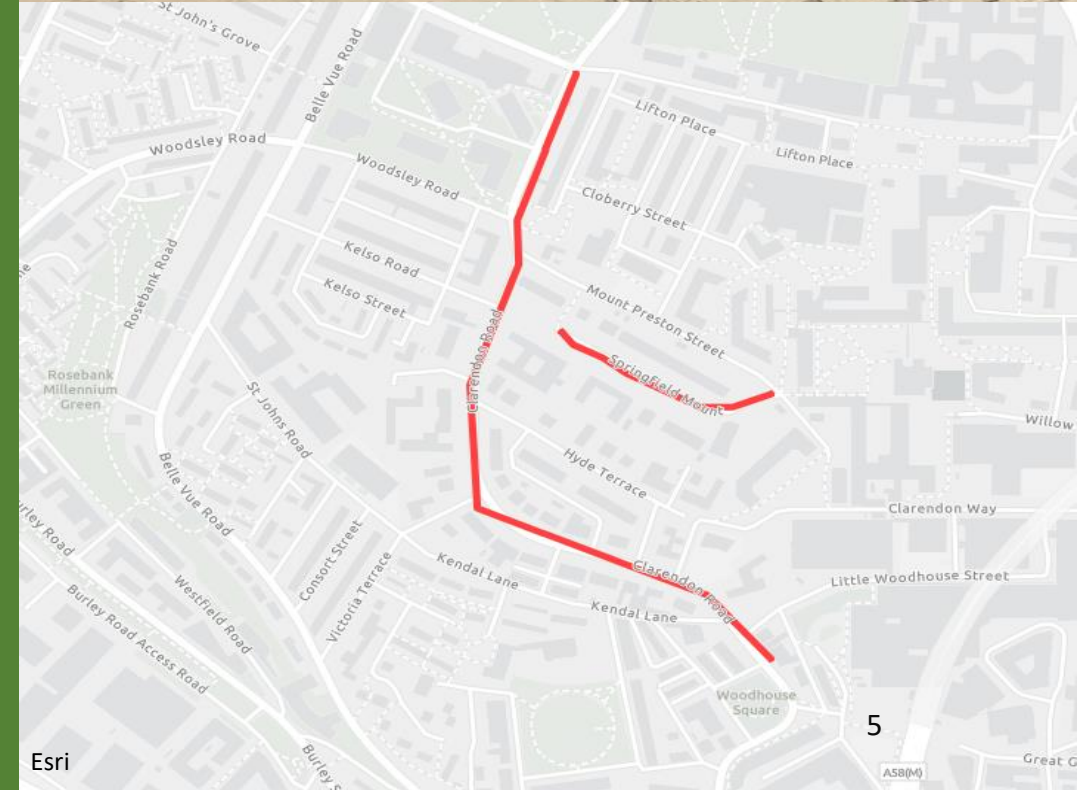
The Planning Practice Guidance further addresses the identification of non-designated heritage assets. These assets 'may be identified, including the local and neighbourhood plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence.'

It is expected that this report will help inform the Little Woodhouse Neighbourhood Plan, and possibly allow for the formal allocation of those considered as non-designated heritage asset to be placed on a local list or apply for formal listing. As an objective of the National Planning Policy Framework a building or site on a local heritage list as a heritage asset becomes a material consideration when determining a planning application, allowing for a refusal on the ground of harm to that non-designated heritage asset, which could control unsympathetic works. The report will also identify other ideas on how those areas could be regenerated and improved.

Little Woodhouse

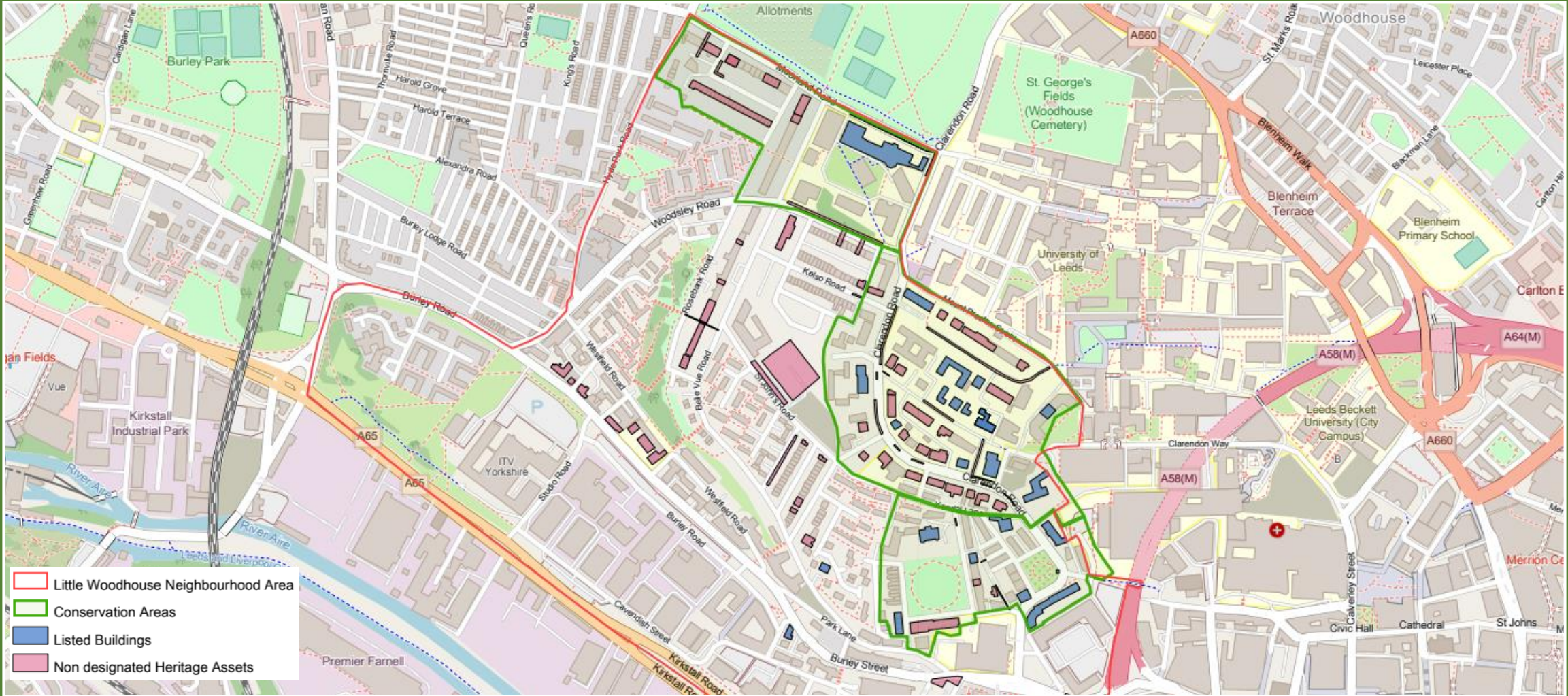
Little Woodhouse takes its name from a small village once located in the area and has developed over the course of the late 19th century, which has provided the predominant Victorian Architecture. The early buildings of the area can be seen on the Tithe maps, those on Springfield Mount, then developing along Clarendon Road, spreading out to the smaller terraced rows making up Kelso Road, Kelso Street, Consort Terrace and Victoria Terrace.

