# Little Woodhouse Neighbourhood Plan

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

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# PART 4: PARK LANE CAMPUS DESIGN CODE

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# Introduction

## 0.1 The site

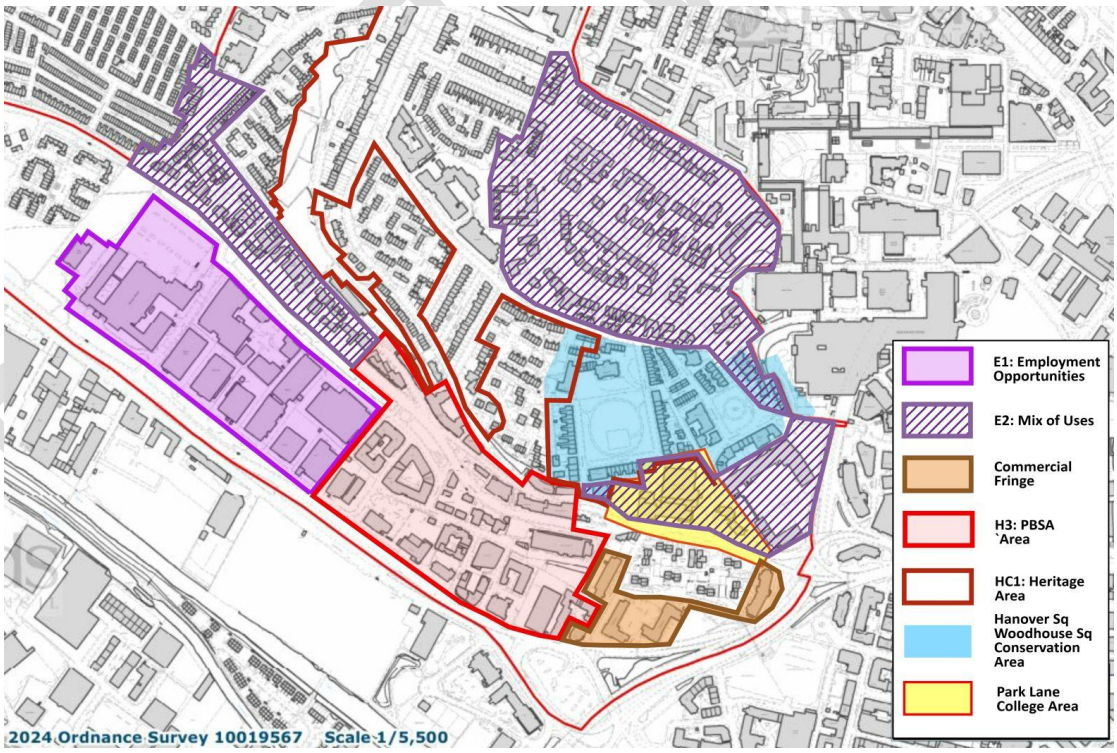
0.1.1 The Leeds City College Park Lane and University Centre Campus is located in the south-east of the Little Woodhouse Neighbourhood Area, at the junction of Park Lane and Hanover Way.

0.1.2 The site has been occupied by the further education college since 1966, first as Park Lane College and from 2009 as Leeds City College. However, as the "Park Lane Campus site," it remains a landmark location, well-known city-wide.

0.1.3 The future of the Park Lane campus is uncertain. If it is to close and be redeveloped, this Design Code provides the framework for its design.

## 0.2 Neighbourhood Plan context

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




*1 Extract from Neighbourhood Plan Use Policies maps*

## 0.3 Public engagement

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

## 0.4 Purpose of the Design Code

0.4.1 National Planning Guidance on Design Codes states: "*A design code is a type of detailed design guidance that is particularly useful for complex scenarios involving multiple parties in long-term development. Code preparation can allow organisations and local communities to work together more effectively, helping to build consensus about what kind of place everyone wants to create.*"

0.4.2 This site is a large and complex one and occupies an important location within the Neighbourhood Area. Its development will have a significant impact on Little Woodhouse. The purpose of this Design Code is to ensure that the design helps to deliver the vision and objectives contained within the Neighbourhood Plan giving more certainty to prospective developers that the design will meet those aspirations, potentially speeding up the planning application process.

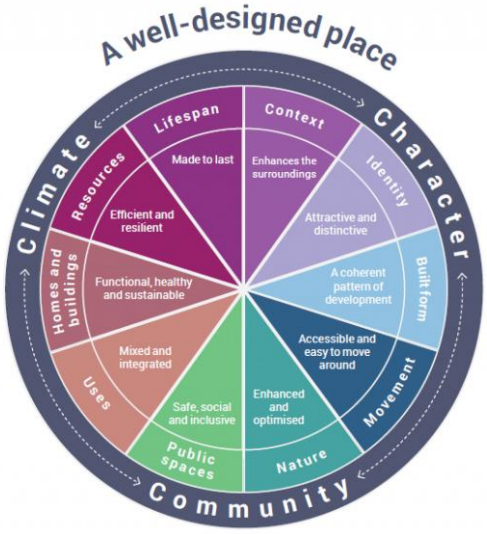
0.4.3 The design code sets out the Design Principles (highlighted in yellow) to which the design should adhere, whether developed as a whole or in stages.

0.4.4 The Design Principles diagram sets out a visual aid to the principles within the Design Code. The cross-section diagram (at 1.4.4) is approximately scaled and shows the existing buildings and views for reference.

## 0.5 The National Model Design Code

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

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




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

# 1 Context

## 1.1 History of the site

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


*3 OS 1852*


*4 OS 1909*

## 1.2 The site today

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


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

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

## 1.3 Location related to city centre

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


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

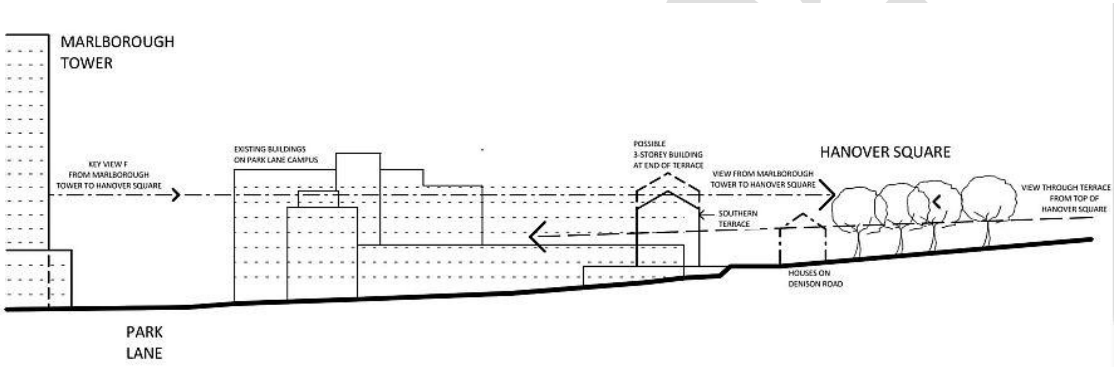
## 1.4 Local character

1.4.1 The prominent, but sensitive location near the south-eastern edge of the Neighbourhood Area not only has a presence at an important junction, but the main site is also partly within and faces the Little Woodhouse Heritage Area defined within the Neighbourhood Plan, which includes the Hanover Square and Woodhouse Square Conservation Area (2-4 residential storeys) and Joseph's Well. The "Little Woodhouse Heritage Area Character Appraisal and Management Plan" is contained elsewhere in the Neighbourhood Plan.

1.4.2 The Design Code Document "Character Analysis" together with the "General and Character Area Design Guidance and Design Codes" include details and assessment of the adjacent character areas; 'Burley Road/Park Lane corridor,' 'The Squares' and 'the Marlboroughs.' The site faces the 'Burley Road/Park Lane corridor' character area and holds a prominent site on its junction with Hanover Way. This character corridor remains relevant to the site and its position on this arterial route into the city.

1.4.3 The site functions as a gateway into Little Woodhouse from the city centre, and a marker at the junctions of Hanover Way, Park Lane and Burley Street. The site also forms a transition between the busy, dynamic qualities of Park Lane and the quiet, small-scale domestic qualities of Hanover Square and Woodhouse Square, notwithstanding the scale of Denison Hall.

