Little Woodhouse Neighbourhood Plan

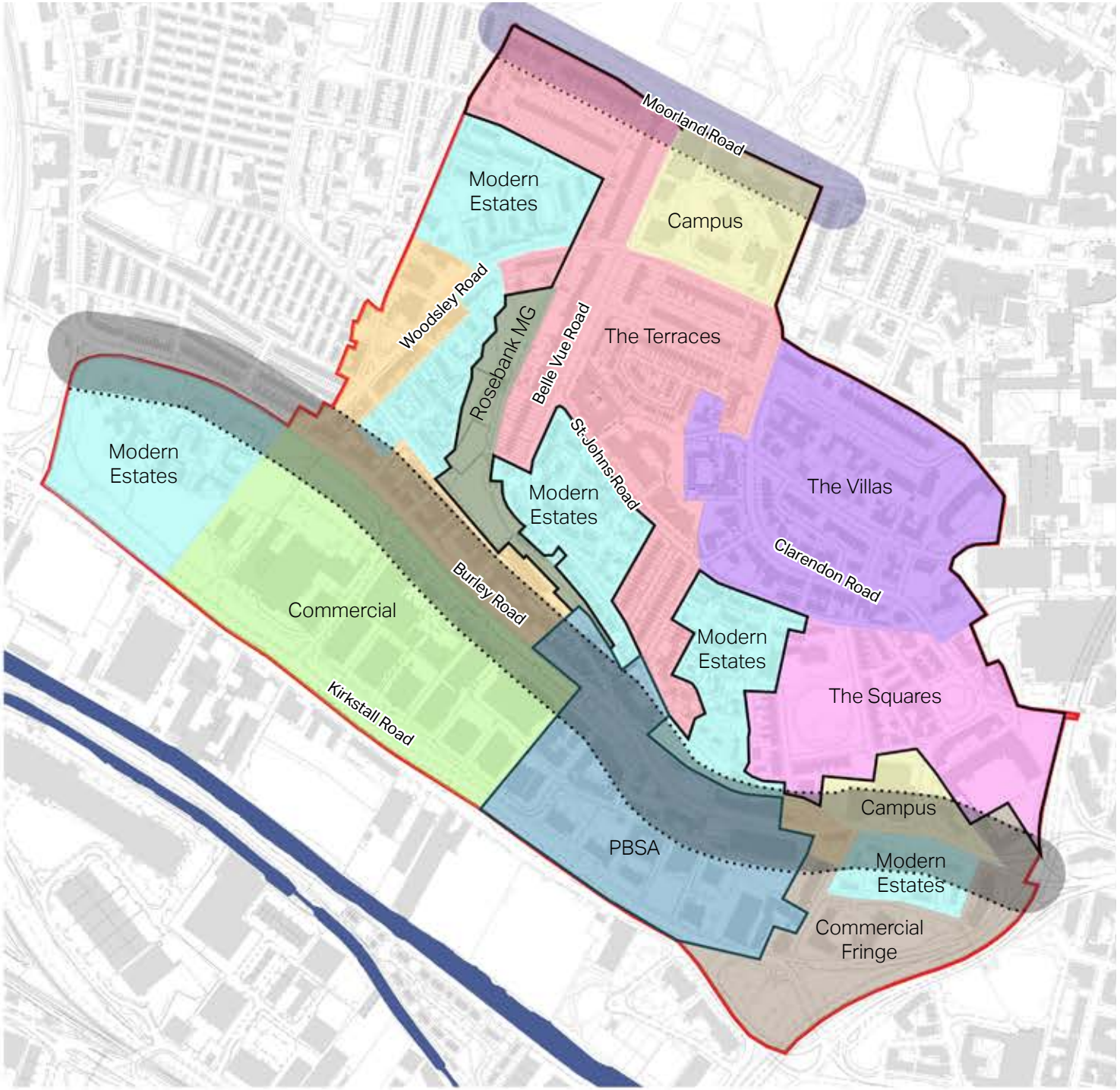
2025-2042

Appendix C:

Design Code Document- Character Analysis

July 2021

AECOM


Moorland Road
Modern Estates
Campus
Woodsley Road
Rosebank MG
Belle Vue Road
The Terraces
St Johns Road
Modern Estates
The Villas
Clarendon Road
Modern Estates
Burley Road
Commercial
Kirkstall Road
The Squares
Campus
PBSA
Modern Estates
Commercial Fringe
Character areas key
Heritage Area
The Squares
The Villas
The Terraces
Modern Estates
Purpose Built Student Accommodation (PBSA)
Neighbourhood retail, facilities and mixed-uses
Campus Areas
Commercial and Light Industrial Area
Commercial Fringe
Burley Road Corridor
Moorland Road edge
Rosebank Millennium Green
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Character Areas

The Baseline Analysis has helped to establish different character areas and features within Little Woodhouse. These character areas have been outlined for the purposes of identifying issues to be addressed in subsequent design codes and guidance, and also as a reference for designers to understand the components that make each place unique and give it its distinctive character, whether good or bad, so areas/features can be protected or enhanced.

These character areas vary from those defined within the Little Woodhouse Design Statement (2011) by adopting a more thematic approach suitable for the application of design guidance and codes. Also the 2021 Neighbourhood plan area has changed so different areas are now included, making this a useful update 10 years on. The history outlined in the original document remains relevant but is not repeated here. The new areas are defined based on their urban form, characteristics and function within Little Woodhouse, in addition to their building style. Defining these areas allows for Design Codes to be written with more nuance and to address specific urban design issues and change opportunities within each of the areas.

This character area analysis looks beyond the Heritage Area to capture the entirety of Little Woodhouse. The Heritage Area is an important designation and crucial to protecting many of the local heritage assets of Little Woodhouse, however, the remainder of the neighbourhood could benefit from incremental improvements to the environment. In doing so, the context of the Heritage Area becomes more attractive and complementary.

For example, the poor environmental quality of neglected back-streets could be enhanced with guidance on reinstating appropriate property boundaries, helping to give better definition to these spaces, together with small scale development opportunities for outbuildings. Environmental improvements also brings benefit to the wider community, particularly where new development can be a catalyst for this and help upgrade less successful or incomplete areas (e.g. estates).

Overlaid are two key edges / corridors that are also viable 'units' of character for consideration addition to the broader areas: Burley Road and Moorland Road. Both have larger scale importance and strategic roles in the wider city and adjacent neighbourhoods.