The area boasts a plethora of historic and interesting buildings and structures, which at least 40 are Grade II or Grade II* Listed and most are covered by 3 Conservation Areas; Clarendon Road, Hanover Square and Moorlands.





Conservation Areas and Listed Buildings



Non-Designated Heritage Assets Identified through the Survey



Street Analysis



Brandon Road

The one positive that Brandon Road has to offer is Brandon Cottage, it is unclear its exact age, however it is not identified on historic maps prior to 1850. Brandon Cottage is a double fronted property which has been carefully renovated complete with original features including sliding sash windows and the addition of iron railings to the front of the property. Brandon Road is within the Woodhouse Square Conservation Area and forms an interesting part of the area's history with a linked history to Denison Hall.

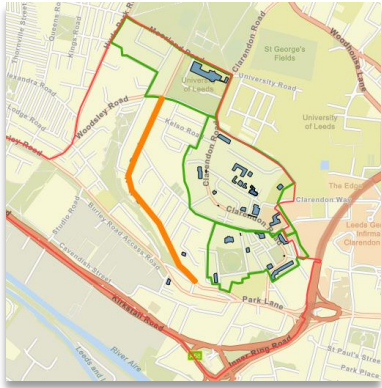


Brandon Road as referenced within the Little Woodhouse Neighbourhood Design Statement formed part of the carriage-drive to Denison Hall. The road is now a cul-de-sac formed by a cobbled street which runs to the rear of the properties on Hanover Square. The very nature of the cobbled street which provided some historic reference to the road being linked to the Listed Building Denison Hall. Toward the end of the cul-de-sac the former gates that accessed Denison Hall can be found, along with what seems to be an original wall bounding Claremont Grove.



The main priority would be to refurbish the cobbled driveway and the original gateway at the end of the cul-de-sac, uncovering that connection to Denison Hall. The road is currently unadopted and seems to be a private access, although encouragement to repair the cobbled surfacing or the adoption of the highway to be maintained by the Local Highways Authority. However, the road has been repaired with tarmacadam, providing an unpleasant appearance to the road.





Belle Vue Road

Belle Vue Road was built in the late 1860s and a few examples of those Victorian era terraced properties remain along the western side of Belle Vue Road, interspersed with more modern development and the occasional property of interest. One particular property stands out, No.211 with a decorative dormer feature and decorative cornice to the eaves of the property.



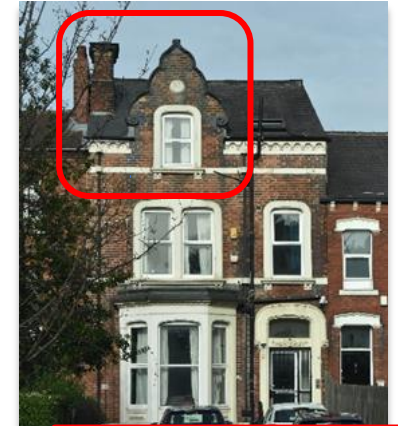
Siting within the terrace row a modern building which may be seen as a 'carbuncle'. This large building has replaced a former building and may have attempted to replicate the original building. It does not integrate itself well into the current street scene. In an attempt to break up the massing of the property, forward projections form part of the design which do not really provide any relief and it is further exacerbated by the windows which provide no reference to the character of the area. This provides an example of an unsympathetic design.



No. 181-189



Another large building provides some gothic style architecture with interesting arched windows, gable dormers and turrets. Although it does not reference the character of Belle Vue Road, it provides sufficient interest to compliment the street scene.



No.211





A cobbled alleyway provides a break along Belle Vue Road leading to Rosebank Road and introduces a further group of terraced properties Nos. 165 to 179, bookended by large gabled properties, which have retained uniform window openings albeit many have modern frames, bay windows, porticos and some original chimneys.

