



# Little Woodhouse Neighbourhood Plan

2025-2033

## *Appendix A:* Heritage Area Appraisal and Management Plan

# 1 Introduction

## 1.1 Extent of the Heritage Area

The area includes three pre-existing conservation areas:

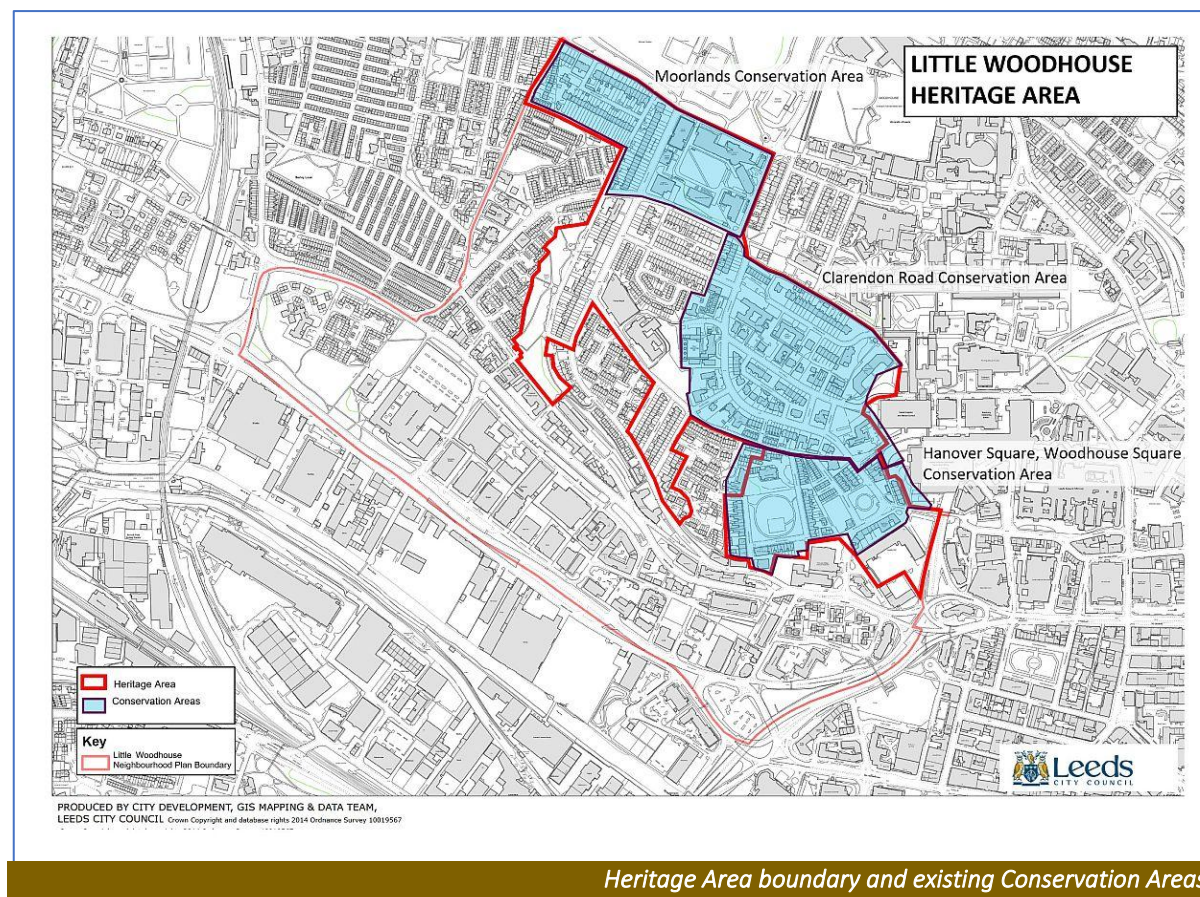
- The Hanover Square, Woodhouse Square Conservation Area (designated 23/03/1973),
- The Clarendon Road Conservation Area (designated 17/07/1974)
- The Moorlands Conservation Area (designated 29/07/1987)

Adjoining, to the north-east, is the Woodhouse Lane and University Precinct Conservation Area (designated 07/02/1979). None of these has a Conservation Area Appraisal and Management Plan.

As part of the appraisal of the Heritage Area, the Conservation Area boundaries were reviewed and as a result, additional areas are also considered to be worthy of conservation. These additional areas, together with the three conservation areas<sup>1</sup> have been designated within the Neighbourhood Plan as the Little Woodhouse Heritage Area include:

- the 19<sup>th</sup> century terraces and gardens of Belle Vue Road and the Rosebank Millennium Green on the escarpment to the west and south;
- the 19<sup>th</sup> century Victoria and Consort Terraces;
- the 19<sup>th</sup> century terraces on Kelso Road and Woodsley Road, 20<sup>th</sup> century 1930s development at Kelso Gardens, and the early 20<sup>th</sup> century Clarendon Quarter (St Michaels' College);
- Josephs Well, Sir John Barran's 1887 ready-to-wear textile mill converted to offices.

<sup>1</sup> Except where they lie outside the Neighbourhood Area



**Little Woodhouse is a place of special character and historic interest. This appraisal and management plan sets out the features that contribute to its distinctiveness and identifies opportunities for its protection and enhancement**

## 1.2 Summary of Special Interest

Little Woodhouse developed as an early, mainly middle class, suburb of Leeds through the 18<sup>th</sup> and 19<sup>th</sup> century, taking advantage of the southerly facing slopes and resulting views. Beginning with the merchant class development of large villas such as Little Woodhouse Hall, Denison Hall and Belle Vue House, each with extensive estates close to the western edge of the city, these began to be subdivided and sold off from the late 18<sup>th</sup> century onward, initially with the development of Hanover Square then Woodhouse Square, followed by streets of smaller villas and high-quality terrace properties with gardens. Parallel terraces featuring a variety of styles with good quality architectural details taken from the pattern books of the time, with landscaped front gardens and rear coaching access, spread westward and northward from the early development, and later in the 19<sup>th</sup> century included smaller terraces and back-to-backs. Most of the latter were later demolished, with their 1960s and 70s replacements in the Consorts and Kendals estates not included in the heritage area.

### 1.2.1 Key Characteristics:

- The distinctive topography of the area has strongly influenced the pattern of development, providing southward and westward views across the Aire Valley below. The two main through roads, Clarendon Road and Belle Vue Road, use the contours to reduce their gradients up the slopes and provide long vistas. Between them, the roads are straight, but the stepped terraces that result are also a distinctive aspect of the area.
- Hanover Square and Woodhouse Square, in the south-east of the area are distinctive spaces, two of only five squares in Leeds originating in the Georgian period.



*Denison Hall*

- Denison Hall in Hanover Square is the jewel in the architectural crown of Little Woodhouse. Designed in 1786 by William Lindley for John Denison, it remains the only ashlar stone-faced building in the area and retains its original setting dominating the higher, north side of the square. The other early large villas in the area, Little Woodhouse Hall, Claremont, Springfield House and Belle Vue House,



*Hyde Terrace*

have all been absorbed, to a greater or lesser extent, within later development.

- Smaller villas and short terraces along Clarendon Road, Hyde Terrace and Springfield Mount, are set in well-landscaped plots, providing the area with its arcadian character. Gardens are bounded by brick walls of a variety of heights, many with curving corners.
- The terraced streets such as Kelso Road provide both uniformity and diversity. Consistency of materials, building line and scale is given complexity by a variety of architectural details ranging from the simple to the ornate. All the terraced streets have front gardens, bounded by low brick walls. Within the back streets serving the terraces some original sett pavers are retained, as well as some boundary walls and outbuildings.
- Trees and other planting provide the foreground of views in most of the area, and the soft landscape of the area is one of its most important characteristics.

## 1.3 Summary of issues and opportunities

The protection and enhancement of the special character of the conservation areas and the historic character of the Heritage Area depends on their positive conservation management. In addition to the requirements of national and local planning policy, the following opportunities for protection and enhancement have been identified:

- Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. Avoid dormer extensions on front elevations generally and ensure any dormer extensions do not dominate and are sympathetic to the style and character of the building. Development within terraces should respect the

character of the whole terrace. The suitable replacement of existing inappropriate fixtures, fittings and adaptations is encouraged.

- Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.
- Ensure changes of use involving alterations and extensions retain the building's original character, in terms of its architectural form, scale, massing, proportions, balance, and rhythms, and of its window and door openings and details.
- Gardens and their trees and other planting should be retained and maintained. Loss to car parking should be avoided. Where car parking exists, its return to soft landscaping is encouraged.
- Where bins are required to be within front gardens visible from public areas, well-designed and conveniently located bin stores should be provided.
- New development must respond sensitively and creatively to the historic environment of its location.
- Retain and respect the green spaces in the area.
- Ensure that future public realm and traffic management measures respect and enhance the character of the Heritage Area, including surface materials.
- Regard should be had to the current 'Streets for All' guidance published by Historic England.
- Protect the important contribution trees make to the character of the Heritage Area.
- Ensure the historic environment plays a positive role in addressing climate change. Ensure that the introduction of microgeneration equipment does not harm the character and appearance of the Heritage Area.
- Development should have regard to the archaeological record and where necessary include

an element of archaeological investigation and mitigation.

- Promote and celebrate the architectural and historic interest of the Heritage Area.
- Ensure that the setting of the Heritage Area is considered as a material consideration within the planning process.

