



Little Woodhouse Neighbourhood Plan

2025-2033

Appendix B: Non-Designated Heritage Assets and Positive Buildings

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Introduction

There are 38 listed buildings and 3 conservation areas within the Little Woodhouse Neighbourhood area. These are all “designated heritage assets”. Non-designated heritage assets (NDHAs) are locally-identified ‘buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets’ (National Planning Policy Guidance).

Places may also contain buildings which make a positive contribution to local heritage but may not meet the quality or integrity required to merit identification as NDHAs. These have been assessed as Positive Buildings.

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

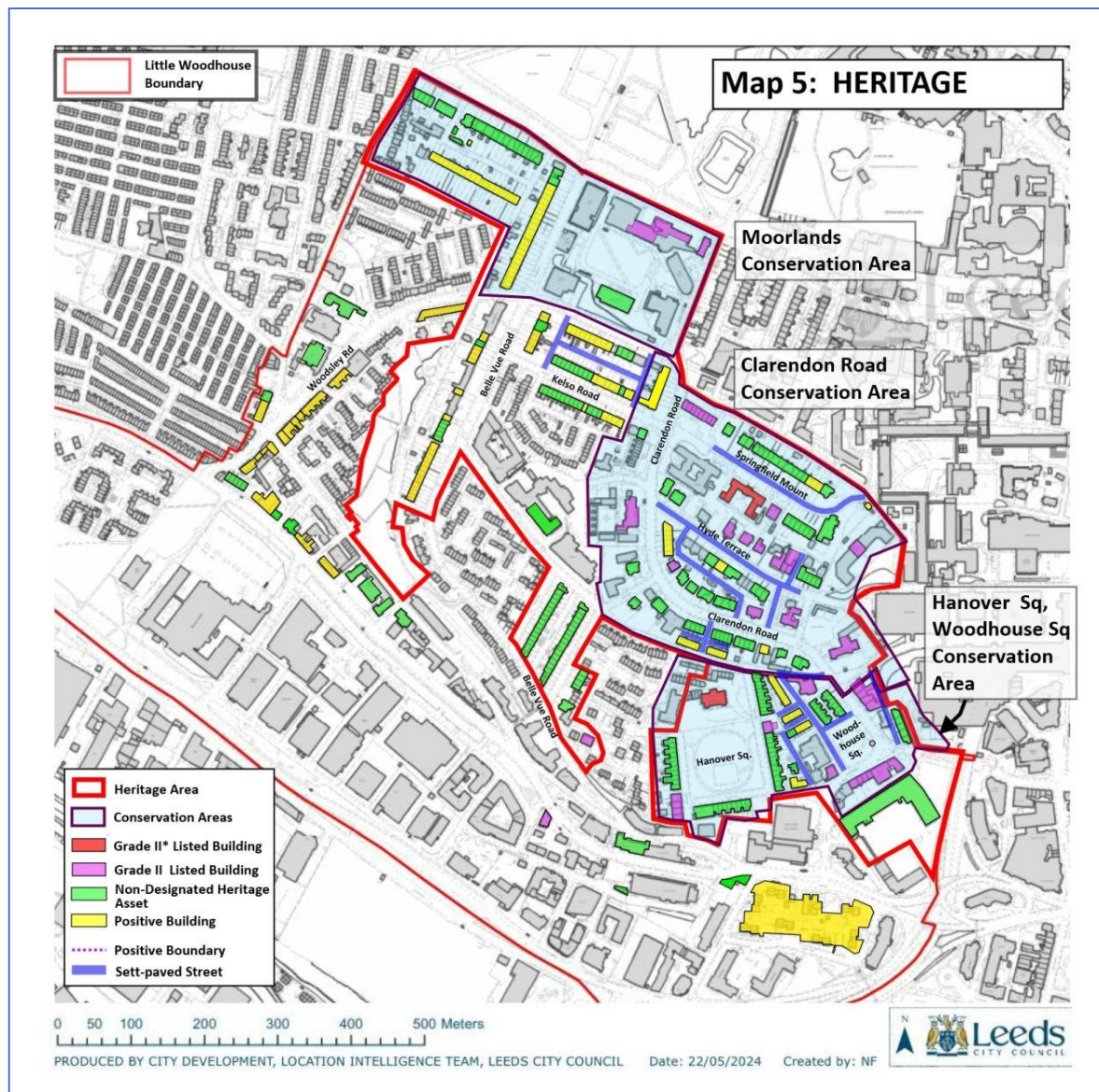
Identification and appraisal have been carried out through consultation workshops and walkabouts, using the criteria set out in Historic England’s “Local Heritage Listing: Identifying and conserving local heritage” below:

| | |
|-------------------------------------|---|
| Age | The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions. |
| Rarity | Appropriate for all assets, as judged against local characteristics. |
| Architectural and Artistic Interest | The intrinsic design and Architectural and Artistic value of an asset relating to local styles, materials, construction and craft techniques, or any other distinctive local characteristics. |
| Group Value | Groupings of assets with a clear visual design or historic relationship. |
| Archaeological Interest | The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them. |
| Historic Interest | A significant historical association of local or national note, including links to important local figures may enhance the significance of a heritage asset. Blue Plaque and other similar schemes may be relevant. Social and communal interest is a sub-set of historic interest but has special value in local listing. As noted in the PPG: ‘Heritage assets ... can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity’. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the ‘collective memory’ of a place. |
| Designed Landscape interest | The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use. |
| Landmark status | An asset with strong communal or historical associations, or because it has especially striking Architectural and Artistic value, may be singled out as a landmark within the local scene |
| Local Significance | Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the ‘collective memory’ of a place |
| | Only the criteria that apply to each is shown in the entry. Other descriptions and assessments have been carried out by Peter Baker RIBA MRTPI IHBC. |

NDHAs are noted with a green heading and marked in green on the map.

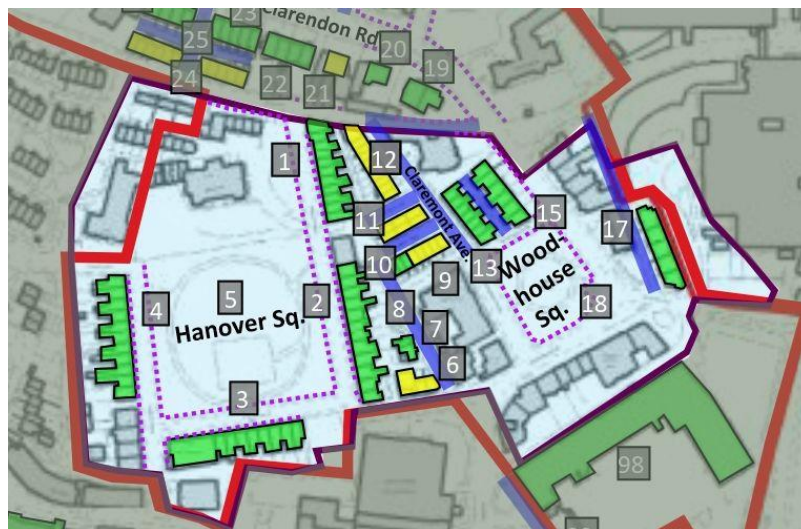
Positive buildings are noted with a yellow heading and marked in yellow on the map

Location of Non-Designated Heritage Assets (NDHAs) and Positive Buildings



Map of NDHAs and Positive Buildings (from Part 1: Policies Map 5)

Assessment of NDHAs and Positive Buildings within the Hanover Square, Woodhouse Square Conservation Area




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

| | NDHA |
|-------------------------------------|---|
| Age | Late 1890s |
| Architectural and Artistic Interest | <p>1-10 Hanover Square is a terrace of 10 red-brick 2-storey 2-bay houses with doors to one side of squared bay windows, shouldered stone lintels to doors and upper windows, and stone sills. Slate roofs. Nos 1 and 10 have gable fronts with timber lattice work in the apex. Nos 2-9 are mirror-paired, stepping down the hill, with pairs of small rectangular dormers to each house. The houses in the terrace have small front gardens with low brick walls and gate piers with chamfered stone cappings.</p> <p>2 Kendal Lane is a slightly later addition to the terrace, with its gable and main elevation facing Kendal Lane but in a similar style as nos 1-10 Hanover Square.</p> <p>Back Claremont Terrace (to the rear) is paved with stone setts with stone kerbs and stone flags to footways.</p> <p>Rear elevations include segmental brick arch windows and doors with a variety of single storey outshots, some altered and extended.</p> |
| Historic Interest | The terrace forms a group with Denison Hall and other terraces enclosing the Square. |
| Local Significance | The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The detailing is relatively simple but the consistency of design as a group is an important feature. No houses retain their original timber sash windows – all now pvc. The small additional dormers do not substantially detract from the appearance of the terrace and continue the regularity, though the hip roofs and proportions of four of these (nos.1,2,8 and 9) could act as a template for such additions on this type of terrace house. The stone setts, kerbs and flags on Back Claremont Terrace are an important historic element in the area. |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. |




2: 12-24 Hanover Square: twelve houses in terrace


| | NDHA |
|-----|-----------|
| Age | 1870-1897 |

| | | |
|-------------------------------------|---|---|
| Architectural and Artistic Interest | <p>A terrace (attached to the listed no 11) of 12 red-brick 2-storey 2-bay houses, all with doors to one side of bay windows but with varied details, including semi-circular and segmental arches, stone door and window surrounds. Variety of eaves details. Nos.17 and 18 are the most ornate in their detailing with the addition of Flemish raised gabled dormers (also on no.21). Slate roof, brick chimneys and some other small rectangular dormers (added later). The terrace steps down the hill. The terrace includes basements and light wells in some houses, behind railings. Brandon Lane to the rear of part of the terrace has stone setts with stone kerbs and flags to a narrow pavement. Rear elevations include stone heads or segmental brick arch windows and doors with a variety of single and two-storey outshots, some altered and extended.</p> |  |
| Group Value | The terrace forms a group with Denison Hall and other terraces enclosing the Square. | |
| Historic Interest | No.14 includes a blue plaque commemorating Charles Barker Howdill (1863-1941), the prominent Leeds architect of Primitive Methodist chapels, travel photographer who ventured to the Balkans, and renowned slide show lecturer who lived here. In 1901, he exhibited some of the first colour images seen at the Royal Photographic Society. | |
| Local Significance | The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The quality of detailing, while varied, indicates a middle-order status in what was, when built, still a relatively prestigious location. A few houses retain the original timber sash windows, though most are now pvc. The small additional dormers do not substantially detract from the appearance of the terrace. The stone setts, kerbs and flags on Brandon Lane are an important historic element in the area. | |
| CONCLUSION | By virtue of its age, architectural quality, group value and historical association, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |

3: 26-32 Hanover Square and Charles Apartments


| | | |
|-------------------------------------|---|---|
| | NDHA | |
| Age | 1870-76(26-32); 2011 (Charles Apartments) | |
| Architectural and Artistic Interest | <p>Charles Apartment built to replicate nos.26-32, to complete the terrace of mirror-paired, red-brick 2-storey 2-bay houses with brick-arched doorways to one side of canted bay windows with stone details. Upper windows with brick or stone low-arched heads. Slate roof, brick chimneys and small rectangular dormers (added later to nos.26-32)</p> <p>The original houses include two-storey outshots to the rear, mirrored with double pitch roofs. Rear elevations include segmental brick arch windows. The rear of the modern extension to the terrace is three/four storeys with a red brick base with utility access, two blue-brick storeys above and a glass and grey aluminium upper storey with flat roof.</p> |  |
| Group Value | The terrace forms a group with Denison Hall and other terraces enclosing the Square. | |
| Local Significance | The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The detailing is restrained but attractive and the consistency of design as a group is an important feature (recognised in the modern extension to the terrace). A few houses retain their original timber sash windows – some are more modern timber replacements, and a few are now pvc. The small additional dormers detract a little from the appearance of the terrace because of the lack of regularity. | |
| CONCLUSION | By virtue of its (partial) age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |

4: 41-51 Hanover Square


| | | |
|-------------|--|---|
| | NDHA | |
| Age | 1881-1893 | |
| Rarity | <p>A terrace of 11 red-brick 2-storey 2-bay houses with doors to one side of canted stone bay windows, timber and stone surrounds to doors and stone heads and sills to upper windows. The rear elevation has segmental brick arched windows, with 2-storey and single-storey outshots. Slate roof, brick chimneys and some small rectangular dormers (added later). The houses in the terrace have small front gardens with low brick walls with chamfered stone cappings and hedges.</p> |  |
| Group Value | The terrace forms a group with Denison Hall and other terraces enclosing the Square. | |

| | |
|--------------------|--|
| Local Significance | The terrace as a whole plays an important part in the definition and enclosure of Hanover Square. The design of the detailing is restrained but dignified and the consistency of design as a group is an important feature (though no.41 differs in detailing). No houses retain their original timber sash windows – all are now pvc. The small additional dormers detract a little from the appearance of the terrace because of their variety and lack of regularity. However, the enclosure the terrace provides to Hanover Square |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. |


5: Hanover Square

| | NDHA |
|-----------------------------|---|
| Age | 1823/4 |
| Rarity | Hanover Square is one of only five Georgian squares in Leeds. |
| Designed Landscape Interest | George Rawson, then owner of the 1786 Denison Hall, which sits at the top of the square, commissioned Watson and Pritchett, architects of York, who designed a development of terraces around the other three sides of the square. The square was landscaped in 1824 by Joshua Major (1786–1866). The original circular path remains today.  |
| Local Significance | Hanover Square is the jewel in the crown of Little Woodhouse's extensive heritage environment. The space remains well used for recreation and provides a valuable green space in the area. |
| CONCLUSION | By virtue of its age, rarity and landscape quality, Hanover Square makes a significant contribution as a heritage asset to the special character of the Conservation Area. |


6: 2,4,6 Denison Road

| | Positive Building |
|-------------------------------------|--|
| Age | 1890s |
| Architectural and Artistic Interest | A row of three red-brick 2-storey houses. Doors are set back in openings which have original corbelled canopies supported by moulded brackets. Windows with stone heads and sills. Brick detailing to eaves. Slate roof, brick chimneys and small rectangular dormers (added later). No.2 has a chamfered corner to Brandon Road with windows in each face to ground and first floors. No 6 has a contemporary workshop extension to the rear. Brandon Lane to the side has stone setts with stone kerbs and flags to a narrow pavement.  |
| Landmark status | Although not prominent in terms of scale, the chamfered corner with windows addresses the junction of Denison Road and Hanover Way |
| Local Significance | The terrace has simple but consistent detailing. It provides a strong defining edge to the road leading into Hanover Square. No original timber sash windows remain – all are now pvc. The additional dormers detract a little from the simple form of the terrace and some brickwork requires maintenance. The stone setts on Brandon Lane are an important historic element in the area. |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area. |


7: Brandon Cottage, 1, Brandon Road with 1a Brandon Road

| | NDHA |
|-------------------------------------|---|
| Age | 1880 |
| Architectural and Artistic Interest | <p>A single red-brick 2-storey 3-bay house with central brick porch with entablature and moulded string courses. Rectangular stone heads and sills to windows. Slate roof, brick chimneys.</p> <p>Attached stable (converted to residential – 1a) is brick with gabled front, single wide opening to ground floor with tall arched window above. The rear elevation includes a 2-storey return gable with single window to the side and a single-storey modern extension.</p> <p>Brandon Lane to the front has stone setts with stone kerbs and flags to a narrow pavement.</p>  |
| Local Significance | <p>The cottage is attractively detailed and well-maintained, retaining its four-paned sash windows.</p> <p>Together with the stable and its setting on the roadway of stone setts (once the carriage drive to Denison Hall), this is an unusual configuration of historic buildings in this area. The stone setts, kerbs and flags are an important historic element in the area and provide a contemporary setting for the cottage.</p> |
| CONCLUSION | By virtue of its age and architectural quality and group value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. |


8: Brandon Road

| | NDHA |
|-------------------------------------|--|
| Age | c1800 |
| Architectural and Artistic Interest | <p>The original carriage drive to Denison Hall, which also included what is now Hanover Lane (see below). Stone sett paving to carriageway with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene, maintain the original setting of the buildings alongside</p>  |
| Historic Interest | The link with Denison Hall (1796), one of the historic gems of the area, is of particular interest. |
| Local Significance | Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history. |
| CONCLUSION | By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area. |