A further row of five smaller terraced properties retaining the bay windows and all but one of the small gable dormers. The end property has added an unsympathetic dormer which unfortunately is a detriment to the appearance of the row. Belle Vue then leads to modern properties which replaced the small back-to-back properties demolished in the 1970s providing social housing



Nos. 155 to 163



The properties to the eastern side of Belle Vue Road are modern with the exception of a row of terraces Nos. 118 to 132, which includes a double fronted property. It provides features including gables, stepped gardens and some original sliding sash windows.



Burley Street

Burley Street is a small section of road which is dominated by large-scale buildings, but retained is a small group of buildings which include The Fox and Newt Public House which sits to the end of a row of 5 buildings, which have been in situ since at least the 1800s according to the Victorina Ordnance Survey Map (1888-1913)

The row of buildings are in need of being renewed, the Fox and Newt fails a little better, where it maintains much of its original features including the chimney, brick features, chimneys and 'Rutland Hotel' engraved to the stone within the parapet.



A further building, stone constructed Grade II listed building (67 and 67a Burley Street) is located near the corner with St Andrew's Street.





Burley Road

Burley Road is a major traffic route into and out of Leeds City Centre. It is interspersed by large buildings of mainly student accommodation. Heading further away from the City Centre it provides predominantly low rise industrial/commercial properties to the south of Burley Road. The properties along the Northern side of Burley Road provide some hidden gems.

Rosebank Primary School is located on the corner of Burley Road and Hollis Place which provides a welcomed appearance along Burley Road. The building complex consists of three main buildings of interest all linked via a modern addition. The modern build does not provide much interest to the building but is largely hidden from view. The buildings to either side of the site provide an ecclesiastical appearance with prominent buttresses and stepped dwarf wall and railings which run along Hollis Place.





Nos. 84 to 90



84 to 90 Burley Road is a row of terraced properties now providing shops and restaurants and are typical in their form to those terraced properties found elsewhere in the Little Woodhouse area. The set of properties does provide an interesting feature to the eaves of the property, which is the colour brick work.

Nos. 98 to 102 previously the Queens Hotel provides a similar double fronted building to those found elsewhere within Little Woodhouse. The building provides a decorative portico with a similar feature to the first floor, it also provides a similarly decorative façade to Westfield Terrace. The central element of the row provides an undercroft and interestingly a run of simple pilasters

Nos. 98 to 102

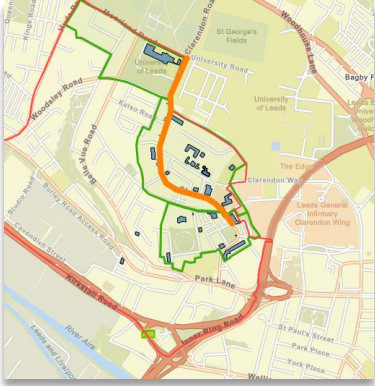


No. 104 Burley Road provides some contrast to the pitched roofscape of much of the area along Burley Road. The Little Woodhouse Neighbourhood Design document describes the building as a '1950s bank style building', sitting on the opposite corner of Westfield Terrace to the Queens Hotel. It is likely that it is not to everybody's taste in comparison to the predominant Victoriana, but it provides a small but important glimpse into the different eras of built history of the locality and the country.



108-114 Burley Road although provides nothing of real distinction, it is an interesting set of buildings with a large opening to the front of the property, which may provide some details of its history as a form of storage building in its past. It has been carefully refurbished although with modern additions to the original openings.





Clarendon Road

Clarendon Road is a main thoroughfare running through the area from Woodhouse Square northwards to the A660, and from the map dated 1817 has historically been a route through the area. There are a mixture of property types consisting of terraced properties and large detached properties and as indicated within the Little Woodhouse Neighbourhood Design Statement, 'Clarendon Road features nineteenth century villas and short terraces'. There are some Listed Buildings along Clarendon Road, including the listing of boundary walls. There are also some interesting properties and boundary walls which do not benefit from Listed Building Status. The uses within the area consist of mainly residential uses, although it is interspersed by the occasional commercial use or educational use.

At the time of the site visit March 2021 some properties were in the latter stages of being renovated, which still retain many of the interesting features, including the window architraves, porticos and detailing. One particular feature of interest is the semi-detached properties Nos. 25 and 27 which share the slim arched windows divided by stone mullions, some of which provide a prominent keystone and decorative brackets. A stone wall and pillars front the two properties.



Nos. 25 and 27



No. 27



No. 25

No. 29 Clarendon Road is a double fronted property with a bold detailed stone portico, stone architraves and with Quoins (stone corners to the building) to the building corners. It is a grand property which unfortunately is boarded up, but hopefully ready for restoration.

Another interesting feature to this property is the stepped front wall in a somewhat state of disrepair and a small stepped pedestrian access a small set of steps, which worthy of retention and future improvement.

No. 31 provides an interesting balconette feature and arched windows and the entrance door to the side of the property located within a turret. The property does have some additions including a flat roof extensions and a front dormer which are likely more modern additions due to the differing bricks. It is noted that white stains are located on the front of the property, often caused by water seeping through the masonry or cement and leaving the salts. This can be removed relatively easily with some cleaning.



No. 29



Nos. 33 to 39 form what appear to be two semi-detached properties, but form three individual properties. One of the properties has recently been renovated, which provides an example of how a property can be restored carefully including the many decorative details, including arched brick and stone soldier courses and decorative stone parapets to the bay windows.

Rows of terraced properties sit to either side of the road. Nos. 41 to 49 show small decorative dormers all relatively uniform, except for some addition of colour one property.