1.4.4 The site forms part of the south-facing sloping land on which this part of Little Woodhouse lies and results in approximately a 12m level difference between the highest point of the site in the north-west corner and the lowest point in the south-east corner. Past development in the area has responded positively to that slope (the early villas were built here to take advantage of the views across the Aire valley). Some more recent development has created a conflict with the taller buildings at the lower levels blocking views from houses and streets further up the slope. The site levels today exhibit terracing for the large footprint of the college buildings, but these terraces do not help align buildings with streets or encourage routes across the site and may need to be regraded.




*7 Section through site as existing*

## 1.5 Surrounding streets and spaces

1.5.1 The proposed development will have an impact on the spaces between and around both sites, and vice versa. The roads, footways and other parts of these spaces all contribute to the character and use of the sites and improving their quality can enhance the value of development. Even where they are under the control of others (primarily Leeds City Council), it is important that their existing and potential qualities are considered as part of the overall design, with improvements proposed where required (see below) and partnerships arranged to positively promote them, whether carried out either as part of the development or by others at a later date.

1.5.2 Of note, to the north-west corner of the main site, where a car park is situated, is a 'missing piece' of building frontage to complete Hanover Square. The Victorian Hanover Street terraces were demolished for the building of a school but the Georgian House on the corner of Hanover Square was only demolished in the 1970's. This demolition to create the entrance to the car park undermined the south-east corner of the square, rendering its form incomplete and obliterating the sense of enclosure.

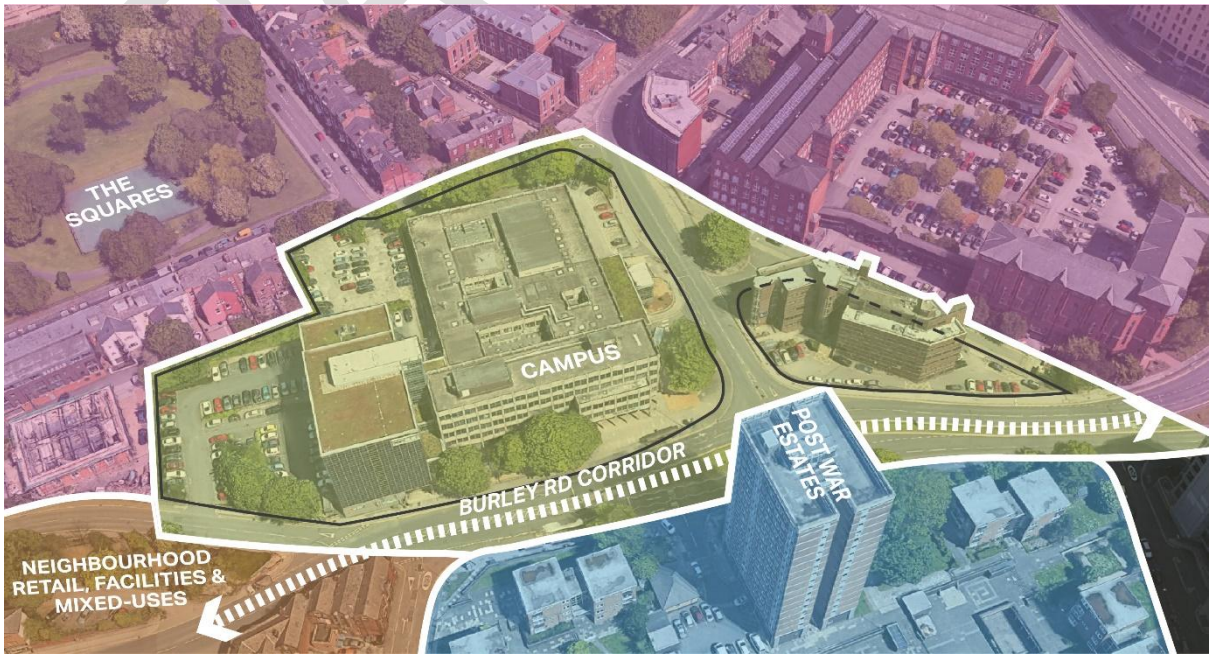
1.5.3 The location of the Joseph's Well building north-east of the site is also important as although they are not listed, they provide a strong historic backdrop of red-brick Victorian building, now refurbished, and reused as flexible modern office space.

## DESIGN PRINCIPLE PL1: Context & Local Impact

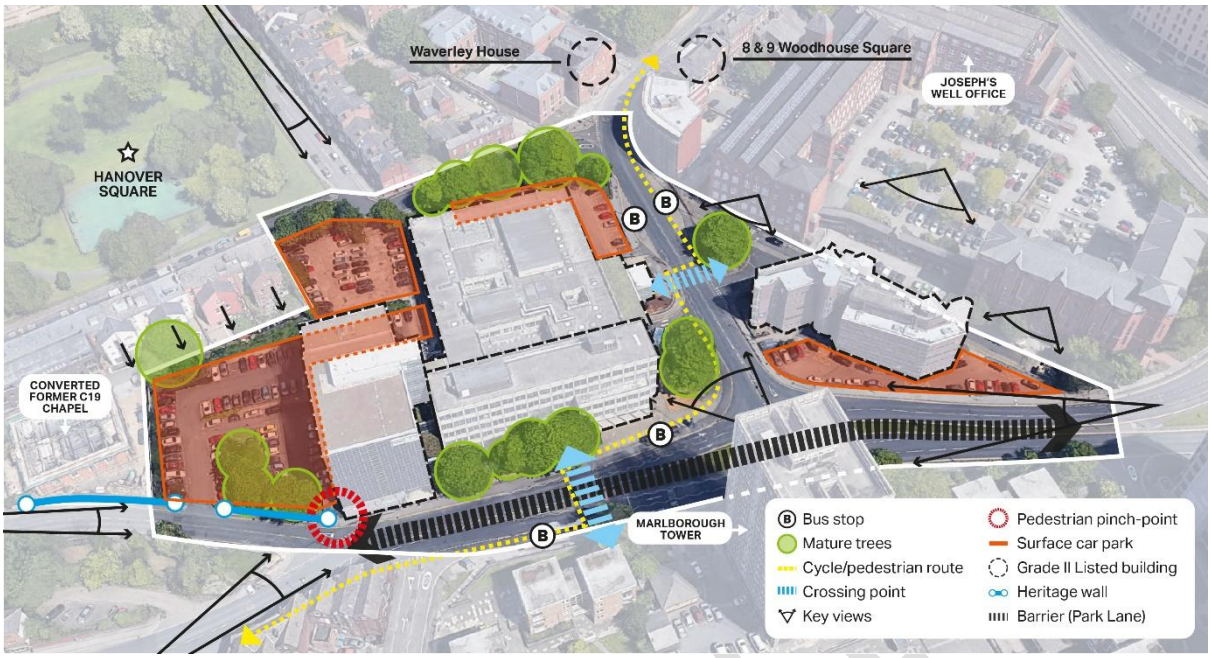
The layout, buildings and landscape of development should reflect its important gateway location on the southern side, the primarily domestic scale on its northern side, and be sensitive to the heritage context of the conservation area and other heritage assets and the topography of the site. Consideration should be given to demonstrating how the improvement of spaces beyond the site boundary could benefit both the development and the wider community.