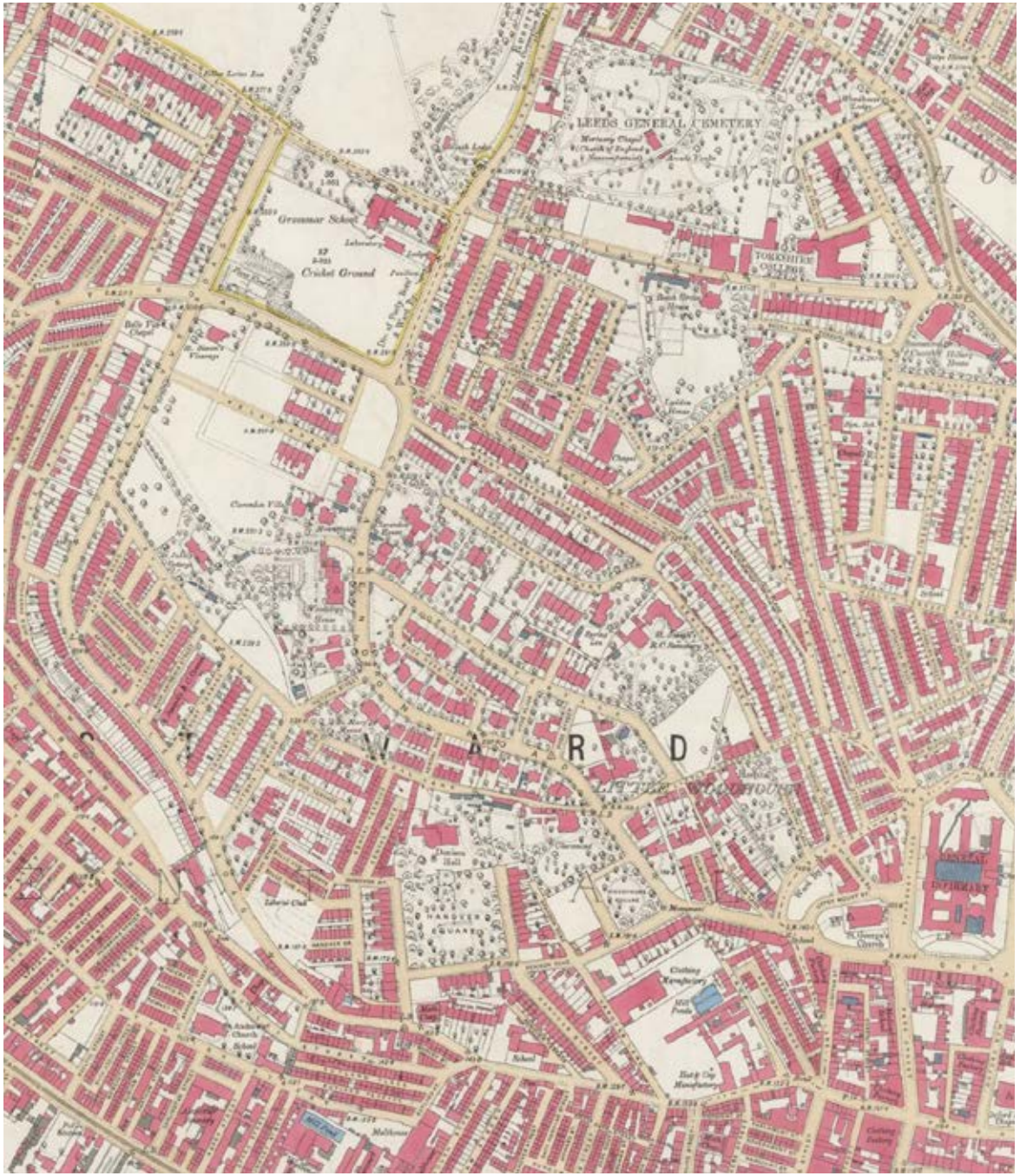


Figure 01: Ordnance Survey map extract 1888-89

Heritage Area

During the 18th and 19th Century, Little Woodhouse developed as a middle-class suburb of Leeds. Early villas with extensive estates spread from the western edge of the city, before the land was subdivided and sold off, with smaller villas and high-quality terraces becoming more common. Later in the 19th Century, smaller terraces and back to back dwellings were developed, although many were demolished and replaced during a mass clearance programme in the 1960s/1970s.

The Little Woodhouse Heritage Area is a large area and overlaps several Character Areas (see character areas map) capturing much of the earliest development, including the vast majority of the 38 listed buildings and other Non-Designated Heritage Assets (NDHAs) within Little Woodhouse. The Heritage Area designation effectively assimilates the 3 conservation areas and helps to ensure that the value of these heritage assets, and their role in understanding the evolution of Little Woodhouse, is recognised. Victorian architecture dominates the area, with varying detail and forms. Georgian and Victorian houses surround the two squares which were developed over a number of years.

A brief summary of the positive and negative aspects of the area follows and more detail is captured in the following sections.

Positive aspects of the Heritage Area

- There is a consistency of red brick building material and grey slate roofing within the Heritage Area. Stone is used for detailing in the form of window heads, sills, door surrounds, string courses and dentils. Both high and low brick walls with stone coping are a common boundary treatment, with stone gateposts also a prevalent feature.

- Smaller villas and short terraces along Clarendon Road, Hyde Terrace and Springfield Mount are set in well-landscaped plots, which provides an arcadian character to the area.

- The architectural detailing of the Victorian buildings positively establishes the identity of the area and is appealing.

- Gardens are often bounded with brick walls, some with curving corners. This works well with the trees and landscaping to set attractive boundaries. Trees are a major element within the streetscape.

- Hanover Square and Woodhouse Square are two of only five squares in Leeds originating in the Georgian Period and are attractive, formal green spaces.

Most of the heritage area is 2 -3 storey but the Clarendon quarter includes some taller buildings such as the Joseph Wells building.

The former Adult Education Centre, a Grade II* listed building, now used as student accommodation.

Ornate detailing, turrets, stone headers and surrounds, and a consistency of red brick are some of the features which add to the rich character of the Heritage Area.

Rows of terraces are the most common building type within the Heritage Area.

Negatives aspects of the Heritage Area

- There is a risk that modern development does not follow the grain, materiality or scale of original developments within the Heritage Area. Some modern development lacks the detail to be consistent with the original developments. The result is a real risk of deterioration of character.

- There is an over-reliance on-street parking as a parking solution. This distracts from the attractiveness of the streetscene through a sense of cluttering.

- Over-scaled dormers are common and interrupt the scale of the building and visual aesthetic of the roof-line.

- Some of the traditional white timber framed windows have been replaced with modern alternatives, such as UPVC.

Whilst retained cobbled streets are positive, the non-traditional window styles detract from the Heritage Area, as does on-street parking

Box dormer windows to the front of buildings are a negative addition to the roofscape.

Low environmental quality exists to the rear of some plots within the Heritage Area.

Some of the recent infill development lacks the quality required to be consistent with the Heritage Area. Roller shutters invite graffiti.

Opportunities for the Heritage Area

- Heritage assets should be maintained and efforts should be made to de-clutter the streetscape from highways infrastructure, bin storage and an over-abundance of on-street parking.

- There is an opportunity to address the relationship between the front and the backs of units which have become misaligned over time.