Nos. 41 to 49



Nos. 26 to 30 provide interesting details including stone bay windows, sill brackets, detailed arches and prominent chimney stacks. A porch and a flat roof dormer provide unsympathetic additions, which should ideally not be repeated.

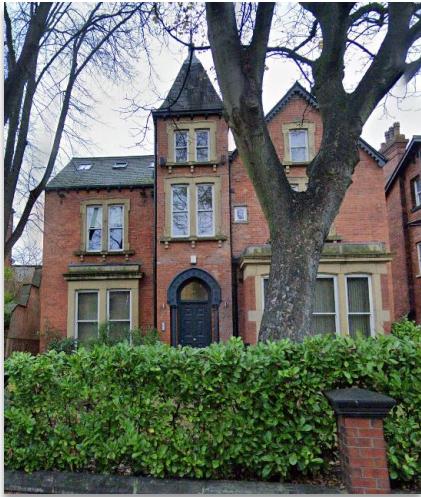


Nos. 33 to 39



Nos. 26 to 30

Nos.32 and 34 is a striking building with turrets with weathervanes atop and an interesting boundary wall with decorative pillars. The property like many buildings on Clarendon Road has some changes but is in generally in need of some cleaning and graffiti removal, more specifically the wall fronting the property.

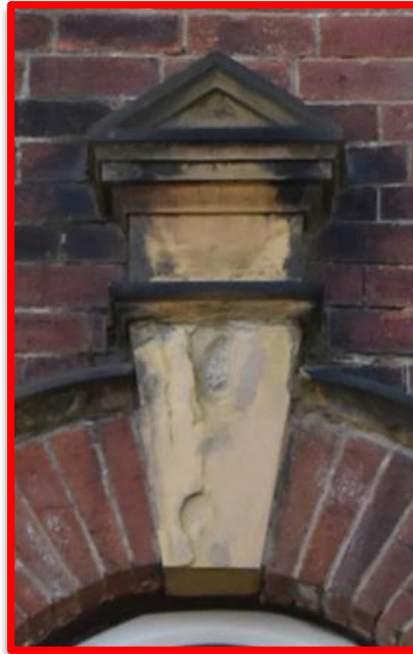


No. 38 provides an interesting turret as a central feature, retaining the stone architraves and features to the eaves of the property, its wall is also Grade II Listed. The property is similar to the neighbouring listed property No. 40 but does not benefit from the decorative parapet façade.

Nos. 32 and 34



A further terrace of four properties Nos. 51 to 57 provide bay windows, porticos, arched windows with a decorative keystone and of great interest a decorative dormer to the roof and chimneys. There has been a modern addition in the form of the small flat roofed dormer, however they seem relatively unchanged, although it is recommended that the stone should be carefully cleaned.



Nos. 51 to 57



To the opposite side of the road a large detached dwelling, No. 63, sits between two modern additions. This property features a decorative arched door surround with fanlight above the door, which is the standout feature for this property.



A large detached dwelling No. 67 also faces onto Victoria Street with the turret and a form of Oriel window facing Clarendon Road.

No. 67



A modern addition sits adjacent to No. 67 but the boundary wall and gate posts appear to be original, forming the boundary to both properties



No. 63



A further row of terraced properties provides bay windows, gable features with stone lintels and sills to the windows. There like many others modern additions in the form of a flat roof dormer sit to the front. One interesting decorative feature sits on the corner of Hyde Terrace.



Nos. 42 to 50



Double fronted property is located to the rear of Hyde Lodge, forming one property which exits onto Clarendon Road. The property has a substantial brick wall forming its boundary wrapping around from Hyde Terrace onto Clarendon Road, providing stone coping stones and two curved steps.



Several modern buildings have been constructed as you head north along Clarendon Road but the walls that front the highway appear to have been retained are of interest.

The wall to the front Mountfields building has staining from pollution and in some instances the brick work is starting to erode.

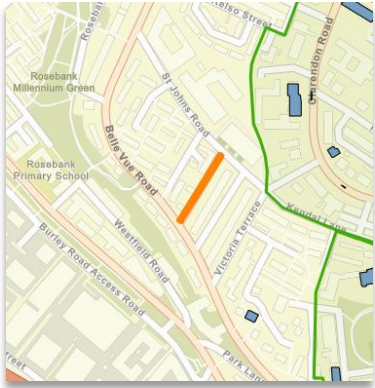
The wall opposite forming the boundary with The Mount (NHS) building is a stone wall, with a curved step which provides an access, further along this wall is a stone balustrade and what is likely to have been the original entrance to a now demolished property. The wall is in a good state of repair but is due a clean especially where graffiti remains.



Mountfields Wall



Boundary wall to The Mount



Consort Terrace

Consort Terrace is a street lined with terraced properties with a well-designed layout to accommodate the slight incline the street is built on providing for a stepping-down appearance. The end terrace No. 32 has a very distinct design which provides a feature to the adjoining street of St John's rather than your typical blank wall which provides the street with a unique characteristic.



Elevation to St John's Road

No. 32



Neighbouring streets have allowed for dormer extensions; however, Consort Terrace is dormer free and helps to maintain the distinct character and appearance of the area. Most properties on the road are fronted by brick boundary walls of varying height. These walls reflect well on the area and show how during the time of construction were built to match the main dwelling. With the increase of parking requirements over the years the width of the road has allowed for the parking of cars without having to demolish these walls or convert front gardens into off road parking spaces.