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

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




*8 Existing character areas diagram*




*9 Opportunities and constraints diagram*

# 2 Uses

## 2.1 Neighbourhood Plan Policies

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

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

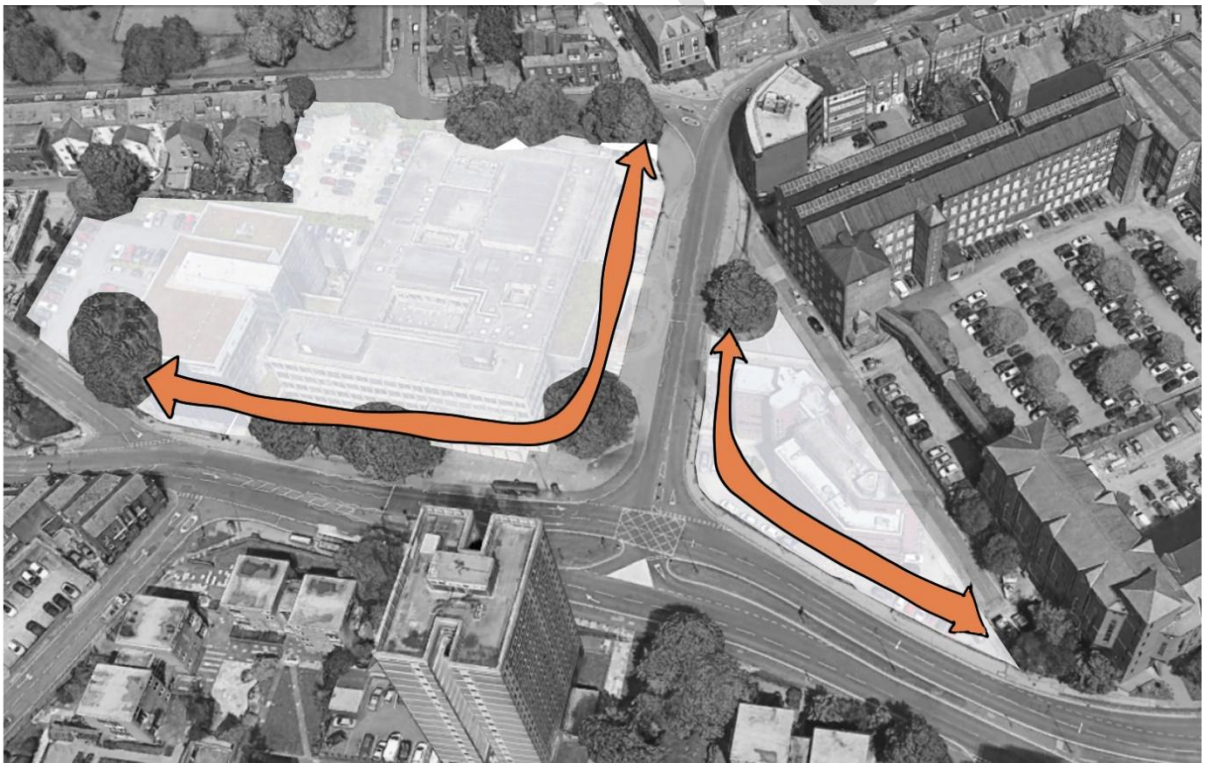
## 2.2 Active uses.

2.2.1 The site has approximately 550m of street frontage, Active uses on the ground floors, with no extensive blank facades, will ensure the area remains animated and vibrant. Ensuring that as many people as possible use the external spaces of the buildings will give it vitality and make them safer and more attractive.

2.2.2 Additionally, the outlook into the public realm spaces from windows likely to be populated at all times of the day, will also help to make those spaces, as well as the buildings themselves, safer and more welcoming.

2.2.3 A regular rhythm of doorways, fenestration and vertical sub-division of building frontage and massing, in combination with a green and attractive public realm will help to make the pedestrian experience more interesting and encourage walking and cycling, in turn encouraging active uses. Any safeguarding requirements for educational establishments would have to be taken fully into account in the design of public realm.

2.2.4 The building form, particularly at street level should be flexible to accommodate changes in use over time so that the building has a long, flexible lifetime beyond its initial intended uses and functions. An example of this in the area is Victorian townhouses which have accommodated shops, offices and residences (either at ground floor or above), allowing a variety of active uses to come and go as required.



*10 Diagram showing Indicative location of active frontages*

**DESIGN PRINCIPLE PL2: Uses, activity and adaptability**

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

# 3 Movement & connectivity

## 3.1 Pedestrians

3.1.1 The site is a pivotal part of a pedestrian route between the student accommodation blocks to the west and the Universities to the north and east, with movement along Park Lane and up Hanover Way into Woodhouse Square. The set-back frontage along Park Lane, providing space for that movement, is a key existing feature of the location.

3.1.2 There is currently no direct connection between Park Lane and Hanover Square across the site, and the existing development provides a barrier between the noise and bustle of Park Lane and the tranquillity of the Square.

3.1.3 The existing pedestrian routes, crossings and the bus stops on Park Lane and Hanover Way are well-used, though there are aspirations to improve various aspects:

- Crossing light timings are erratic;
- Footways need widening to allow for numbers of people waiting at crossings and bus stops;
- improving the quality of materials and planting across the site/area.

3.1.4 At the junction of Park Lane and Burley Street the existing footway adjoining the site is very narrow and constrained by the existing building corner and the adjacent stone wall, once the boundary wall of the late 18th century Vauxhall House (see para.1.1.1). When consideration is given to the improvement of spaces around the site (see Principle PL1 above), one possibility could include a realignment of the kerb and radius, so that a) Park Lane meets Burley Street at a less obtuse angle, and b) more footway space is provided for pedestrians. Furthermore, the opportunity could also be taken for a reassessment of the junction as a whole to improve it for both pedestrians and vehicles.

## 3.2 Cycling

3.2.1 There is an advisory cycle route along the western end of Park Lane fronting the site and Marlborough Street. Cyclists coming from the west need to cross Park Lane at Marlborough Street. There is also a signed route on the north side of the site along Denison Road. Cyclists also use other routes around this site.

3.2.2 Local planning policy includes requirements for cycle parking on site, the locations of which require safe and convenient access which is attractive to users.

## 3.3 Vehicle movements

3.3.1 Park Lane forms a secondary radial route to the city centre. Congestion is experienced at the junctions especially in the peak period, leading to noise and air pollution. Hanover Way forms a transition between the busy Park Lane and the quieter residential area north of the site, most of which is a 20mph zone. The whole of this area could be enhanced by rebalancing the use of the space allied to traffic management improvements. Prioritising its use by pedestrians and cyclists and improving the quality of landscaping and surfacing, will help change the behaviour of all road users resulting in a more attractive experience, enhancing well-being and creating added value for developments.

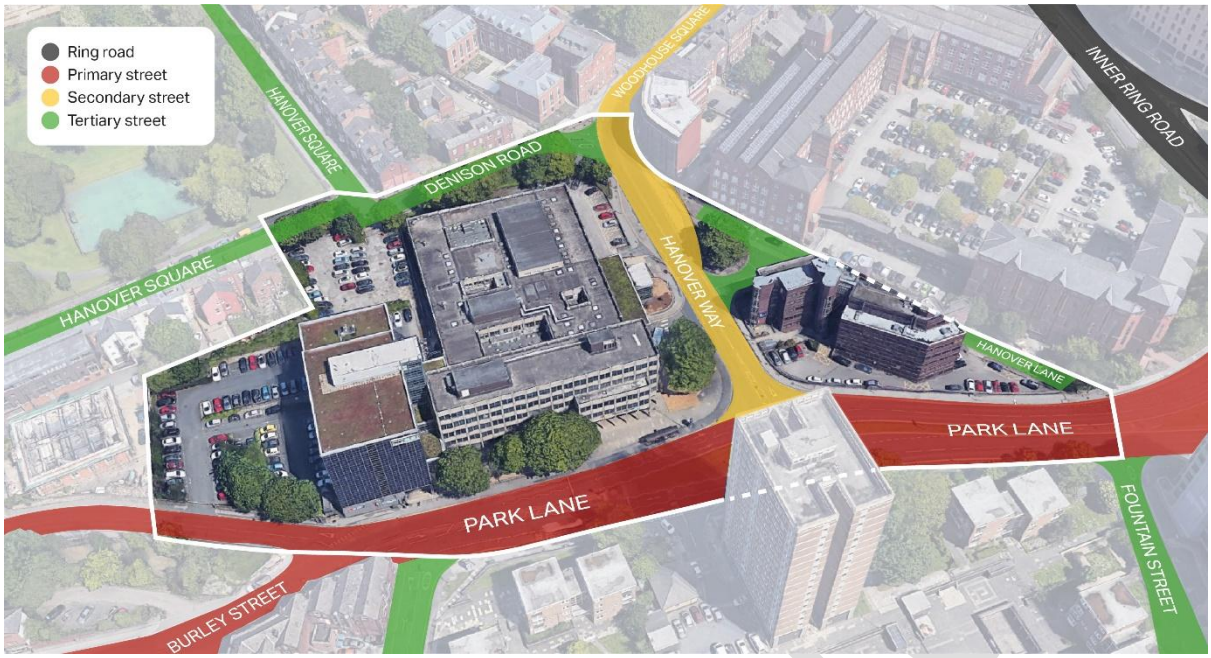
3.3.2 The site is on the fringe of the city centre thus reducing the need for extensive on-site car parking, though street parking can be a problem in this area. The existing development includes an open-air car park which is wasteful of valuable land and can be unsightly in the area. Concealing any on-site parking under buildings improves the use of land and its attractiveness.