- Loss of boundaries to car parking should be avoided, but where parking exists it should be softened with planting and provided with logical, well-defined boundaries to maintain enclosure

- The character of historic buildings should be retained and surviving historic features should be sympathetically repaired.

- Historic boundary treatments should be retained new boundary treatments should preserve and enhance the special character of the area, particularly by with brick-built walls tall and short (rear/front).

- Gardens and their trees and other planting (e.g. privet hedges) should be extended and maintained. Mature trees have a great impact on moderating micro-climate and the urban heat island effect and absorbing CO2.

- Ensure changes of use involving alterations and extensions retain the building's original character, in terms of its architectural form, scale, massing, proportions, balance, and rhythms, and of its window and door openings and details.

- Ensure that future public realm and traffic management measures respect and enhance the special character of the heritage area, including surface materials.

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

Retaining traditional features, such as timber sliding sash windows, helps to preserve the integrity of the heritage area.

Tall brick walls which follow the curvature of the street, these traditional boundary treatments should be retained and up-kept.

The former St Michaels college building has kept its character, despite a change of use to student accommodation.

Terraces

Terraces previously made up a much larger proportion of the housing stock within Little Woodhouse, covering the west and southern extent of the Neighbourhood Area, on the slopes of the escarpment and along the valley floor. Mass housing clearance within the 1960s and 1970s saw many of these terraces on the western slopes of Belle Vue Road and the valley bottom removed. The remaining terraced streets provide both uniformity and diversity; consistency of materials, building line and scale is complemented by a variety of architectural details, ranging from the simple to the ornate. The result is a rich texture across the units.

TERRACES

Building Types: Predominantly generous Victorian terraces (exception: Kelso Gardens, 1930's), remaining coach houses and out buildings, (some new and converted apartment blocks are also present along St Johns Road and Belle Vue Road).

Building Height and Scale: 2- 3 storeys, often with a basement and/ or loft conversion. The terraces are long and shallow. (The apartment blocks are 4-5 storeys high and represent a larger and deeper form).

Building Set Back: Generous front gardens (exception: the Claremonts) set the terraces back from the street, sometimes with basements and steps to front doors.

Materials: Red brick and grey slate roofing are consistently applied.

Roofscape: Pitched roofs with either a continuous or stepped roof-line, chimneys with decorative chimney pots, gables with varying levels of ornate detail, and the occasional turret on corners.

Street Typology: The remains of a traditional grid layout can be seen, as is the topographical curvature of Belle Vue Road. Setts in streets have largely been removed, but remain in part.

Parking: Overwhelmingly on street, or on driveways accessed at the back of plots.

Boundary Treatment: Front gardens are bounded with low brick walls and are often landscaped, hardstanding is also common but less desirable. Rear gardens are less well defined, with inconsistent boundary treatments and property divisions.

Details and Features: Ground floor bay windows, decorative chimney pots, eave dentils, corniced stone casings, traditional detailing, pilastered door frames and inset porches. Brick walls mostly have stone coping.

Unsympathetic Additions:
Inappropriately sized box dormer windows disrupt building lines, lack of space for bin storage clutters the streetscene, UPVC replacement of traditional sliding sash windows, inconsistent rear boundary treatments.

Positive aspects of the Terraces

- As a predominant form, the collection of terraces pays a rich contribution to the Little Woodhouse character. Whilst diverse in style and detailing there is relative consistency in their appearance which forms a pleasing aesthetic.

- The common building lines and brick boundary treatments create a strong frontage along the terraced streets. This also helps to channel views to the south and the west, as well as creating a sense of enclosure.

- The stepped terraces provide a good precedence for how to address the sloping topography of Little Woodhouse, and are characteristic of the area.

- Original sett pavers are retained in some of the back streets serving the terraces, and help to establish the historic context of the building.

- The front gardens, with soft landscaping and planting, make a pleasant contribution to the experience of walking around Little Woodhouse.

- Terraces are an energy efficient building form that can be retrofitted with insulation and more air-tight windows and openings.

Stepped terraces highlight the sloping nature of the Neighbourhood Plan area, and provide an attractive roofline.

Some terraces are more ornate than others, however the shared used of material helps bring consistency between units.

Turrets help to define end of terraced units. Satellite dish placement detracts from this feature.

Front facing gables add to the rhythm of terraces.

Negative aspects of the Terraces

- Since selective clearance of some original terraces and infilling with new housing developments, the relationship between the fronts and backs of some housing in the area has become muddled. Awkward relationships have emerged which undermine the security of private gardens the attractiveness of the street scenes.

- Numerous box dormer conversions in the roofscape are noticeable within longer runs of terraces, where the inconsistency of dormer sizes detracts from the overall appearance to the front of properties.

- The lack of on-plot parking leads to car-cluttered streets where on-street parking dominates, not broken up with planting.

- Household bins left on the street have a detrimental presence on the streetscape and therefore storage locations integrated with front boundaries may be preferable.

- Much of the traditional terraced stock has been poorly maintained. As such there is a considerable difference in quality and upkeep of units which undermines their architectural merit.

Bin storage clutters the streetscene and detracts from the attractiveness of the terraces.

Inappropriately sized and designed dormers are obvious interruptions along the roofline.

Rear boundaries are loose and varied, eaten-into for parking and fail to provide definition and security to the back-streets.

Despite the attractive brick building, there is a lack of maintenance and quality brick boundaries which undermines these terraces.

Opportunities for the Terraces

- There is an opportunity to reduce perceived clutter along terraced streets (parking, bins and signage) to enhance street environment and also to address the relationship between the front and backs of units potentially (at least with better, more consistent boundary treatments);

- Development within terraces should respect the character of the whole terrace. The suitable replacement of existing inappropriate fixtures, fittings and adaptations is encouraged.

- Many of the traditional terraces have been converted into houses of multiple occupation (HMOs). Such conversions should retain the quality of the terraced housing stock; many have been subject to poor external maintenance and upkeep and exhibit a low environmental quality.

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

- Where car parking exists, its interspersion with, or return to, soft landscaping is encouraged.

- Generous plots/lofts of terraces mean homes are adaptable but this must be done without impacting neighbouring amenity, boundaries or the streetscene.

An opportunity exists to bring the terraces back to their original quality and prevent inappropriate development from detracting from their impact and attractiveness along the streets of Little Woodhouse.

The rhythm and character which the terraces bring to Little Woodhouse should be preserved and enhanced.

AECOM

The Squares

Hanover Square and Woodhouse Square represent some of the early development of the Little Woodhouse, and were developed in the late 18th and late 19th century. They provide two key areas of green space, and a pleasant arrival into Little Woodhouse from Leeds City Centre. Whilst similar in their composition, they are laid out independently of each other. Subsequent development in that area has been strongly influenced by the presence of the squares, which are now enclosed with terraced housing. The Claremonts are a group of simple terraces which exist to the north of Woodhouse Square which have largely retained their Victorian charm and character.