Hanover Square

Hanover square is a large area of Littlewood house with varied style housing ranging between Victorian and Georgian Style. The square acts as the heart of the Littlewood House community with public parks designated as Green Space within Leeds City Council's Local Plan and Victorian and Georgian style housing surrounding. Next to Hanover Square is Denison Hall (Pictured below) which is a Grade II listed building a large classic style house which overlooks the main square and is surrounded by three-storey townhouses. The townhouses surrounding Hanover Square are a picturesque example of well-designed cultural properties for their time period including large bay windows to the front with well-designed roof features and access to the cellar via the front of the property. Low metal railings are visible to the front of the properties which over the years appear to have been either well maintained or replaced, the ones replaced have been kept in keeping with the character and appearance of the area so as not to upset the existing street scene.



Nos. 17 and 18

Whilst properties have been replaced over the years such the school known as the Victorian Sunday School which was located on the south side of Hanover Square, they have been replaced with developments of similar style to the Victorian townhouses which has helped to maintain the heritage of the area and ensures that any new builds will not create an 'eyesore' within the local area. Whilst the areas of the square visible to the public have been well maintained, there are certain parts of the site that have been neglected over the years. Such as the walls to the rear of the townhouses that are in a state of disrepair, in some instances these walls were built at the time of the houses and are of the Georgian/Victorian style. Walls tend to be a forgotten element when it comes to the heritage of an area as all focus in on the houses/buildings themselves and to lose these walls would have a detrimental impact upon the area.



Denison Hall





Hyde Terrace

Hyde terrace is an area of Littlewood House with large, terraced townhouses, which although are mainly distinct from each other they provide large fascinating porticos and interesting detailing. The street consists of red/orange brickwork some with unique patterns and detailing intertwined within the brickwork, an example can be found on part of No 21 Hyde Terrace, which shows what may once have been a doorway to the building.



21 Hyde Terrace

Many of the properties have large front gardens which make the area more scenic and charming. Most properties on the road are fronted by brick boundary walls of varying height, one interesting wall within the street creates a unique stepped wall design whilst others have intricate detailing on the stone tops (shown below).



The walls within Hyde Terrace reflect well on the area and show how during the time of construction they were designed to match the main dwelling with the majority being well maintained over the years. 46 Hyde Terrace provides a demonstration of grand wall with the building behind it.

Graffiti has become a major problem within the street with many of the walls being defaced or destroyed, whilst this is a criminal offence it is hard to monitor and upsets the character of the area. While graffiti can be removed the general wear and tear of pollution and weathering can add to the deterioration of some features can also be a detriment to the area.

With the increase of parking requirements over the years the width of the road has allowed for the parking of cars without having to demolish the walls or convert front gardens into off road parking spaces. As the properties were built before cars, there was no need for this requirement at the time.



46 Hyde Terrace



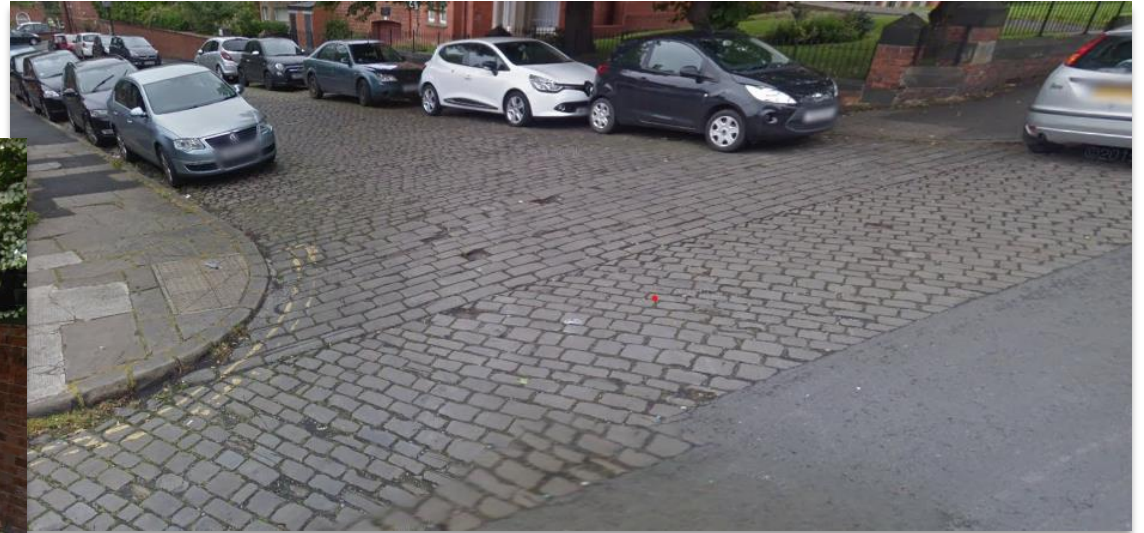


Hyde Place

Hyde Place connects Hyde Terrace to Clarendon Road and runs alongside the Clarendon House providing a cobblestone road, the metre strip at the entrance on Clarendon Road and Hyde Terrace are larger stones. The cobblestones continue onto Hyde Terrace which seems to have been largely replaced by tarmacadam.



Clarendon Road entrance



Hyde Terrace entrance



Kelso Road

Kelso Road is a relatively wide street with a variety of classic gothic styled Victorian dwellings with most being rows of terraces with a well-designed symmetric layout and unique roof designs and detailing. Many of the properties have interesting design features and window placements such as large bays that complement the character of the area and help give the road a classic Victorian feel.