9: Claremont Avenue with 1-7 Claremont Grove (odds): in terrace of eight houses

| | Positive Building |
|-------------------------------------|---|
| Age | 1894-1897 |
| Architectural and Artistic Interest | <p>Within a terrace of 8 red-brick 2-storey (3-storey to Back Claremont Grove) 2-bay houses. No.1 faces Claremont Avenue. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof and brick chimneys. Altered dormers (one large) together with altered windows compromise the integrity. Claremont Avenue and Grove are paved with stone setts with stone kerbs and stone flags to footways. The 3-storey rear elevation includes segmental brick arches to openings.</p>  |
| Group Value | The terrace as a whole forms a group with 2,4,6 Claremont Grove/1,3,5 Claremont View and 2-14 Claremont Avenue |
| Social/Communal Value | The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area. |
| Local Significance | This is a terrace with simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces. |
| CONCLUSION | By virtue of its age, group value and social history, these houses make a positive contribution to the special character of the Conservation Area. |


10: 11-13 Claremont Grove (odds): in terrace of eight houses

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1894-1897 | |
| Architectural and Artistic Interest | <p>Terrace of 8 red-brick 2-storey (3-storey to Back Claremont Grove) 2-bay houses. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof, brick chimneys and original dormers and sash windows). Claremont Grove is paved with stone setts with stone kerbs and stone flags to footways. The 3-storey rear elevation includes segmental brick arches to openings.</p> |  |
| Group Value | The terrace as a whole forms a group with 2,4,6 Claremont Grove/1,3,5 Claremont View and 2-14 Claremont Avenue | |
| Social/Communal Value | The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area. | |
| Local Significance | This is a terrace with simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces. | |
| CONCLUSION | By virtue of its architectural integrity, age, group value and social history, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


11: 2,4,6 Claremont Grove with 1,3,5 Claremont View

| | Positive Building | |
|-------------------------------------|--|--|
| Age | 1894-1897 | |
| Architectural and Artistic Interest | <p>Terrace of 6 red-brick 2-storey 3-bay houses, three back-to-back to each road. Central plain doorway. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof, brick chimneys. 2,4 & 6 have original square dormers with hip roofs. Most have later inserted windows below ground floor windows and all have altered frames. Claremont Avenue, Grove and View are paved with stone setts with stone kerbs and stone flags to footways.</p> |  |
| Group Value | The terrace forms a group with 1-13 Claremont Grove and 3-19 Claremont Avenue/2 Kendal Lane | |
| Social/Communal Value | The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area. | |
| Local Significance | This terrace with simple detailing, together with the remaining Claremont streets, provides an important record of the area's local development. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces. | |
| CONCLUSION | By virtue of its age, group value and social history, the terrace makes a positive contribution to the special character of the Conservation Area. | |


12: 3-19 Claremont Avenue (odds) with 2 Kendal Lane

| | Positive Building |
|-------------------------------------|---|
| Age | 1894-1897 |
| Architectural and Artistic Interest | <p>Terrace of 8 red-brick 2-storey 2-bay houses. Gabled frontages to each end with timber lattice work to apexes: no 2 Kendal Lane is 3 storey and also faces onto Kendal Lane with original shop front to ground floor. Nos 5-19 step evenly up the hill in pairs. Stone heads (with drip mouldings connecting to adjacent heads) and stone sills. Slate roof, brick chimneys and some original square dormers with hip roofs, with some enlarged later. Claremont Avenue and Back Claremont Terrace (to the rear) are paved with stone setts with stone kerbs and stone flags to footways.</p> <p>The rear elevation includes segmental brick arches to openings and small gardens.</p>  |
| Group Value | The terrace forms a group with 1-13 Claremont Grove and 2,4,6 Claremont Grove/1,3,5 Claremont View |
| Social/Communal Value | The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces. |
| Local Significance | This is a terrace with simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. |
| CONCLUSION | By virtue of its age, group value and social history, the terrace makes a positive contribution to the special character of the Conservation Area. |

13: 2-14 Claremont Avenue (evens)

| | NDHA |
|-------------------------------------|--|
| Age | 1894-1897 |
| Architectural and Artistic Interest | <p>Terrace of 7 red-brick 2-storey 2-bay houses. Gabled frontages to each end with timber lattice work to apexes. Nos 6-12 step evenly up the hill in pairs. Large timber bay windows to ground floor. Stone heads (with drip moulding) and stone sills. Slate roof, brick chimneys and some original square dormers with hip roofs, with some enlarged later. Claremont Avenue and Back Claremont Avenue are paved with stone setts with stone kerbs and stone flags to footways.</p>  |
| Group Value | Forms a group with 1-13 Claremont Grove and 2,4,6 Claremont Grove/1,3,5 Claremont View and 3-19 Claremont Avenue/2 Kendal Lane; and separately with 1-6 Claremont Villas, with the gable ends of each forming the north edge of Woodhouse Square. |
| Social/Communal Value | The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area. |
| Local Significance | This is a terrace with relatively simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The large bay windows raise its architectural quality above that of its neighbours, helping to mitigate any loss of integrity provided by the added dormers. The stone setts, kerbs and flags on all these streets are an important historic element in the area and provide a linked setting for the terraces. |
| CONCLUSION | By virtue of its age, architectural quality, group value and social history, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. |


14: The Claremonts

| | NDHA | |
|-------------------------------------|--|---|
| Age | 1894 | |
| Architectural and Artistic Interest | Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. |  |
| Local Significance | Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history. | |
| CONCLUSION | By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Conservation Area. | |


15: 1-6 Claremont Villas (facing Clarendon Road)

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1894-1897 | |
| Architectural and Artistic Interest | Terrace of 6 red-brick 2-storey 2-bay houses, stepping evenly up the hill in pairs. Large timber bay windows to ground floor. Stone heads (with drip moulding) and stone sills. Slate roof, brick chimneys and original square dormers with hip roofs, with that on no.2 enlarged later. Back Claremont Avenue are paved with stone setts with stone kerbs and stone flags to footways. |  |
| Group Value | Forms a group with 2-14 Claremont Avenue with the gable ends of each forming the north edge of Woodhouse Square. | |
| Historical Association | No.2 has a blue plaque commemorating Leonora Cohen JP OBE (1873-1978) a leading suffragette famous for smashing a showcase in the Jewel House at the Tower of London and for her hunger strike at Armley Gaol in 1913, who lived here between 1923-36 | |
| Social/Communal Value | The Claremont streets were built by James Charles, architect and speculative developer for a broad range of middle-class residents with the houses including double-fronted back-to backs, 4 and 5-bedroom through terraces. As a group they provide a commentary on the social history of the area. | |
| Local Significance | This is a terrace with relatively simple detailing which, together with the remaining Claremont streets, provides an important record of the area's local development. The large bay windows raise its architectural quality above that of those neighbours, though the added dormers detract from the integrity of its form. | |
| CONCLUSION | By virtue of its age, architectural quality, group value, historical association and social history, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


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

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1890s | |
| Architectural and Artistic Interest | Terrace of 5 red-brick, 2-storey, 2-bay houses (now in medical use), each with square stone bay window and doorway with Tudor arched door opening in squared, quoined stone surrounds including sidelight with shouldered lintels and hood moulding over both. No.10 faces south at the end of the terrace, nos.3-9 are mirror-paired with doors together. Upper windows and windows facing Chorley Lane on rear elevation have brick arched heads and stone sills. Timber brackets to eaves. Chimneys with brick mouldings. Slate roof with small rectangular dormers. Rear elevation facing Chorley Lane has segmental arch windows and projecting square bays. 21 st C refurbishment, window frame replacements and small dormer additions. Chorley Lane is paved with stone setts. |  |
| Local Significance | This is the remaining terrace on Belmont Grove which originally had a facing terrace on the other side. It has high quality stone detailing and the whole, including the more public rear elevation, has been sensitively refurbished. | |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |

17: Chorley Lane

| | NDHA | |
|-------------------------------------|--|---|
| Age | c1742 | |
| Architectural and Artistic Interest | Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. |  |
| Historic Interest | Chorley Lane is what remains of the carriage drive constructed to serve Little Woodhouse Hall after it was rebuilt in 1740. It was also used by Belle Mount (Belmont), now demolished. | |
| Local Significance | Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original paving that remains is therefore of considerable local value as a link to the area's history. | |
| CONCLUSION | By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


18: Woodhouse Square

| | NDHA | |
|-----------------------------|---|--|
| Age | 1840s | |
| Rarity | Woodhouse Square is one of only five Georgian squares in Leeds | |
| Designed Landscape Interest | Woodhouse Square was laid out in the 1840s by John Atkinson of Little Woodhouse Hall. A statue of flax-machine manufacturer Sir Peter Fairbairn, Mayor of Leeds 1857-1859, by the sculptor Matthew Noble stands at the corner of the tree-lined square. |  |
| Local Significance | The sloping central garden became a public park in 1905. During WWII it housed an emergency water tank, now the sunken garden. | |
| CONCLUSION | By virtue of its age, rarity and landscape quality, Woodhouse Square makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


Assessment of NDHAs and Positive Buildings within the Clarendon Road Conservation Area




19: 25,27 Clarendon Road: pair of houses

| | NDHA |
|-------------------------------------|--|
| Age | c1860 |
| Architectural and Artistic Interest | <p>Pair of Flemish bonded red-brick 2-storey 2-bay houses. No.27 has an canted bay to ground floor with semi-circular arched window openings in stone surrounds. Other windows have similar detailing. Doors with overlights in stone architrave with console brackets supporting cornice – door to no.27 is on the north elevation. Rear elevation also includes arched windows matching the front – no.25 rear elevation rendered white. Replaced window frames. Stone brackets to eaves. Hipped slate roof. Brick chimneys with stone cornices. Stone wall to Clarendon Road and Kendal Lane with two pairs of stone gateposts with detailed cornice heads.</p>  |
| Landmark status | The south end elevation of no.25 with its centralised arched windows, together with the apex of its stone garden wall, addresses the junction of Little Woodhouse Street with Clarendon Road. |
| Local Significance | One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. Its overall design, including its Italianate detailing provides a dignified presence. |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. |


20: 29 Clarendon Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | c1860 | |
| Architectural and Artistic Interest | <p>Flemish bonded red-brick 2-storey over basement, 3-bay house with central stone porch with semi-circular arched openings, decorated pilasters supporting a cornice. Side bays slightly projecting with chamfered stone quoins. Stone string course at first floor level. Windows to ground and first floors with stone surrounds and corniced heads. Overhanging eaves with timber scroll brackets. Slate roof with parapet gables. Two chimneys at each gable with moulded brick detailing. Rear elevation includes segmental brick arches to windows and a two-storey octagonal bay. Contemporary coach house and cottage to the rear (extended 21st C) and early 20th C side extension. Brick wall to Clarendon Road with half-round stone cappings. Pair of square stone gate piers with stone cappings.</p> |  |
| Local Significance | One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. Its Neoclassical detailing picks up the style of the listed no.20 (Clarendon House) across the road, but with more restraint. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


21: 31 Clarendon Road

| | Positive Building | |
|-------------------------------------|---|--|
| Age | 1870s | |
| Architectural and Artistic Interest | <p>Red brick 2-storey 3-bay building with doorway in 2-storey porch to side with tall pyramid slate roof. Plain central semi-circular arched window to each floor to front (upper floor with projecting balcony), paired semi-circular arched windows each side, divided by a fluted stone column with Corinthian capital. Hip slate roof with added dormers. 20th century extensions to rear with arched windows. Rear elevation with tall arched staircase window.</p> |  |
| Local Significance | One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. Simple, inexpressive detailing. Front garden now fully paved as car parking, detracting from the arcadian character of the road. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a positive contribution to the special character of the Conservation Area. | |


22: 33-39 Clarendon Road (odds)

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1860s | |
| Architectural and Artistic Interest | <p>Decorated red brick 2-storey over basement with third story in end gables and raised gable dormers. Bay windows to gables at each end, with segmental arched windows and perforated parapet. Doorways with brick and terracotta voussoirs and hood moulding to pointed arches supported by circular columns with Corinthian capitals. Windows to both floors with segmental arches with brick and terracotta voussoirs. Replaced window frames to match original appearance. Decorated brick eaves and verges. Slate roof. Central chimney with brick moulding. Rear elevations with plain red-brick detailing. Low front boundary wall with low gateway piers with carved stone caps.</p> |  |
| Social/Communal Value | Nos.33,35 now occupied by the Institute for Religion (Church of the Latter Day Saints). | |
| Local Significance | One of a number of villas gradually built along Clarendon Road following its construction in 1839 and contributing to its character. The colourful Neogothic detailing adds some playfulness to the street scene. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


23: 41-49 Clarendon Road (odds)

| | NDHA |
|-------------------------------------|---|
| Age | 1890s |
| Architectural and Artistic Interest | <p>Stepped terrace of five 2-storey 2-bay red-brick houses with painted stone details. Cantled bay windows. Doors with overlights in tudor arch openings in stone heads (No.49 with semi-circular brick arch). Windows to upper floor with stone shouldered lintels and stone sills. Some window frames replaced. Brick detailing to eaves. Slate roofs. Brick chimneys with brick moulding. Timber gabled dormers with ornate verges. Low brick garden walls with stone capping to nos.41-45. Rear elevations with segmental brick arches and single storey extensions. Kendal Road to the side of no.49 and Back Kendal Lane paved with stone setts, stone kerbs and stone flag footways.</p>  |
| Local Significance | The terrace includes consistent and unaltered detailing, unusually, for the area, including original dormers. |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. |

24: 12-32 Kendal Lane (evens)


| | Positive Building |
|-------------------------------------|---|
| Age | 1890s |
| Architectural and Artistic Interest | <p>Two terraces of five (12-20) and six (22-32) houses either side of Kendal Road. Red-brick, 2-storeys over basements, 2-bays each. Cantled brick bays with timber (some pvcu) windows and decorated timber gables over. Segmental arches to doors and windows with alternating red and black brick voussoirs. Replaced window frames. Black brick string courses. One property rendered. Some large dormers added later. Rear elevations with segmental brick arches and 1-2 storey extensions. Timber brackets to eaves. Chimneys and slate roofs. Brick walls with stone cappings to sides of front steps. Kendal Road and Back Kendal Lane paved with stone setts, stone kerbs and stone flag footways.</p>  |
| Group Value | The two terraces form a group |
| Local Significance | The terraces were the only terraces of this period constructed along Kendal Lane/St John's Road. It is believed Jacob Kramer, the Leeds artist, lived at no 12 |
| CONCLUSION | By virtue of their age and group value, these terraces make a positive contribution to the special character of the Conservation Area. |

25: Kendal Road and Back Kendal Lane


| | NDHA |
|-------------------------------------|---|
| Age | 1890s |
| Architectural and Artistic Interest | <p>Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside.</p>  |
| Local Significance | Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history. |
| CONCLUSION | By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Conservation Area. |

26: 51-57 Clarendon Road (odds)


| | NDHA |
|-----|-------|
| Age | 1870s |

| | | |
|-------------------------------------|--|---|
| Architectural and Artistic Interest | <p>Terrace of four red-brick 2-storey over basement, 2-bay houses stepping up the slope. Brick piers between bays topped with finials. Canted bay windows with stone surrounds. Door with overlight in stone door surround with pilasters supporting entablature over. Semi-circular arched windows to first floor with brick and stone voussoirs and keystones extending upward and capped with pediments. Replaced window frames. Raised dormer with stone capped pediment and finials to centre of each house with similar window. Slate roofs. Chimneys with extensive brick moulding. Rear elevation 3-storeys with raised dormers with simple pediments, all rendered and painted. Railings to front steps. Brick wall with stone capping to Clarendon Road. Kendal Road to the side and Back Kendal Lane to the rear paved with stone setts, stone kerbs and stone flag footways.</p> |  |
| Local Significance | This terrace is a more exuberant design than its terrace neighbours at nos.41-49, portraying a higher status in an attempt to match up to its other neighbours, the villas, through its stature and eclectic detailing. | |
| CONCLUSION | By virtue of its age and architectural quality, this terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


27: 63 Clarendon Road

| | | |
|-------------------------------------|--|--|
| | | NDHA |
| Age | 1857 | |
| Architectural and Artistic Interest | <p>Red-brick, 2-storey, 4-bay house. End bay gabled with canted bay window to ground floor, brick with stone heads, sills and mullions, patterned brick to parapet. Similarly detailed square bay on opposite side of the door. Doorway between bay windows includes door with sidelights extending around semi-circular overlight, with red and buff brick door surround capped with ogee-arched stone hood moulding. Window to first floor with segmental brick arches. Second floor window to gable enlarged later. Replaced window frames. Brick detailing to eaves. Slate roof. Elevation to Kendal Lane includes two gables, similar detailing to windows and two-storey bay windows. Brick chimneys with buff brick strings and stone capping. Re-built plan brick wall to Clarendon Road, stone wall to north boundary and to Kendal Lane.</p> |  |
| Local Significance | This is a substantial villa whose decorated brick detailing, steep gables and double aspect give it an important presence both on Clarendon Road and Kendal Lane. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