3.3.3 At vehicle access locations pedestrian movements should be a priority and should be the primary consideration in the sensitive design of any street parking, delivery and servicing areas. Private parking areas should be located underneath or to the rear of buildings.

3.3.4 Waste storage can be unsightly when in public view, and this is a particular problem in the area.

### DESIGN PRINCIPLE PL3: Movement & Connectivity

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




*11 Street hierarchy diagram*

# 4 Identity

## 4.1 Prominent location

4.1.1 The site sits at the southern entrance to the Little Woodhouse neighbourhood area, providing a prominent site on a key approach to the city centre from the west and marks a primary entrance to Little Woodhouse from the east.

4.1.2 The location also marks the southern entry into the conservation area and its partly domestic-scale heritage architecture, which will be an important consideration in any design.

## 4.2 Surrounding buildings and spaces

4.2.1 Existing spaces around the site contribute to the setting for the development and therefore should be considered as part of any design. To the south and east of the site, (Park Lane and Hanover Way/Hanover Lane respectively), the spaces between the existing buildings and the development site are wide and open, increasing its visibility and the importance of quality in these spaces. By contrast, the spaces to the north and west are tighter and more intimate, where the development may be more closely integrated into the existing urban form.

4.2.2 The Little Woodhouse Heritage Area lies to the north and east of the site and includes the following heritage assets:

- Waverley House, at the north end of Hanover Way, listed Grade II
- Hanover Square and Woodhouse Square Conservation Area to the north of the site
- Joseph's Well (a non-designated heritage asset) on the east side of Hanover Lane

4.2.3 The north of the site faces Denison Road and Hanover Square, both of which lie within the Hanover Square, Woodhouse Square Conservation Area and are quiet residential areas. The terraces to the north

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

## 4.3 Appearance

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

4.3.2 Where buildings are in or face the Heritage Area, details should complement the features of that location. For example, the design of the façade facing Hanover Way should take account of the qualities of the Josephs Well frontage facing it, with its rhythmical fenestration.

## 4.4 Materials

4.4.1 Heritage Area: The predominant materials here are red brick with stone details and slate roofing, with brick or stone boundary walls with stone cappings and iron railings. Some stone setts remain on carriageways (e.g. Brandon Road and Hanover Lane)

4.4.2 Elsewhere: Brick is the primary material for older buildings and while other materials have been used in the more recent past, these are generally in the same mid-tonal range as the existing brick buildings.

## 4.5 Key Views

4.5.1 A: Park Lane looking west.

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

4.5.3 B: Woodhouse Square looking south-west.

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

4.5.5 C: Hanover Square, looking south.

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

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

4.5.8 D: Park Lane looking east.

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

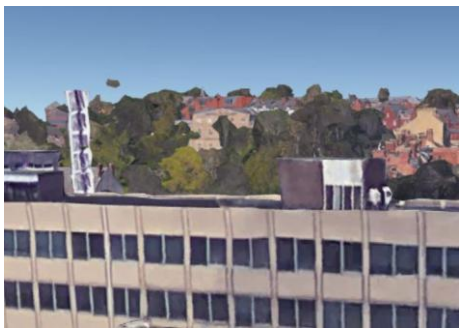
4.5.10 The change of angle of the site boundary here means the remainder of the site is likely to remain concealed by development here. The development of this part of the Park Lane frontage will therefore be the primary focus of attention on this approach.

4.5.11 E: Burley Street looking east.

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

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

4.5.14 F: View from Marlborough Tower to Hanover Square.

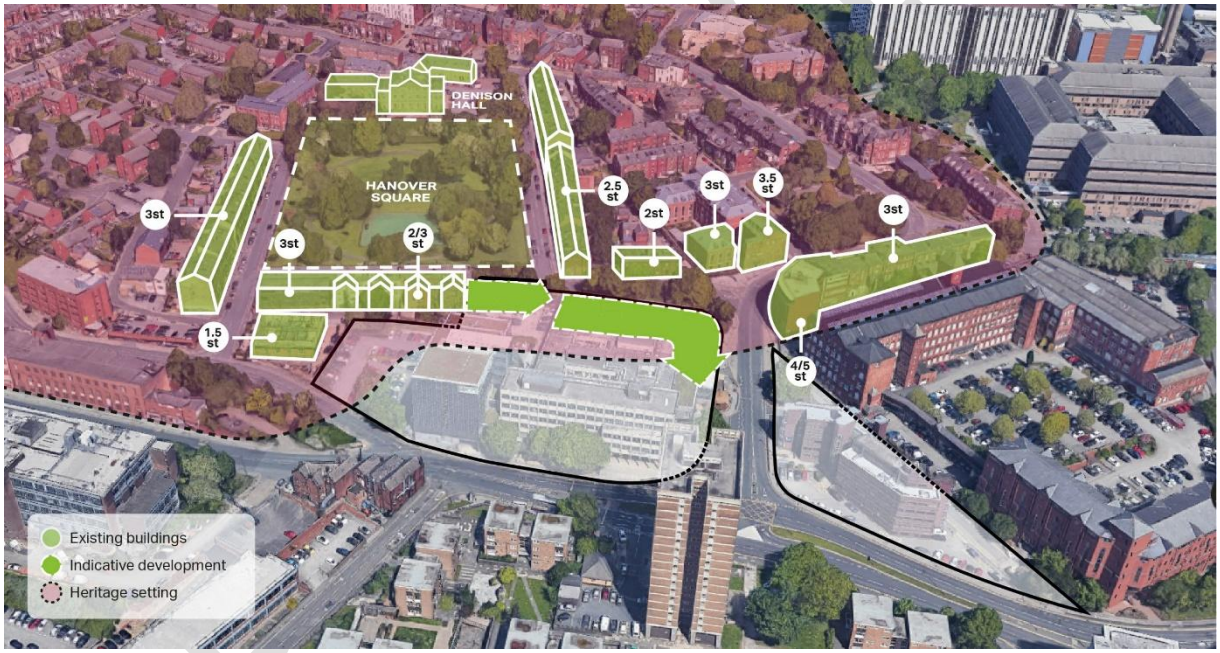


4.5.15 Views are experienced from the 7th floor upwards from Marlborough Tower across to Denison Hall and Hanover Square and these are valued by residents.