THE SQUARES

Building Types: Victorian terraces, Georgian terraces, some commercial properties, and a small-scale apartment block.

Building Height and Scale: The squares are enclosed with grand terraces which vary between 2-3 storeys based on the slope of the land, and are arranged in long, shallow arrangements. Limited instances of 4-5 storey buildings exist but are the exception. Smaller terraces make up the Claremonts which are less grand in form that those around the squares.

Building Set Back: A close relationship to the street, separated by a small front garden or area of hardstanding, or no separation at all.

Materials: Red brick, painted red brick, grey slate roofing. Denison Hall and its outbuildings differ with prominent ashlar stone.

Roofscape: Pitched roofs along the terraces, with dormers of varying types. Some front facing gables apparent along Clarendon Road. Continuous roof-lines help to define the square.

Street Typology: Grid system bounded by radial / inter-radial routes. York stone paving and setts in streets have largely been removed but remain in places, notably at the Claremonts.

Parking: On street, with some instances of parking on driveways to the rear.

Boundary Treatment: Shallow front gardens or hard surface thresholds are bounded with low brick walls, sometimes with a hedge or railings. Commercial buildings and terraces on the Claremonts have no boundary. Low metal railings form the perimeter of the squares and is an important boundary type in this area.

Details and Features: There is a rich amount of detail, including doorway archways, box or bay windows, painted or stone window headers ornate gables, lintel mouldings

Unsympathetic Additions: Box dormers are often inappropriately sized, traditional dormers should be used as a template. The lack of bin storage results in a cluttered streetscape. The removal of the house at the south-east corner of Hanover Square has weakened the enclosure of the square here.

See also Little Woodhouse Conservation Area Appraisal and Management Plan.

Positive aspects of the Squares

- Fine buildings of architectural merit and heritage worth (numerous listed buildings) - E.g. Denison Hall is a landmark historical feature within the area and forms a strong focal point to the north of Hanover Square.

- The Squares provide important formal green spaces within the Neighbourhood Area, but also for the city. The grand terraces form an attractive backdrop to these key spaces.

- Woodhouse Square is a key gateway site and occupies a pivotal position in the area, supporting the main pedestrian and cycle access route over a bridge which spans the inner ring road. Hanover Square is a positively tranquil space in contrast.

- The Claremonts, with the grid layout, setted streets and general conservation, retain a character which also exhibits the class distinction in Victorian society in a single estate.

- Attractive views are afforded from the slopes of Hanover Square, and are effectively channelled by the building line of the surrounding terraces.

Rich buildings of architectural merit along Clarendon Road.

The slopes which define Hanover Square allow for views to the south.

Denison Hall stands out as one of the few stone buildings within Little Woodhouse.

Chimneys, small dormers and simple window surrounds create a sense of consistency along Claremont Avenue.

Negative aspects of the Squares

- The south east corner of Hanover Square is poorly enclosed and faced by the car park on the Park Lane Campus. This does not provide the same enclosure or aesthetic as in the remainder of the square.

- Inappropriate dormers are noticeable, especially along the southern row of terraces at Hanover Square which are in sight of views out from the sloping land

- The views from Hanover Square have also been compromised by the development of tall tower blocks (see Purpose Built Student Accommodation section).

- Some stone setts and York stone paving have been replaced with tarmac.

- Exposed bin storage is noticeable, especially along Back Claremont Terrace.

Highways treatment, such as painted yellow lines, do not always complement the quality of traditional street setts.

Dormers of an inappropriate size are noticeable along some units which surround Hanover Square.

Bins can overrun streets, as here at the rear of terraces at the Claremonts.

The rear of terraces along the south flank of Hanover Square have an awkward relationship to the Park Lane Campus car park.

Opportunities for the Squares

- To reinforce the enclosure of the Squares by ensuring a complementary set of boundary treatments are adopted along the frontages of properties, which maintain a strong frontage.

- To protect views within and out from the Squares by ensuring dormer additions are appropriate to the traditional form of the building.

- Retain the green spaces of the Squares and the boundary frontages.

- To develop the south-east frontage on the car park (college site) to complete the square / create a green link to Park Lane.

- Make improvements to the layout of the access to the bridge which is located on the south-east corner of Woodhouse Square to create a more positive and attractive space.

- Retain stone setts and York stone paving and replace where appropriate.

- Ensure bins can be stored neatly and easily, out of sight, in well-designed convenient locations.

A terrace of red brick and stone detail lines the south flank of Woodhouse Square.

Turrets and stone detailing at Burley House, along Clarendon Road.

The view looking into Woodhouse Square from its western entrance.

Hanover Square, facing towards the south-west corner.

The Villas

North of the Squares are the Villas. Clarendon Road, Hyde Terrace, Springfield Mount and Mount Preston Street were developed on the 18th century merchants' estates – Little Woodhouse Hall and Springfield House. Although the development included short terraces, it is the villas and villa-sized buildings, generally of high-quality architecture and set within landscaped plots, which exemplify the area. This is a Character Area of grandeur, greenery, and rich architectural value.

See also Little Woodhouse Conservation Area Appraisal and Management Plan.

THE VILLAS

Building Types: Detached and semi-detached villas and grand terraces of high- quality architecture, many of which have been converted for residential or University purposes.

Building Height and Scale: Typically 3 storeys, of a grand scale, set within well-defined, landscaped plots.

Building Set Back: Well-landscaped grounds set the buildings back from the street. The buildings are set back at different angles where the road curves along Clarendon Road.

Materials: Red brick and slate roofing are consistently applied.

Roofscape: A characterful roofscape, with some high pitched front facing gables, some mock Tudor gables, and the occasional turret. Continuous pitched roofs line the terraces

Street Typology: Varied street types which serve the Villas. Some stone sett streets/ paving have been retained, but tarmac largely replaces traditional these to the detriment of some areas.

Parking: On street, courtyard, or to the rear of buildings (such as along Back Hyde Terrace).

Boundary Treatment: Low and high brick walls, hedges and planting, and some curved walls which follow the radius of the road.

Details and Features: Decorative window arches, decorative eaves, ornate porches add an overall rich and attractive texture to the buildings.

Unsympathetic Additions: Largely avoided in this area, although yellow lines on the cobbled streets detract from traditional authenticity.

Positive aspects of the Villas

- Like The Squares, The Villas also contain “fine buildings of architectural merit and heritage worth (including numerous listed buildings).

- Buildings are regularly set back within well-landscaped plots, helping to provide the tree-lined character of the area.

- There is a noticeably strong presence of trees, hedgerow and landscaping, either directly onto the street or behind brick wall boundaries. It creates a pleasant environment and contributes to the areas green corridors.

- There are some good quality interpretations of the traditional style, which replicate the scale, massing and proportions of original buildings. Unsympathetic additions have largely been avoided

- Stone sett paved carriageways have been retained on Springfield Mount, Kendal Road, Back Kendal Lane, Back Hyde Terrace and Hyde Place. They work well in setting the context of the grand buildings.