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

| | | |
|-------------------------------------|---|---|
| | | NDHA |
| Age | 1842-1844 | |
| Architectural and Artistic Interest | <p>Flemish bonded red-brick 2-storey, 3-bay house with central doorway, with stone pilasters supporting entablature, to both north-east and south-west elevations. North-east elevation has squared bay window to ground floor to left of doorway, south-west elevation has a pair of canted bay windows either side of the doorway. Remaining windows on both elevations have flat arches with rubbed brick voussoirs. South-west elevation includes a central pediment with circular window. Paired brick corbels to eaves, hipped and gabled slate roof, brick chimneys at gables with stone cappings. 21st century block of apartments in original front garden to Clarendon Road. Brick garden wall to two sides, stone to Kendal Land, some rebuilt or reduced in height, but retaining curved corner to Clarendon Road/Victoria Street.</p> |  |
| Local Significance | Airedale Mount is one of the oldest villas in this location and maintains a restrained Neoclassical presence facing Kendal Lane. The extent of hard paved parking area on that elevation detracts from that. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


29: 67 Clarendon Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1860/70s | |
| Architectural and Artistic Interest | <p>Red-brick 2-3 storey building over basement, approximately square in plan with two primary elevations to Clarendon Road, Victoria Street (now separated by a later division of the plot) and a secondary elevation of note to the garden. Clarendon Road elevation: Large, canted brick bay window to right with parapet decorated with buff-coloured square medallions. Rectangular windows to first floor over bay with brick segmental arches with further windows to second floor in gabled roof over; central doorway with brick surround and pointed arch; octagonal oriel window with lancet windows over door also with buff-coloured square medallions over; window to upper floor over oriel surmounted by pointed brick arch panel with central circular stone motif; to left of central element a three-light window to ground floor, two-light window to first floor and timber gabled dormer in roof. Victoria Road elevation: right hand element is a repeat of the left-hand element facing Clarendon Road; in the centre is a three-light staircase window with sills stepped up to follow the flight internally; to the left is an octagonal bay extending up to a further turret. The garden elevation also includes a square projecting bay with turret over. Replaced window frames. Timber detailing to eaves and verges, slate roof. Tall brick garden wall to two sides, with curved corner to Clarendon Road/Victoria Street. Stone gateposts with engaged columns to corners and pyramid caps.</p> |  |
| Local Significance | <p>The villa is called "Sheafield" after the 1552 founder of Leeds Grammar School and served as the headmaster's house when the school moved to Woodhouse Moor. It echoes the form of the listed no.40 across the road, with its gables and turret, and with an abundance of Gothic detailing, giving it an important presence on the corner site.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


30: Raven House, 81 Clarendon Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1870s | |
| Architectural and Artistic Interest | <p>Red-brick 2-storey building with stone details. Elevation facing Clarendon Road: central door, bay window to right and pair of windows to left with five windows across the first floor; doorway has stone surround with pilasters supporting entablature over; bay window with stone details and design matching doorway. Windows with wrapped stone heads. Replacement window frames. Elevation to Kelso Road has similar bay window and windows. Paired timber brackets to eaves. Hip slate roof, chimneys with brick and stone moulding.</p> |  |
| Local Significance | <p>The northernmost of the Clarendon villas with restrained detailing but nevertheless a dignified appearance on the corner site.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


31: 83-93 Clarendon Road (odds): terrace including 2,4 Kelso Road and 162, 164 Woodsley Road

| | Positive Building |
|-------------------------------------|---|
| Age | 1890-92 |
| Architectural and Artistic Interest | <p>Red-brick 2-storey terrace with stone details. End terraces (offices left and hotel right (painted white)) are gabled to Clarendon Road with central square bay window to ground floor and single windows to both floors over. Remaining houses mirror-paired: doors with brick segmental arches with stone kickers and keystones and single window over. Square bay windows to side of door with paired windows over. Windows have stone shouldered heads and sills. Brick detailing to eaves. Slate roofs, brick chimneys with brick mouldings. Detailing matches nos.42-50. Some houses have large added dormers. Elevations facing Kelso Road and Woodsley have similar detailing, with semi-circular arches to doors (no.2 concealed by extended bay). Nos.4 and 164 are detached but to same design. Low stone wall to Clarendon Road. Cross Kelso Road to rear is paved with stone setts and stone kerbs. Nos.2&4 have been joined by a 20th century infill and no.2 ground floor altered.</p>  |
| Local Significance | <p>Though facing Clarendon Road, the terrace forms part of the Kelso Road/Woodsley Road development of terraces. Built to a single design, its integrity is almost intact, with the exception of added dormers. The architectural detailing is of interest, though not exceptional for the area. Set behind the greenery of the front gardens, the Clarendon Road elevation adds pattern and colour to the street scene. The stone setts and kerbs on Cross Kelso Road are an important historic element in the area.</p> |
| CONCLUSION | <p>By virtue of its age and architectural quality, the buildings make a positive contribution to the special character of the Conservation Area.</p> |


32: 26-30 Clarendon Road (evens): terrace of three houses

| | NDHA |
|-------------------------------------|---|
| Age | 1870s |
| Architectural and Artistic Interest | <p>Flemish bonded red-brick 2-storey terrace with stone details. Two houses have central doors with rectangular, stone bay windows to one side and three narrow windows to the other, while one has only the bay window. Doors (one with added porch) and narrow windows to ground and first floors have segmental moulded brick arches. Rear elevations have wider segmental arch windows, 2-storey hipped roof outshots and a single outbuilding built into the brick boundary wall. Ornate brick chimneys with mouldings. Slate roofs with terracotta ridge tiles. Front low boundary walls in brick with stone cappings. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p>  |
| Local Significance | <p>The houses have restrained architectural detailing but are given status by their wide frontage and large stone bay windows. The lack of planting to the front gives it a starker appearance than is the norm along Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.</p> |
| CONCLUSION | <p>By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> |


33: 32,34 Clarendon Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1870s | |
| Architectural and Artistic Interest | <p>Red-brick 2,3-storey building with stone details. Central gable with tripartite windows to three floors and end octagonal bays with windows to three floors extending up to turrets with metal finials. Pair of doors either side of central gable with trefoil glazed overlights and moulded pointed arches on engaged columns with hood moulds. Windows with brick moulding to jambs, flat stone lintels, sills and mullions. Brick corbelled brackets to eaves. Rear elevation includes gables to each end and windows with segmental brick arches. 2-story outbuildings (altered and extended in the late 20th C) adjoin Back Hyde Terrace. Slate roofs, brick chimneys with stone cappings. Brick wall to Clarendon Road with stone angled and moulded caps and with brick and moulded stone gate and intermediate piers. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p> |  |
| Local Significance | <p>This pair of substantial villas with a wealth of detail, and a style contrasting with its immediate neighbours, provides an imposing but elaborate presence on Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


34: 36 Clarendon Road

| | NDHA | |
|-------------------------------------|--|--|
| Age | 1870s | |
| Architectural and Artistic Interest | <p>Red-brick 2-storey 3-bay house with stone details. Central door with square stone pilasters and entablature with moulded cornice. Bay windows either side with similar details. Five upper windows with slight segmental brick arches with rubbed voussoirs and stone keystone, and stone sills on brackets. Rear elevation with similar details but no keystones and single-storey outbuilding built into tall boundary wall. Timber brackets with brick detailing to eaves. Slate roof and brick chimneys with brick moulding. Brick and stone front wall to Clarendon Road with raised rectangular piers. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p> |  |
| Local Significance | <p>The simple form and symmetrical elevation contrast with its more complex neighbours, and its design exemplifies the variety of villa styles along Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


35: 38 Clarendon Road

| | NDHA | |
|-------------------------------------|--|---|
| Age | 1870s | |
| Architectural and Artistic Interest | <p>Red-brick 2.3-storey 3-bay house with stone details. Right hand gable with brick and stone rectangular bay window to ground floor with paired windows over and single window in gable. Central door in projecting porch extending through three floors capped by slate turret. Door has pointed arch overlight with decorated terracotta pointed arch with hood moulding on circular engaged columns with carved capitals. Paired windows to both floors over door. To left of door, stone rectangular bay to ground floor with paired windows over. All windows have stone surrounds with shouldered and slightly arched heads. Stone sills with stone bracket supports. The rear elevation includes segmental brick arched windows and a variety of additions and extensions, including a modern outbuilding along Back Hyde Terrace. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs. Brick wall to Clarendon Road with stone cappings, stone gate piers (listed) and brick and stone intermediate piers. Back Hyde Terrace to the rear is paved with stone setts and stone kerbs.</p> |  |
| Local Significance | <p>The form of the building with its gable and turret over the entrance echoes the form, if not the detailed design, of the listed no.40 alongside it and no.67 opposite. That form and the quality of detailing make a significant contribution to the appearance of this part of Clarendon Road. The stone setts and kerbs on Back Hyde Terrace are an important historic element in the area.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


36: 42-50 Clarendon Road (evens) with 33 Hyde Terrace

| | Positive Building | |
|-------------------------------------|---|---|
| Age | 1890s | |
| Architectural and Artistic Interest | <p>Red-brick 2-storey terrace with stone details. Doors with brick segmental arches with stone kickers and keystones and single window over. Brick gables with single window. Square bay windows to side of door with paired windows over. Windows have stone heads and sills. Brick detailing to eaves. Rear elevation includes brick segmental arched windows and single storey outshots. Slate roofs, brick chimneys with brick mouldings. Some added dormers. Detailing matches nos.83-93. Low brick wall with stone cappings to Clarendon Road with curve round to Hyde Terrace. Stone setts to side of Hyde Terrace and Back Hyde Terrace, with stone kerbs and stone flag footway.</p> |  |
| Local Significance | <p>The architectural detailing is of interest, though not exceptional for the area. Set behind the greenery of the front gardens, the Clarendon Road elevation provides a backdrop to the landscape here. The stone setts flags and kerbs on Hyde Terrace and Back Hyde Terrace are an important historic element in the area.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area.</p> | |


37: 52 Clarendon Road, 48 Hyde Terrace

| | NDHA | |
|-------------------------------------|--|---|
| Age | 1870/72 | |
| Architectural and Artistic Interest | <p>Pair of red-brick 2-storey houses with identical main elevations facing Clarendon Road and Hyde Terrace. Central doors with stone sone entablatures supported on square Corinthian pilasters. Similar details to bay windows either side of doors. Three upper windows with stone surrounds with curved corners and decorated keystones. Arched windows with stone surrounds in paired gables. Timber eaves and verges with timber dentils. Slate roof, brick chimneys. Clarendon Road elevation includes side of house facing Hyde Terrace with chimney and single windows to ground and first floors, detailed as other windows. Brick moulded panels to projecting chimney. Brick garden wall with curved corner, rounded stone cappings, partly re-built.</p> |  |
| Group Value | The houses form a group with 42-44 Hyde Terrace. | |
| Local Significance | The houses address both Clarendon Road and Hyde Terrace and the prominent gables and complexity of detailing, together with the brick boundary wall, make it an important feature of both streets. | |
| CONCLUSION | By virtue of their age, architectural quality and group value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


38: 9,11,13 Hyde Terrace (odds)

| | NDHA | |
|-------------------------------------|--|--|
| Age | c1880 | |
| Architectural and Artistic Interest | <p>Red-brick 3-4-storeys. No.9 has main elevation facing Hyde Place, but door to Hyde Terrace. Doors with stone pilasters and Corinthian capitols supporting entablatures. Square stone bay windows to lower ground and ground floors but extending up to eaves on Hyde Place elevation. Corner octagonal bay extending above eaves to raised hip roof with finial. Windows with stone heads and sills. Stone and brick string courses. Timber brackets to overhanging eaves, slate roof, plain brick chimneys. Plain 4-storey elevations to the rear. Low brick wall with raised piers to roadsides with stone cappings. Stone setts to full width of Hyde Place with stone kerbs and stone flag footways Stone setts to side (parking bays) of Hyde Terrace.</p> |  |
| Local Significance | The houses are taller than most in the area and the design of the end unit onto Hyde Place makes a bold statement with its various architectural features on that elevation. The Hyde Terrace elevation is more sedate, though still imposing due to its height and particularly its doorcase detailing. | |
| CONCLUSION | By virtue of their age and architectural quality, the buildings make a significant contribution as a heritage asset to the special character of the Conservation Area. | |


39: 21 Hyde Terrace

| | | NDHA |
|-------------------------------------|--|---|
| Age | 1861-1864 | |
| Architectural and Artistic Interest | <p>House of two parts, both red-brick, 2-storey over basement. To the north a 5-bay house with central door with arched overlight set in stone portico with square columns and entablature over. Windows with segmental arches with rubbed brick voussoirs and stone keystone. Timber brackets to eaves, slate roof with 3 slate gabled dormers, brick chimneys. To the south, 3-bays wide with three windows to upper floors in a similar style to the originals, but with irregular spaced narrow windows to ground floor. A blocked up lower-level door to one side has a brick 3-centred arch with ogee top and carved pediment above. Roof has a three timber and render gables. Rear elevation has rubbed brick voussoirs to windows. Slate roof, brick chimneys. Low brick wall with stone copings to front. Back Hyde Terrace to rear has stone setts and stone kerbs.</p> |  |
| Local Significance | <p>The plain Georgian-inspired style of the original house with its central portico contrasts with its more eclectic extension to the south. These both contribute to the regular alignment of terraces along this side of the street. Original sashes. The adjoining houses (nos.15-19) have not been included in this appraisal due to the 20th C roof extensions which adversely affect otherwise fine examples of houses in a similar style.</p> | |
| CONCLUSION | <p>By virtue of their age and architectural quality, the buildings make a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


40: 25 Hyde Terrace

| | | NDHA |
|-------------------------------------|--|--|
| Age | 1861 | |
| Architectural and Artistic Interest | <p>Red-brick, 2-storey house, 5 bays wide with central door with arched overlight and carved stone surround with pilasters, scroll brackets supporting entablature over. Window to right also with carved pilasters and curved pediment over, with carved tympanum. Pair of windows to left with segmental brick arches and keystone (with added window between). Five windows to first floor with similar details plus stone sills on brackets. Timber eaves, slate roof with two added gable dormers, brick chimneys. Large window openings to rear including semi-circular arched stair window. Low brick wall with flat stone copings to front. Back Hyde Terrace to rear has stone setts and stone kerbs.</p> |  |
| Local Significance | <p>Of similar proportions to no.21, this house has the added embellishment of the large window on the ground floor. Additional opening to the left of the door detracts from the balance of the original elevation. This house contributes to the regular alignment of terraces along this side of the street. The adjoining houses (nos.27-31) have not been included in this appraisal due to the 20th C roof extensions which adversely affect otherwise fine examples of houses in a similar style.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


41: 20-28 Hyde Terrace (evens)

| | | NDHA |
|-------------------------------------|--|---|
| Age | c1875 | |
| Architectural and Artistic Interest | <p>Terrace of red-brick 2-storey over basement houses. Doors with paired square overlights, raised pointed brick and stone arches, canted bay windows with stone mullions, windows to first floor with stone heads and sills. Brick and stone string courses. End houses rise into timber patterned gables with single windows. Remainder have stone detailing to eaves with paired timber gabled dormers over. Slate roofs, brick chimneys with brick mouldings. North side elevation has entrance to no. 28. Modern 3-torey extensions to the rear. Low brick and stone walls to roadsides. Stone setts and stone kerbs to side road. Stone kerbs and flags to footways to part of Hyde Terrace.</p> |  |
| Local Significance | <p>This terrace closes the view along Hyde Street. Framed by taller gables at each end the terrace is slightly asymmetrical which adds to its interest. Refurbished as a whole in 21st century, the stonework has been cleaned and its window frames have been changed to grey from the original white. Nevertheless, it retains its original vitality.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


42: 44,46 Hyde Terrace

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1870-72 | |
| Architectural and Artistic Interest | <p>Pair of red-brick, 2-3-storey houses. Door inset in stone arched porch with Corinthian columns. Bay window to side of porch has a pair of similarly detailed arched windows. Cantled bay windows to each side with stone mullions also with Corinthian capitals. Four upper windows, three in pairs, one single, all with carved and moulded stone arches. Each end rises to a gable with a further pair of similar windows, with the gables linked by a stone balustrade. South side elevation with central door and round arched window over with stone surround. Rear elevation rendered with hipped roof extensions. Stone eaves and verges. Slate roof, truncated chimneys.</p> |  |
| Group Value | The houses form a group with 48 Hyde Terrace and 52 Clarendon Road | |
| Local Significance | The houses with their tall gables at each end, echo the form of the adjoining houses at no.48 and no. 52 Clarendon Road, although their detailed designs vary. Together they form an impressive enclosure of the space at the junction of the two streets. | |
| CONCLUSION | By virtue of its age, architectural quality and group value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