2 Kelso Road



8 and 6 Kelso Road

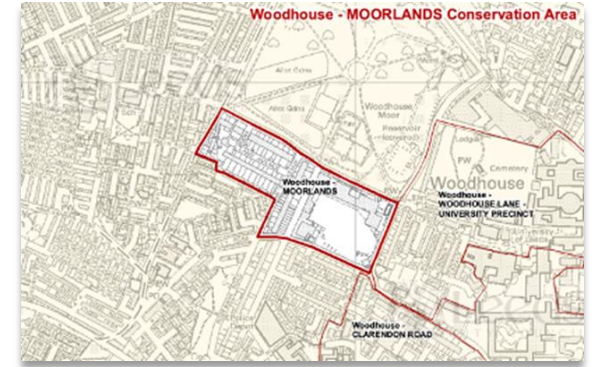


To the rear of the properties on Kelso Road, Back Kelso Road and Kelso Street provide off-street parking for the properties which ensures the competition for on-street parking is reduced.

Most properties have dwarf brick walls many with soft landscaping set behind. Nos. 8 and 6 have large stone pillars to the entrance which seem to be missing a gate. There is one other property which has a brick dwarf wall and metal railings which contribute to the gothic feel of the area.

Moorland Road and Moorland Avenue

Moorland Road is predominantly residential, what once was owned by the public but is now most likely to be student housing due to University of Leeds at one end of Moorland Road. These buildings have kept their original Victorian character with large bay windows, arch doorway entrances and large chimneys. A side street across from Woodhouse Moor Allotment still has an historic cobbled street which gives even more character to the area. Moorland road is also part as a conservation area, meaning this area is protected for its architectural and historic interest. This could be heavily due to a few university buildings within this site, such as Leeds University Business School being a listed building, including the walls and gates to this building being listed also.



(Leeds Gov, n.d. 'Woodhouse Moorlands area map')



No. 7



Moor House



No. 9





The features, shown in pictures above, are all in good condition and seem to be well maintained, despite a lot of the homes being student residents.

However, improvements can be made in some areas. Moorland Avenue, a slip road that goes behind some terraces and leads onto St John’s Avenue, where there are a lot of maintenance requirements to some of the buildings. This is a highly graffitied area, specifically to the buildings to the rear of Nos. 13-14 Moorland Road, where graffiti covers the rear gates. Behind these rear gates a dilapidated Coach House is located, with rotten wooden doors and boarded up windows. This could be an interesting feature if carefully restored. 34 Moorland Avenue also provides an interesting feature to the rear of Nos. 13-14.



Nos. 13-14 Moorland Road



No. 34 Moorland Avenue



Coach House rear of Nos. 13-14





Springfield Mount

Springfield Mount was developed by Newman Cash, a Quaker stuff merchant from Coventry in the late 1830's. The historic '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 (Leeds City Council, 2003). This cul-de-sac area is in between Mount Preston St and Hyde Terrace.



Hillel House

The retained cobbled street includes large, detached buildings, which mostly belong to University of Leeds such as 'The Union', along with residential townhouses. Architectural features such as large pillar walls, Victorian bay windows, red brick terraced houses, as well as interesting decorative/sculpture features on buildings (picture left). This historic feature shows a significance, most likely to show a sign of wealth or importance, in this case the sculptured feature is on a university building. Springfield Mount also holds a Grade II Listed building, first occupied by Joseph Burras and William Binns who were business partners, then separated into 4 flats in 1975 (Beresford, M: Walks Round Red Brick: Leeds University Press: 1980-: 70-72). The building continues to be private rented flats but is part of Health Authority premises.

Springfield Mount has a vast number of interesting buildings which make up an eclectic mix of interesting and historic buildings in one street.



Nos. 7 to 11a



No. 32





St John's Road

St John's Road is situated between Belle Vue Rd and Kendal Lane. This area is highly residential focused, including two large student complexes that dominate this area. In between these modern student complexes is a private rented apartment complex. This historic building used to be St Michael's College, opened in 1909 and was the first Catholic grammar school for boys in Leeds, designed by architect Benedict Williamson and now holds a Blue Plaque. A striking stone wall bounds the building in act of importance and protection.

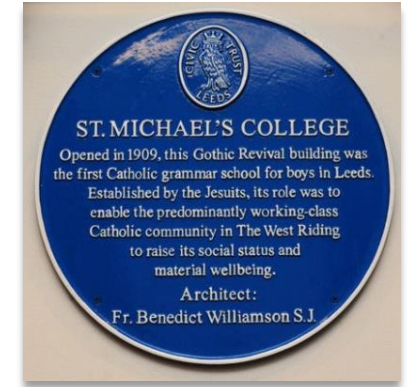
On the other side of St John's Road are rows of 3-4 1950's/1960's council terraced houses. The first few rows have open shared green space at the front of the property, this isn't gated or has a boundary wall, which evidentially is a problem as some homes have been graffitied. Further down St Johns Road, heading towards Victoria Terrace are rows of Victorian terraced homes which include features such as large bay windows and gated doors.



Google Street View via Google Maps



Google Street View via Google Maps



Former St Michael's College



Google Street View via Google Maps



St John's Terrace

This part of Belle Vue Road sits opposite Leeds University and School of Law buildings. It is a tree lined street with a relatively uniform row of terraced properties, all stepped as they run up toward Moorland Road on an incline. The predominant character of the properties along this row are relatively uniform terraced residential properties forming a mix of privately owned and student accommodation, some with gable roof dormers and some with unsympathetic flat roof dormers.

At the top end of the road with the junction with Moorland Road there are a number of distinct properties, one property, No. 2 Moorland Road has its distinctive façade on Moorland Road but provides an interesting elevation on St John's Terrace.

The property is connected to a number of interesting properties which provide arched windows, bay windows and a dormer feature to No. 1 St John's Terrace which is complete with the street sign 'St John's Terrace' attached to the building. No. 2 St John's Terrace provides further details on the arched windows with painted brickwork.