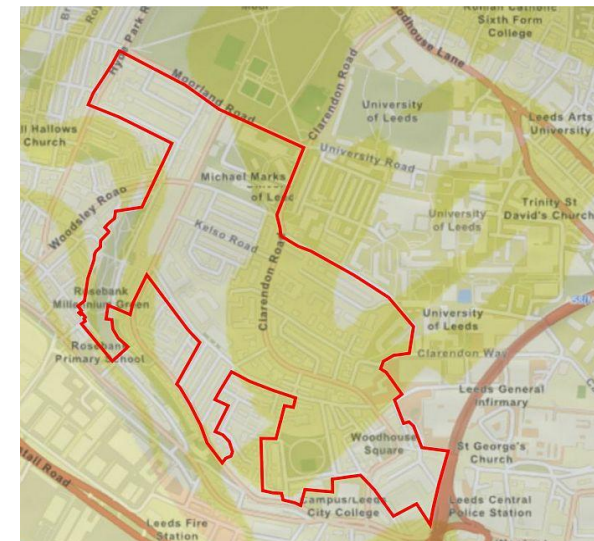
## 2 Location and Context

### 2.1 Geology, topography and setting

Geology has had a significant influence on the development of Little Woodhouse. The land lies on the underlying Pennine Lower Coal Measures Formation - Mudstone, siltstone and sandstone (grey on the map) interleaved with layers of Thick Stone (which outcrops west of Clarendon Road), Grenoside Stone (which forms the escarpment west of Belle Vue Road), and Elland Flags at the lower level (yellow) which continues southward under the superficial alluvium - clay, silt, sand and gravel – of the river valley south of Burley Road. The resulting landform has determined the routes of Clarendon Road and Belle Vue Road, with the curving south and west facing slopes and escarpments providing views across the valley, where St Bartholomew's Church, Armley can be clearly seen.

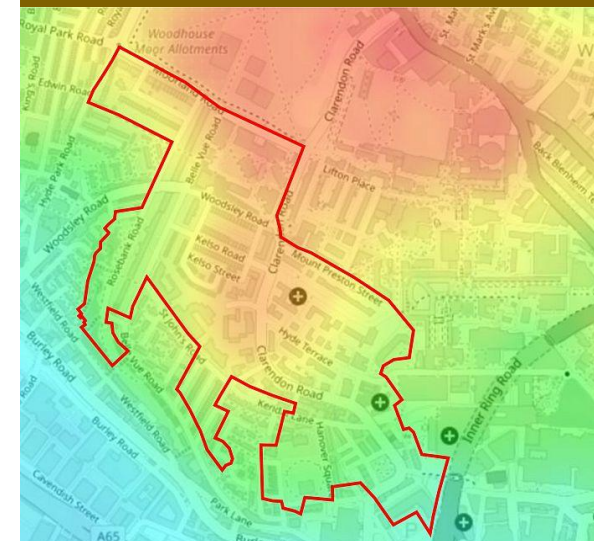
Thus, the rising ground of Little Woodhouse forms the backdrop to development along the north side of Kirkstall Road, obscured now to some degree by the taller buildings at the eastern end, but still visible where lower commercial buildings fill the flatter land south of Burley Road.

To the west the back-to-back terraces of Burley are the dominant feature, while Woodhouse Moor lies to the



**Geology**

Contains British Geological Survey materials © UKRI [2023]



**Contours**

Contains information from <https://tessadem.com/>, which is made available here under the Open Database License (ODbL)

north, overlooked by the grander terraces along Moorland Road and the University Business School (formerly Leeds Grammar School) buildings. To the east the area is given over partly to the Leeds University campus, including many conversions of 19<sup>th</sup> century terraces and villas as well as new buildings. Further south, the Leeds Teaching Hospital (Leeds Infirmary) and associated medical uses; again, both in converted terraces and villas as well as large structures such as the Clarendon Wing. That 1970s expansion of the hospital coincided with the completion of the inner ring road which helped to isolate Little Woodhouse from the city centre.



*Kendal Lane*

Within the area, most buildings are two to three storeys and are predominantly 19<sup>th</sup> century terraces and villas. These and the early attempts at Georgian elegance in Hanover and Woodhouse Squares, together with the curving alignments of Clarendon Road and part of Belle Vue Road, combine to provide Little Woodhouse with its distinctive character.

## 2.2 Historic Development

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

The hamlet was reached from Leeds via an ancient track on the line of Little Woodhouse Street, continuing as Kendal Lane up to Woodhouse Moor and was recorded in documents as early as the sixteenth century and survived as a group of houses south-east of Little Woodhouse Hall until the 1970s when the Clarendon Wing was built.

### 2.2.1 Early medieval origins

During the medieval period, the area was part of “the Lord’s Waste”, rough scrubland that eventually became cultivated by the small farmers and clothiers of tiny settlements such as the hamlet of Little Woodhouse. The hamlet’s fields stretched westwards as far as the present Hyde Park Road (the boundary between the Manor of Leeds and the Manor of Headingley cum Burley) and northwards to the southern edge of Woodhouse Moor. Park Lane and Burley Road (the ancient road to Bradford) marked its southern boundary while to the northeast it crossed into the area occupied by the present University of Leeds. Sometime between the 1480s and the dissolution of the monasteries by Henry VIII, it is thought that all the land passed into the possession of Kirkstall Abbey and when the Abbey was closed in 1539 the land passed to the Crown and was given to Thomas Cranmer, Archbishop of Canterbury, but later reverted to the Crown. In 1583 John Kendal bought the Little Woodhouse share of the land, which extended up to Woodhouse Moor. He lived at Little Woodhouse on his estate (giving his name to Kendal Lane).

### 2.2.2 17th and 18th centuries

The Little Woodhouse estate was acquired in 1618 by John Harrison, an important Leeds townsman and rich merchant, who built St John’s Church in Leeds. Ralph Thoresby, the eighteenth-century Leeds historian,

describes John Harrison’s “pleasant seat” at Little Woodhouse. This was possibly where John Kendal had lived earlier and is thought to be on or near the site of the present house called Claremont, an eighteenth-century merchant’s house in Clarendon Road, and eventually became the Claremont estate. John Harrison had no children and left his lands to a trust in 1656 to maintain his church. The north-western part of this land became known as the St John’s Trust lands, It remained as fields in the trust’s possession until the mid-nineteenth century, with the name remaining in St John’s Road and St John’s Terrace.

By the end of the 18th century, the southern part had been broken up and sold in parcels on which large villas were built for members of the wealthy merchant classes, who were attracted by the clean air, space and extensive southern views across the river valley. Of those villas that remain today, Denison Hall (1786) was the grandest, but they also include Little Woodhouse Hall (1740), Claremont (by 1765), Belle Vue (1791) and Springfield House (c1795).



*Belle Vue House*



1847 OS map

### 2.2.3 19th century

Most of the development in the area took place through the 19<sup>th</sup> century, though it was a slow start, partly because of the financial crisis of 1825 and partly because the mills spreading westward in the previously attractive valley to the south were also spreading their smoke and pollution across the area in the prevailing wind. Hanover Square was proposed in 1818, and the plots around it were laid out following the 1823 purchase of Denison Hall by George Rawson; by 1831 only seven houses had been built (Fowler's map of Leeds 1831, five of which still exist (nos. 11 and 37-40). Meanwhile Woodhouse Square emerged as a project in 1825 but was only laid out in 1840 and by 1850 (OS map) only Waverley House and 1-5 Woodhouse Square had been built. The lack of interest was possibly not

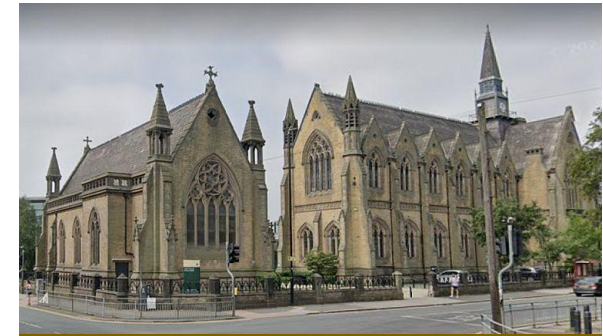
helped by the fact that the southern part of the Claremont estate had been sold to Francis Chorley soon after 1818, and he developed the Chorley and Uppleby woollen mill there, marked as Park Lane Mills on the 1852 OS map. In 1887, John Barran expanded his manufacturing business from his Thomas Ambler designed Moorish warehouse in Park Square and built the present Joseph's Well building on the site.

Clarendon Road was planned in 1839, also as a speculative development which did not fare well to start with. Woodsley House was built in 1840 for the industrialist Peter Fairbairn (whose statue stands on the corner of Woodhouse Square and by the time Queen Victoria and Prince Albert stayed at Woodsley House when the Queen opened the Town Hall in 1858, there were only five other villas on the road. The contemporary development north-west of Springfield House, off Springfield Mount by Newman Cash, also



1890 OS map

proceeded at a slow pace over a sixty-year period



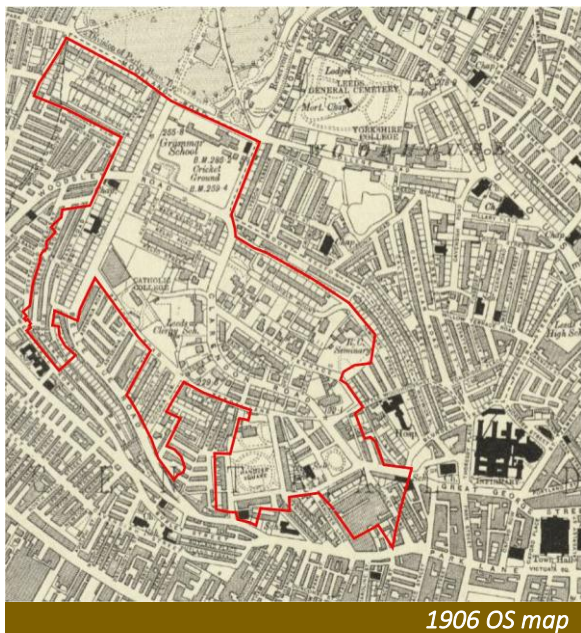
Old Grammar School (now University of Leeds)

between 1836 and the 1890s.