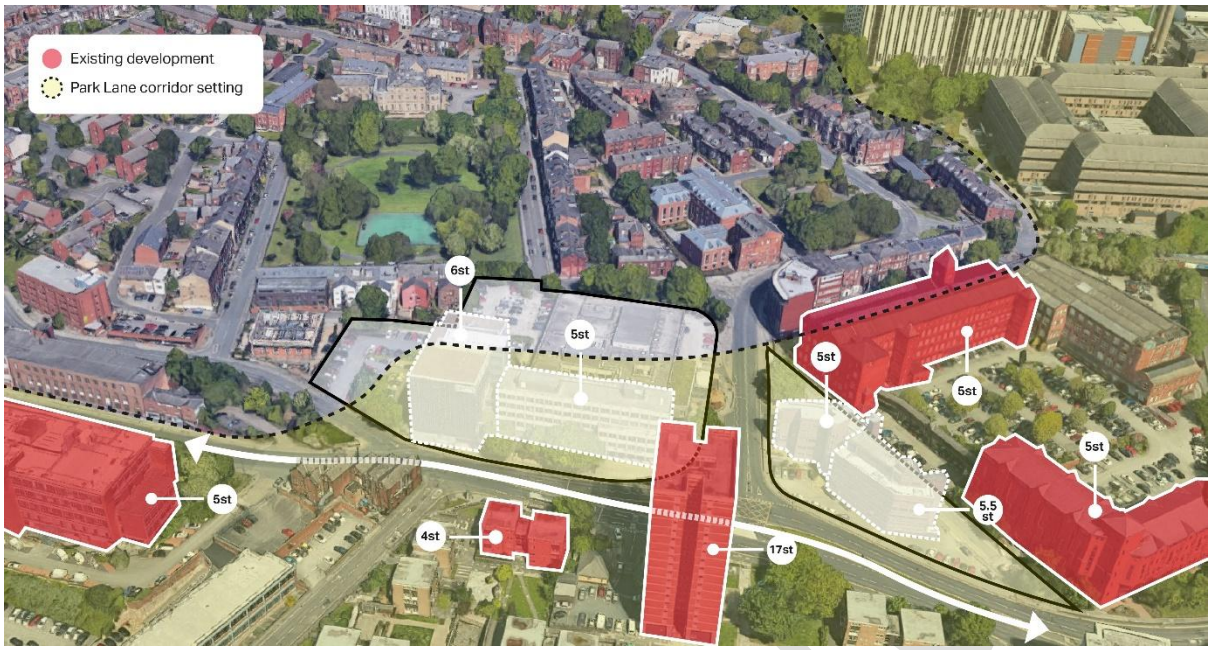
## DESIGN PRINCIPLE PL4: Identity

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

- The design of the island site and the south-eastern corner of the main site should take account of its prominent location and the larger scale streets and spaces around and between the sites;
- The design of the northern part of the site should reflect the smaller scale of existing buildings, the greater intimacy of the spaces, and the quiet, tranquil quality of Denison Road and Hanover Square;
- The design of the buildings in prominent locations on the junction of Hanover Way and Park Lane should hold key views along the busy and dynamic Park Lane corridor, whilst creating a suitably welcoming gateway north into Little Woodhouse; and
- The design of the development should respond positively to the key views A to F identified above with respect to townscape analysis and required vision studies which consider scale & massing, pedestrian interest, streetscene composition and evolving scenes along routes.




12 *Creating a relationship complementary to the strong positive character of the Heritage Area to the north*




13 *Creating a relationship to the scale and improvement of the Burley Road / Park Lane corridor to the south whilst forging a new identity for the site*

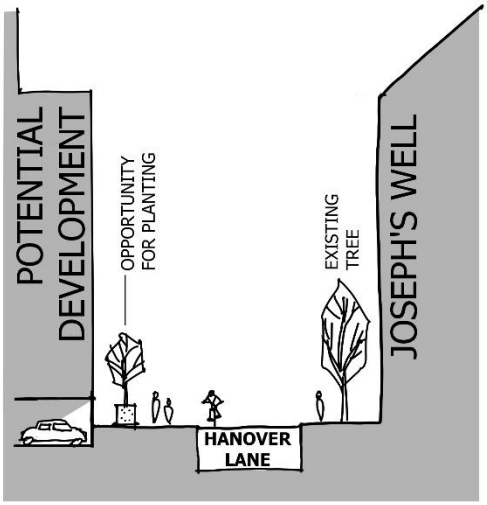
# 5 Built Form

## 5.1 Island site

5.1.1 Development here will have a role in marking the junction of Hanover Way with Park Lane, together with Marlborough Tower and the south-east corner of the main site.

5.1.2 Joseph's Well, 2 Park Lane and any potential infill between them form the north-eastern backdrop to the Island site and any proposed development will act as a counterpoint to that backdrop, taking into account existing heights, light, and views to and from it.

5.1.3 The site and the public realm surrounding it are locations where there is an aspiration to improve green infrastructure. The existing green space just north of the island site, including the horse chestnut tree, is a significant feature which provides a basis for achieving the aim of increasing green infrastructure, for example contributing to a "boulevard" effect along Park Lane. Hanover Lane is partly surfaced in stone setts, a reminder of the original development and road alignments of the area.




*14 Indicative street section for Hanover Lane – development helps to create a sense of enclosure with new development on the island site of a compatible scale to 2 Hanover Lane; with additional storeys requiring a set back to the street to avoid overbearing. Parking for new development is shown incorporated within potential for a half- basement to remove the current negative impact of parking around the periphery of the site.*

5.1.4 Hanover Lane only provides limited vehicular access but is a main pedestrian route. Any development should ensure that pedestrian movement remains a priority and includes planting to provide a pleasant and attractive route, with active frontages.

## 5.2 Park Lane main frontage

5.2.1 The existing buildings on the main site facing Park Lane are within a zone of similar scale buildings including Joseph's Well, 1 Park Lane, and other buildings to the west and south along Burley Street, Burley Road and Kirkstall Road. Marlborough Tower stands out as the single tall building in the area.

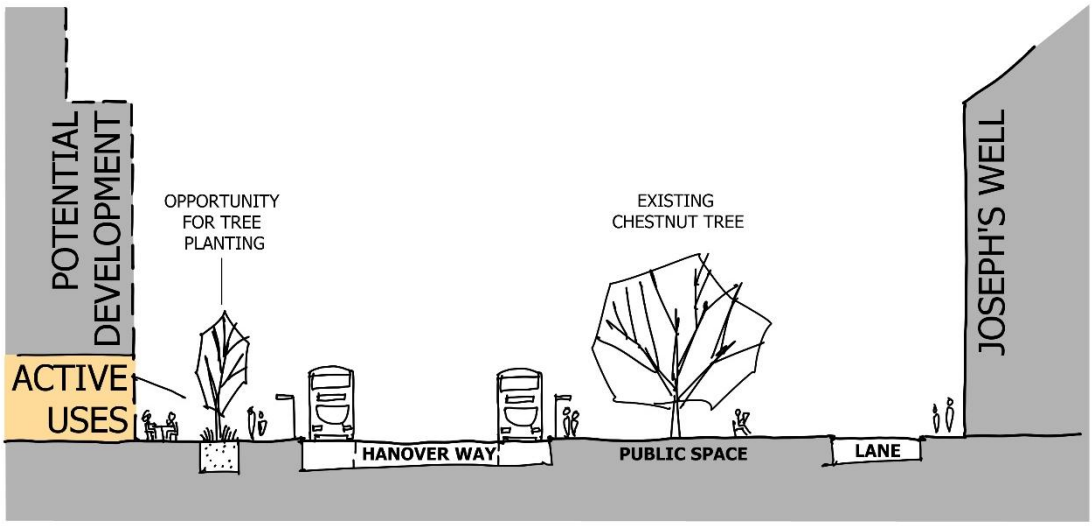
5.2.2 The existing 1972 building is set back from the road and the space created includes street trees and planting areas which provide a welcome boulevard effect and act as a positive counterfoil to the buildings behind. The arcade frontage is suitable to shade ground floor uses and provide a threshold to active uses.

5.2.3 Park Lane and Hanover Way are main pedestrian routes in the area and the spaces here need to be generous, attractive, safe and welcoming.

15 *Indicative eye-level sketch of the Park Lane / Hanover Way frontages with a generous, planted public space with seating and sheltered areas for a variety of activity at street level. This concept sketch shows improvements and adpatations to both the existing college building facades (for example recladding, green walls) and hard and soft landscaping improvements to this key space at the gateway to the the Little Woodhouse residential neighbourhood.*

## 5.3 Hanover Way frontage

5.3.1 The frontage of the main site along Hanover Way forms a transition from larger scale buildings at the lower, southern end to the existing residential scale at the higher, northern end.




16 *Indicative street section for Hanover Way shows the importance of creating a sense of enclosure to the street with new development of a compatible scale to Joseph's Well; with active uses on ground floor, spill-out space for social activity and tree planting within a wide footway. The existing chestnut tree is retained as the focus of an improved public space to the north of the island site.*

5.3.2 The site and the public realm surrounding it are locations where there is an aspiration to improve green infrastructure. The existing alignment of buildings along Hanover Way is likely to change but there is an opportunity for new building lines to provide sufficient space for an increase in soft landscape features. Any use as an educational facility would have to take safeguarding and security into account in the design of external spaces.

5.3.3 Park Lane and Hanover Way are main pedestrian routes in the area and the spaces here need to be attractive, safe, welcoming and able to accommodate groups of pedestrians passing other groups waiting at crossings and bus stops.