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

| | NDHA | |
|-------------------------------------|---|--|
| Age | c1840 to 1860 | |
| Architectural and Artistic Interest | <p>Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. Setts along the edge of Hyde Terrace are laid diagonally.</p> |  |
| Local Significance | Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history. | |
| CONCLUSION | By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Conservation Area. | |


44: The Lodge, Seminary Street

| | Positive Building | |
|-------------------------------------|---|---|
| Age | Pre-1847 | |
| Rarity | Unusual type of building in this area. | |
| Architectural and Artistic Interest | <p>Lodge, in use as café, 2-storey, rendered ground floor, Flemish bonded red-brick upper floor. Octagonal ends. Ground floor elevations altered and extended. First floor windows with stone heads and sills. Hipped slate roof.</p> |  |
| Local Significance | Probably constructed as a lodge to Springfield House (1792), the building forms an unusual contrast to the large villas and terraces nearby. | |
| CONCLUSION | By virtue of its age and unusual form, the building makes a positive contribution to the special character of the Conservation Area. | |


45: Faversham Hotel, Springfield Mount

| | NDHA | |
|-------------------------------------|---|---|
| Age | c1850 | |
| Architectural and Artistic Interest | Red-brick, 2 storey hotel and music venue. Various 19 th C extensions creating a mix of building forms. Main, south elevation has two gables with circular 2-storey bay window attached to west end. Windows with plain stone rectangular surrounds with a series of arched windows linking the projecting gables at ground floor. Rubbed brick windows to rear with single storey lean-to extension along full length. Slate roofs, brick chimneys. |  |
| Social/Communal Value | The Faversham, built as a family house, became a hotel in 1947 and became established as a major Leeds music venue in the 1970s and becoming a primary cultural hub for Leeds University students since then. | |
| Local Significance | The building is significant not only because of its origins as one of the largest of the villas constructed at that period, but also because of the part it has played in the cultural life of many generations of Leeds students. | |
| CONCLUSION | By virtue of its age, architectural quality and social value, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area | |


46: 7-17 Springfield Mount (odds)

| | NDHA | |
|-------------------------------------|---|--|
| Age | 1877-1890 | |
| Architectural and Artistic Interest | Terrace of 6 red-brick, 2-3-storey 2-bay houses, centre two mirror-paired. End houses rise to gables with window, others have raised gabled dormers. Doors set back in moulded brick surrounds with segmental brick and stone arches with pointed arch hood moulding. Canted stone bay windows to side of doors. Upper windows, single and paired, with detailing to match doors. Brick detailing to eaves, timber detailing to verges. The rear elevation echoes the front, complete with canted bay windows with brick segmental arches to other windows. Slate roof, brick and stone detailing to chimneys. Low brick garden walls to roadside with stone capping and carved stone gate piers. Springfield Mount has stone setts with stone kerbs and stone flags to footways. |  |
| Local Significance | A good example of one of the more opulent speculatively built terraces of the period, with idiosyncratic detailing and an interesting gabled roof profile. It forms a firm, built edge to the well-landscaped street scene, where the straight building lines are a characteristic of both sides of the street. | |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


47: 2 Springfield Mount

| | NDHA | |
|-------------------------------------|--|---|
| Age | 1845 | |
| Architectural and Artistic Interest | Main elevation to south with quoins, columns to entrance, 2-storey canted bay windows to south and west. Oval windows to east and west elevations with carved cherubs (west partially blocked). Slate roof, octagonal over bays. Springfield Mount has stone setts with stone kerbs and stone flags to footways. |  |
| Group Value | Forms a group with the remainder of the Springfield Mount terrace | |
| Local Significance | The house forms a strong end to the Springfield Mount Terrace with positive elevations to all three sides. The white paint is a 20 th C addition but emphasises its landmark location. | |
| CONCLUSION | By virtue of its age, architectural quality and group value, this building makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


48: 4,6,8 Springfield Mount

| | | Positive Building |
|-------------------------------------|--|---|
| Age | | 1841 |
| Architectural and Artistic Interest | | <p>All red-brick with stone details, Nos.6&8 built as a pair, no.8 now with an early added storey. Rectangular door casings, stone heads and sills to windows (no.6 with painted surrounds), no.4 with original 16-pane sashes. Houses also front onto Mount Preston Street with canted bays. Slate roofs, brick chimneys. Severely detracted by dormer windows and external plumbing. Brick and stone garden walls to Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p>  |
| Group Value | | Forms a group with the remainder of the Springfield Mount terrace |
| Local Significance | | The terrace provides an interesting mix of styles and varying degrees of architectural opulence within a continuous terrace, due to the different building dates for the plots. |
| CONCLUSION | | By virtue of its age, architectural quality and group value, these buildings make a positive contribution to the special character of the Conservation Area. |


49: 10,-10a Springfield Mount

| | | NDHA |
|-------------------------------------|--|--|
| Age | | 10-1867, 10a-1885 |
| Architectural and Artistic Interest | | <p>Red-brick with plain stone details 2-storey, no.10a with raised gable dormer with carved timber verges. Sash windows. Slate roofs, brick chimneys. Unassuming rear elevations to Mount Preston Street. Virtually unaltered. Brick and stone garden walls to Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p>  |
| Group Value | | Forms a group with the remainder of the Springfield Mount terrace |
| Local Significance | | The terrace provides an interesting mix of styles and varying degrees of architectural opulence within a continuous terrace, due to the different building dates for the plots. |
| CONCLUSION | | By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area. |


50: 12,14,16 Springfield Mount

| | | NDHA |
|-------------------------------------|--|---|
| Age | | 12 -1844, 14,16 -1841 |
| Architectural and Artistic Interest | | <p>All red-brick with stone details 2-storey. No.14 is 5 bays with central, rectangular doorcase and large stone square bay window. Sash windows. Slate roofs, brick chimneys. Unassuming rear elevations to Mount Preston Street. Brick and stone garden walls to Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p>  |
| Group Value | | Forms a group with the remainder of the Springfield Mount terrace |
| Local Significance | | The terrace provides an interesting mix of styles and varying degrees of architectural opulence within a continuous terrace, due to the different building dates for the plots. |
| CONCLUSION | | By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area. |


51: 18, 20, 22 Springfield Mount

| | NDHA |
|-------------------------------------|---|
| Age | 18,20 -1864-6, 22 -1841, |
| Architectural and Artistic Interest | <p>3 storey red-brick with stone details. No.22 two-bay, nos. 18 & 20 three bays wide. Stone door casings with attached Corinthian columns and projecting cornices. Window heads moulded and wrapped to sides with raised keystones. Ornate semi-circular raised window heads to upper floor. Slate roofs, brick chimneys. Elevations to Mount Preston Street less ornate, with bays to ground floor. Brick and stone garden walls to Springfield Mount with tall stone gate piers. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p>  |
| Group Value | Forms a group with the remainder of the Springfield Mount terrace |
| Local Significance | This is a more opulent design than others in the terrace which provides an interesting mix of styles, due to the different building dates for the plots. |
| CONCLUSION | By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area. |


52: 24, 26 Springfield Mount

| | NDHA |
|-------------------------------------|---|
| Age | 1841 |
| Architectural and Artistic Interest | <p>Built as a pair, but stepped up the slope, 3 storeys, red-brick with stone details (no.2 overpainted). Plan rectangular door casings, with bay windows alongside, no.24 canted, no.26 square. Stone heads and sills to windows over with paned sashes. Slate roofs, brick chimneys. Unassuming rear elevations to Mount Preston Street. Brick garden walls to Springfield Mount and Mount Preston Street. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p>  |
| Group Value | Forms a group with the remainder of the Springfield Mount terrace |
| Local Significance | These houses terminate the terrace which overall provides an interesting mix of styles and varying degrees of architectural opulence, due to the different building dates for the plots. |
| CONCLUSION | By virtue of its age, architectural quality and group value, these buildings make a significant contribution as a heritage asset to the special character of the Conservation Area. |


53: 28,30 Springfield Mount (evens)

| | NDHA |
|-------------------------------------|---|
| Age | 1861 |
| Architectural and Artistic Interest | <p>Paired houses, red-brick, 2-storey. Doorcases with stone pilasters and entablatures (28 to front and 30 to side). Canted stone bay windows with segmental arches. Windows over with stone surrounds and segmental arched heads. Timber brackets to eaves. Slate roof, parapet gables, brick chimneys with brick detailing. To the rear, onto Mount Preston Street, two outbuildings (pre-1847): single storey with blank elevations to no.30, 2-storey with segmental arched windows and door to no.28, both with slate roofs. Garden walls to Springfield Mount in brick with stone cappings. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p>  |
| Local Significance | Virtually part of the adjoining terrace, with only a small separation, this pair of houses continues its form and general scale, but a step apart in terms of apparent status. |
| CONCLUSION | By virtue of their age and architectural quality, the building and outbuildings make a significant contribution as a heritage asset to the special character of the Conservation Area. |

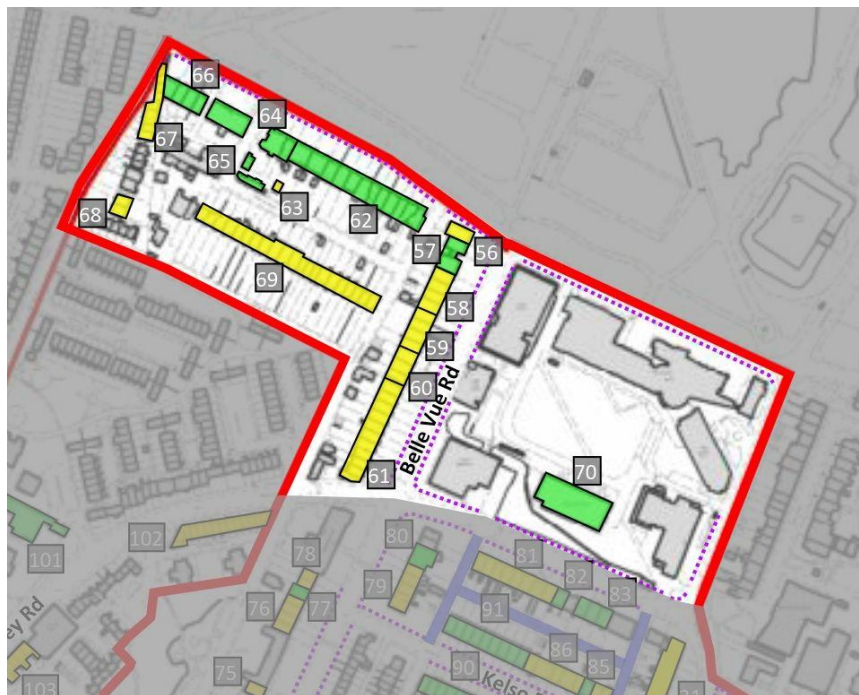
54: 32 Springfield Mount

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1850s | |
| Architectural and Artistic Interest | <p>Red-brick with stone base, 2-storey, 3-bay house. Projecting stone porch to central door, with scroll corbels supporting entablature over semi-circular arched opening. Cantled stone bay windows to either side of porch with arched windows. Upper windows with moulded stone surrounds and arched heads. Stone string and timber scroll brackets to eaves. Rear elevation with central round-arched brick staircase window. Slate roof with brick and stone chimneys. Low front brick wall to road with flat stone copings. Stone gate and end piers with stone caps. Four further similar stone piers are included in the taller brick wall which curves round the end of Springfield Mount. Springfield Mount has stone setts with stone kerbs and stone flags to footways.</p> |  |
| Local Significance | <p>On the same building line as nos.2-32, this detached house is a further step up the status ladder, reinforced by its wider separation from its neighbours and its hipped roof and square plan, marking it out as identifiably individual. It forms a distinguished completion of this part of the street.</p> | |
| CONCLUSION | <p>By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


55: Springfield Mount

| | NDHA | |
|-------------------------------------|---|--|
| Age | c1838 | |
| Architectural and Artistic Interest | <p>Stone sett paving to carriageways with stone kerbs and stone flag pavement. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. Setts along the edge of Hyde Terrace are laid diagonally.</p> |  |
| Local Significance | <p>Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history.</p> | |
| CONCLUSION | <p>By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area.</p> | |


Assessment of NDHAs and Positive Buildings within the Moorlands Conservation Area




56: 2 Moorland Road

| | Positive Building | |
|-------------------------------------|--|---|
| Age | Early 1860s | |
| Architectural and Artistic Interest | Red-brick house with stone detailing, 3-storeys over basement. Attached to no.1 St John's Terrace. Elevation to Moorland Road with central door with semi-circular brick arch and added timber porch. Stone canted bay windows either side, windows to first floor in both main elevations have stone surrounds with segmental arched heads. One window blank. Windows to second floor in twin gables with brick segmental arches. Raised dormer to St John's Terrace elevations with venetian window. Plain gables giving the building a dour appearance, slate roof. |  |
| Group Value | Forms a group both with the remainder of the St John's Terrace, and with the Moorland Road terrace. | |
| Local Significance | Although attached to St John's Terrace, the house forms part of the Moorland Road frontage, being of a similar scale. Its gables reflect those of no.3 Moorland Road. though the extent of detail is less extrovert. Window frames have been replaced, but the building retains an impressive appearance looking over Woodhouse Moor. | |
| CONCLUSION | By virtue of its age, architectural quality and group value, the building makes a positive contribution to the special character of the Conservation Area. | |


57: 1,2 St John's Terrace

| | NDHA |
|-------------------------------------|--|
| Age | 1860s |
| Architectural and Artistic Interest | <p>Part of St John's Terrace facing Belle Vue Road. Pair of connected 2-storey red-brick houses with stone detailing. Arched door and window surrounds, and canted bays. No.1 attached to 67 Moorland Road and has an original raised dormer and sash windows; no.2 has entrance in set-back link and double bay windows to main part. Rear elevation plain, with brick segmental arch windows, sashes to no.2. Low brick garden walls to St John's Terrace. The terrace as a whole includes extensive tree planting in the front gardens.</p>  |
| Group Value | Forms a group with the remainder of St. John's Terrace |
| Local Significance | The houses are an unusual configuration in the terrace and are distinguished by the details of their arched windows and doors. |
| CONCLUSION | By virtue of its age and architectural quality, the houses make a significant contribution as a heritage asset to the special character of the Conservation Area. |



58: 3-6 St John's Terrace

| | Positive Building |
|-------------------------------------|--|
| Age | 1860s |
| Architectural and Artistic Interest | <p>Group of 3-storey red-brick houses with stone detailing. Nos.3,4 & 5 with similar details – semi-circular arched doorways, canted bays and brick segmental arched windows over. Nos.3 & 4 with plain gables and gabled dormers between. No. 6 is a similar scale but includes a stone rectangular door surround, larger bay and stone lintels to windows over. Modern window frames. Rear elevations plain, with brick segmental arch windows and outbuilding. Low brick garden walls to St John's Terrace. The terrace as a whole includes extensive tree planting in the front gardens.</p>  |
| Group Value | Forms a group with the remainder of St. John's Terrace |
| Local Significance | The scale and details of these buildings and their setting behind a range of mature trees, contribute to the unity of the terrace. The area to the rear of the properties along St John's Avenue provides scope for improvement. |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area. |


59: 7-10 St John's Terrace

| | Positive Building |
|-------------------------------------|---|
| Age | 1860s |
| Architectural and Artistic Interest | <p>2 pairs of 3-storey redbrick houses with stone detailing. Nos.1-10 3-storey over basements, nos.10-23 and 67 2-storey over basement. Arched doorways with double mouldings, canted bays and brick segmental arched windows over with altered frames. Plain brick chimneys. 4-storey Rear elevations plain, with extensive car parking.</p>  |
| Group Value | Forms a group with the remainder of St. John's Terrace |
| Local Significance | The scale and details of these buildings contribute to the unity of the terrace. The area to the rear of the properties along St John's Avenue provides scope for improvement. |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area. |


60: 11-13 St John's Terrace

| | Positive Building | |
|-------------------------------------|---|---|
| Age | Early 1860s (some later, pre-1890) | |
| Architectural and Artistic Interest | Group of three 2-storey red-brick houses with stone detailing. Semi-circular brick arched doorways with stone keystone, canted bays and brick segmental arched windows, doubled over bays. Altered and added dormers and modern window frames. Rear elevation plain, 4-storeys with brick segmental arch windows, and tall arched window to stairs. Modern garages and parking areas. Low brick garden walls to St John's Terrace (some rebuilt later). Two cast iron bollards to stone-paved ginnel leading beneath the house and stone wall to side of nos. 13. |   |
| Group Value | Forms a group with the remainder of St. John's Terrace | |
| Local Significance | The scale and details of these buildings contribute to the unity of the terrace. The ginnel is an important historic feature. The area to the rear of the properties along St John's Avenue provides scope for improvement. | |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area. | |