The Leeds Grammar School moved from its city centre location to Moorland Road in 1857, to the Gothic Revival building designed by E M Barry. Development of the remainder of Moorland Road, along with Belle Vue Road and Victoria and Consort terraces followed in the 1860s, all built by the Eastwood brothers who lived in St John's Terrace. Along Moorland Road, the comparatively opulent terraces, like the Grammar School, have a commanding view across Woodhouse



Victoria Terrace



1906 OS map

Moor which was acquired by Leeds Corporation in 1855. Early inhabitants of Moorland Road belonged to some of the leading families in the town, J.W. Baines, architect Edward Birchall and William Emsley, solicitor. Miss Emma Tetley lived at no 17 in 1870. Belle Vue Road, which takes its name from Belle Vue – the 1791 house built along with a mill on the high ground above Park Lane by Michael Wainhouse - follows a natural escarpment and the terraces lining the road were more modest but attractively designed with generous gardens and still with extensive views to west and south, where rows of back-to-backs were being built on the western and southern slopes of the escarpment and filling the valley floor south of the area, between Burley Road and Kirkstall Road. Towards the end of the century, Kelso Road and the northern part of Woodsley Road had also been built in the Fairbairn estate with generous terraces. The Claremont terraces had been

constructed in that estate's land north of Woodhouse Square and with a few exceptions, most of the area had been developed in the form it takes today by the turn of the century.

#### 2.2.4 20th/21st centuries

Apart from the gradual, piecemeal completion of those earlier swathes of development, one of those exceptions was the development of land north of St John's Road for Michael's College on St John's Street, built in 1908 to a design by the noted Jesuit architect Benedict Williamson. An austere gothic building, three tall storeys high with a central raised tower on steeply sloping land, it dominated the area and the two-storey housing at its feet. The later 20th century school buildings and adjacent single storey industrial building were demolished in 2016 with the retained 1908 building's scale justifying their replacement by four and five storey residential blocks including student accommodation. In the same period, the Hostel of the Resurrection on Springfield Mount (1905-08) was designed by Temple Moor in a more polished Tudor gothic style, replacing one of the earlier villas on that street. St Anne's Cathedral School was also built in



Clarendon Quarter, formerly St Michael's College



The Priory, formerly Hostel for the Resurrection

1905 on the west side of Woodhouse Square. It closed in 1992 and was demolished in 2007, eventually being replaced by purpose-built student accommodation in 2018.

By the 1930s, the only remaining unbuilt land in the area was behind Woodsley House, the Fairbairn family residence and south of Kelso Road which had been developed on the Fairbairn estate in the 1860s. This had possibly been earmarked for a potential Fairbairn's Park, but by 1939 a crescent of semi-detached houses Kendal Gardens had completed the great tide of bricks and mortar which covered Little Woodhouse and its fields.

Shortly after, houses on Belle Vue Road overlooking the valley at the lower end of the road were bombed during the Second World War and local people were killed (a Memorial Stone to Leeds civilians killed in air raids 1940-44 is on the Rosebank Millennium Green behind Belle Vue Road). In the 1960s and 70s, the policy of wholesale housing clearance removed, amongst many others in the wider area, the remaining back-to-back terraces on the western slopes of Belle Vue Road. The houses which have replaced the bombed houses were the first to be built in the 21st

century as affordable social housing by Leeds Federated Housing Association and funded by Yorkshire Forward, while the western slopes were transformed by local residents to become the Rosebank Millennium Green.



*30-34 Hyde Terrace*

In the east of the area, since 1945, many of the large villas and terraces on Clarendon Road, Hyde Terrace and Springfield Mount have gradually been occupied by Leeds University or for medical uses and piecemeal



*Josephs Well*

demolition and re-building of individual properties have taken place. Throughout the whole area, many of the large terrace houses, originally built for and occupied by families, have been converted to flats or shared housing for students. This transfer from owner occupation to absentee landlord ownership has led, in many cases, to extensive additions, particularly of large dormer windows, and general neglect of the properties and their curtilages.

Marks and Spencer Archive South of Woodhouse Square, Josephs Well closed as a manufacturing business in the 1960s when the construction of inner ring road sliced a corner off the site. The 1887 building was restored as offices in the 1980s, along with construction of a new office building on Park Lane.

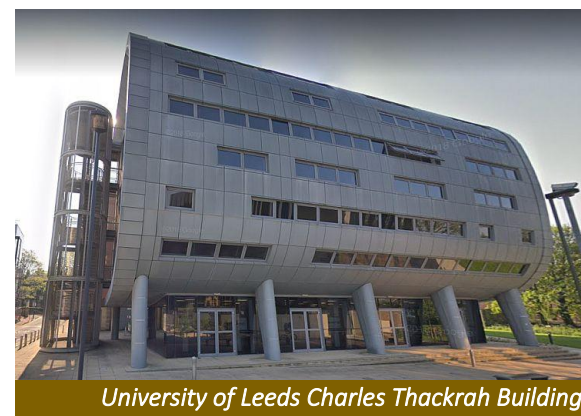
Leeds Grammar School, which had occupied the land between Moorland Road and Woodsley Road since the 1859, moved to Alwoodley in 1997 and the site was acquired by the University of Leeds, where the school was converted and extended to form the Leeds Business School. Further additions around the edge of the site, completing the enclosure of a central grassed space, provide a modern contrast with the original buildings. These include the Business Innovation Centre (2001) set on a diagonal on Clarendon Road, the adjoining Charles Thackrah Building (2007), the Law School (2011) on the corner of Belle Vue Road and Moorland Road and the Marks and Spencer archive (2012) on the south side. Between the latter two, on the corner, the school sports hall (1974) was retained by the University and altered and extended in 2008.



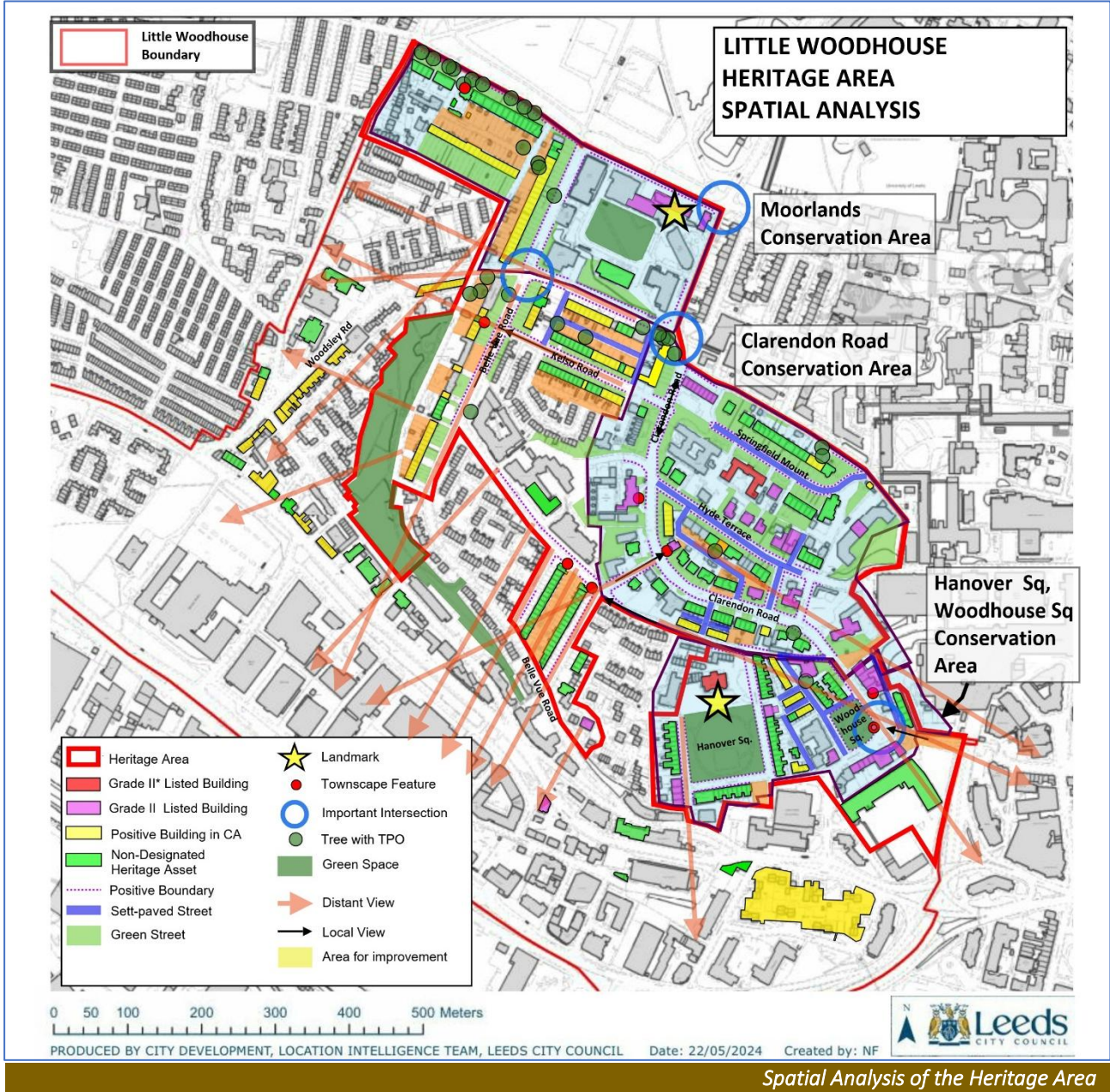
*University of Leeds Business School*



*Marks and Spencer Archive*



*University of Leeds Charles Thackrah Building*



Spatial Analysis of the Heritage Area

## 3 Character Analysis:

### 3.1 Spatial Analysis

#### 3.1.1 Urban form

Little Woodhouse's urban form is shaped by its location close to the city centre, its topography, and the development of the 18<sup>th</sup> century estates in the south-east, followed by the 19<sup>th</sup> century squares, villas and terraces there and in the rest of the area. As an early suburban development, Little Woodhouse has no specific focus or town centre. The original hamlet of Little Woodhouse has disappeared under hospital development. The group of shops on Woodsley Road, below the Rosebank escarpment, is officially designated as a local centre, but the topography prevents it being a focal point.