No. 2 Moorland Road



No. 2 St John's Terrace



No. 1 St John's Terrace



Nos. 3 and 4 St John's Terrace are another interesting pair of properties within the terraced row of properties. The properties provide large and small gable features, bay windows at ground floor an interesting decorative door arches to the entrance door.

All the properties within this row retain much of their original features to the front including arched soldier courses, bay windows, arched doorways and chimneys, although in different states of repair. To the front of the properties most have long front gardens with steps leading up to the entrance and provide dwarf brick walls, although there seems to have been some modern replacements. The dwarf walls form the character and should be retained with soft landscaping rather than close boarded fences, which have been added to some properties.

The properties fall within Woodhouse Moorlands Conservation Area so may have a more protection from unsympathetic development, however further protection could be provided through Article 4 directions, which can allow for the control of Permitted Development.

The main priority would be to clean and repair the buildings and retaining the dwarf brick walls, resisting closed boarded fencing and encouraging soft boundary treatments.





St John's Grove

St John's Grove provides a row of terraced properties of differing types of varying heights including some with dormers, many with a flat roof and some with gable facing dormers. The properties have long south facing gardens and the rear of the properties are accessed from Moorland Avenue and provide parking for the properties. Their elevated position gives the properties' views south across the valley to Armley.

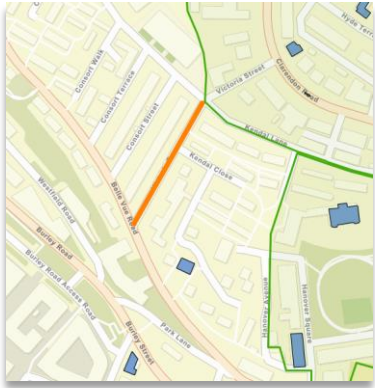




Victoria Street

This is a small street situated between St Johns Rd and Clarendon Rd. This area is mainly residential with a mixture of detached homes and flats. The main purpose of this street is an access route or parking, as parked cars dominate this particular road. Victoria street is surrounded by interesting architectural buildings, one in particular being on the left of Victoria Street going up towards Clarendon Road. This striking gothic building (No. 67 Clarendon Road) is now private flats but still has its historic features such as gothic doorway and original gable dormers. On the left-hand side of Victoria street, a shared gate for buildings 65 Clarendon Road and 3 Victoria Street illustrates historical changes in the boundary wall connected to this gate. One side is more modern, whereas the other side is aged and needs some maintenance.





Victoria Terrace

A row of similar terraced houses located on the west side of the road, some with distinctive features including porticos and bay windows, stepping down the south-facing hill and opening up distant views across the valley. A smaller terrace of identical houses. A large detached building sits to the end of the terrace (with Belle Vue road). The buildings are mainly red brick with slate roofs, some with intricately designed facing gables, stone bays at the lower levels and a variety of stone detailing to other windows and doors.



Properties on the Kendals



No. 5



The street has front gardens behind brick walls, the originals still with stone copings. 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. The streets are not over-busy, and their widths are reasonably generous and consequently used for parking.

Victoria Terrace and has been described as survivor of the wholesale demolitions after the Second World War. However, it was built a decade before the small streets of working-class housing which filled the Kendal's site and were aimed at a different clientele. Contrast with buildings on Kendal Close, Kendal Bank and Kendal Grove.





At the southern end Victoria Terrace terminates with an angled gable. 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.

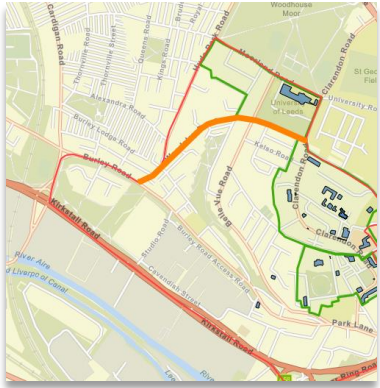
The first house to be built in Victoria Terrace in 1862 was no. 2, Highfield House, an imposing residence in its own grounds for George Hirst, a dyer, at the junction with the new Belle Vue Rd laid out by the Eastwoods. The house belonged to the Loyal Order of Shepherds (a Friendly society) from 1938-98 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.

The rear of No. 2 Victoria Terrace is visible from Kendal Bank, complete with Stone Quoins.



Highfield House



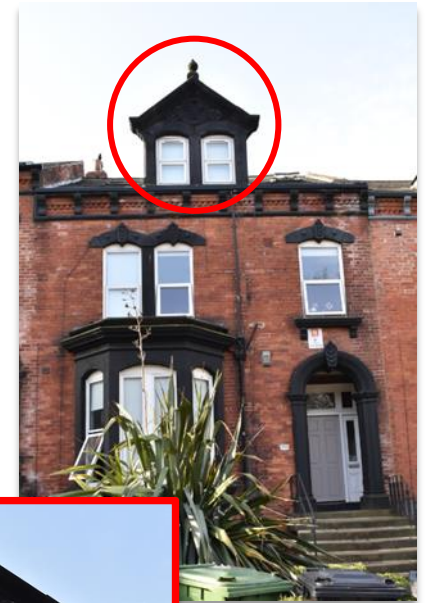


Woodsley Road

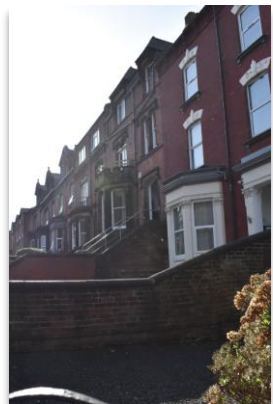
Woodsley Road runs from Clarendon Road south-west through to Burley Road. The area near to Burley Road is mainly retail through the conversion of many of the terraced properties, although interspersed with short terraces of residential properties. The modern building of the Leeds Grand Mosque is also located toward this end of Woodsley Road. As the road heads into the Little Woodhouse area the modern buildings of surrounding area front Woodsley Road, interspersed with further terraced properties. The road crosses Belle Vue Road and provides large University buildings.