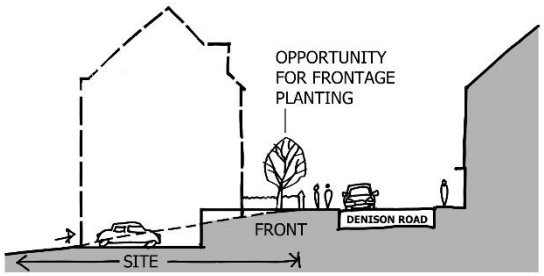
## 5.4 Denison Road

5.4.1 Denison Road is the southern boundary of the Hanover Square, Woodhouse Square Conservation Area. The design will impact on that heritage asset, and this should be carefully considered.

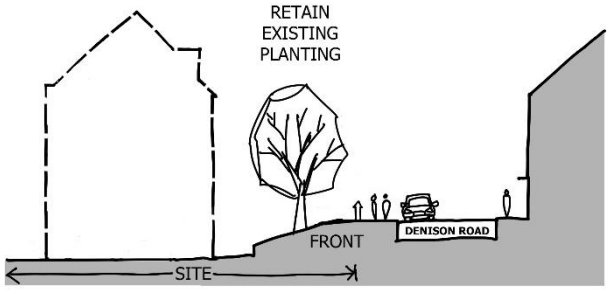
5.4.2 The existing railings, steep embankment and car parking on the south side of Denison Road detracts from the street character provided by the buildings in the conservation area on the north side. Development provides the opportunity for two scenarios here:

A. a double-fronted street along Denison Road, without overshadowing the existing houses. This would involve the replacement of existing trees (on a 3 to 1 basis as per local plan policy, including some street trees). 2/3 storey Townhouses could be used to take up the level change, presenting a 2-storey frontage to Denson Road with a three storey drop into the site with parking to the rear.

B. development set back at the lower level, retaining existing trees, which would allow buildings of additional height (which nevertheless should relate well to existing heights on the north side of Denison Road). This would also allow space for additional planting.




*17 Scenario A. Indicative street section for Denison Road site frontage, creating a double-fronted street and taking up the site level-change within new townhouses (see Claremont Grove, south side, for precedent)*




*18 Senario B. Indicative street section for Denison Road site frontage, retaining existing trees, allowing increased scale.*

## 5.5 Hanover Square

5.5.1 There is a section of the main site adjoining the existing southern terrace of Hanover Square, which is within the Hanover Square, Woodhouse Square Conservation Area. This terrace with the other terraces around the Square complement and form the setting of Denison Hall, the Grade II* listed building on the north side of the Square, but the existing site forms a gap at end of the southern terrace, part of which was once occupied by a detached house (see OS maps 1852 and 1909).

5.5.2 A similar gap at the west end of that terrace was filled in 2017 by a continuation of the terrace, in scale, form and design. Replicating this approach at the eastern end could be considered to restore the

continuity of terraces around the square. Elsewhere in the square (for example the southern end of the western terrace), slightly taller buildings have been used to good effect.

5.5.3 Part of the main site lies directly to the south of the existing terrace with rear gardens, where the existing extent of privacy, outlook and sunlight are important attributes.

*19 Indicative diagram showing extension of terraces on Hanover Square*

## 5.6 Park Lane (western end)

5.6.1 The site changes level along this part of Park Lane and like Hanover Way, there is a transition from the taller buildings to the east and the two to three storey buildings to the west. The scale of proposed buildings on the site should reflect that change.

5.6.2 West of its junction with Burley Street, the Park Lane frontage includes an existing early-19th century stone wall which once formed the front boundary of the Vauxhall House, since demolished (see OS 1852 map and para.3.1.4). Such visible links to the area's history are valued features referred to in the Little Woodhouse Neighbourhood Design Statement and should be retained.

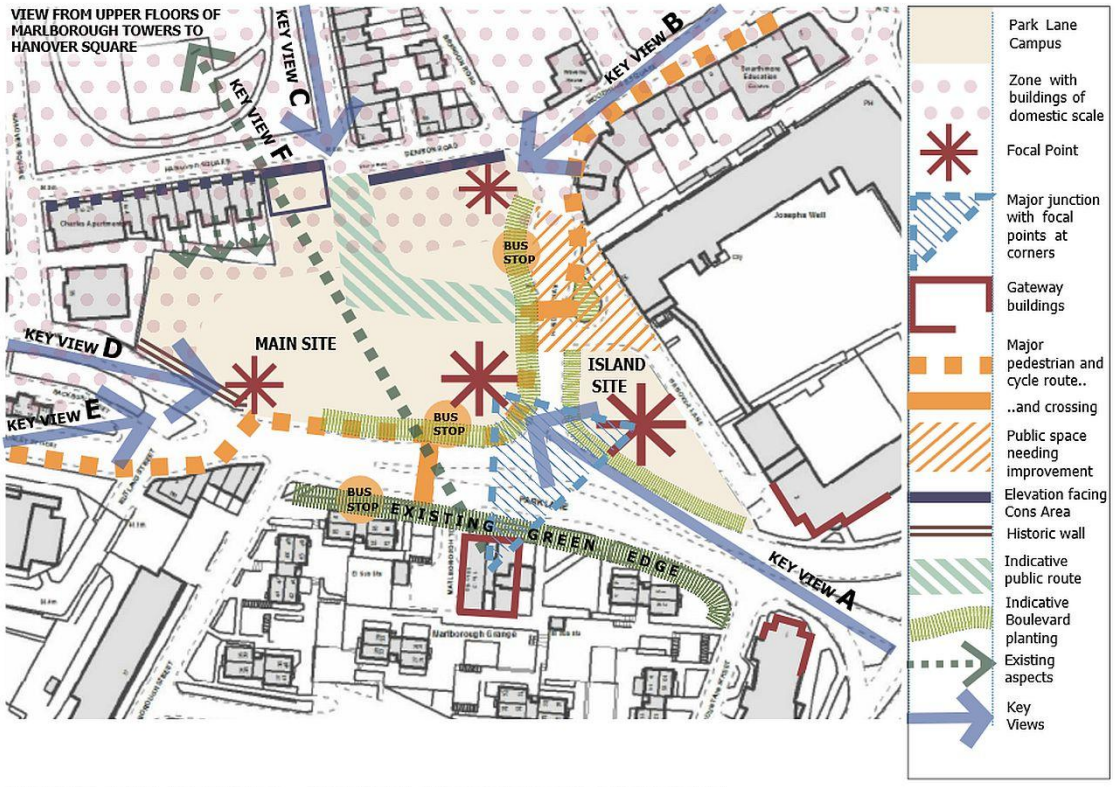
5.6.3 At the junction, Park Lane forms an obtuse angle on the site which will be a prominent position in key views (D and E). The existing footway at the junction is very narrow and constrained by the wall on one side which could be addressed in new development.


*20 Indicative diagram showing retention of historic wall and improvement of footway access at pinch point*

## DESIGN PRINCIPLE PL5: Built Form

The context of each part of the site varies in terms of predominant building scale, and the quality and use of space. The scale of proposed buildings and their alignment on frontages should:

a) Complement the scale of buildings within the immediate vicinity of the new development frontage in question;
b) Allow for existing tree planting where appropriate as well as providing additional green infrastructure;
c) Aim to improve the quality of pedestrian experience and allow for the expected volumes and activities of pedestrians in the spaces defined by the various frontages;
d) Reflect the alignments and scale of existing heritage buildings, particularly along Denison Road and facing Hanover Square;
e) Complete a coherent and sympathetic pattern which defines the perimeter of the site, with active frontages defining the site edges and any routes through it.
f) Provide suitable high-quality boundaries to private spaces to the rear or internal to new blocks;
g) Enclose Denison Road and repair the enclosure of Hanover Square;
h) Create a building line on the urban street frontages which is visually consistent and as continuous as possible; and
i) Take into account the adjacent Heritage Area (which includes two adjacent conservation areas) which should be considered sympathetically in any future design including existing and proposed silhouettes, skylines, buildings, street scenes, vistas and public spaces.