However, together with the distinct alignment of the escarpment toward the west and south, and the southward views across the Aire valley, the area's history has created a distinctive pattern of development and visual character. The topographically influenced alignments of Clarendon Road and Belle Vue Road have in turn had an important effect on the overall structure of development between them.

The combination of topography and history has resulted in a domestic scale of development with three primary urban forms: squares, villas and terraces. The university campus provides a different scale and grain of development. All of these are interwoven within a matrix of green landscape.

In the south-east, Hanover Square and Woodhouse Square are distinct from other parts of the area, being the only formal green spaces. They provide a strong sense of enclosure, with buildings on all sides, with



*Hanover Square*

Hanover Square the more complete. The road layout around and between them partly reflects their differing development histories which provides a contrast between the character of the two spaces.

To the north the University Western Campus on the site of the old Leeds Grammar School has also developed differently from the rest of the area. Here a central space formed from the original playing fields is now surrounded by the original school buildings and more recent University buildings.

Between these two areas - the squares and the campus - Clarendon Road curves up the hill to the north. This



*Clarendon Road*

also has a distinctive and quite different form, with large villas and short terraces aligned to follow the curvature. Belle Vue Road also climbs from south to north following the contours of the escarpment to the south and west with a single sweeping curve at the south end leading to a straight avenue lined with terraces climbing the slope toward Woodhouse Moor.

To either side of these roads, development is more grid like, with short streets in straight rows. Although straight, the roads are not flat, and each takes a distinctive shape in the way development relates to the slope, either with stepped terraces or sloping gardens.



*Hyde Terrace*

In all these cases, the buildings, two or three storeys predominantly, provide a sense of enclosure to the streets, with a consistent building line set back behind front gardens defined by low brick boundary walls with stone copings. This provides space for planting, and trees between the houses and the street are a distinctive feature of the area. Where the street follows the sloping land, the terraces are stepped with stepped roofs, though the frontage remains straight.

There is a small-grain pattern to the primarily residential development. Some large blocks do exist: the former St Michaels College on St John's Street;

Joseph's Well office complex; and blocks within the University and Hospital uses. Elsewhere, the intersecting streets provide a variety of visual connections and alternative routes, including the access roads to the rear, many of which include original coach houses and outbuildings or more modern garages.

### 3.1.2 Key Views and Vistas

Little Woodhouse has no overt, tall landmarks – the tallest point is the spire on the old Grammar School chapel building, but even this is not easily seen from within the area. There are, however, several more subtle and localised landmarks which help create a sense of place and identity: distinctive buildings which, serendipitously or by design, terminate a vista or mark a corner.

On the other hand, there are many distinctive views out of the area and vistas within it. There are various points where long-distance views are possible: for example, southward to St Bartholomew's in Armley, westward to Bramley, and eastward to the Town Hall.



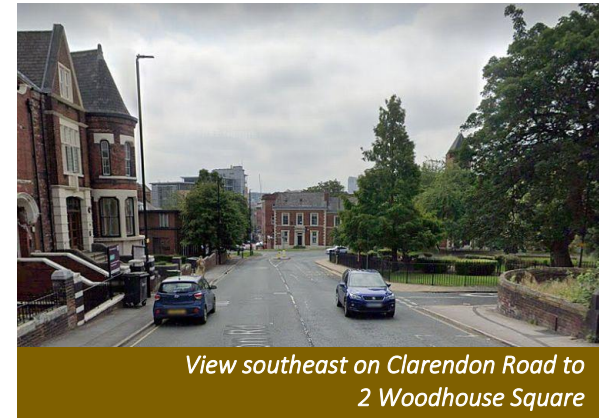
*View southwest from Victoria Street*

### Key distant views and vistas

- Rosebank Road: (continuous) west to Kirkstall and Bramley
- Woodsley Road: (from Clarendon Road to near Rosebank Road) west and south-west to Kirkstall, Armley and Gotts Park
- St Johns Avenue: south-west to St Bartholomew's Church, Armley
- Belle Vue Road: (north-south section) south to Armley and Wortley
- St John's Road: south to Armley and Wortley (down Consort Walk, Terrace, Street and Victoria Terrace)
- Victoria Street: south to and centred on St Bartholomew's Church, Armley
- Kendal Lane: (continuous) east to Town Hall dome
- Clarendon Road: (near Kendal Lane) south to city centre and beyond
- Kelso Road: west to Kirkstall

### Key local views and vistas

- Belle Vue Road (north and south)
- Victoria Street north-west to 42 Clarendon Road
- Clarendon Road/Woodhouse Square east to St Georges spire, Great George Street
- Clarendon Road (near Chorley Lane) west to statue of Sir Peter Fairbairn
- Clarendon Road (near Little Woodhouse Street) south to 2, Woodhouse Square
- Clarendon Road: north and south, unfolding views enclosed by the curve of the road
- Back Hyde Terrace: west to Town Hall dome
- Clarendon Road: (by Western Campus) north-west to Maurice Keyworth Building spire
- Kelso Road: west to 211 Belle Vue Road
- Hanover Square: north to Denison Hall



*View southeast on Clarendon Road to 2 Woodhouse Square*

## 3.2 Built Environment Analysis

### 3.2.1 Architectural Characteristics

Victorian architecture dominates the area, the status and complexity varying from the ornate villas and terraces on Clarendon Road and Moorland Road to the pattern book terraces in the Kelsos and Victoria and Consort Terraces. Added to that basic mix are the refined and well-proportioned Georgian houses and terraces of Hanover Square and Woodhouse Square. Most of the oldest buildings in Little Woodhouse, 17 of them listed, lie within the area. A sense of unity is provided by their consistent scale, the sense of space they create mostly with comparatively generous front gardens, the quality of materials, and pitched roof forms with either with hipped or gabled ends. But variety is also provided by differing elevational treatments and a range of architectural detailing complexity, and in many cases their complexity of form and roofscape (some sadly marred by over-large dormer windows), many with street-facing projecting gables over bay windows.



2018 development in Woodhouse Square

There are several 20<sup>th</sup> and 21<sup>st</sup> century buildings in the area, some more successful in relating to the existing development than others. Along Clarendon Road and within the Springfield Mount area, these mainly follow the grain, materials and scale of existing development, but with minimal detailing. On many buildings dormers have been added to increase space: in some cases, the quality of the existing buildings maintains their dominance, but often the dormers are over-scaled. In the University Western Campus and in the Clarendon Quarter (previously St Michael's College) the scale and grain of recent buildings are larger, and they are more assertive, reflecting the older buildings immediately

adjacent. Kelso Gardens provides a contrast in the shape of a small suburban half-crescent of semi-detached smaller scale houses in brick and render.

### 3.2.2 Materials

With the notable exception of Denison Hall and the old Leeds Grammar School buildings which are faced in sandstone, red brick is the dominant building material in the area, with grey slate roofing. Stone is used for detailing, as window heads, sills and mullions to bay windows, some door surrounds, string courses and eaves dentils. Some of these stone details have darkened with soot and pollution over the years, though more recent renovations have included stone cleaning.

There are some stone boundary walls, notably high walls (2m plus) along the northern side of Kendal Lane and high and low walls surrounding the Western Campus. But most of the front boundary walls are half a metre or so high and built in brick with stone copings, a uniting feature in the area. There are also some taller brick walls, for example on Victoria Street. Often these are curved in plan at changes of direction. Stone gateposts of varying grandeur are also a feature.

### 3.2.3 Local Details

It is the architectural detailing of the Victorian buildings which provides a lot of their visual appeal and reflects the different classes of occupant for whom they were built. From pilastered door and window surrounds with Corinthian capitals and elaborate lintel mouldings to simple brick arches and every conceivable variation between them provide an enormous variety of details throughout the area. The larger villas and terraces, mainly along and to the east of Clarendon Road and along Moorland Road, include instances of turrets, towers, columns, bartizans and oriels, with ornate gables and chimneys aplenty. At the more modest end of the scale, in the Kelsos and Victoria and Consort Terraces, there is still a wealth of detail with stone bay windows, eaves dentils, brick and stone window and door arches (some with carved keystones), as well as gables and chimneys. Windows are traditionally white painted sliding sash timber frames, though many have been replaced, some with upvc.