Most buildings are 3 storey high, with some exceptions like Woodsley Terrace (Grade II listed).

The Villas are typically of a grand scale.

The Villas have largely retained their architectural charm and character to a high standard. Hexagonal bays and gables add rhythm and articulation to the villas.

The large front gardens and plentiful trees create a pleasant environment.

Negative aspects of the Villas

- Several gardens have been paved over for car parking. On street parking poses a distraction to the attractiveness of the streetscape.

- Extensions to the rear of housing are often of a poor quality in relation to the corresponding fronts. When exposed this can create some unattractive views.

On-street car parking can dominate the traditional streetscenes. It is particularly overwhelming along Springfield Mount.

Opportunities for the Villas

- To ensure that new development, or additions to original buildings, supports the high architectural quality of the original buildings through well-considered design, scale and materiality.

- Retain gardens and trees and avoid further loss to car parking and other inappropriate development. Where the opportunity arises, car parking areas no longer required should revert to gardens.

- Retain and improve the quality of pedestrian links to the Hospital at Little Woodhouse Street and Clarendon Way. There is an opportunity to improve way-finding along these links.

- To improve the quality of development within the back-street areas and tidy up rear elevations and street-scenes. Extensions and new 'out-buildings' should be appropriately designed and scaled on 'mews' streets.

- To ensure bins can be stored neatly and easily, preferably out of sight, in well-designed convenient locations.

Grassed front gardens, ornate detailing, chimneys and chimney pots and consistent window bays / arches help to achieve a high quality terrace along Springfield Mount, which has only been subject to minor alteration as seen with the occasional dormer additions.

AECOM

Estate Developments

There are several pockets of 20th Century housing within Little Woodhouse, built variously by private developers (Kendal Bank and Belle Vue Court or housing associations (Westfield Court / Belle Vue Road) for social rental purposes. These are largely built of red brick in a short terraced arrangement and a internal focus. They are often surrounded by amenity or publicly accessible green spaces, with courtyard or garaged parking solutions. The style of building is consistent within each estate group but does not necessarily reflect the style of neighbouring buildings, or have an outward facing relationship to its surroundings. The Marlborough estate is quite different with its flat-roofed maisonettes and a tower block.

- Add eastern half of Westfield Court

ESTATE DEVELOPMENT

Building Types: Semi-detached, maisonette or duplex housing and apartments and short terraces.

Building Height and Scale: 2-3 storey linked units arranged in short arrangements , with the exception of Marlborough Street which has 4 storey linked maisonette blocks and a single 16 storey tower block (out of scale with its surroundings).

Building Set Back: Amenity green space sets the buildings back from the street network and provides an open context.

Materials: Largely red brick, with some instances of lighter/ darker brick. Some façades in roughcast render.

Roofscape: Simple, single pitched roofs with a continuous roof-line along linked units. Marlborough Street has flat roofs.

Street Typology & parking: Courtyard parking or garages on Cul-de-sacs

Boundary Treatment: Incongruous wooden panel fencing is common and gives a lower quality impression that masonry which requires less maintenance

Details and Features: Minimal detailing, sloping porches, white UPVC windows.

Unsympathetic Additions: Inconsistent boundary treatments and a sometimes awkward relationship between the estate and its neighbouring developments.

The estates have a spacious character, although a sometimes unsightly relationship between the front and rear of buildings.

The rear of properties are left exposed to Woodsley Road, which does not create a secure and active frontage.

Positive aspects of Estate Developments

- These groups of housing are often surrounded with amenity or publicly accessible grassed areas. This green space provides a sense of openness and spaciousness, although is not always of an attractive quality.

- The typical parking solutions (courtyard or garage) help to reduce the number of on-street parked vehicles. In comparison to other character areas, vehicle presence is less noticeable on main streets but very much so in visible parking courts, sometimes resulting in cramped back gardens

- There is a sense of rhythm and repetition provided within the formal layout of the units.

Negative aspects of Estate Developments

- Often these housing layouts have a poor relationship to neighbouring properties. Rear boundary treatments sometimes face onto the street, undermining the street scene and sometimes privacy and security is compromised.

- There is a generally poor environmental quality to this character area; graffiti and a lack of maintenance of the built environment is common.

Opportunities for Estate Developments

- There is an opportunity to improve the environmental quality of these estate development through attention to the public realm.

- Alternative boundary treatments, such as hedgerow, could help to better integrate the estates with surrounding units and alleviate some of the poor relationships between the street and the rear of housing.

The amenity space is often not well-maintained and underused.

Grassed areas are common within the estates, although some are not well-overlooked.

The topography can add to the irregular arrangement of some buildings, such as at St Johns Close.

The sloping land is dealt with awkwardly in places.

There is a strong sense of rhythm and consistency across the units, with simple form and function.

AECOM

Campus Areas

Based around the stone-built former Leeds Grammar School buildings (listed), the University of Leeds has developed the Western Campus area with modern buildings, departing from the red brick typically seen in the Heritage Area. Buildings in various hi-tech styles surround a central green space on which a temporary structure currently stands.

The Leeds City College Park Lane Campus aligns within this character given its role as an educational facility but also has a key role in The Squares. The two Campus areas are important in generating footfall and movement patterns within the Neighbourhood Area and occupy key positions upon arrival in the area.

CAMPUS AREAS

Building Types: Educational college and University buildings of varying styles and eras across the two sites

Building Height and Scale: Diverse arrangement of buildings which are unified by their scale and materials. They exist as two separate groupings of buildings.

Building Set Back: A relatively close relationship to the street, albeit with control measures to prevent trespassing.

Materials: Variation in building material and architectural style across the two sites, including; stone, glazing, cladding and solar panel façades.

Roofscape: Varied but the pitched roof and the spire and pinnacles of the former Leeds Grammar School are of note.

Street Typology: Both sites located on radial or inter-radial routes and occupy key gateway positions.

Parking: Limited on-site surface level parking.

Boundary Treatment: University Western Campus has a stone wall with piers and rails. Park Lane Campus is set directly onto the street.

The varied frontage of the Park Lane Campus buildings, as seen from Burley Road leave a lot to be desired at street level.

Positive aspects of the Campus Areas

- The Campus sites are located at gateways points into Little Woodhouse and set important impressions of the area.

- The buildings at the University Western Campus represent a collection of high quality architecture (with the exception of the temporary facility that has been erected in the middle of the green).

Negative aspects of Campus Areas

- The relationship between the rear of the Park Lane Campus and Hanover Square is poor and could be enhanced to benefit the Square.

- The requirement for privacy and security of these campus sites means their arrangement can be quite closed or inward looking.

- Whilst of an era, the aesthetic of the Park Lane Campus site could benefit from enhancement on key frontages.

Opportunities for Campus Areas

- There is an opportunity to enhance the role of these sites within Little Woodhouse through better way-finding and establishing an aesthetic worthy of these landmark locations .