*21 Design Principles indicative diagram*

# 6 Public Space

## 6.1 Spaces

6.1.1 Public spaces should be clearly defined and enclosed to the appropriate degree by built-form, boundaries and expression of spaces for congregation and expression of spaces for flows of movement. These include streets (see street hierarchy diagram in section 3), including footways and cycle paths and squares (e.g. Hanover Square) and greens of various scales. Public spaces may be more tranquil or busy depending on whether they are linked to main routes or minor routes and formal or less formal depending on the character context.

6.1.2 Wider footways and thresholds outside of active uses such as shops or cafes or busy office or gym entrances function in the same way, as social spaces. The quality, materials and flexibility to promote meeting, relaxing and social interaction (particularly as we have seen post-covid, with street cafes and increased 'al fresco' activity catching on within the city), is important to the neighbourhood. Public spaces, particularly around a mix of uses, allow interactions between different user groups promoting casual interaction and overlapping sense of community.

## 6.2 Soft landscape

6.2.1 The 'greening' of the public aspects of the site with more trees and low-level planting helps to moderate the microclimate, reduce air pollution, increase biodiversity and improve mental health. The site is within an area identified as an opportunity for strategic green infrastructure and in a Local Green Corridor (see Section 9.0)

6.2.2 To mark this important junction at the edge of Little Woodhouse and to alleviate the large extent of highway here, the aim should be to extend the existing tree planting to create a boulevard effect. This will also create spaces which feel less dominated by traffic and more attractive for pedestrians and cyclists, encouraging more active travel and thus physical health. Shrub planting at low levels can also help to break up large areas of paving and assist with directing movement.

6.2.3 Location, species and design of soft landscape needs to be considered carefully taking into account maintenance needs, desire lines and public safety.

## 6.3 Hard landscape

6.3.1 Both Park Lane and Hanover Way are a focus for pedestrian activity which has previously been given a lower priority than vehicular traffic. Any redesign of these areas should consider methods of prioritising pedestrian use (through providing wider pavements, carriageway re-alignment or surface materials, for example) and improved interaction between pedestrians, cyclists and vehicles.

6.3.2 The paving of Hanover Lane includes stone setts. As indicated in the Little Woodhouse Neighbourhood Design Statement (Guidance for Development item 10), these should be retained, and consideration given to achieving a similar quality in surfacing materials in this area.

6.3.3 Where street furniture or signage are provided, they need to be integrated into the design of the spaces, avoiding additional street clutter.

## 6.4 Safety & lighting

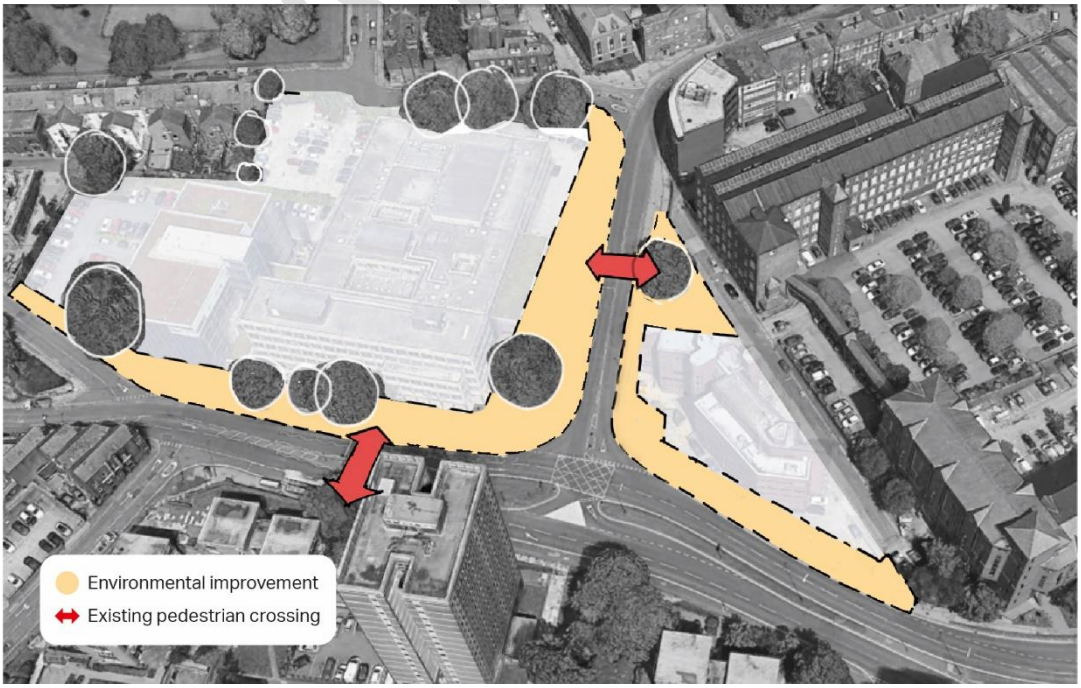
6.4.1 It is important that people feel safe using the spaces around and within the site and the landscape design and implementation should be carried out with this in mind.

6.4.2 Pedestrian routes should have good sightlines with no hidden corners, while shrub planting should be kept to a low level. Paving materials should be hard wearing and long lasting and avoid trip hazards.

6.4.3 Lighting design is important to promote a sense of security at night, avoid injuries and reduce opportunity for anti-social behaviour to occur. Also, the atmosphere can be changed with colour and tone of light sources.

## DESIGN PRINCIPLE PL6: Public Space

a) Any public space should be provided on site unless there is robust justification for off-site provision which may be secured through a commuted sum in lieu if justified.
b) Public spaces should be designed according to a hierarchy of importance based on footfall whilst also being designed along sliding scales of 'informal to formal' and 'tranquil to busy' spaces to cater for different environments/characters/uses around and within the site where achievable and appropriate.
c) Materials, furniture and infrastructure should be selected to be long lasting, functional (e.g., seatbacks for the elderly) and robust to withstand heavy use in a busy urban neighbourhood location.
d) Planting and green infrastructure should be incorporated into the design of streets and public spaces to improve the comfort and perception of spaces.
e) The layout and design of public space must aim to maximise comfort for pedestrians and cyclists. With an understanding of sun/shading, noise, air quality and wind profile, public spaces can be designed accordingly through planting, boundaries, seating and shelter.
f) Hard landscape should be designed to be long lasting and maintenance-free. The existing setts on Hanover Lane should be retained (or replaced like-for-like if necessary) subject to accessibility requirements..
g) Lighting should be designed from a people perspective to create safe, welcoming spaces at night-time.




22 *Indicative public realm diagram showing areas for environmental improvements within retained and widened footways and upgrade to public space to the north of the island site based around the retained chestnut tree*

# 7 Homes & Buildings

## 7.1 Space standards and accessibility

7.1.1 Both internal and external building spaces must be accessible to all users and promote equality of access for all. Housing must meet local accessibility standards and national (or local) space standards.

## 7.2 Lighting, Aspect and privacy

7.2.1 The building, layout and plot designs should aim to provide comfortable indoor and external environments with natural lighting, access to sunlight, good ventilation and privacy from overlooking. Private gardens, balconies or communal gardens must be provided to serve the health and wellbeing of occupants.

## 7.3 Roof profile and design

7.3.1 The roofscape will be an important element in the design as rooftops may be visible from Marlborough Tower and possibly other parts of the development. Roof gardens can bring benefits to users but their effect on neighbours will be an important consideration in the location and design.

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

## 7.4 Safety and security

7.4.1 "Secured by Design" provides guidance on the principles of design which will assist in making developments safer and more secure without compromising on appearance. This means ensuring routes around the premises are well-used and well-lit; that there is natural surveillance from within properties (eyes on the street) and an active public realm; that private spaces are well-managed; and that occupants have a sense of pride in the property just as local users of the public realm have a pride in the area.

7.4.2 Where security measures are necessary they should be effective but discreet, for example, where shutters are required, internal grille-type security shutters will provide a less hostile appearance than external shutters.