### 3.2.4 Non-Designated Heritage Assets

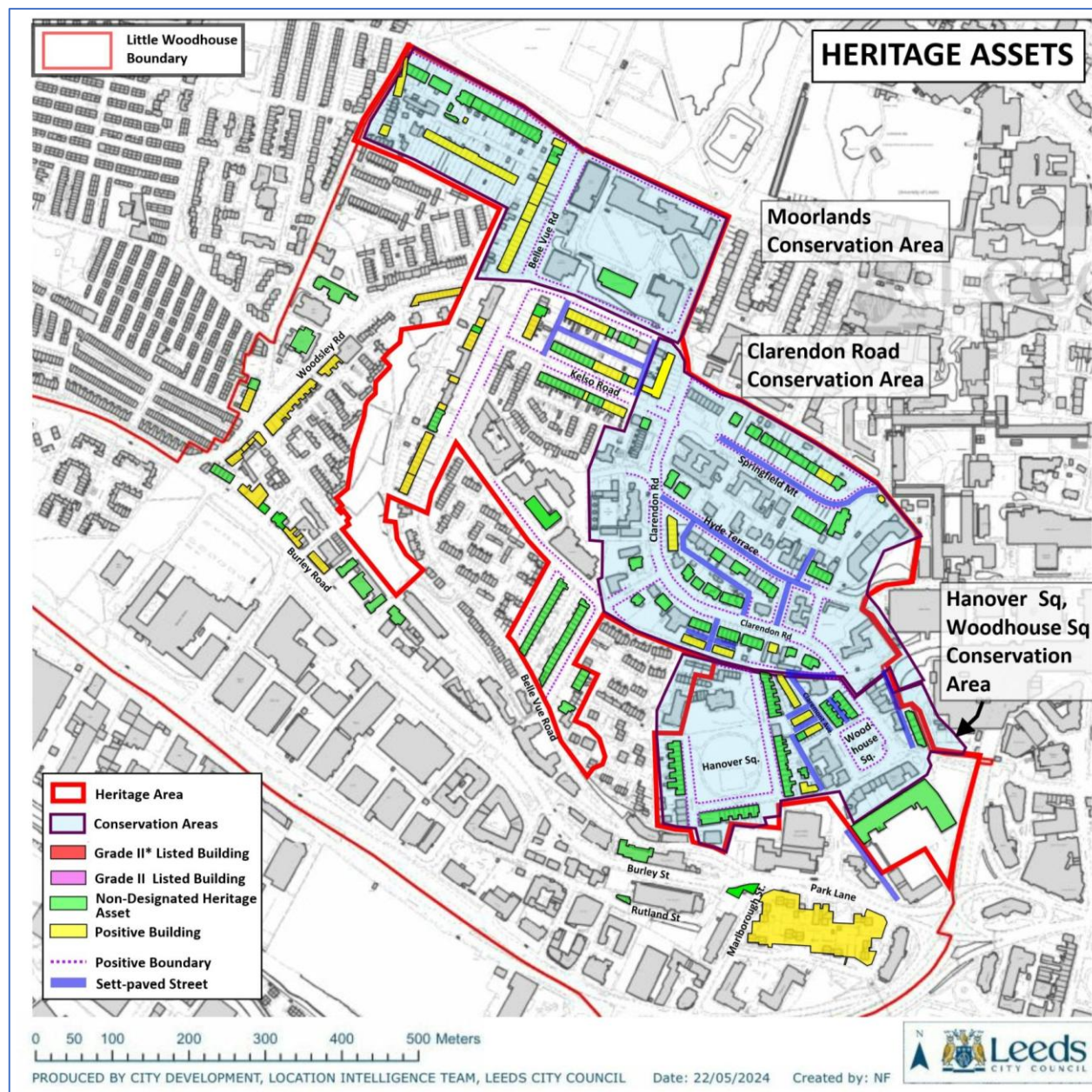
The following map shows Grade II listed buildings, with the two Grade II\* listed buildings (Denison Hall and the former Priory of the Resurrection). In addition to these designated heritage assets there are other buildings or structures (including sett-paved streets), 'non-designated heritage assets', which make a strong contribution to the area's heritage of the area. Other 'positive buildings' also contribute to the area's character, even though they may have been altered.

More details are contained in Appendix B of the Little Woodhouse Neighbourhood Plan.

Any application to demolish a heritage asset will require justification taking into account the guidance provided in Chapter 16 of the National Planning Policy Framework particularly paragraphs 216 *et seq.*



Door and Window details

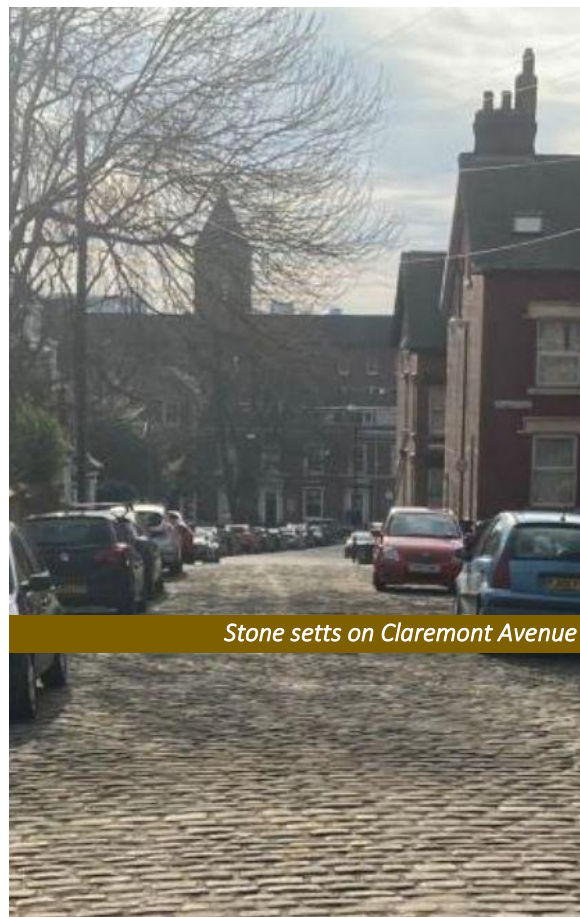


Heritage assets: Listed buildings, conservation area, non-designated heritage assets and positive buildings



### 3.3 Streetscape

Boundary walls are a significant feature of the whole area. Mainly brick with stone copings, these line almost every street, with many stone gateposts at entrances in a variety of styles. In some cases, particularly in the Clarendon Road/Springfield Mount area, boundary walls are taller, creating more privacy for the side and rear gardens of the villa properties. Walls are often curved around corners, following the radius of the road, creating a distinctive feature in parts. In addition to the original railings in front of the old Grammar School, there are modern railings around Hanover and Woodhouse Squares and on Springfield Mount outside the Temple Moor designed Hostel of the Resurrection (now student apartments).



While most of the road carriageways in the area are now tarmac, a few important examples remain where stone setts have not been covered up:

- Kelso Place
- Cross Kelso Road
- Back Kelso Road
- Springfield Mount
- Back Hyde Terrace
- Hyde Place
- Kendal Road
- Back Kendal Lane
- Kendal Lane (east)
- Claremont Avenue
- Back Claremont Avenue
- Back Claremont Terrace
- Claremont View
- Claremont Grove
- Brandon Road

Pavements alongside the roads are either tarmac, with concrete kerbs (most of the through roads) or stone flags with stone kerbs (many of the residential roads between, though not all). Victoria and Consort Terraces have concrete flags. In some locations, stone flags have suffered from theft and been replaced by tarmac patching.

In many of the terrace areas, there are back roads which served as access, originally for horses and carriages (the carriage house and outbuildings of 18 Moorland Road remain, for example, on Back Moorland Road) and now cars. In some cases, usually where houses have been divided into smaller units or converted to offices, these rear yards have been built on with extensions. Otherwise, they tend to be used for parking, bin storage and occasionally as gardens.

Whilst wheelie bins are not permanent fixtures, they appear to have a permanent and detrimental presence in the streetscape, through lack of adequate bin

storage facilities at the front of terrace properties, from where they are generally collected.

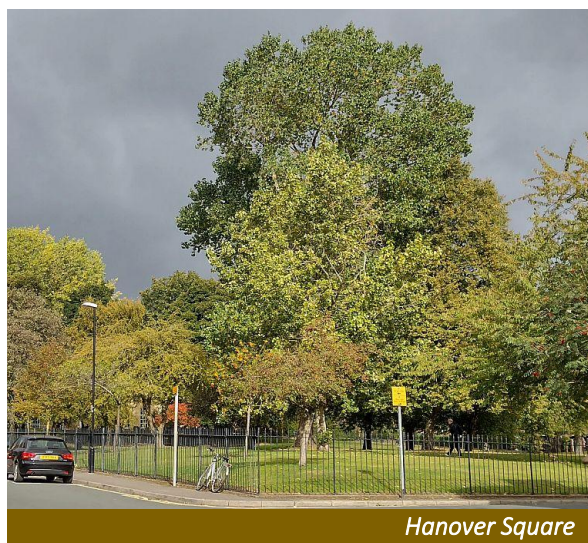
There are seven Leeds Civic Trust Blue Plaques in the area attached to buildings, which provide a connection with the history and heritage of Little Woodhouse:

- Leeds Grammar School
- Fairbairn House
- Denison Hall
- John Deakin Heaton (Claremont)
- Leonora Cohen (2 Claremont Villas)
- Ellen Heaton (6 Woodhouse Square)
- Sir John Barran MP (Joseph's Well)

### 3.4 Greenscape

Hanover Square and Woodhouse Square are the primary green spaces in the area, laid out with paths, trees, shrub planting and grass. Hanover Square also includes a play area.

Trees are a major element in the streetscape, with mature trees within the front gardens and rear spaces



*Hanover Square*



*Trees on Belle Vue Road*

throughout most of area. The gardens of the villas and terraces in the Clarendon Road/Springfield Mount area are particularly well-endowed with mature trees, as are Moorland Road and Belle Vue Road. There are also

trees in the Kelso streets and smaller numbers elsewhere.

Hedges have been planted behind many of the brick walls and also line some garden divisions, while shrub planting within front gardens also varies from property to property. Trees, hedges and gardens together create continuous links of greenery between the different parts of Little Woodhouse.

Rosebank Millennium Green, created by the community from the site of demolished houses, is also a major green space on the escarpment west of Belle Vue Road and Rosebank Road. With steep planted slopes and tree planting creating a linear woodland at the lower level, this provides an important setting for the western side of the Heritage Area.