61: 14-23 St John's Terrace and 67 Woodsley Road

| | Positive Building | |
|-------------------------------------|---|--|
| Age | Early 1860s (some later, pre-1890) | |
| Architectural and Artistic Interest | Stepped terrace of 2-storey red-brick houses with stone detailing. Nos. 14-21 have semi-circular arched doorways and upper windows, paired over canted bays, most with modern frames. Two original gabled dormers, interspersed with modern dormers. Nos. 22 and 23 plainer in style. Rear elevations plain, with modern outbuildings. No.67 faces Woodsley Road, partly angled to follow the road line. Stone outbuilding to rear of 67, built on top of stone boundary wall, has curved corner. |  |
| Group Value | Forms a group with the remainder of St. John's Terrace | |
| Local Significance | The scale and consistency of detail in this group contributes to the unity of the terrace. The area to the rear of the properties along St John's Avenue provides scope for improvement. | |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area. | |


62: 3-16 Moorland Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | Early 1860s | |
| Architectural and Artistic Interest | Terrace of 2/3-storey over basement red-brick houses in a mix of styles. Stone doorcases include semi-circular moulded surrounds, porticos and pilasters supporting entablatures. All have canted stone bay windows to ground and basement, extending to upper floor on nos.7, &13-16. Upper windows (generally paired over bay windows) with stone surrounds and arched heads. Raised dormers to most houses, some with semi-circular arched heads. Nos.3&5 include a matching pair of gabled front bays with verge detailing forming an open timber pediment with carved stone scroll supports, with similar facing St John's Avenue. Detailed eaves. Slate roofs with brick chimneys, inserted dormers to 13-16 which only marginally detract. Rear elevations plain, with brick segmental arch windows, some houses rendered, with a mix of garages and parking areas. Front boundary low walls in stone or brick with stone copings. Extensive tree planting to front gardens. |  |
| Group Value | The terrace forms a group with 17,18 Moorland Road. | |
| Local Significance | The scale and detailing of nos.3-5 form a bold termination to the east end of the terrace, but the remaining houses match it with their distinctive detailing. Set behind mature trees, the terrace creates an impressive backdrop to Woodhouse Moor. The area to the rear of the properties along Moorland Avenue provides scope for improvement. | |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the special character of the Conservation Area. | |


63: Outbuilding to rear of 16 Moorland Road, on Moorland Avenue

| | Positive Building | |
|-------------------------------------|--|---|
| Age | 1860s-1880s | |
| Architectural and Artistic Interest | 2-storey painted stone outbuilding with altered windows to first floor and altered coach entrance to ground floor. Finial to gabled roof. |  |
| Local Significance | Moorland Avenue was originally the service access for the terraces on either side and this building is one of the few remaining original coach houses. While its elevations have been considerably altered, the concept of small buildings along Moorland Avenue is one which could be considered to improve its current haphazard appearance. | |
| CONCLUSION | By virtue of its age the outbuilding makes a positive contribution to the special character of the Conservation Area. | |


64: 17,18 Moorland Road

| | | |
|-------------------------------------|--|--|
| Age | 1860s | |
| Architectural and Artistic Interest | At the west end of the terrace formed with 3-16 Moorland Road, two red-brick 2/3-storey over basement houses with stone detailing. No.18 at the corner of Moorland Avenue is the more flamboyant, with Flemish gable, projecting semi-circular stone oriel window with pinnacle roof, octagonal full height bay with hipped roof and square tower feature extending above the eaves. Both houses also include arched entrance doors, canted bay windows, stone window surrounds, raised gable dormers. No.18 includes a later single storey extension to the side, in a similar style, partially covering the door which includes a carved head keystone. Brick boundary wall with stone gateposts to no.18. |  |
| Group Value | The houses form a group with the remaining terrace 3-16 Moorland Road and a group with its outbuildings to the south. | |
| Historical Association | No. 18 was inhabited by the 'Tetley sisters' (it is still known locally as 'the Old Tetley House'). They were the daughters of Sir Joshua Tetley (1778-1859) who established the public house and brewing empire in 1822. | |
| Landmark status | The flamboyant design of the building creates a distinctive landmark on the corner of Moorland Road and Avenue | |
| Local Significance | This forms the west end of the terrace which also includes nos.3-16 but outperforms even their wealth of detail and decorative elements. It is a striking building which has considerable local historic and architectural value. Complete with its outbuildings it provides an important record illustrating the way of life of its earlier occupants. | |
| CONCLUSION | By virtue of its age, architectural quality, group value and historic association, the building make a significant contribution as a heritage asset to the special character of the Conservation Area. | |


65: Outbuildings to rear and side of 18 Moorland Road on Moorland Avenue

| | NDHA | |
|-------------------------------------|--|---|
| Age | 1860s – 1880s | |
| Rarity | There are few examples of houses complete with original outbuildings in the area. | |
| Architectural and Artistic Interest | Two separate buildings, one facing each leg of Moorland Avenue. To the west a small red-brick 2-bay house, with gables over windows. Attached to one side is a square tower with arched entrance through to yard and to the other a lean-to with an arched inset porch entrance. Brick window heads with curved ends. To the south, a red-brick block with central square 2-storey section with hipped roof and large doorway, flanked by single-storey stable wings each with four doorways (west wall to yard partially demolished). Curved end to east wing where it follows the curvature of the road corner. Openings have similar brick detailing to the other outbuilding. Slate roofs. Gateway linking the two with brick piers attached to each building. |  |
| Group Value | The outbuildings form a group with each other and with nos.17&18 Moorland Road | |
| Social Value | The buildings provide a record of gentry life in the late 19 th century with accommodation for horses, horse drawn vehicles and associated servants. | |
| Local Significance | This is a rare example in the area of a house complete with its original service outbuildings. Together they provide an important record illustrating the way of life of its earlier occupants. | |
| CONCLUSION | By virtue of their age, architectural quality, group value and social history, the buildings make a significant contribution as a heritage asset to the special character of the Conservation Area. | |


66: 19-27 Moorland Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1860s | |
| Architectural and Artistic Interest | Two terraces of four and five houses. Red-brick with stone detailing, 2/3-storeys over basements. Nos.19/22 and 23/27 terminate each end of each terrace with full height projecting gables with stone quoins, verge detailing forming an open stone, timber and slate-covered pediment with carved stone scroll supports. Doorcases with semi-circular arched doors in a stone surround with projecting moulded cornice and dentils on scroll supports. Canted bay windows to ground and basement with cornice and dentils. First floor windows also with projecting cornices to heads, on scroll supports. Second floor windows in gables paired with stone surrounds and arched heads. Stone eaves, slate roof and stone chimneys with cornice and dentils to caps. Timber gabled dormers to nos.24-26. Rear elevations brick on stone base, with brick segmental arch windows regularly arranged. Stone garden walls with stone capping. Access between terraces has stone setts and stone kerbs. |  |
| Group Value | The terrace forms a group with 3-18 Moorland Road. | |
| Local Significance | The scale and robust detailing of these two terraces are consistent through their lengths. Set behind mature trees, the terrace creates an impressive backdrop to Woodhouse Moor. | |
| CONCLUSION | By virtue of their age and architectural quality, the terraces make a significant contribution as a heritage asset to the special character of the Conservation Area. | |


67: 132-148 Hyde Park Road

| | Positive Building | |
|-------------------------------------|---|---|
| Age | 1860s-1880s | |
| Architectural and Artistic Interest | 2-storey terrace in two distinct parts, each with arched doorways and stone window heads and sills, Some painted. Some with original dormers. Most window frames replaced. |  |
| Group Value | The terrace as a whole forms a group, | |
| Local Significance | The terrace is a strong contrast in scale with 19-27 Moorland Road, to which it is attached at the northern end. The terrace provides a positive frontage to Hyde Park Road | |
| CONCLUSION | By virtue of its age, architectural features and group value the terrace makes a positive contribution to the special character of the Conservation Area. | |


68: 120-122 Hyde Park Road

| | Positive Building | |
|-------------------------------------|--|--|
| Age | 1860s-1880s | |
| Architectural and Artistic Interest | 2-storey pair of houses with adjoining ornate two story bays, arched doorways in rectangular door surrounds with ornate lintel to window over.. |  |
| Local Significance | The two storey highly detailed bays are unusual in the area but give a light and cheerful look in this road of varied styles and arrangements. The building is highlighted in the Little Woodhouse Neighbourhood Design Statement. | |
| CONCLUSION | By virtue of its age and architectural features the houses make a positive contribution to the special character of the Conservation Area. | |

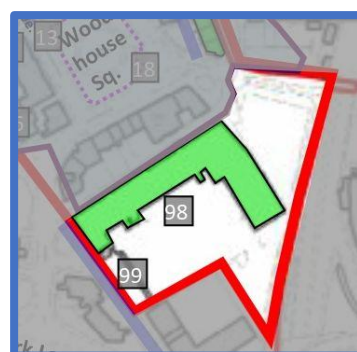
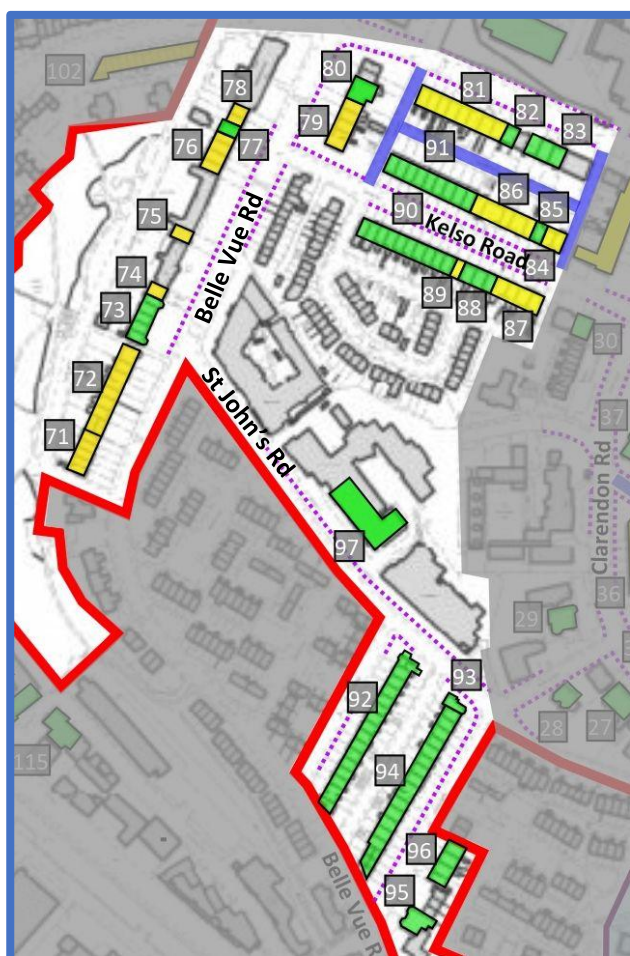
69: 1-39 Moorland Avenue (St John's Grove)

| | Positive Building |
|-------------------------------------|--|
| Age | 1860s |
| Architectural and Artistic Interest | <p>A terrace in a mix of pattern-book styles, but in a similar theme. The main frontage is to St John's Grove to the south. All are red-brick (with some painted over), mainly 2-storeys over basements, with canted ground and basement bay windows to one side of the entrance door. Doorway details range from simple timber canopies with scroll timber brackets through semi-circular arched brickwork to pilasters and scroll brackets supporting moulded projecting cornices. Bay windows include both stone and timber versions. First floor windows include both brick segmental arches and stone heads all with stone sills. Eaves vary in height and detailing, there are some original gabled dormers and some added rectangular dormers. Most have modern window frames. Roofs are slate with brick-detailed chimneys. Rear elevations plain, with brick segmental arch windows, some houses rendered, with a mix of garages and parking areas. Low brick boundary walls to St John's Grove with stone capping.</p>  |
| Group Value | The terrace forms a group. |
| Local Significance | The terrace is distinctive in having been constructed in a variety of styles. Yet the building line is consistent and with its elevated setting behind long gardens with mature trees, the terrace is a distinctive feature of the area. The area to the rear of the properties along Moorland Avenue provides scope for improvement |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a positive contribution to the special character of the Conservation Area. |


70: Marks and Spencer Archive

| | NDHA |
|-------------------------------------|--|
| Age | 2020 |
| Architectural and Artistic Interest | <p>The building is a simple but striking cuboid form, with architectural interest provided by the dark mirrored panels over a light brick ground floor. The vertical mirrored panels, with varied widths and angles, produce a fractured reflection of the listed buildings across the green space, shifting as the viewer moves in front of the building. Its location helps to enclose the green space surrounded by other university buildings.</p>  |
| Group Value | Forms a group with other buildings surrounding the green space |
| Historic Interest | The building was built to house the archive of Marks and Spencer, the international retail brand which originated in Leeds. |
| CONCLUSION | By virtue of its architectural interest, group value and historic association, the building makes a significant contribution as a heritage asset to the special character of the Conservation Area. |

Assessment of NDHAs and Positive Buildings within the Heritage Area (outside the conservation areas)




71: 155 - 163 Belle Vue Road (odd numbers)


| | Positive Building |
|-------------------------------------|--|
| Age | 1860s |
| Architectural and Artistic Interest | <p>Terrace of five houses: Red-brick, 2-storey with stone heads to doors with rectangular fanlights. Canted brick bay windows with hipped roofs to side of doors. Paired windows over bays with joined heads and sills. Brick corbels to eaves (except no.155). 157-163 have gabled dormers. Slate or tiled roofs. Brick chimneys. Rear elevation brick with paired segmental arch windows to each house. Low brick wall to road frontage with stone coping.</p>  |
| Group Value | The terrace forms a group. |
| Local Significance | Part of the development of terraces along Belle Vue Road after its construction in 1860. The terrace has modest detailing but original gable dormers, though one has been replaced with a modern, less sympathetic version. |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area. |

72: 165-179 Belle Vue Road (odd numbers)


| | Positive Building |
|-----|-------------------|
| Age | 1860s |

| | | |
|-------------------------------------|---|---|
| Architectural and Artistic Interest | Terrace of eight houses built as a group. Red-brick, 3-storeys over basements except nos.165&179 which terminate the ends of the terrace with an additional storey in a gable frontage. Doors with stone doorcases with scroll brackets supporting a pediment over a rectangular fanlight, with tiled architrave and pilasters. Cantled bay windows to basement and ground floor, stone below and stone and brick above with moulded cornice eaves. Upper windows with voussoir brick flat arches and stone sills. Corbelled brick supports to eaves. Slate roofs (with some tiled replacements) and brick chimneys with brick mouldings. Rear elevation 4-storeys with segmental arch windows and added flat roof 3-storey outshots. Some retain the original low brick wall to road frontage with stone coping. |  |
| Local Significance | Part of the development of terraces along Belle Vue Road after its construction in 1860. As a 3-storey terrace with bookend gables, it is a substantial feature, though the design of the gables misses the opportunity to impress. Stone paved ginnel to the side of no. 179. | |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area. | |

73: 181-189 Belle Vue Road (odd numbers)


| | | NDHA |
|-------------------------------------|--|---|
| Age | 1860s | |
| Architectural and Artistic Interest | Red-brick terrace of five houses in gothic revival style. 2-storeys over now rendered basement. Built as a group nos.181&189 terminate the ends of the terrace with a full height octagonal bay extending up a further floor, capped by an octagonal roof extending back to meet the main roof pitch. Doorways are set back and framed by engaged stone columns supporting a pointed brick arch with stone hoodmould. Ground floor paired windows with trefoil heads set in pointed brick arches with angled stone hoodmoulds over. Upper floor windows, paired and single, have pointed brick arches. Contrasting brick and tiled string courses. Slate roof with triangular brick dormers with paired trefoil headed windows, engaged column central support and circular stone medallion in the apex. Rear elevation has similar windows and alternating gabled and hipped roof projections along the roofline. |  |
| Local Significance | Part of the development of terraces along Belle Vue Road after its construction in 1860. The architectural style and detailing give it a distinctive quality in the alignment of the Belle Vue Road frontage. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. | |