The history of Woodsley Road is common with other Little Woodhouse speculative development, 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 20th century with houses on upper Woodsley Road (sharing Back Kelso Road as a back street with Kelso Road).

Trees and the brick front boundary walls with hedges and shrubs are a characteristic feature of Woodsley Road between Belle Vue Road and Clarendon Road. This gives an attractive proportion to the views along Woodsley Road. A stone-built wall provides a linear feature along the northern side of the road providing the boundary for the large University buildings. Some buildings, walls and features provide interesting visual impact along the southern side.



No. 156



Nos. 146



Nos. 144 to 143





Conclusion

As demonstrated by the 3 conservation areas already in place and the listed buildings; the Little Woodhouse Neighbourhood area has some fascinating heritage assets. As we have identified, the area still has a lot more to offer in terms fascinating rows of terraced properties, boundary treatments, buildings and their micro features. The importance of preserving some of these features and buildings are due to their uniqueness to the area.

Through the carefully identified areas, buildings, and features, including some issues, this report has led to the following pages providing some recommendations for the community that should be addressed. We have also provided priorities that could be brought forward through the Neighbourhood Plan.



Recommendations

Recommendations

The team has made a number of suggestions identified from the surveys for overall improvements of the area consisting of:

- Tackling Graffiti
- Repairs or replacement of rotten doors or windows
- Reduce the amount of boarded up windows
- Reduce use of uPVC windows
- General clean, repairs and restoration of buildings, structures and roads.
- Alternatives to cars to reduce the loss of front gardens for off-road parking.



Recommendations

The key areas noted in the recommendations are the need to clean buildings and structures not just from graffiti, but also the pollution predominantly from increased use of motor vehicles. This has led to some erosion which has led to some features in bad state of repair and in much need of restoration. It has also been identified within the report that some areas have high concentration of on-street parking which is specifically allocated. As car ownership has grown it has been acknowledged that further parking pressures could lead to loss of front garden areas to provide parking, although it is limited at present, but further pre-emptive measures should be introduced to ensure front garden areas are retained. The key issue is to compel private land and property owners to take on board the recommendations to clean and restore, while working with the community to address the issues identified.

Neighbourhood Plans cannot make heritage designations. For example, they cannot designate conservation areas or make Article 4 Directions. These must be designated by the local planning authority. (National Trust p 18). There are more formal ways to provide protections within the Little Woodhouse area by working closely with the Local Authority to create Local Heritage Listings, work toward Listed status for some buildings or create or extend Conservation Areas. Working with the Local Authority in working towards designating more Conservation Areas, Listed Buildings or creating a Local List of non-designated heritage assets, would ensure that the determination of planning application and any associated Listed Building Consents would have particular regard to preserving those heritage assets.

Protection may also be sought through Article 4 direction, "A direction under article 4 of the General Permitted Development Order which enables the Secretary of State or the local planning authority to withdraw specified permitted development rights across a defined area." (Planning Practice Guidance Paragraph: 036 Reference ID: 13-036-20140306). Little Woodhouse is currently covered by an Article 4 Direction for a large area of Leeds which removes the automatic rights to change the use of a C3 dwellinghouse to a C4 House in Multiple Occupation (HMO), which controls high concentrations HMOs which are often found in University Cities. The Article 4 directions can go further to remove permitted development rights for works to properties, more specifically to the front elevations, requiring planning permission for any such works, which can help reduce unsympathetic additions.

The Neighbourhood Plan

The Neighbourhood Plan will develop in line with up-to-date Local Plans and The National Planning Policy Framework (2019, p 5) focusing on Sustainability, in three key objectives:

- **Economic** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **Social** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.
- **Environmental** - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The National Planning Policy Framework clearly identifies the protection and enhancement of the built and historic environment; however, it is important to understand that these three areas should work together to achieve sustainability.

'Heritage must be addressed as an integral part of the wider social, economic, environmental planning of the area.' (p 12)

And *'Planning for historic areas must consider sustainability in its wider sense. New development in historic areas can enhance sustainability, but can also make places less sustainable, if poorly conceived and designed'* (p 15)

(National Trusts' Guide to Heritage in Neighbourhood Plans).

The Neighbourhood Plan

It is considered that securing policies requiring high quality design that respects heritage assets, local distinctiveness and the character of the area will be important to the Neighbourhood plan. This should be driven by the identification of buildings and features worthy of some form of protection through this report, which provides that local distinctiveness and particular character.

In combination with the design policies, other policies could drive economic growth through the positive encouragement for the reuse of buildings, which can be the key for the development of buildings needing some rejuvenation. Through this it could provide further regeneration of the area to support the encouragement of investments for the further improvement of area and its built environment. This in turn can help those non-designated heritage assets be maintained for future generations.

With a positive focus on regeneration, the possibility of employment could maintain a thriving community, and inspiring the community to work on their own locality, further improving the appearance of the area. If the community can drive the Neighbourhood Plan it can understand the interactions between the built environment and economic factors, aiming for the same goals providing a social cohesion and truly valuing their sense of place.

'valorisation of everyday heritage promotes inhabitants' participation, increases sense of place for the population, develops social cohesion, and reinforces links between neighbourhoods and between different communities.' Auclair (2015, p. 25)



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