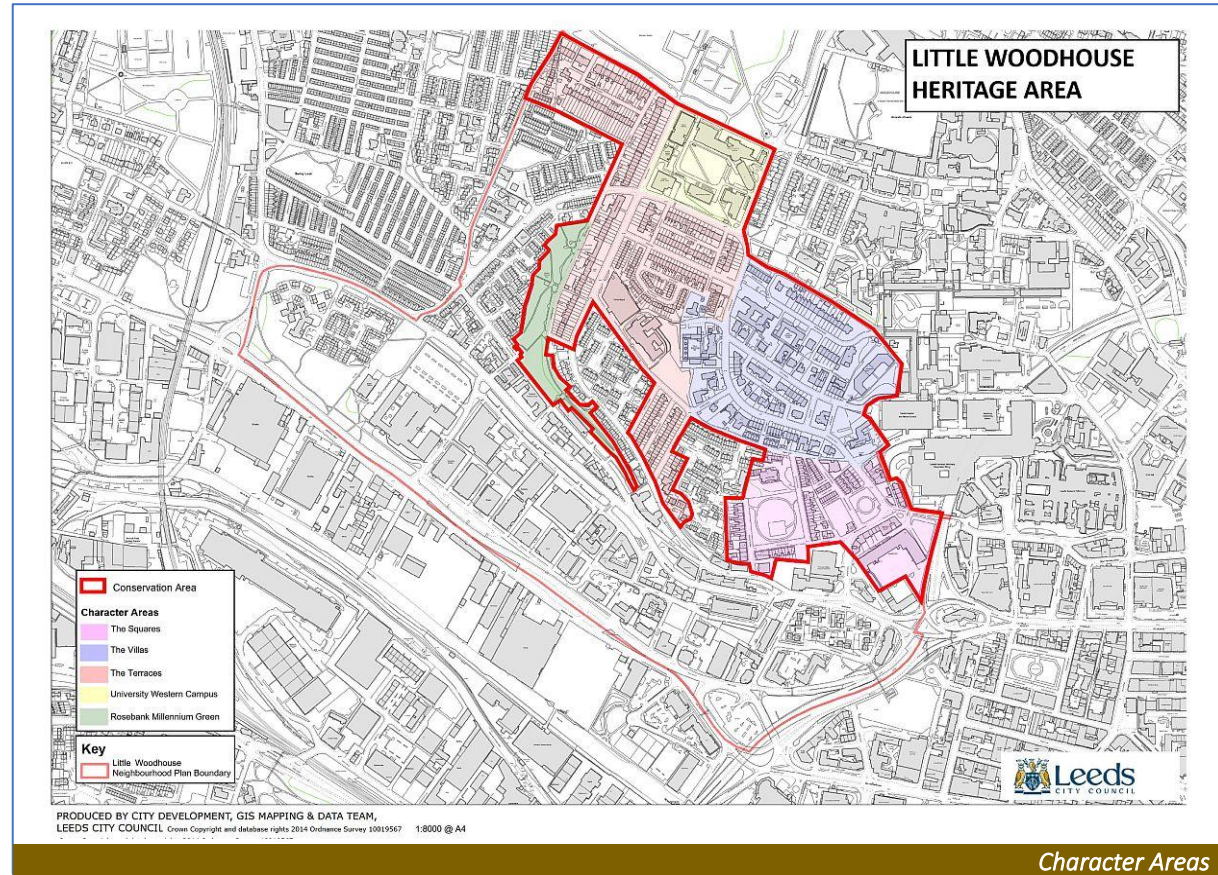


*Rosebank Millennium Green*

### 3.5 Character Areas:

In addition to identifying broad elements of urban character that define Little Woodhouse as a whole, townscape analysis has identified 5 distinct character areas. These areas have distinct qualities, although their boundaries may be blurred. Their character results from their origins and evolution, spatial form and functions and uses. Unifying the character areas is a shared sense of history and connectivity to one another.

- **The Squares.** Hanover Square and Woodhouse Square are in the first area to be developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. Subsequent development in that area has been strongly influenced by the presence of the squares.
- **The Villas.** North of the squares, Clarendon Road, Hyde Terrace, Springfield Mount and Mount Preston Street, were developed on the 18<sup>th</sup> century merchants' estates – Little Woodhouse Hall and Springfield House. Although the development included short terraces, it is the villas and villa-sized buildings, generally of high quality architecture and set within landscaped plots which exemplify the area.
- **The Terraces.** Much of the remaining 19<sup>th</sup> century residential development of the area was in longer pattern-book terraces: on Belle Vue Road, Moorland Road, Woodsley Road, Kelso Road, Victoria Terrace and Consort Street. Almost all include front gardens, many with mature trees, and important characteristic of this character area as well. The area also includes some 20<sup>th</sup> and 21<sup>st</sup>



*Character Areas*

century development: Kelso Gardens, also including terraces, and the Clarendon Quarter centred on the early 20<sup>th</sup> century St Michael's College building.

departing from the red brick Victorian residential forms to its south.

- **The University Western Campus.** This area is quite different in character from the other parts of Little Woodhouse. Based on the previous Grammar School buildings, the University of Leeds has developed the area with modern buildings,
- **Rosebank Millennium Green.** This area includes no buildings, but the green space, on the escarpment east and south of Belle Vue Road, has a particular significance in terms of its history, having eventually replaced rows of houses on the hillside demolished following the destruction of some during the second World War.



### 3.5.1 The Squares

#### Key Characteristics

The 18th century Denison Hall, listed Grade II\*, and constructed in ashlar sandstone, is the dominant historical feature of the area, forming, together with its outbuildings, a number of apartments. It dominates the north side of Hanover Square, the remainder of which is surrounded by brick terraces with stone detailing. The first to be built, no 11 on the east side and nos 37-40 on the west are all listed and are three-storey wide fronted late Georgian, with tall sash windows. The remainder of the terraces are two storey early Victorian with bay windows and a variety of door and window details. A recent development, reflecting the characteristics of the terrace, has helped to create a more coherent enclosure to the square. A gap in the south-east corner of the square remains where a terraced street once connected to Park Lane and a similar infill here would help to complete the enclosure of the square. Brandon Lane, to the east, still with its stone sett paving, is the original service access to Denison Hall.

Woodhouse Square, further east, is less well enclosed – with the terraced Claremont streets infilling between it and Claremont itself, the house to the north on which the square was originally to be based. The square is nevertheless a coherent space defined by the buildings around it. Claremont was the home of John Deakin Heaton (1817-80), an eminent physician who was a prime mover in the campaign for Leeds Town Hall, and played major roles in the development of Leeds General Infirmary and the Yorkshire College, later the University of Leeds. Ellen Heaton, his sister, (1816-94) was an influential Pre-Raphaelite art patron and an active campaigner for women's rights, education, health, environmental issues and anti-vivisection and lived at 6 Woodhouse Square. Nos 2-10 Woodhouse Square on the south side form a strong and complete edge. Waverley House on the west side was an early completion – the site of the old St Anne's School to its north has been replaced by a development of student housing, which completes that side. On the west side is the back of a modest terrace along Chorley Lane and the green space in front of it, with 12-16 Clarendon Road also contributing to the enclosure. This short terrace blurs the boundary between Squares and Villas and is formed by four separate attached houses stepping up the hill: built at different times (mid-19th to early 20th century), but forming a group by virtue of similar heights, materials, and use of curved and angled bays. Whilst the northern gable offers only windows, the southern elevation on the George Corson designed no. 12 adds a hipped gable flanked by turreted bartizans above its segmented and round brick-arched window groups.

Woodhouse Square occupies a pivotal position in the area as the main pedestrian and cycle access to city centre, over the bridge across the inner ring road.

To the south of Woodhouse Square is Joseph's Well, built in 1887 for John Barran (1821-1905), the Leeds

industrialist (and inventor of the band-knife, pioneering the ready-to-wear clothing trade) Well-landscaped car park. The building is now used as offices, with a central well-landscaped space used for car parking.

Quite a few street carriageways have retained their original stone sett surfaces (the Claremonts, Brandon Lane and Chorley Street. Some footways have York stone paved surfaces.

#### Opportunities for management and enhancement:

- Retain the green spaces of the Squares and the boundary frontages.
- The south-east corner of Hanover Square is occupied as a car park for the local City College building on Park Lane. This could be developed in the same way as the south-west corner, to complete the square.
- The south-east corner of Woodhouse Square includes the line of the original Clarendon Road which connected to Great George Street before being cut off by the construction of the inner ring road in the 1960s. This is a major gateway to the area, marked by the listed statue to Sir Peter Fairbairn (1799–1861), the Leeds industrialist. Improvements to the layout of the access to the bridge (which is shared by vehicles heading to and from car parks) would help to highlight the importance of this route to and from the city centre and make it a more positive and attractive space.
- Retain stone setts and York stone paving and replace where appropriate.
- Ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.



38 Hyde Terrace

### 3.5.2 The Villas

#### Key Characteristics

While the straight street pattern of Hyde Terrace and Springfield Mount contrasts with the curvilinear Clarendon Road, it is the individual villas and short terraces, gradually built through the latter half of the 19th century and set back within well-landscaped plots which provides a distinctive grain of development which is unique in the area.

There is a great variety of high quality architectural detailing to buildings, most featuring Victorian interpretations of Gothic or Italianate themes. Standing out from these are Fairbairn House on Clarendon Road, with its giant Corinthian order portico, and the former St Wilfrid's Priory Hostel of the Resurrection (now student apartments), designed by Temple Moor in the early 20th century in a Tudor Gothic style. Hanover House, Nos 22-24 Clarendon

Road, 1859 is more restrained but Gothic styles such as Southfield House (40 Clarendon Road, 1867) and the contemporary Berkeley House opposite (no 67), both include turrets and other exuberant features and detailing. Woodsley Terrace (34-48 Springfield Mount) by contrast, is eight properties built as a uniform block in 1856. The three-storey (over semi-basements) terrace is terminated at each end with a return gable over the end properties, with projecting timber verges. The level elevation, identical door surrounds, window and eaves detailing create a regular uniformity which is not as marked elsewhere in the area.

There are also some good quality modern interventions, light on detail but picking up the scale, massing and proportions of their traditional neighbours.

The landscaping is particularly dominant in the area: no view is without trees and hedges align many of the front boundaries behind the brick walls as well as garden divisions. The views along Springfield Mount are almost arcadian in quality. While several gardens have been paved over for car parking, the majority are grass and/or shrubs. Brick walls with stone copings lining the roads vary in height from low to tall, often curved at corners.

Mount Preston Street, Back Hyde Terrace and Back Kendal Lane are access roads to the rear of properties lining the main streets. Originally designed for trade access, these areas generally contain outbuildings and extensions in a variety of forms and styles, often of poor quality relative to the corresponding fronts.

There remain some examples of stone flags on footways, though most have been replaced by tarmac. Most of the minor streets still retain their stone sett paved carriageways: Kendal Road, Back Kendal Lane, Back Hyde Terrace and Hyde Place, with a strip along

Hyde Terrace. Springfield Mount retains both its stone setts and its stone flag footways.

There are distant views toward the city centre from points along Clarendon Road and the Town Hall tower can be seen in views south from Back Hyde Terrace. There is also a distant view southward down Victoria Street from Clarendon Road.