74: 191 Belle Vue Road


| | | Positive Building |
|-------------------------------------|---|---|
| Age | pre-1890 | |
| Architectural and Artistic Interest | Single house, red-brick, 2-storeys over basement, attached to nos. 181-189. Doorway with semi-circular fanlight in stone surround with scroll bracket supports to moulded cornice head with modillion detailing. Cantled stone bay with similar detailing over. Upper windows with segmental brick arches and stained glass in sash windows. Timber scroll brackets to eaves. Slate roof with modern rectangular dormer. Brick chimney. Rear elevation with some segmental arch windows and modern alterations. |  |
| Local Significance | Although of classical styling typical of much of the development in the area, this house is something of an oddity between the Gothic Revival on one side and utilitarian modern on the other. The large dormer detracts somewhat from its otherwise well-proportioned façade. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a positive contribution to the character of the Heritage Area. | |

75: 201 Belle Vue Road


| | | Positive Building |
|-----|-------|-------------------|
| Age | 1880s | |

| | | |
|-------------------------------------|---|---|
| Architectural and Artistic Interest | Single house, red-brick, 2-storeys over basement, abutted by modern development. Doorway with moulded stone surround including cornice. Stone canted bay window. Upper windows with brick segmental arches, stone keystone and sills. Stone brackets and string course to eaves. Slate roof with modern wide gabled dormer over. Brick chimney. Rear elevation with segmental arch windows, rendered and extended upward to modern roof. Brick garden wall to front with stone capping. |  |
| Local Significance | The house provides a welcome, if constricted, contrast between the insipid nature of its modern neighbours. The large dormer detracts somewhat from its otherwise well-proportioned façade. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a positive contribution to the character of the Heritage Area. | |


76: 203-209 Belle Vue Road (odds)

| | Positive Building | |
|-------------------------------------|---|---|
| Age | 1860-1890 | |
| Architectural and Artistic Interest | Terrace group of four houses all built to the same style attached to no.211. Red-brick, 3-storeys. Each has a semi-circular brick-arched doorway (no. 203 with modern added porch) with stone canted bay window to one side. Three windows to each upper storey with segmental brick arches and stone sills. Modern frames. Moulded brick eaves. Modern tiles to roofs. Brick chimneys with brick detailing. Segmental arch windows to rear elevation with large modern dormers to rear of roof. Brick garden wall to front with stone capping. |  |
| Group Value | Nos. 203-215 Belle Vue Road form a group | |
| Local Significance | The 3-storey terrace contributes to the continuous nature of development on this side of Belle Vue Road, and provides stature, consistency of design and simple detailing. As a group, nos.203-215 represent a significant extent of the original Belle Vue Road development. | |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a positive contribution to the character of the Heritage Area. | |


77: 211 Belle Vue Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1860-1890 | |
| Architectural and Artistic Interest | Single house attached to nos.209 and 213. Red-brick with stone detailing, 2/3-storeys over basement with raised Flemish-style gable dormer. Wide doorway with moulded and carved stone surround. Stone canted bay window to basement and ground floor to one side of door. Upper windows with stone surrounds, paired over bay window. Stone strings. Window to gable also with stone surround with stone circular medallion in the apex. Curved parapets to gable with scroll ends. Ornate carved stone eaves. Slate roof. Brick chimney. Rear includes bay window in brick, segmental arch windows and a round arch window, bracketed eaves and small raised gable. |  |
| Group Value | Nos. 203-215 Belle Vue Road form a group | |
| Landmark status | The house is opposite the end of Kelso Road and terminates the view down that road. | |
| Local Significance | In contrast to its near contemporary neighbours on either side, this house stands out due to the extent of its architectural detail. The overall composition is strong enough to outweigh the minor negatives of modern frames and external plumbing. The fully paved front garden also detracts from its quality, but it occupies a significant location in the townscape. As a group, nos.203-215 represent a significant extent of the original Belle Vue Road development. | |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. | |


78: 213-215 Belle Vue Road (odds)

| | Positive Building | |
|-------------------------------------|--|---|
| Age | 1860-1890 | |
| Architectural and Artistic Interest | Pair of two similar houses attached to no.211. Red-brick, 2-storeys over basement. Doors with stone heads with angled tops. Square stone bay windows with hipped slate roofs to ground floor. Windows over with stone heads to match door, with stone sills. Brick corbels to eaves. Slate roofs. Original timber gabled dormer to no.213, modern wide rectangular dormer to no.215. Brick garden wall with stone capping to no.215. Paired windows to rear with similar heads to front. |  |
| Group Value | Nos. 203-215 Belle Vue Road form a group | |
| Local Significance | The design of this pair is comparatively plain in comparison to their neighbour at no.211, but the building line is maintained, and the roofline provides interest. The altered dormer detracts from the overall quality. | |
| CONCLUSION | By virtue of their age and architectural quality, the buildings make a positive contribution to the character of the Heritage Area. | |


79: 40 Kelso Road, 118-124,128 Belle Vue Road, (evens) and 132 Woodsley Road

| | Positive Building | |
|-------------------------------------|--|---|
| Age | c1900 | |
| Architectural and Artistic Interest | <p>The terrace consists of a mirrored pair of houses at each end, facing Kelso Road and Woodsley Road respectively, having similar design details to nos 118-124 & 128 Belle Vue Road. No.126 is of a different design and is described below. Red-brick (no. 132 Woodsley Road is over-painted). with stone details, 2-storeys with attic windows to gables. Doorways and windows all with stone heads with wrapped ends and brick detailed hood moulding. Rectangular and canted bay windows. Brick strings and timber brackets to eaves. Slate roofs, brick chimneys. Low brick garden walls with stone cappings. Varied building line to rear, with original and new extensions, segmental arch windows. Kelso Place to the rear has stone sett paving, repaired in patches.</p> |  |
| Group Value | The terrace forms a group with no.168 | |
| Local Significance | The terrace, added to both sides of no.126 as part of the Kelso Road development, the overall design creates the impression of a single block with return gables at each end, aligning with the terraces along Kelso Road and Woodsley Road. It is the only remaining Victorian terrace on this side of Belle Vue Road. The area to the rear of the properties along Kelso Place provides scope for improvement. | |
| CONCLUSION | By virtue of their age and architectural quality, the buildings make a positive contribution to the character of the Heritage Area. | |

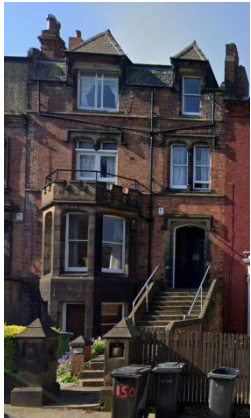
80: 126 Belle Vue Road

| | NDHA | |
|-------------------------------------|--|--|
| Age | c1880 | |
| Architectural and Artistic Interest | <p>Part of the terrace including 118-124,128 Belle Vue Road, described above. No 126 is 3-bays wide (double-fronted), red-brick with stone detailing. Central door in a stone surround including a semi-circular arch supported on engaged circular columns on moulded bases with square capitols. Stone canted bay windows to either side with mouldings to mullion edges and stone parapet over. Upper windows with brick moulding to jambs and stone heads extending across the elevation. Brick corbel detailing to eaves, slate roof with added central gabled dormer. Kelso Place to the rear has stone sett paving, repaired in patches. Low brick garden walls to front with stone cappings. Brick and stone gate and end piers.</p> |  |
| Group Value | The house forms a group with the terrace of which it is a part. | |
| Local Significance | Originally built as St Simon's Vicarage (the name still inscribed on the stone caps of the gate piers). St Simon's, demolished in the 1960s, was on Ventnor Street, between Burley Road and Kirkstall Road (now part of Yorkshire Television studios). The 3-bay frontage is the only one of its kind on Belle Vue Road. | |
| CONCLUSION | By virtue of its age, architectural quality and local significance, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. | |


81: 134-148 Woodsley Road (evens)

| | Positive Building |
|-------------------------------------|--|
| Age | 1880-1900 |
| Architectural and Artistic Interest | <p>A stepped terrace in a mix of styles, but in a similar theme. All red-brick, 3-storeys over basements with bay windows to ground floors/basements. Variations in detail to doorcases and windows with brick and/or stone heads. Top floor windows generally smaller than first floor with some modern, widened openings. Modern frames. Brick detailing to eaves. to rear elevations. Brick chimneys with brick detailing. Rear elevations plain, with large modern dormers to most and original outshots, with garages and parking areas. Brick garden walls to front with stone cappings. Brick and stone gate piers to nos.144-146. Back Kelso Road to the rear is paved in stone setts.</p>  |
| Group Value | Forms a group with the remainder of the terrace. |
| Local Significance | The terrace as a whole presents a clear edge to what was open Grammar School fields when the terrace was built, and remains a wooded edge to the modern development there. The added The area to the rear of the properties along Back Kelso Road provides scope for improvement. |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area. |


82: 150 Woodsley Road

| | NDHA |
|-------------------------------------|--|
| Age | 1880-1900 |
| Architectural and Artistic Interest | <p>Red-brick with stone details, 3 storeys over basement with raised dormers to upper storey. Doorway with stone quoins, a Tudor arch and square hood moulding. Bay windows stone with crenellations. Paired windows to first floor with divided arches and hood mouldings (stone mullion removed over bay). Most retain sash frames. Raised dormers with hipped roofs, original slate roof. some re-tiled. Brick chimneys with brick detailing. Rear elevation includes bay window and hipped dormer with paired, arch window, and sash frames. with a mix of garages and parking areas. Brick garden walls to front with stone cappings. Stone gate piers. Back Kelso Road to the rear is paved in stone setts.</p>  |
| Group Value | Forms a group with the remainder of the terrace. |
| Local Significance | This house differs from others in the terrace with its Tudor arch doorway and crenelated bay, but nevertheless retains the scale and general configuration of the remainder of the terrace. The area to the rear of the properties along Back Kelso Road provides scope for improvement. |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the character of the Heritage Area. |


83: 154-158 Woodsley Road (evens)

| | NDHA |
|-------------------------------------|---|
| Age | 1880-1900 |
| Architectural and Artistic Interest | <p>Three 2 storey over basement red brick houses, nos. 156 and 158 identical, with no. 154 having different details but following the same theme, all with canted bay windows to ground and basement and paired windows in a gabled and pedimented dormer. No. 154: rectangular door case with Corinthian pilasters, and stone window surrounds over. Nos. 156 and 158: arched stone moulding over doorcase, stone heads and sills to upper windows. All with stone corbel dentils and string course to eaves. Modern frames. Rear elevations plain with dormers added. Stone garden walls to front with stone cappings and stone gate piers to nos.156 & 158. Back Kelso Road to the rear is paved in stone setts.</p>  |
| Group Value | Forms a group with the remainder of the terrace. |
| Local Significance | These houses were the first to be constructed in the terrace and create a distinctive roof line in this more ornate part of the terrace. The area to the rear of the properties along Back Kelso Road provides scope for improvement. |
| CONCLUSION | By virtue of their age, group value and architectural quality, these buildings make a significant contribution as a heritage asset to the character of the Heritage Area. |


84: 6-8 Kelso Road (evens)

| | Positive Building |
|-------------------------------------|---|
| Age | 1880-1890 |
| Architectural and Artistic Interest | <p>A pair of 3-storey red-brick houses with projecting gables with timber details and rectangular bay windows). Doors and window openings with both stone lintels and brick arches with drip mouldings. Upper window openings enlarged, modern frames, added dormer and gable alterations to no.6. Re-roofed in concrete tiles. Rear elevations plain, with parking areas. Brick garden walls to front with stone cappings. Back Kelso Road and Cross Kelso Road are paved in stone setts.</p>  |
| Group Value | Forms a group with the remainder of the terrace. |
| Local Significance | The gabled pair mark the end of the terrace, complementing 2 and 4 Kelso Road but include alterations. The area to the rear of the properties along Back Kelso Road provides scope for improvement. |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area. |


85: 10 Kelso Road

| | NDHA |
|-------------------------------------|--|
| Age | 1880-1890 |
| Architectural and Artistic Interest | <p>A 2-storey red brick house with raised gable over paired windows and a canted bay window with paired windows. Doorway with semicircular brick arch with carved keystone and imposts. First floor windows with stone heads, sills and central string course. Gable window with brick arch, carved keystone. Carved timber verge to gable. Brick detailing to eaves. Most windows with original sashes. Rear elevation plain, with brick walled garden area to rear. Brick garden wall to front with stone cappings. Back Kelso Road is paved in stone setts.</p>  |
| Group Value | Forms a group with the remainder of the terrace. |
| Local Significance | One of the few houses in the terrace with only minimal alterations, contributing to the variety within the otherwise consistent alignment of the terrace. |
| CONCLUSION | By virtue of its age, architectural quality and group value, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. |


86: 12-24 Kelso Road (evens)

| | Positive Building | |
|-------------------------------------|--|---|
| Age | 1880-1890 | |
| Architectural and Artistic Interest | A stepped terrace in a mix of styles, but in a similar theme. All red-brick with stone details, 2-storeys over basements and most with stone canted bay windows to ground floors/basements. Virtually all have large modern rectangular dormers. Most roofs retiled. Rear elevations plain, with a mix of garages and parking areas. Brick garden walls to front with stone cappings. Back Kelso Road is paved in stone setts. |  |
| Group Value | Forms a group with the remainder of the terrace. | |
| Local Significance | The differing styles within a regular building line add to the character of the street, but the excessive number of large, flat roof dormers detract from its original eclectic style. The boundary hedges and frontage trees are an important element in the street scene. The area to the rear of the properties along Back Kelso Road provides scope for improvement. | |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area. | |


87: 1-7 Kelso Road, (odds)

| | Positive Building | |
|-------------------------------------|---|---|
| Age | 1880-1890 | |
| Architectural and Artistic Interest | Two pairs of 3-storey red brick houses with square and canted bays. Nos. 1&3 have flat stone lintels surmounted by semi-circular stone arches; nos. 5&7 have semicircular brick openings with recessed doors. Upper windows stone heads and sills, most flat. Brick and stone detailing to eaves. Most roofs retain slate, some retiled. All modern frames. Rear elevations plain, with outshots, and parking areas. Brick garden walls to front with stone cappings. |  |
| Group Value | Form a group with the remainder of the terrace. | |
| Local Significance | The three storeys provide scale at the end of the terrace, and contribute to its consistent alignment and materials, but with an austere appearance and modern frames. | |
| CONCLUSION | By virtue of its age, architectural quality and group value, the group makes a positive contribution to the character of the Heritage Area.. | |


88: 9-13 Kelso Road, (odds)

| | NDHA | |
|-------------------------------------|--|---|
| Age | 1880-1890 | |
| Architectural and Artistic Interest | 2-storey red brick group all with raised gables. Nos. 11&13 are a pair with semi-circular arched brick doorways with stone keystone and imposts, Stone heads and sills to upper windows. No. 9 is taller, with a raised basement. Doorway with brick and stone semi-circular arch, brickwork pilasters and carved keystone. Upper windows, paired over the canted bay, have semi-circular arched stone heads with keystones. All have ornate brick detailing to eaves and brick and timber details to gables. Modern frames to all. Brick detailing to chimneys. Rear elevations plain, with outshots, brick garden walls and gardens to nos. 9&11. Brick garden walls to front with stone cappings. |  |
| Group Value | Form a group with the remainder of the terrace. | |
| Local Significance | The gables and detailed eaves, with the stone detailing on no.9, make these houses stand out from the others in the terrace, while maintaining the consistency of alignment and materials, albeit with some modern interventions. | |
| CONCLUSION | By virtue of its age and architectural quality, the group makes a significant contribution as a heritage asset to the character of the Heritage Area.. | |


89: 15 Kelso Road

| | Positive Building |
|-------------------------------------|--|
| Age | 1880-1890 |
| Architectural and Artistic Interest | <p>2-storey brick house, with plain detailing of stone lintels and sills and a canted bay. Modern frames. Original slate roof. Rear elevations plain, garden. Brick garden walls to front with stone cappings.</p>  |
| Group Value | Form a group with the remainder of the terrace. |
| Local Significance | Plain in comparison with others in the terrace but nevertheless contributing to its consistency of alignment and materials. |
| CONCLUSION | By virtue of its age architectural quality and group value, the terrace makes a positive contribution to the character of the Heritage Area. |