DESIGN PRINCIPLE PL7: Homes and buildings

a) The detailed design of building facades should aim to provide variety and interest whilst respecting the positive qualities and character of existing buildings within the vicinity.
b) At ground level, a community feel is encouraged including active frontages, glazing, ease of pedestrian movement and permeability in public areas. Service entrances will need special care and attention to detail.
c) The facades should be designed to reduce any wind effects to ensure that walking at ground level is a comfortable experience.
d) Roofs may be visible from above and should be positively designed accordingly.
e) Mechanical plant locations (e.g. extracts, flues, air-conditioning, particularly on roofs but also elsewhere) including façade cleaning equipment should be considered at the earliest possible opportunity in the design process, to avoid post-planning, undesigned additions.
f) 'Secured by Design' principles should be applied to the design whilst maintaining an attractive appearance.
g) Ensure that the privacy and sunlight of existing private gardens is respected, in accordance with Leeds City Council's Neighbourhoods for Living SPD.

# 8 Resources & Climate change

## 8.1 Passive systems

8.1.1 The site lies on southerly sloping ground. This provides the opportunity to maximise winter solar radiation while minimising summer over-heating.

8.1.2 Use of a sustainably sourced, well-insulated building fabric will minimise the need for active energy input.

8.1.3 Natural systems for summer ventilation will use less energy than air-conditioning/cooling systems.

8.1.4 Tree planting should, and other green features such as green walls/roofs could be used to provide summer shading.

## 8.2 Renewable Energy resources

8.2.1 Good design will maximise the use of renewable energy resources for power, heating and cooling, which should be encouraged.

8.2.2 Examples of good practice would be:

- The existing photo-voltaic panels could be recycled if at that time it is economically viable,, with additional use of solar energy as part of an energy strategy;
- Investigating the possibility of ground source or air source heat pumps;
- Exploiting the potential to connect into the city's future district heating system, depending on timescales.

8.2.3 Any development should aim to achieve highest possible scoring in energy use assessments in its detail design.

8.2.4 Consideration should be given to the collection of rainwater run-off for re-use, and grey water storage systems.

## 8.3 Retention/ reuse of existing buildings

8.3.1 There is embodied energy within the existing buildings. An option that should be considered is the retention or reuse of existing buildings, either completely (retrofitting) or partially (e.g. structural frames, foundations). Any reuse will be subject to detailed survey of the individual structures to assess the risk and any other pertinent structural or building fabric issues.

8.3.2 Developers could consider the reuse/reworking of buildings or structures in the following locations:

- Reuse /reworking of 5 storey frontage to Hanover Way (with potential additional storeys set back)
- Reuse/ reworking of 6 storey building element on Park Lane / Burley Road junction.
- Reuse/ reworking of island site

## 8.4 Material reuse and recycling on site

8.4.1 Material reuse could be a prudent part of the strategy that is recognised in the college demolition specification, particularly if there are large areas of poured concrete or buildings with steel supports. Material reuse has multiple benefits beyond cost savings, by minimising resource use and the fossil fuel used to acquire these it is more sustainable. Materials such as wood, brick, and concrete would otherwise go to landfill.

8.4.2 For example, concrete can be crushed and reused as base course for future construction. Metal is also frequently recycled according to its varying value in the marketplace. Other items that can be saved and reused if available include brick for use as pavers for walkways, hardwood flooring, large wooden and steel beams, old windows and doors, signage, and any ornamental designs.

### DESIGN PRINCIPLE PL8: Resources and climate change

The buildings should be designed to minimise the use of non-renewable energy and resources where possible by:

a) Consideration of reuse, adaptation and refurbishment of existing buildings, in part or in full.
b) Making best use of passive systems: recycling materials, orientation, natural ventilation;
c) Exploring micro-energy production using renewable energy resources; and
d) Recycling water and recapture of rainwater through water butts for use in public, communal and private gardens;

# 9 Nature

## 9.1 Green infrastructure opportunity

9.1.1 Green infrastructure is more important than just providing a visually attractive addition to urban environments. It is well documented that planting and green spaces have a beneficial effect on mental health and well-being. It has also been shown to add value to properties. Planting will also benefit the biodiversity of urban areas when appropriate species are selected and located well. Trees and other plants absorb carbon dioxide and mitigate air pollution, reducing the harmful effects of climate change. Green infrastructure provision therefore needs to be an integral part of any development and not a superficial consideration.

9.1.2 The site lies within an area included in the adopted Leeds Local Plan and Neighbourhood Plan policy as a green infrastructure opportunity, (see Neighbourhood Plan Policy G1 and Leeds Local Plan Core Strategy Policy G1), where new development should include additional tree planting and soft landscaping wherever possible at ground level. The site forms a link between two Green Spaces – Hanover Square and Woodhouse Square and so forms part of a green corridor stretching from the city centre, through the Squares and Belle Vue Road green corridor to Woodhouse Moor and ultimately the long-distance Dales Way.


*23 Extract from Neighbourhood Plan Green Infrastructure Policies maps*

9.1.3 There are existing trees on the site which should be retained in the first instance, but any agreed replacements will need to be on a multiple basis and sufficiently mature in accordance with relevant Local Plan policies. However, the design should aim to increase tree numbers, even if all trees are retained.

9.1.4 To ensure the lasting effects of green infrastructure, it is important that long term maintenance is considered as part of the design, and that arrangements are in place to finance it.

## 9.2 Biodiversity

9.2.1 Urban development of this kind also provides opportunities for wildlife to flourish (in this location particularly birds, bats and insects). Trees and shrubs will provide some of this habitat, but additionally bird and bat boxes and wildflower planting (on roofs or ground level beds) will also be of benefit. Rooftop beehives is another possibility but will require a beekeeper and therefore is more challenging. The Yorkshire Wildlife Trust and English Nature provide information and advice.

9.2.2 In addition to ground level planting, self-maintaining green walls, roofs and balconies can also contribute to biodiversity.

## DESIGN PRINCIPLE PL9: Nature

a) The design of the development should aim to increase the extent of green infrastructure of the area, including tree planting throughout and particularly along Park Lane and Hanover Way. Hard and soft landscaping of the public realm and other spaces around and within the site should form an integral part of the overall design.
b) Existing trees and green space should be retained as part of any design.
c) Soft planting of shrubs etc. should be designed and carried out in a way that ensures longevity, low maintenance, safety and good sightlines.
d) Where opportunities arise, planting on new buildings should be considered (for example; green roofs, green walls and balconies).
e) The development should include the provision of bird and bat boxes and planting which will encourage use by insects.

*24 Indicative retained trees (dark green) and boulevard planting opportunity diagram*

# 10 Lifespan

Attractive places last and evolve because people look after and care for them. With proper stewardship, involving local people in design and management, then the maintenance, upkeep and adaptation are ongoing, and a sense of place develops. This is the legacy of a well-designed place.

## 10.1 Long-life, loose fit

10.1.1 The setting of this site includes the heritage area where most buildings have a lifespan of over 120 years already, with examples of changes of use over that time, such as Joseph's Well and the Victorian townhouses in the area. The ambition should be to mirror this longevity and adaptability for buildings on the site.

## 10.2 Layout, Construction and Materials

10.2.1 A simple, elegant design of buildings and public spaces that is functional and attractive can just as beautiful as something complex that may be more difficult to upkeep over the longer term. The design and use of materials should aim to ensure that any development can maintain its appearance for the life of the building with materials selected for their longevity and minimal maintenance requirements.

## 10.3 Management, maintenance and adaptation

10.3.1 Community involvement in the management of facilities and spaces engenders a sense of ownership and responsibility. Opportunities for personalisation of spaces furthers this (for example community planters and micro-allotments etc.).

## 10.4 Participation in design

10.4.1 Participation should be built into the process of Masterplanning the site so that both consultation and co-design can enrich the scheme for the community and developers (noting there are two development plots within the overall site).

### DESIGN PRINCIPLE PL10: Lifespan

a) The scheme should be designed open-endedly, with future adaptation in mind (long-life, loose fit) to extend the building lifespan (for example - adaptable urban blocks and flexible built-form).
b) The development requires a clear plan for adoption of public spaces and management of private communal spaces.
c) The design of the scheme should continue to involve local people and stakeholders from the Little Woodhouse neighbourhood area and surroundings to understand and factor in their aspirations for the site.
d) In view of the prime location, it is expected that design will be simple and interesting to enable it to function, be cherished and be maintained in the long term.

END