#### Opportunities for management and enhancement

- Retain gardens and trees and avoid further loss to car parking and other inappropriate development. Where the opportunity arises, car parking areas no longer required should revert to gardens.
- Retain and improve the quality of pedestrian links to the Hospital at Little Woodhouse Street and Clarendon Way. There are few routes into the city centre from Little Woodhouse: two of the three are from this area but are not well-defined on the ground. At Little Woodhouse Street the area south of Little Woodhouse Hall is in poor condition. Its appearance at a prominent position on Clarendon Road detracts from the qualities of the street.
- Improve the quality of development within the back-street areas. Tidy up rear elevations and make use of any new development to create appropriately designed extensions and new outbuildings (as "mews").
- Ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.



### 3.5.3 The Terraces

#### Key Characteristics

Continuous, straight terraces, mostly two but some rising to three or four storeys high, and lining the streets behind front gardens, are the traditional and dominant form in this area. While straight in plan, the topography means that most of the longer terraces step down the slopes from north to south and east to west, with the changes in level most pronounced in the Victoria and Consorts.

The architectural detailing of the terraces also varies from north to south with the most elaborate forms reserved for the higher quality properties on Moorland Road overlooking Woodhouse Moor.

Some groups of terraces stand out. 3- 27 Moorland Road consists of three terraces forming a row facing Woodhouse Moor across the road: two of these, 19- 27, are near-identical, of four and five properties respectively, with return gables at each end, ground floor bay windows to each property, and corniced

stone casings to doors and upper windows. Nos. 3 to 17 were, however, developed in smaller blocks in a single row which includes seven different elevational styles, all four storeys (including basement and attics). The most exotic appear at the ends of the terrace, particularly no. 18, which terminates the western end with a confection of brick and stone details in its tower, oriel window and octagonal full-height bay.

The western end of Kelso Road is lined with identical houses in attached rows each stepping evenly down the hill. Each has a door and a bay window on the ground floor, two windows above and a high-pitched gable above the bay. The details are plain, but the combined effect of the regular steps and identical designs facing each other across the road is the only one of its kind in the area.

Victoria and Consort Terraces are the only survivors of a series of terraces built in the 1860s between St John's Road and Belle Vue Road and saved from the wholesale clearance policy of the 1970s by local protest, which helped to bring the policy to an end in the city. Only part of the east side of Victoria Terrace remains, and Consort Terrace was built one sided. The brick terraces with stone feature details step down the steep slope, but have a consistency of house width, height and overall building line set behind enclosed front gardens. Some variety in the brick and stone detailing to eaves and windows reflects the terrace's construction as individual plots or groups using pattern-books. All have bay windows to the left of the entrance doors with the bays extending down to include semi-basements. Whilst some over-large dormers have been added and do detract from the overall appearance, the terraces nevertheless retain a consistency and regularity which remains the dominant characteristic.

20th century development in the area has continued the pattern of development, if not the detail, whether at Kelso Gardens with short terraces and pairs (where

the arrangement is less formal), or as infill development on Belle Vue Road.

Departing from this pattern is the 21st century Clarendon Quarter development on St John's Road where the conversion of the larger mass of the 1908 former St Michael's College justified the more recent flanking development of equally large blocks of apartments, forming a higher frontage along that road than elsewhere.

All the traditional terraces are set behind front gardens defined by low brick boundary walls, most still with original stone copings. Many of these gardens contain trees which make an important contribution to the appearance of the area. Tree cover is denser in the northern part of Belle Vue Road and on Moorland Road.

The terraces were all designed to have rear access and these back roads contain outbuildings and extensions in a variety of forms and styles, often of poor quality relative to the corresponding fronts. 18 Moorland retains its original outbuildings, though these are in need of sensitive refurbishment.

The area is notable for its distant views across the Aire Valley southward and westward, from Woodsley Road, Belle Vue Road, Back Belle Vue Road, St John's Road



and Victoria Terrace. Within the area, the view down Kelso Road is terminated by 211 Belle Vue Road, a traditional terrace house with its arched windows and Flemish gable distinguishing it from its less elaborately detailed neighbours.

#### Opportunities for management and enhancement:

- Retain gardens and trees and avoid further loss to car parking and other inappropriate development. Where the opportunity arises, car parking areas no longer required should revert to gardens.
- Retain the terrace forms. Ensure new infill development replicates the scale and form of the existing terraces
- Improve the quality of development within the back-street areas. Tidy up rear elevations and make use of any new development to create appropriately designed extensions and new outbuildings (as “mews”)
- Retain views. In some cases, these have been blocked by taller development to the south of the Heritage Area. Any development outside the Heritage Area, but affecting its setting, in that or any other way, needs careful scrutiny and consideration.
- In many of the terraces, roof extensions in the form of overlarge dormers have resulted in a dominating roof and loss of the traditional form and skyline. New development involving roof alterations should ensure that dormers remain subservient to the overall roof and are detailed and finished in a manner which respects the design of the building.
- Ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.



### 3.5.4 University Western Campus

#### Key Characteristics

The buildings along Moorland Road were built for Leeds Grammar School in four phases: the original classroom block of 1858 by E.M. Barry facing Moorland Road and Woodhouse Moor, in Gothic revival style with coursed gritstone walling, traceried windows, steeply pitched fish-scale slate roof and spire; the 1868 chapel at right angles to it turning the corner of Clarendon Road, also by Barry in a similar style; the 1904 classroom extension to the west, set well back from the road, also in stone with rectangular mullioned and transomed windows; and further west, closer to the road, the late 1980s extensions also in coursed stone (replacing 1960s additions) in a post-modern style and with a single projecting gable with tall window facing Moorland Road.

Together these buildings, unified by their scale and materials, form an important group at the entrance to Little Woodhouse from the north. The boundary treatment along the road frontages is also a unifying

feature: stone with piers and railings for the most part with a tall stone wall in front of the most recent extension.

To the south of these, the original playing fields for the Grammar School have been developed by the University of Leeds as the Western Campus, with a series of building in different styles surrounding a central green space. The Leeds Innovation Centre and Hub, by Carey Jones Architects (2001) is set diagonally to the normal pattern in the area, but in doing so provides views from Clarendon Road to the listed building and this, together with its lightweight glass and aluminium materials and respectful scale, serves to accentuate the stone and detailing of the former school chapel. To the south of the site the Marks and Spencer Archive (2011), designed by Broadway Malyan, is essentially a well-proportioned box, but clad in an irregularly folded façade of mirrored bronze, which helps to lift and define the space. Both these buildings follow a contemporary design philosophy while respecting the dominant listed building on the site.

The central green space is important not just as a centrepiece for the group of buildings but also as a public amenity and pedestrian route..

#### Opportunities for management and enhancement:

- The central green space should be retained with public access and development of temporary buildings within the space avoided.



*Rosebank Millennium Green with views to the west*

### 3.5.5 Rosebank Millennium Green

#### Key Characteristics

The site occupied by Rosebank Millennium Green was originally developed in the 1870s with rows of houses running one above the other along the contours of the steep escarpment – three rows on the west facing slope and two on the south facing slope. One of these rows included two-storey back-to-back houses on the lower side with through-by-light terrace houses above them on the upper side, creating four storeys in total. Steep steps between the long terraces provided pedestrian access from one street to the next. Some of these houses were destroyed by bombing in 1941 resulting in the loss of some xx lives. The houses were eventually demolished in the early 1970s, leaving the site derelict for many years.

Rosebank Millennium Green was inspired by Little Woodhouse Community Association and spearheaded by local residents Alison Ravetz and Freda Matthews. Funding was obtained through the Millennium Commission in 2000, the site was landscaped and remains open to the public and is managed through a local Trust. A memorial to those who died in Leeds

from bombing raids, sculpted by Steve Hines, was erected in 2002.

In addition to the remaining steps, the area, mainly grass, is now crossed by paths and has been planted with trees creating a woodland area in the south-western corner. There are distant views from its slopes, particularly to the west and south.

#### Opportunities for management and enhancement:

- Retain the landscaping, openness and public accessibility of Rosebank Millennium Green.
- Retain the views.

### 3.6 Management Plan — Opportunities for management and enhancement

There are a number of features and issues that currently detract from the special character of Little Woodhouse. Addressing these issues offers the opportunity to make a more positive contribution to the character of the area, while positive conservation management measures will ensure the ongoing protection of the area's historic character.

#### 3.6.1 Protecting and enhancing the character of historic buildings

The number and variety of architectural features which are an important aspect of the Heritage Area are fundamental to its character. Door and window surrounds, heads and sills, eaves detailing, chimneys etc all need to be retained to preserve that character. The replacement of windows, doors and roof coverings with inappropriate materials and designs negatively affects both individual buildings and the wider streetscape.

Large dormers, aimed at maximising space particularly where changes of use are proposed or properties are sub-divided, are prevalent in the area but almost always over-dominate terrace elevations and unbalance the consistency of facades.

Surviving historic features should be maintained and sympathetically repaired. In the positive unlisted buildings identified in the character areas mapping, the replacement of existing inappropriate, poorly detailed fixtures and fittings with more appropriate designs is encouraged.

Within terraces or groups of buildings where there is consistency of design and detailing, inappropriate changes to one property can affect the appearance of the whole terrace or group.

Boundary treatments form an important part of the area's character, and their loss negatively affects the Heritage Area. New boundary treatments should be in keeping with the characteristic examples in the surrounding area.



*Dormers on Victoria Terrace*

**Action:**

Respect the character of historic buildings by maintaining and sympathetically repairing surviving historic features. Avoid dormer extensions on front elevations generally and ensure any dormer extensions do not dominate and are sympathetic to the style and character of the building. Development within terraces should respect the character of the whole terrace. The suitable replacement of existing inappropriate fixtures, fittings and adaptations is encouraged.

Retain historic boundary treatments and ensure new boundary treatments preserve and enhance the special character of the area.