90: 26-38 (evens) and 17-35 (odds) Kelso Road

| | NDHA |
|-------------------------------------|---|
| Age | 1880-1900 |
| Architectural and Artistic Interest | <p>Two facing stepped terraces of identical houses, each attached to 6-24 and 1-15 Kelso Road respectively. Red-brick, 2-storey houses with canted bay window all to the same side of the doorway on the ground floor, two windows to upper floors and a gable with a single window over the bay. Doors have stone lintels partially wrapped down each side with brick pattern hood moulding. Bay windows have stone mullions with hipped lead roofs, some replaced with modern coverings. Upper windows have segmental brick arches with carved stone keystones and brick pattern hood moulding. Stone and brick sills. Brick and timber detailing to eaves. Ornate timber detailing to remaining original verges, though most replaced with featureless timber. Most roof re-tiled, some original slate. A few small rectangular dormers have been added. Brick detailing to remaining chimneys, though some removed. Rear elevations plain, with a mix of garages and parking areas. Brick garden walls to front with stone cappings.</p>  |
| Group Value | The facing terraces form a group |
| Local Significance | In contrast to the upper part of the street, the later terraces here are uniform, with their gable frontages creating an interesting roof profile, unaltered (for the most part) by added dormers. While there are a few modern alterations to frames and roof coverings, the consistency of style and appearance as a group provides an impressive presence. The area to the rear of the properties along Back Kelso Road provides scope for improvement. |
| CONCLUSION | By virtue of their age, architectural quality and group value, the terraces make a significant contribution as a heritage asset to the character of the Heritage Area. |


91: Back Kelso Road, Kelso Place, Cross Kelso Road

| | NDHA |
|-------------------------------------|---|
| Age | c1880 |
| Architectural and Artistic Interest | <p>Stone sett paving to carriageways with stone kerbs. The materials are hard-wearing, provide visual texture to the street scene and maintain the original setting of the buildings alongside. Setts along the edge of Hyde Terrace are laid diagonally.</p>  |
| Local Significance | Most roads built in this area were originally of similar construction, but many have been paved over with tarmac (as the pavements have here). The original stone paving that remains is therefore of considerable local value as a link to the area's history. |
| CONCLUSION | By virtue of their age, and aesthetic and historic interest, the streets make a significant contribution as a heritage asset to the special character of the Heritage Area. |


92: 38 Belle Vue Road, 2-32 Consort Terrace (even numbers) and 3 St John's Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1860s-1906 | |
| Architectural and Artistic Interest | <p>Stepped terrace of houses in a mix of grouped styles but a similar theme. All are red-brick with stone dressings, 2-storeys over basement (some with attic storey), with door to one side of an angled bay window. Doorways include brick/stone pointed arches (nos.3, 20-32), brick/stone semi-circular arches (2-6, 12-18) and moulded stone surrounds with semi-circular arches (8,10). Bay windows are in stone except nos. 2-6 & 12-18 which have brick piers with stone heads and sills. Upper windows on all houses have segmental brick arches with stone keystone except nos. 8&10 which have stone surrounds. These latter houses also include raised dormers in Flemish gables with stone parapets and finials. No.38 faces Belle Vue Road with timber-verged gables facing both Belle Vue Road and Consort Terrace. No.3 faces St John's Road alongside no.32's gabled side elevation and includes a turret over the pointed-arch doorway and a gable facing Consort Street. Rear elevations have segmental arch windows and 2-storey outshots and modern garages. Brick detailing to all eaves, slate roofs (a few replaced with tiles) and brick chimneys. Brick garden walls with stone copings (some rebuilt).</p> |  |
| Group Value | The terrace forms a group. | |
| Local Significance | This terrace was saved from demolition by local resident action in the early 1980s. It is a good example of the terrace development taking place in the area in the late 19 th century. With few variations, the regular design of houses stepping down the hill, with no added dormers, creates a distinctive appearance in this area. | |
| CONCLUSION | By virtue of its age, architectural quality and group value, the terrace makes a significant contribution as a heritage asset to the character of the Heritage Area. | |


93: 1 St John's Road

| | NDHA | |
|-------------------------------------|---|---|
| Age | 1860s-1906 | |
| Architectural and Artistic Interest | <p>1 St John's Road is attached to the top of the stepped row of houses forming 1-33 Victoria Terrace. It has Flemish gables facing both roads and is painted white. Porch doorway, with semi-circular door surround, rising to a low turret in the internal angle. Angled bay window also with semi-circular window heads. Upper windows with segmental arches. Corbelling to eaves, slate roof to turret, remainder replaced with tiles..</p> |  |
| Landmark status | The white Flemish gable facing east gives the building a landmark quality, particularly in westward views along St John's Lane. | |
| Local Significance | This house has the same configuration as no.3 St John's Road at the head of Consort Terrace, but with the added interest of the Flemish gable. The other Flemish gable was replaced by an early 21 st C gable. That and the added windows on the north elevation detract from its qualities, however. | |
| CONCLUSION | By virtue of its age, architectural quality and landmark status, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. | |


94: 1-33 Victoria Terrace (odds)

| | NDHA |
|-------------------------------------|---|
| Age | 1860s-1906 |
| Architectural and Artistic Interest | <p>Terrace of red-brick (some overpainted) 2-storey over basement, 2-bay houses stepped on the slope. Variety of details on the remainder reflects the terrace's construction as individual plots or groups using pattern-books, but all have stone canted bay windows to the left of the entrance doors with the bays extending down to include basements. Doors include both arched stone surrounds with pilasters and entablature, and brick or brick and stone arched surrounds. Upper windows also vary in detail house to house, but all are segmental arched in brick, brick and stone, or stone. Brick or stone detailing to eaves, some with raised brick dormers in a variety of styles. Some houses have modern flat, wide dormers. Slate roofs, chimneys with brick or brick and stone mouldings. Low brick garden walls to fronts and sides, with stone copings.</p>  |
| Group Value | The terrace forms a group. |
| Local Significance | This terrace was saved from demolition by local resident action in the early 1980s. It is a good example of the terrace development taking place in the area in the late 19 th century. The upper half of the terrace has few variations, and the consistency of scale and basic configuration creates a distinctive appearance in this area. Added dormers on some houses detract from its roofscape. |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. |


95: Highfield House, 2 Victoria Terrace

| | NDHA |
|-------------------------------------|---|
| Age | 1862 |
| Architectural and Artistic Interest | <p>Red-brick with stone dressings, 3-bay (double-fronted) house, 2-storeys over basement. Raised, chamfered quoins. Central stone doorway with semi-circular arched fanlight and carved spandrels, square pilasters with carved panels, fluted brackets with rose carving supporting moulded cornice. Stone canted bay windows to either side of door extending down to basement, with carved panels over windows and moulded cornice over. Three upper windows with moulded stone segmental arch heads and stone sills. Stone brackets and moulded string course to eaves. Hipped slate roof. Side elevations both include chimney breast with raised, chamfered quoins and truncated chimney. Side facing Belle Vue Road includes two windows (similarly detailed to front elevation). Modern extensions to the north, set back from the front. 3-storey wing to the rear includes raised, chamfered quoins, similar eaves details and undecorated gable, and windows with brick segmental arches.</p>  |
| Historical Association | Built for George Hirst, owner of dyeworks by Wellington Bridge. Possibly built by David and John Eastwood, who developed Moorland Road, Belle Vue Road and the Victoria and Consort Terraces. |
| Local Significance | This substantial house, built with an elevated view across Belle Vue Road and the valley beyond, has distinctive detailing and commanding presence. |
| CONCLUSION | By virtue of its age and architectural quality, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. |


96: 4-10 Victoria Terrace

| | NDHA |
|-------------------------------------|---|
| Age | 1860s |
| Architectural and Artistic Interest | <p>Terrace of four identical red-brick 2-storey, 2-bay houses stepped on the slope. Doors and windows all with rectangular stone surrounds with curved upper corners. Door surround includes cornice over. Canted stone bay windows to left of doors. Paired upper windows over bays, single over door, all with keystones extending to eaves. Stone detailing to eaves, slate roofs, plain brick chimneys. Low brick garden walls to fronts and sides, with stone copings.</p>  |
| Group Value | The terrace forms a group. |
| Local Significance | This terrace is all that remains of the Victorian development on the east side of Victoria terrace. All to the same design, they form a cohesive and distinctive group alongside Highfield House. |
| CONCLUSION | By virtue of its age and architectural quality, the terrace makes a significant contribution as a heritage asset to the character of the Heritage Area. |


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

| | NDHA |
|-------------------------------------|--|
| Age | 1908 |
| Rarity | The scale and presence of this former Catholic college building, now apartments, is a unique feature in this area. There are no other known Benedict Williamson buildings in Leeds. |
| Architectural and Artistic Interest | Red/brown brick, 3-storeys over basement, central raised square tower, 6-bay wings either side each including a terminating projection 2-bays wide. All windows with semi-circular arched heads.  |
| Historical Association | Designed by the noted Jesuit architect Benedict Williamson. Includes a Leeds Civic Trust Blue Plaque. |
| Social/Communal Value | Built as a school, now apartments for key workers. |
| Local Significance | This imposing building on the hill at the top of the steep slope down to Belle Vue Road, has a commanding presence. Its austere design and restrained detail contrasts with the vivacity of most Edwardian architecture. It has been carefully altered to residential development. |
| CONCLUSION | By virtue of its age, rarity, architectural quality and historical association, the building makes a significant contribution as a heritage asset to the character of the Heritage Area. |

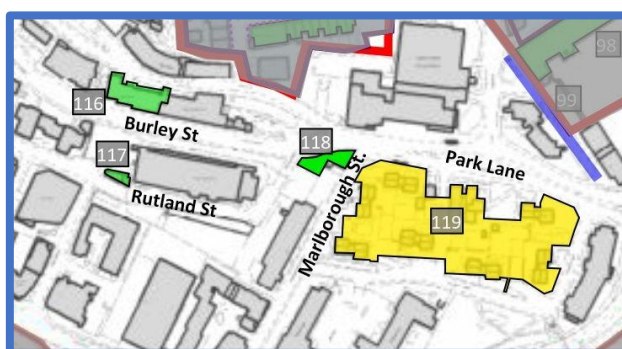
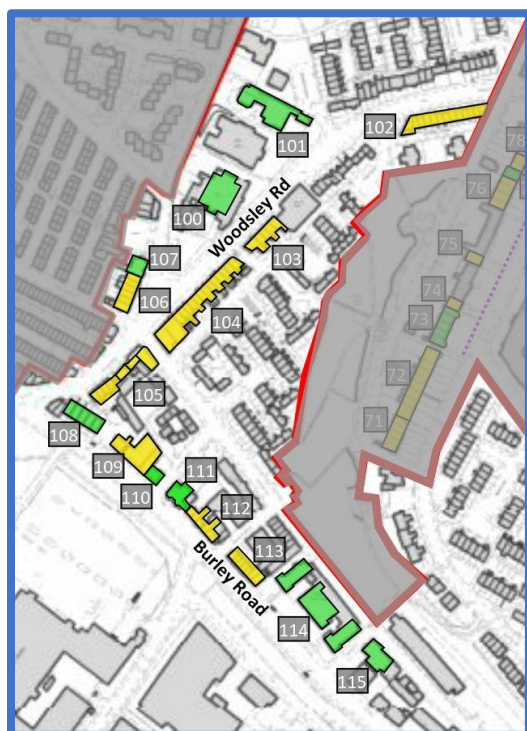
98: Joseph's Well, Hanover Lane

| | NDHA |
|-------------------------------------|--|
| Age | 1887-1904 |
| Architectural and Artistic Interest | Large scale red-brick, 4-storeys L-shaped building, built as factory now offices. Regularly spaced square windows with arched heads. Moulded brick entrance door on east side with moulded brick surround and segmental arched head. Single square turret to south side.  |
| Historical Association | built in 1887 for Sir John Barran MP (1821-1905), the Leeds industrialist, inventor of the band-knife, pioneer of the ready-to-wear clothing trade, and Leeds Lord Mayor. Includes a Leeds Civic Trust Blue Plaque. |
| Local Significance | This large scale Victorian industrial building is unique in this area and its scale marks a change in the 19 th C residential development to the north and the industrial development that was, and to some extent still is, prevalent to the south. It is a particularly important building in the area, due to those features and the stature of its original owner, John Barran. |
| CONCLUSION | By virtue of its age, architectural quality and historical association, the building makes a significant contribution as a heritage asset to the area to the Heritage Area. |


99: Hanover Lane

| | NDHA |
|-------------------------------------|---|
| Age | c1800 |
| Architectural and Artistic Interest | Part of the original carriage drive to Denison Hall, which also included what is now Brandon Road (see above). Stone sett paving to part of carriageway with stone kerbs pavement. The materials are hard-wearing, provide visual texture to the street scene, maintain the original setting of the buildings alongside. Borders the Heritage Area.  |
| Historic Interest | The link with Denison Hall (1796), one of the historic gems of the area, is of particular interest. |
| Local Significance | Most roads built in this area were originally of similar construction, but many have been paved over with tarmac. The original stone paving that remains is therefore of considerable local value as a link to the area's history. |
| CONCLUSION | By virtue of its age, and aesthetic and historic interest, the street makes a significant contribution as a heritage asset to the special character of the Conservation Area. |

Assessment of NDHAs and Positive Buildings outside the Heritage Area




100: Leeds Grand Mosque


| | NDHA |
|-------------------------------------|---|
| Age | 1965 |
| Rarity | This is a unique building in the area: a rare example of brutalist architecture and the largest mosque in Leeds. |
| Architectural and Artistic Interest | Constructed as the Sacred Heart Roman Catholic Church with panels of Cornish granite on paired concrete columns with vertical glazing between. A glazed square element forms a truncated tower at the centre of the south side. The original symmetry has been compromised by a series of later extensions.  |
| Archival interest | Described as "one of the most striking churches to be built in the 1960s" (John Minnis & Trevor Mitchell (2007) Religion and Place in Leeds (English Heritage)). |
| Historical Association | Designed by Derek Walker (1929-2015) a Leeds-trained architect, later Chief Architect at Milton Keynes (1970-76) and architect of the Royal Armouries Museum in Leeds. The church closed in 1993 and the building was converted to become the Leeds Grand Mosque in 1994. |
| Landmark status | Most views of the mosque now are of its extensions and its Architectural and Artistic value is compromised, nevertheless it plays an important role in the community |
| Social/Communal Value | First as a church and now as a mosque, the building has significant value for the Muslim community in Leeds. |
| Local Significance | This is not only an important community asset, but also represents a distinctive example of the architecture of its period. |
| CONCLUSION | By virtue of its local rarity, brutalist design, history of use, archival interest, landmark qualities and communal value, the building is included as a significant heritage asset. |

101: Hyde Park Methodist Mission


| | NDHA |
|--|------|
|--|------|

| | | |
|-------------------------------------|--|---|
| Age | 1976 | |
| Architectural and Artistic Interest | Designed by James Thorp of Brooks Thorp Partners to bring together a number of existing congregations into a single "mission". A series of contrasting forms stepping down from the worship space to the minister's house. The church is a cube with two chamfered corners relieved by a dormer skylight cum steeple above a projecting bay facing the footpath containing a stepped array of stepped closely-spaced rectangular tracery lights. The dormer rooflight has a steeply raking roof which "dissolves" into a saw-toothed corona. The church hall has a long mono-pitch roof sloping down to the south. The linked minister's is a simple mono-pitch form with double-height slit lights in the south elevation. The dominant material is a stretcher brown brick with white UPVC glazed screens which has replaced the original dark stained timber. |  |
| Social/Communal Value | A symbol of a faith community which has been established in the Woodhouse/Hyde Park community for over 150 years. As a place of worship where baptisms, weddings and funerals take place, it is closely associated with significant moments in life of congregation. | |
| Local Significance | This is not only an important community asset, but also represents a distinctive example of the architecture of its period. | |
| CONCLUSION | By virtue of its architectural interest and community value local rarity, the building is included as a significant heritage asset. | |

102: 98-124 Woodsley Road


| | | Positive Building |
|-------------------------------------|---|--|
| Age | c1860-1890 | |
| Architectural and Artistic Interest | Red brick terrace with stone heads and sills. Slate roof. Paired timber console brackets to eaves. Each house two-bays wide stepped to follow the slope. Most with original single gabled dormer windows to front and moulded brick chimneys to front and rear slopes. Decorative ridges and finials. Modern frames throughout. |  |
| Group Value | The terrace as a whole forms a group | |
| Local Significance | Although modest in terms of decoration, the terrace as a whole, with its regular arrangement of gabled dormers provides a decorative edge to the distant view down Woodsley Road. | |
| CONCLUSION | By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area. | |

103: 54-62 Woodsley Road


| | | Positive Building |
|-------------------------------------|--|---|
| Age | c1860-1890 | |
| Architectural and Artistic Interest | Red brick terrace with four two-bay houses stepped to follow the slope. Southernmost fifth house is five-bays with canted end. Brick arched doorways with moulded keystone. Bay windows with stone surrounds. Slate roof. Ornate dentil brickwork to eaves. Two moulded brick chimneys remain. One house has a small, and one an over-large dormer extension to the front. |  |
| Group Value | The terrace, together with 9-50 Woodsley Road forms a group. | |
| Local Significance | The short terrace forms part of the rows, including shops, which line the east side of Woodsley Road with a consistent building line and scale but small variations in detail design. | |
| CONCLUSION | By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area. | |