- A more positive relationship could be developed between the Campus Sites and their surroundings, especially with regards to Park Lane Campus and Hanover Square.

- The central green space of the University Western Campus should be retained for public enjoyment, the temporary buildings removed and development in the space avoided in future.

- The University site can be a test-bed of high-quality disparate architecture and building technology to provide world-class educational facilities and sustainable building practice in an open campus style.

- The Park Lane College site has potential for redevelopment and a key role to play in the Neighbourhood area, the Burley Road corridor and as part of the wider city. A detailed design code will be produced for this site and development opportunity.

The former Leeds Chapel School Building and Chapel are rich architectural pieces, and act as a landmark to the University Western Campus.

The central green space of the University Western Campus has been compromised by the erection of a temporary building.

The Park Lane Campus, as seen from Hanover Way.

AECOM

Burley Road Corridor

Burley Road is a key movement corridor for all modes through the Neighbourhood Area. Its scale and the volume of vehicles which it accommodates on a daily basis means it does not particularly support a positive pedestrian experience; there are few crossing points and the footpath narrows in parts to accommodate highways infrastructure. The enclosure of the corridor increases towards the city centre in the east, where the density and height of the building are high. It loosens towards the west, with lower buildings and increased set back from the street.

There are different characteristics along its length but a unifying, 'serial vision' experience should be considered.

BURLEY ROAD CORRIDOR

Building Types: Commercial warehousing units, a school (Rosebank Primary School) and a college (Park Lane Campus), residential terraces and ground floor shops. All buildings combine to create a mixed-use corridor.

Building Height and Scale: Varied, from the 2.5 storey short terraces in the west, to the 8-14 storey PBSA blocks in the east. Low lying but large scale commercial units limit movement to the south. There is a mixed sense of enclosure which is high in the east and low in the west.

Building Set Back: Buildings hold a close position to the road on its northern side. There is more distance on the south side, with increased set back from the buildings to the road partly due to a level change which increases to the east.

Materials: Varied throughout (see aforementioned sections for each Character Area).

Roofscape: The roof-line is not consistent and jumps in height along the different building types.

Street Typology: Burley Road is a radial route which accommodates high levels of vehicle travel. Some pedestrian crossing points are present.

Parking: There are some stretches of the road where on-street parking is permissible.

Boundary Treatment: Most buildings have a direct relationship to the street on the north side of the road. Trees, low brick walls and highways infrastructure tends to border the south side.

Details and Features: Bay windows, dormers and low boundary walls (west); shop-fronts and signage; supporting columns / set-back ground floor (east)

Unsympathetic Additions: There is a lack of consideration for the pedestrian experience along the corridor.

Positive aspects of the Burley Road Corridor

- Burley Road performs an important role as a strategic vehicle and pedestrian corridor. It also provides the main through-route across the Neighbourhood Area.

- There are a mix of uses along the corridor, including Rosebank Primary School, the Park Lane Campus and various retail and commercial units, which provide important services for the Neighbourhood Area.

- A tree line creates partial screening of Burley Road to the south, part of a well-established green corridor leading from just outside the city centre to the Willows Green space to the west of the area.

- The scale of development increases dramatically towards the city centre, creating a sense of arrival towards the city centre fringe and a sense of enclosure to a significant width of street corridor.

Negative aspects of the Burley Road Corridor

- The scale of the road and vehicle speeds create a barrier to crossing the road. A small number of formal crossings points exists, but the road limits north-south movement within the neighbourhood area.

- The varying building heights and building set back along the corridor can fail to provide a strong sense of enclosure in places and the building line is fragmented with inconsistent frontages and gaps.

- The pedestrian experience of this place is sometimes poor; varying pavement widths (particularly at a pinch point beside the Park Lane campus), lack of quality materials and a lack of street trees do not create an attractive environment that encourages walking.

Opportunities for the Burley Road Corridor

- There is an opportunity to enhance the pedestrian experience of the corridor by improving the environmental quality, and to address permeability across Burley Road.

- Some building frontages could be enhanced to reinforce the character of the corridor and create a building line which is more consistent in its quality.

- Strengthen the planting and extent of the green corridor/edge to the south side of the Burley Road that screens the employment development.

Burley Road, with its varying building heights and uses, looking to the east. Building heights increase towards the city centre.

Buildings along Burley Road vary in scale and style, with traditional buildings sometimes dwarfed by contemporary architecture.

There are a number of crossing points along Burley Road, however the scale of the road renders it difficult for pedestrians to traverse.

Purpose Built Student Accommodation (PBSA)

Purpose Built Student Accommodation (PBSA) is common within Neighbourhood Area, with significantly above average proportions of this accommodation type in comparison to the Leeds city average. Much of the PBSA built is in the form of large-scale, high-density, tall blocks of flats which provide for 200 -1,000 students. Although smaller scale units are present within the Neighbourhood Area, most of the large scale PBSA is grouped to the south of Burley Road, or at the junction with Park Lane and Burley Road. The buildings in this Character Area are visible throughout most of Little Woodhouse.

PURPOSE BUILT STUDENT ACCOMMODATION (PBSA)

Building Types: High density student accommodation in the form of tower blocks.

Building Height and Scale: Typically 8-14 storeys high with large building footprints, some of which form an enclosed area.

Building Set Back: Most blocks are located directly onto the street with inactive ground floor uses. Brick walls and/ or tall railings create some perimeters.

Materials: Mixed cladding and brickwork façades, windows and glazing, various treatments of primary colours.

Roofscape: Many of the buildings exhibit stepped and varied roof heights. The Character Area marks a high point on the skyline, seen more prominently in certain areas than others due to the sloping land.

Street Typology: There are sporadic areas of attractive and planted public realm between units, but the streetscape is largely hardstanding with little contribution to placemaking.

Parking: Surface level or undercroft parking exists in small numbers.

Boundary Treatment: There is often a direct relationship between the building to the street, as the building utilises the maximum plot. Some active frontages exist but predominantly inactive ground floor uses. Metal fencing creates clear boundaries.

Details and Features: The use of mixed cladding along façades creates some visual variety and marginally helps to visually break up the building form. Whilst lacking architectural detail the repetition of windows across the large frontages creates some consistency.

Unsympathetic Additions:
N/A

Positive aspects of PBSA

- PBSA along Burley Road creates a sense of enclosure and a strong building line which helps to define this strategic movement corridor.

- Where developed to a high quality, the PBSA can exhibit some innovative and positive examples of urban architecture (yet mostly these often do not create a thriving neighbourhood at street level).

- Some instances of attractive public realm exist between some of the buildings or at key entry ways.