### 3.6.2 Changes of use

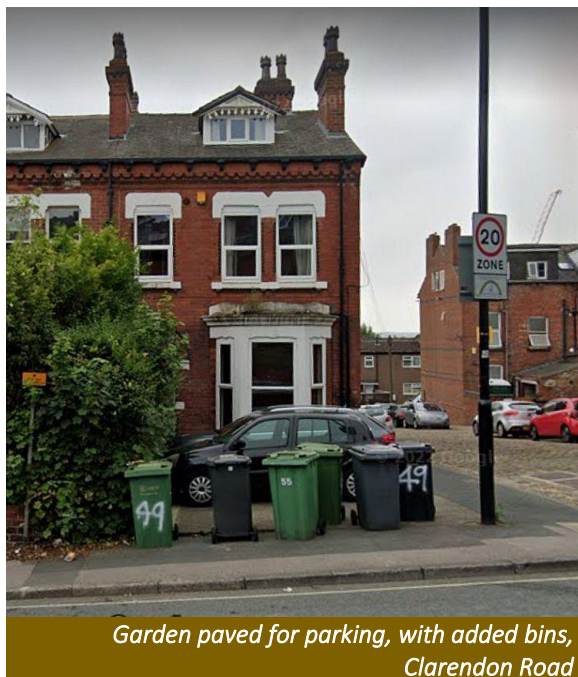
The use of many properties within the area has changed at various times and changes of use continue to take place: from residential to offices and back again; from houses to homes in multiple occupation or apartments. Often this involves alterations not only to the building, but also to the external area around it.

Extensions can alter the balance of a building's appearance, be at odds with the existing roof forms, appear too dominant, or have materials windows, door openings and details which do not reflect the host building's character. Removal or addition of windows or doors can also adversely affect the rhythm of an elevation.

Existing gardens often become used for more intensive activities such as parking, bin storage, or are left unmaintained, affecting the character of a wider area than the property alone.

**Action:**

Ensure changes of use involving alterations and extensions retain the building's original character, in terms of its architectural form, scale, massing,



*Garden paved for parking, with added bins, Clarendon Road*

proportions, balance, and rhythms, and of its window and door openings and details.

### 3.6.3 Gardens and private amenity space

The landscaped plots and front gardens of most properties make a visual and ecological contribution to the character of the area, but this can and has been eroded in places by loss to car parking, often with minimal consideration to the design of these spaces.

Where bins are required to be at the front of properties, insufficient attention has been given to the design of bin storage areas which, if well-located so that they are used, can help to improve the overall quality and appearance of the area.

In many cases where trees and gardens are no longer in single residential use, they suffer from a lack of care and maintenance.

**Action:**

Gardens and their trees and other planting should be retained and maintained. Loss to car parking should be avoided. Where car parking exists, its return to soft landscaping is encouraged.

Where bins are required to be within front gardens visible from public areas, well-designed and conveniently located bin stores should be provided.

### 3.6.4 Sensitive new development in the Heritage Area

To be successful, any future development within the Heritage Area needs to be mindful of the character of the area, while being distinctly of its time and addressing contemporary issues such as sustainability. Poorly designed and detailed pastiche development



*Clarendon Road: 20<sup>th</sup>C development reflecting historic form, scale and materials*

can be as eroding to special character as development that shows no regard for its setting. New buildings need to respond to their setting in terms of urban design - e.g. layout, density and spatial separation, and architectural design - e.g. scale, form, quality of materials and building methods.

In much of the area, the properties are served by back roads, many paved in original setts. Development in these areas has not generally had the same consideration given to their historic character as their more public and better-quality facades. This has been reflected in designs of extensions, outbuildings and garages which pay less attention to how they relate to the area, in terms of building form, materials and elevation design. A more positive approach to these areas could result in improvements to the street scene, with simple forms and elevations appropriate to the location, but with good quality materials which reflect the quality of materials used for the road surfaces.

#### Action:

New development must respond sensitively and creatively to the historic environment of its location.

### 3.6.5 Public Realm and Greenspace

Little Woodhouse benefits from good quality and well-maintained green spaces in Hanover Square, Little Woodhouse Square and Rosebank Millennium Green. Elsewhere the public realm is provided by adopted highways. While stone setts remain on the carriageways of back streets and at some junctions, most street setts have either been lost or covered in tarmac. Footways were originally finished in stone flag paving and in some areas these remain, though most replaced by tarmac. Part of Springfield Mount is an exemplar of historic preservation, with stone setts and stone flags.



*Springfield Mount: Setts, stone flags, walls and railings*

Historic street signs are a positive feature in the town and should be retained and maintained.

Environmental enhancements with sensitive public realm treatments and soft landscaping could enhance a number of locations, including:

- At the junction of Little Woodhouse Street, Kendal Lane and Clarendon Road. This is the historic east/west route in Little Woodhouse prior to the construction of Clarendon Road, and is the location of one route toward the city centre. It is also likely



*Little Woodhouse Street junction with Clarendon Road: unauthorised car parking and graffiti*

to play a part in the future development of the hospital.

- At the south-east corner of Woodhouse Square. This is a busy pedestrian and cycle route to the bridge over the inner ring road to city centre, and also serves as a vehicle access to car parks at the hospital and Joseph's Well. It includes the site of a house (1 Woodhouse Square) which was part of the terrace containing the Swarthmore Education Centre as well as the land between Chorley Lane and Clarendon Road.

#### Action:

Retain and respect the green spaces in the area

Ensure that future public realm and traffic management measures respect and make a positive contribution to the character of the Heritage Area, including surface materials. Stone setts should be retained where existing.

Regard should be had to the current 'Streets for All' guidance published by Historic England.

### 3.6.6 Tree management

Trees form an important part of the character of the area. Conservation area designation affords some degree of protection and some trees are protected by Tree Preservation Orders (TPOs). However, to ensure that this element of Little Woodhouse's special character is protected and enhanced a tree strategy should be considered to assess the need for the designation of further TPOs, replanting strategies and other general tree management issues.

Trees provide an important source of urban cooling and help fight the impact of global warming. Their protection and planting is going to be an increasingly important element in the Council's approach to climate change adaptation.



*Moorland Road: Trees are a significant feature in Little Woodhouse*

**Action:**

Protect the important contribution trees make to the character of the Heritage Area.

### 3.6.7 Responding to the challenge of climate change

The historic environment has an important role to play in addressing climate change. The retention and reuse of heritage assets avoids the material and energy costs of new development. The City Council encourages homeowners and developers to find sensitive solutions to improve energy efficiency. This can be achieved

through simple maintenance and repair of properties, ensuring that they are draught-free and in good condition as well as the use of micro-generation and energy renewables such as solar and photoelectric panels. Care is required to ensure that such measures do not harm the character of the Heritage Area.

**Action:**

Ensure the historic environment plays a positive role in addressing climate change. Ensure that the introduction of microgeneration equipment does not harm the character and appearance of the conservation area.

### 3.6.8 Protect archaeological remains

Archaeological deposits and building archaeology have the potential to provide further evidence of Little Woodhouse's origins, development and evolution. The building archaeology of the late 18<sup>th</sup> and early 19<sup>th</sup> century buildings is likely to be of particular interest. Development that may disturb archaeological deposits and building archaeology may require an element of archaeological investigation in order to ensure preservation of archaeological evidence in situ or by record.

**Action:**

Development should have regard to the archaeological record and where necessary include an element of archaeological investigation and mitigation.

### 3.6.9 Celebrate and promote the heritage of Little Woodhouse

The history of Little Woodhouse and its surviving historic environment can be used as a positive asset for the area today. There are opportunities to celebrate, promote and make this special character and historic interest more accessible. The heritage of Little

Woodhouse can be used to positively promote the area for residents and visitors alike. The Little Woodhouse Community Association is an active organisation working to research the history of the town and protect and enhance it. There is scope to build on their ongoing achievements such as the production of a heritage trails and walks featuring significant historic buildings and sites, and the Little Woodhouse Design Statement.

The Civic Trust's blue plaques already help to make the heritage of the area more accessible and there is scope to build on that.

**Action:**

Promote and celebrate the architectural and historic interest of the Heritage Area.

### 3.6.10 Setting of the Heritage Area

It is important that development around the Heritage Area does not spoil its setting. Views towards and away from the Heritage Area can be spoiled by inappropriately placed buildings or groups of buildings, at key locations. Appropriate design and materials should still be used when considering development adjacent to the Heritage Area, as well as consideration given to the impact it may have on views towards and away from the Heritage Area.

**Action:**

Ensure that the setting of the Heritage Area is considered as a material consideration within the planning process.

## 3.7 Bibliography

### 3.7.1 Published Sources

Beresford M. 1985 - 86, *East End, West End: The Face of Leeds During Urbanisation 1764 – 1842*. The Thoresby Society. Leeds

Beresford M. 1980 *Walks Round Red Brick*, Leeds University Press. Leeds (expanded by Hammond C. 2013, republished by the Thoresby Society. Leeds).

Burt, S. & Grady, K. 1994. *The Illustrated History of Leeds*. Breedon Books. Derby

Linstrum D. 1978 *West Yorkshire Architects and Architecture* Lund Humphries Publishers Ltd.

Matthews F. Little Woodhouse publications and walks (to be itemised)

Wrathmell, S. 2005. *Pevsner Architectural Guides: Leeds*. Yale University Press, London.

### 3.7.2 Policy and Strategy Documents

Cabe and English Heritage, 2001, *Building in Context*  
Department for Communities and Local Government, 2012, *National Planning Policy Framework*

Historic England, 2016, *Conservation Area Designation, Appraisal and Management*

Jacobs, 2011, *Little Woodhouse Conservation Area Appraisal*, unpublished draft report for Leeds City Council

Jacobs, 2011, *Academic Conservation Area Appraisal*, unpublished draft report for Leeds City Council

Little Woodhouse Community Association, 2014, *Little Woodhouse Neighbourhood Design Statement*

Leeds City Council, *Local Development Framework*



This Heritage Area Appraisal and Management Plan has been prepared by Peter Baker RIBA RTPI IHBC with the help of the Little Woodhouse Neighbourhood Forum. 2018 revised 2025