104: 20-50 Woodsley Road


| | | Positive Building |
|-----|------------|-------------------|
| Age | c1860-1890 | |

| | | |
|-------------------------------------|--|---|
| Architectural and Artistic Interest | <p>36-50 are of a similar design – brick built, two-bays wide with a single window over the door and paired windows adjacent. Segmental brick arches to windows with moulded brick reveals. Patterned coloured brickwork between brackets to eaves.. All are shop units, some still with original brick-arched doorway, some now with full width shopfronts. Some individual units have been painted over.</p> <p>20-34 are to a variety of original individual or paired designs, all brick (some now painted) with stone or brick features to windows on the first floor, no.20 being the most ornate.</p> <p>Many original slate roofs now replaced with concrete tiles. All have modern shopfronts, and a few have over-sized dormers to the front slopes. Nos.24-28, a pair, retain original gabled dormer windows. Some brick chimneys remain.</p> |  |
| Group Value | The terrace together with 6-18, 54-62 Woodsley Road and 17-29 Hyde Park Road (across the junction but outside the Neighbourhood Area) forms a group. | |
| Local Significance | The design of the terrace reflects the varied decorative detail of similar terraces in the area. Design and details are similar to nos.80-90 Burley Road (see below). There is scope for improvement because some alterations and additions, particularly to shop fronts, detract from that quality. However, many of the changes are reversible and the terrace has the potential for future alterations to conform more closely to the original designs. | |
| CONCLUSION | By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area. | |


105: 6-18 Woodsley Road

| | Positive Building | |
|-------------------------------------|---|--|
| Age | c1860-1890 | |
| Architectural and Artistic Interest | <p>Brick built terrace with variation in design of windows, doors and details. The tallest unit at the north end has paired windows with combined stone heads and sills: the remainder have segmental arched windows, some with keystones and brick dentil decoration to the eaves. The four properties at the southern end all have over-sized dormers to the front. Roofs are slate with some retained brick chimneys with mouldings. Modern alterations to the ground floor have diminished its Architectural and Artistic value but the terrace has the potential for future alterations to conform more closely to the original designs.</p> |  |
| Group Value | The terrace together with 20-62 Woodsley Road, the rear of Boundary Terrace and the ends of terraces opposite but outside the Neighbourhood Area, forms a group. | |
| Local Significance | The design of the terrace reflects the varied decorative detail of similar terraces in the area. There is scope for improvement because some alterations and additions, particularly to shop fronts, detract from that quality. However, many of the changes are reversible and the terrace has the potential for future alterations to conform more closely to the original designs. | |
| CONCLUSION | By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area. | |


106: 17-27 Hyde Park Road

| | Positive Building | |
|-------------------------------------|--|---|
| Age | c1860-1890 | |
| Architectural and Artistic Interest | <p>Brick built terrace of shops with altered shop fronts to ground floor and each with a single canted bay window to first floor. No 17 terminates the south end of the terrace with a full gable with stone coping and finial, and a single window and stone lintel. Three units include timber-clad raised gable dormers, while two have new flat roof dormers. Brick corbel brackets to eaves. Retained brick chimneys with mouldings. The units step regularly up the slope, each separated by a raised brick pier at eaves level with a stone capping and finial.</p> |  |
| Group Value | The terrace together with 29 Hyde Park Road form a group. | |
| Local Significance | The terrace is set apart from the terraces across Hyde Park Road/Woodsley Road and has a discrete presence due to the first floor bay windows which are an essential feature of its character. There is scope for improvement to the shop fronts and dormers to restore its consistency. | |
| CONCLUSION | By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area. | |


107: 29 Hyde Park Road

| | NDHA | |
|-------------------------------------|--|---|
| Age | c1860-1890 | |
| Architectural and Artistic Interest | <p>Adjoining 17-27 Hyde Park Road is a former bank, now a bookmakers. Brick built with stone dressings and window surrounds. Projecting gabled bay to left of door with stone mullioned and transomed bay windows to ground and first floors and three-light window with central fanlight with brick dressings to second floor. Similar square projecting bay to right of door, but with set-back raised gabled dormer above, with similar three-light window. Central doorway with pointed stone arch with hood moulding supported by attached Corinthian columns. Window over with stone mullion and transom. A second door opening to a passage at the north side has a pointed arch with hood moulding and stone and brick voussours. Gables have stone copings and finial to a similar design to no 17. Timber brackets to eaves. Slate roof.</p> |  |
| Group Value | The building together with 17-27 Hyde Park Road forms a group. | |
| Local Significance | The building is unusually ornate in comparison with its near neighbours, identifying a higher status when built. | |
| CONCLUSION | By virtue of its age, design and group value, the terrace makes a significant contribution as a heritage asset to the area. | |


108: Boundary Terrace, 122-130 Burley Road

| | NDHA | |
|-------------------------------------|---|--|
| Age | 1857 | |
| Architectural and Artistic Interest | <p>A terrace row of five two-bay houses. Brickwork, painted white. Slate roof. Doors with simple, unadorned projecting pilasters and heads. Windows with voussoir brick arches. Two houses have over-sized dormers to the front.</p> |  |
| Group Value | The terrace forms a group. | |
| Historic Interest | The terrace's name reflects its origins when built on the site where the ancient Gray Stone, marking the boundary between Headingley and Leeds, stood until the 19th century. A replica stands behind Rosebank School. | |
| Local Significance | The white painted terrace, with its rhythmic façade, stands out in the street scene and commands the view from the open space opposite. Its rear elevation also terminates the view down Woodsley Road. Its local historic significance lies in its name. | |
| CONCLUSION | By virtue of its age and historical association, the terrace makes a significant contribution as a heritage asset to the area. | |


109: 106-120 Burley Road

| | Positive Building | |
|-------------------------------------|--|---|
| Age | | |
| Architectural and Artistic Interest | <p>Terrace of four properties with a variety of mid-Victorian details. Brick with slate roofs. Some chimneys removed but otherwise unspoilt by extensions.</p> |  |
| Group Value | The terrace forms a group. | |
| Local Significance | The variety of details and heights provides an elevation of interest along Burley Road. Remains of rail tracks in the yard. | |
| CONCLUSION | By virtue of its age and design the terrace makes a positive contribution to the character of the area. | |


110: 104 Burley Road

| | NDHA |
|-------------------------------------|--|
| Age | Mid 20 th C |
| Rarity | Buildings of this era are rare in the area |
| Architectural and Artistic Interest | Constructed as a bank, now a café/restaurant. Square plan, Flemish-bonded red brick with slate panel base. Cantled entrance corner and feature doorway with stone surround, slate reveal. Square tiles over the door. Three tall windows to each street façade with stone lined reveals and sills.  |
| Local Significance | The building exhibits the distinctive design qualities of a bank of the period and accentuates its corner position. |
| CONCLUSION | By virtue of its age, rarity, and design the building significant contribution as a heritage asset to the area. |


111: 100-102 Burley Road (previously the Queen Hotel public house)

| | NDHA |
|-------------------------------------|---|
| Age | c1860-1890 |
| Architectural and Artistic Interest | Brick pub (now retail store) with heavily decorated stone features including arched doorcase with decorated segmental pediment supported by scroll brackets; bay windows with pilasters and cornice; upper windows with stone surrounds, segmental arches and elaborate keystones; eaves overhanging cornice with string course, brackets and dentils. Lower two-storey link (originally pub toilets) to no.100 with archway access to rear, narrow arched windows to ground floor with vertically extended keystones (two partially replaced by store door) and windows between attached square brick columns to first floor supporting a (probably later) plain entablature with stone string course and flush brickwork above. No.100 is contemporary with the pub with less ornate doorcase, window and eaves details. Both buildings have hip slate roofs with chimneys, some lost. Remaining pub/shop chimney well-detailed.  |
| Group Value | The two buildings form a group. |
| Social/Communal Value | Although now a convenience store, its previous role as a community pub is part of the social history of the area |
| Local Significance | A high quality building with sumptuous detail standing out in an area generally developed with more modest buildings of the period. |
| CONCLUSION | By virtue of its age, design, group value and social history, the building makes a significant contribution as a heritage asset to the area. |


112: 96-98 Burley Road

| | Positive Building |
|-------------------------------------|--|
| Age | c1860-1890 |
| Architectural and Artistic Interest | Pair of brick properties built contemporaneously with two-storey stone-mullioned bay window and doorway to west half and first floor pair of windows with rubbed brick voussoirs and keystones, and modern ground floor shop front to east half. Original slates replaced. Chimneys removed.  |
| Local Significance | Modest architecture, some much altered e.g. shop front. However, it has the potential for future alterations to the shopfront to be more sympathetic to the overall building design. Although of a similar age, the adjoining properties to the east which complete the terrace have been considerably altered, but any alterations/replacement would need to respect the scale, form and details of 98-102. |
| CONCLUSION | By virtue of its age and design, the building makes a positive contribution to the character of the area. |


113: 78-90 Burley Road

| | Positive Building | |
|-------------------------------------|--|---|
| Age | c1860-1890 | |
| Architectural and Artistic Interest | <p>Terrace of six brick properties, five three-storey and one two-storey (nos.80-90), and one attached brick property (no.78) set back, but with extended ground floor. Modern shop fronts to ground floor. Upper floors to nos.80-90 have paired windows to each property, with segmental brick arches and stone keystone, and moulded brick reveals. Decorative brickwork between brackets to eaves. Ghost sign</p> <p>No 78 has a modern shop front extension: first floor has three windows (two paired) with brick arches, keystone and stone drip moulding over the brick arches</p> |  |
| Group Value | The terrace as a whole forms a group. | |
| Local Significance | Design and details are similar to nos.36-50 Woodsley Road (see above). The 3-storey building provides some stature to the Burley Road frontage of shops, while the juxtaposition of heights and roof forms and the eastern end creates an interesting composition. | |
| CONCLUSION | By virtue of its age, design and group value, the terrace makes a positive contribution to the character of the area. | |


114: Rosebank Primary School, Burley Road

| | NDHA | |
|-------------------------------------|--|--|
| Age | c1860-1890 | |
| Rarity | This is the only school building of its type in the area | |
| Architectural and Artistic Interest | <p>Original building includes an H-plan central block with projecting gables to each end, front and rear, and two flanking T-plan classroom blocks with eaves facing Burley Road. Early 20th century extension to the front of the central block has a lower double-pitch roof with end sections each with a central raised window. All red brick with stone dressings to rectangular windows and parapet gables.</p> <p>The school has been extended with infill buildings on the Westfield Road side, but the original buildings remain the dominant feature.</p> |  |
| Landmark Status | The school is a significant feature in the urban and social environment | |
| Group Value | Together, the buildings form a group | |
| Social/Communal Value | The building has an important use in community life as the only school in the area | |
| Local Significance | The symmetrical arrangement of the plan and the robust detailing differentiates the building from its neighbours and is a significant feature on Burley Road. | |
| CONCLUSION | By virtue of its age, design, rarity, landmark status, group value and social/communal value the building makes a significant contribution as a heritage asset to the area. | |


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

| | NDHA | |
|-------------------------------------|--|---|
| Age | c1875 | |
| Architectural and Artistic Interest | <p>Sunday school built as part of Burley Road Baptist Church (dem). Polychromatic Gothic style: red brick with light buff brick features. Narrow pointed arch windows with circular stone mullions to south. Pair of gables at each end with circular windows in west gables. Both north and south elevations partially obscured by modern flat roof extensions.</p> |  |
| Local Significance | This colourful building and its careful detailing adds distinctive character to this part of Little Woodhouse. | |
| CONCLUSION | By virtue of its age and design the building makes a significant contribution as a heritage asset to the area. | |


116: Former Post Office Sorting Office, Burley Street/Park Lane

| | NDHA | |
|-------------------------------------|--|---|
| Age | c1975 | |
| Rarity | The building is an unusual example of brutalist architecture in the area. | |
| Architectural and Artistic Interest | <p>Building consists of a main section and a tower section.</p> <p>Main section: Concrete frame with brick infill. Three-storeys to south (Burley Street) side with concrete columns and beam ends exposed in De Stijl style, narrow glazing to upper floors, grills and access doors to ground floor. Two-storeys to north (Park Lane) side with canted bays and sloping patent glazing to each bay</p> <p>Tower section: Four-storeys with blank south side, vertical patent glazing strip and separated concrete support to upper level on west side, and angle glazed strips to north side and angled upper floor.</p> <p>The relationship of solids to voids and concrete/ brick shapes are well-proportioned and considered.</p> |  |
| Landmark status | The striking tower element stands in a prominent location at the junction of Belle Vue Road and Park Lane where it creates a landmark feature | |
| Local Significance | There are few buildings of this period in the area, and few anywhere with such unusual fenestration. Its distinctive design is an important feature of the area . | |
| CONCLUSION | By virtue of its age, local rarity, design and landmark status, the building makes a significant contribution as a heritage asset to the area | |


117: The Highland Pub with 36 Cavendish Street

| | NDHA | |
|-------------------------------------|--|---|
| Age | c1860-1890 | |
| Rarity | One of only three pubs remaining in the area | |
| Architectural and Artistic Interest | <p>Originally forming the end of a terrace of back-to-back houses at a diverging road junction, creating a narrow end formed as a two-storey bay window. Simple detailing to windows and doors.</p> |  |
| Social/Communal Value | The Highland is a popular pub and as one of only two in the area plays an important role in the community life. | |
| Local Significance | The architecture is modest, though the plan form is interesting and indicative of the original street pattern of the area, with the end bay accentuating the narrow end between the original diverging terraces. It remains a symbol of the 19 th C development of the area, amongst the taller, more recent development around it. | |
| CONCLUSION | By virtue of its age, rarity, design and social/communal value, the building makes a significant contribution as a heritage asset to the area | |

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

| | NDHA |
|-------------------------------------|---|
| Age | c1900 |
| Rarity | One of only three pubs in the area and the only example of an Old English architectural style shopping parade. |
| Architectural and Artistic Interest | <p>Terrace consisting of four shop units and a pub. The four shops are of similar design, with shop fronts to ground floor, brick first floor each with paired windows and timber and render second floor, each with a single window centred in a full width gable. Each unit is separated by a projecting brick pilaster with a Corinthian capital at second floor level. The shop fronts retain their original narrow fascias with ornate bracket ends though most have been covered by larger modern fascias. Shop fronts retain the original plan of a door to one side recessed at an angle, albeit now in modern materials.</p> <p>Pub, originally the Rutland Hotel (spelt out in a panel below the eaves), is brick with moulded brick and stone string courses, including an unusual and curious mixture in a full height section over the door including a semi-circular arch, moulded brick string course pediment, stone pediment and double-curved parapet.</p> <p>The whole terrace frontage forms a shallow double curve in plan, probably a result of redevelopment here with the introduction of trams and following the swept path of the rails as they branched off from Park Lane into Burley Street.</p>  |
| Group Value | Together, the shop units and pub form a group. |
| Social/Communal Value | The shops and pub provide valuable uses within the community. |
| Local Significance | The row of shops and pub face the angled junction of Park Lane and Burley Street, a prominent position in the area. While much of the surroundings have been redeveloped, the buildings remain a distinctive example of early 20 th C development. |
| CONCLUSION | By virtue of its age, rarity, design and social/communal value, the terrace makes a significant contribution as a heritage asset to the area |

119: The Marlboroughs

| | Positive Building |
|-------------------------------------|--|
| Age | Early 1960s |
| Rarity | There are few 1960s brutalist style housing schemes unaltered in Leeds, and no others in this area. |
| Architectural and Artistic Interest | <p>A single 17-storey tower block is the centrepiece and is surrounded by seven four-storey paired blocks of maisonettes. The blocks are linked by a concrete deck at the Park Lane level, with parking under part of the deck accessed from the lower Duncombe Street. All blocks are brick – the tower has wide concrete string courses at window head level while the lower blocks are fully brick. Living room windows in the tower have rendered panels below, creating vertical strips up the corners and centre of the tower. Lower blocks have tiled panels between the main windows of each floor with balconies at second floor level.</p>  |
| Group Value | The entire scheme, designed as a complete entity and unchanged since, forms a group |
| Landmark Status | The tower provides an urban landmark at a gateway location to Little Woodhouse |
| Local Significance | Local authority housing development is an important part of the of the area's residential history and the estate provides a good example of mixed high- and low-rise housing of the 1960s. The Marlboroughs is reputed to be one of the most popular social housing estates in Leeds. The original design of the scheme has not been compromised by the addition of cladding panels or other alterations. The development forms a significant part of the Little Woodhouse story. |
| CONCLUSION | By virtue of its rarity, architectural interest, group value and landmark status, the scheme makes a positive contribution to the character of the area. |