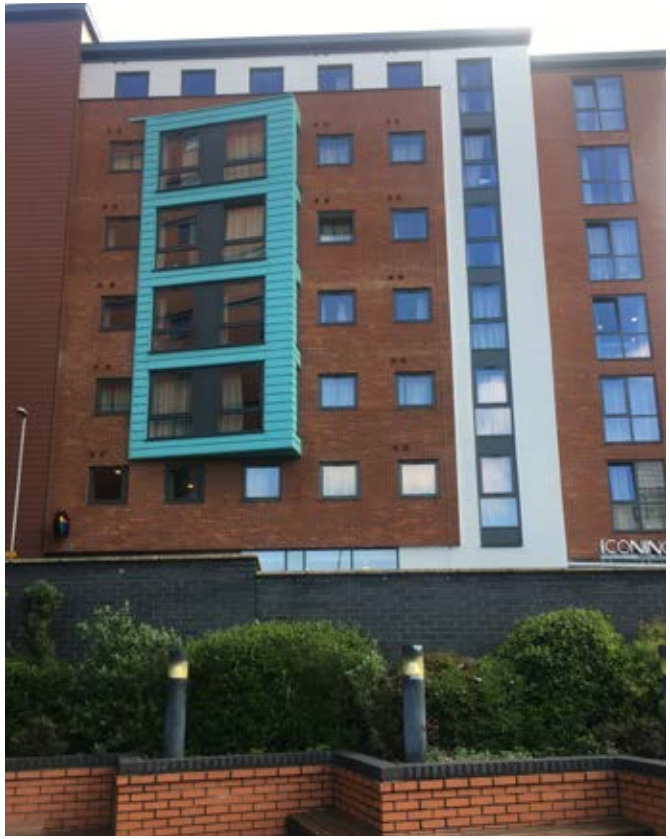
- Located along the lower-lying land to the south of the Neighbourhood Area, the topography, in part, helps to minimise the scale and height of these buildings when seen from the north of the Burley Road.

- Mixed facade treatments help to break up the size and the scale of some façades, as does a mixed roof-height but again this is somewhat of a mitigating positive.

- Street clutter as noted elsewhere in Little Woodhouse (on street car parking and household bins on streets) is largely absent from this area.

Rhythm is created through the high volume of window openings. The scale of this building is reduced with a sloping roof height.

The low-lying topography helps to minimise the height and scale of these buildings, although they still exhibit great heights.



The use of red brick shares similarity with the buildings within the Little Woodhouse Heritage Area.

Mixed facade treatments are present within the PBSA. Tree planting helps to soften the impact of the monolithic built form.

Negative aspects of PBSA

- Often the scale and design of these buildings contrasts hugely with the heritage area and traditional building typologies within the surrounds. The height of the taller blocks inhibits views to the south, and therefore threatens the identity of Little Woodhouse. The visual impact is significant although the topography is a slight mitigating factor.

- The ground floors of the PBSA fails to have a meaningful relationship with the street. There are very few active frontages or uses, and the blank façades creates a sterile environment on the street level.

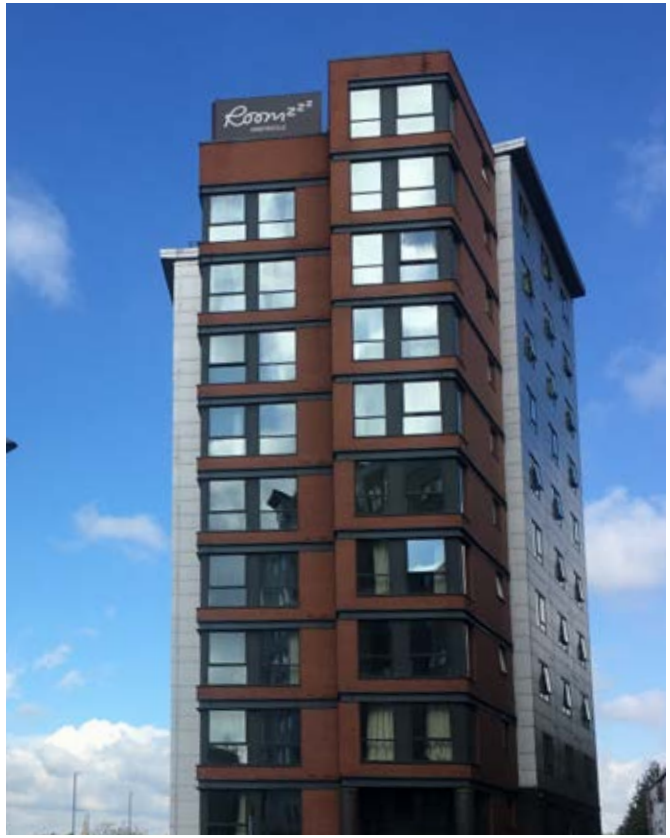
- The large building footprints leads reduced permeability across the area and fewer doors on to more desolate streets.

- There is often very little reference to local vernacular or style. The PBSA generally does not weave into the local urban fabric. Arbitrarily-conceived façades are often unattractive and, due to their scale, can become prominent in views.

- Internal access street widths are not proportional to building heights which are excessive and perhaps only suitable for wider arterial routes, e.g. Burley Street.

The scale of these buildings is often a significant contrast to the majority of the Little Woodhouse area.

Buildings can block views out of the Neighbourhood Area, and coloured facades stand out as they block vistas.



The height of PBSA buildings are prominent in views from the remainder of the Little Woodhouse area.

Large building footprints reduce permeability across the PBSA area.

Opportunities for PBSA

- Some PBSA within Little Woodhouse has been designed with sensitivity to the traditional vernacular (such as those along St Johns Road and Woodhouse Square). Much of the PBSA has a more contrasting relationship to local urban form or fabric. There is an opportunity to design PBSA in a way which has a more positive relationship to the remainder of the Neighbourhood Area in terms of timeless urban design principles. A more positive relationship on the ground level and retaining views are important design considerations.

- The PBSA sits on a southern entrance to Little Woodhouse, and there is opportunity to use this space to signal an entrance into the area with high-quality design and/ or public realm scheme.

- The public realm is an important element within the PBSA, but has largely been left unattended to. Environmental enhancements could help to weave together the currently dissociated buildings within this Character Area.

Landscaping and planting help to make the streets which surround the PBSA more attractive, and softens the impact of the built form.

Google Earth image showing the contrast in scale between traditional housing areas and Purpose Built Student Accommodation

AECOM

Commercial & Light Industrial Units

Adjacent to the area of PBSA, commercial buildings occupy the flatter land to the south of Burley Road. This area includes the studios of ITV and associated media industries, along with other commercial and light manufacturing units. The buildings generally occupy single to two storey buildings with large footprints, and are surrounded by swathes of surface level car parking, with left-over green space breaking up the areas of hardstanding but minimal planting.

COMMERCIAL UNITS

Building Types: Large-footprint warehousing, light industrial units, commercial properties and TV studio.

Building Height and Scale: 1-2 storey industrial buildings with large footprints, fronted by smaller scale 3-4 storey units.

Building Set Back: A smaller active frontage overlooks the street and holds a loose building line whilst masking larger scale units to the rear.

Materials: Brick-built, glazed or various cladding. Corrugated metal sheets are used on roofs, and there is an abundance of hardstanding surrounding the units.

Roofscape: Flat roofs or shallow pitched roofs, some industrial chimneys. The roofscape is overlooked by rising land which slopes to the north of Little Woodhouse.

Street Typology: Burley Road (arterial route) and Kirkstall Lane (strategic arterial route); barely any routes traverse the character area, mostly 'lot' access and gated parking lanes; large scale junction mouths and Cavendish Lane peripheral access street set back from Kirkstall Rd.

Parking: Surface level parking covers the unbuilt areas of most commercial sites.

Boundary Treatment: Inconsistent application of low brick walls, low fencing, amenity grassed areas or security gating. A small amount of car parking spaces to the front are common, and in some instances there are forecourts which are used by the units.

Details and Features: Unit signage; gate-posts at access points; low fencing around parking; security fencing around sites;

Unsympathetic Additions: Parking incursions into green verges where tree planting and green infrastructure could improve street environments greatly.

Positive aspects for Commercial and Light Industrial Units

- The commercial area provides a buffer between Kirkstall Road (a large scale, busy strategic route made up of multiple road lanes in each direction) and the remainder of the Neighbourhood Area and provides important employment opportunities.

- The low lying nature of the units allows them to have minimal impact on views out from where the land slopes northwards.

- Although not tall, the large footprint of the buildings provides some transition to the built form of the PBSA area, and ensures most buildings of a certain scale are contained to the south of Burley Road.

- The small scale buildings to the front of the large units provide some sense of building line and are active frontages to otherwise inactive units.

Negative aspects for Commercial and Light Industrial Units

- This area is largely located in Flood Zone 2 and Flood Zone 3, meaning it is susceptible to flooding. This is acceptable for this use class unlike residential uses.

- Whilst trees are used to soften the edges of commercial units in the north of the area (facing Burley Road), Cavendish Street along the south is devoid of such planting, and is dominated by hardstanding.

Opportunities for Commercial and Light Industrial Units

- Considered application of planting and green infrastructure along street corridors and front of plots to improve the street-scene and screening of industrial architecture. The addition of street trees on main street corridors can improve air quality and encourage non-vehicle users

- The benefits of positive environmental quality in people's daily work places and lunch-break locations; for a sense of arrival; and for the retention of employees and business cannot be understated. These places of work are communities who should also have decent views and access to green space for daily mental health benefits.

The ITV Emmerdale Studios occupy a large space within this character area.

Smaller scale buildings are often used on the street frontage, and mask larger scale industrial units located to the rear.

Most units are low-lying and do not have a significant impact on views across Little Woodhouse.

AECOM

Neighbourhood retail, services and mixed-use

A group of shops and community facilities are located along Woodsley Road and stretch further along Burley Road, creating a mixed use frontage of shops and local services for Little Woodhouse. The topographically lower position of this area, and its location along Burley Road prevent this area from being a wholly accessible focal point within Little Woodhouse but ensure its wider visibility and trade. Shops and services occupy ground floor units and there is a cluster of local services and institutions such as the Grand Mosque, the Health Centre and Hyde Park Methodist Church. Rosebank Primary School a very important facility within the neighbourhood. There is a small cluster of 'active' neighbourhood uses further east along the Burley Road which a re somewhat detached from the others.

NEIGHBOURHOOD RETAIL, SERVICES AND MIXED-USE

Building Types: Residential terraces with ground floor retail or commercial uses, with civic and community buildings.

Building Height and Scale: A collection of 2-3 storey terraces and larger scale community buildings of a more irregular shape.

Building Set Back: The terraces are located directly onto the street with no set back from Woodsley Road or Burley Road. Community buildings are set behind various perimeter treatments or surface level car parking.

Materials: Red brick terraces, some white painted façades, glazing and shutters. Acrylic shop signage dominates the aesthetic in an various formats.

Roofscape: Stepped terraces with chimneys follow the slope of Woodsley road. The rhythm of this is disturbed by the presence of dormers.

Parking: Designated on-street parking along Woodsley Road and to the front of some buildings on Burley Road.

Boundary Treatment: There is a direct relationship to Burley Road with hardstanding to the front of the shops, sometimes with access steps or ramps. Tall metal fencing and vegetation borders the Mosque, with loose borders around the health centre and the Hyde Park Methodist Church.

Details and Features: Some of the terraces have attractive brickwork below the eaves and around the windows but this is hidden amongst the clutter of shop signage and inappropriate additions.

Unsympathetic Additions: Inappropriately sized box dormers, inconsistent or gaudy signage, patchy public realm surfaces, ill considered or cluttered street furniture and signage.

Positive aspects of Mixed Use Area

- The Mixed Use Area provides a hub of services for Little Woodhouse, and has an important role in the functioning of the area.

- Mixed-uses are at the heart of forming community amongst overlapping groups where people of different age, occupation, interests, needs and abilities interact in the course of their daily activity,

Negative aspects of Mixed Use Area

- Inconsistent, gaudy, oversized and poorly mounted shop signage dominates Woodsley Road. It creates a low quality, unharmonious aesthetic which undermines the quality of the built-environment of the area as an important focal point for the neighbourhood.

- The combination of stepped access, street furniture, highways infrastructure and shop signage create a cluttered streetscene which is uninviting to pedestrians and wheelchair-users. The dominance of vehicle infrastructure on Burley Road contributes to this.

- The public realm is of a low quality, and has been subject to various treatments and repair work over the years.

- Some of the community buildings (Leeds Grand Mosque) have harsh boundaries, such as tall steel fencing for security purposes, that nonetheless present signs of a hostile environment.

Opportunities for Mixed Use Area

- To improve the shop signage along Woodsley Road so that it does not detract from the building upon which it is located, and minimising the use of roller shutters.

- To enhance and de-clutter the public realm of all street furniture and signage whilst providing bins, benches and green infrastructure in suitable locations.

- Integrate on-street parking with soft-landscaping that can improve the streetscene and consider public art opportunities within the area as focal points for social interactions.

- The area of public realm in front of the Woodsley Road shops should increased re-paved, barriers removed and the pedestrian crossing length reduced.

The public realm feels cluttered, inconsistent and of a low quality.

Inconsistent and unattractive shop signage dominates Woodsley Road.

Signage, inappropriate dormers and front extensions interrupt the built form and expression of the terraces.

Commercial Fringe

The south-east corner is occupied by a series of commercial buildings and offices. This is a Character Area which responds to the road network; the A58/ M58 Leeds Inner Ring Road form a hard border to the area and excludes these buildings from the commercial cluster within the city centre. Despite the position of these buildings on a gateway corner to the neighbourhood area, the relationship to Little Woodhouse itself is somewhat indifferent. Amenity and public green space helps to soften this corner, but pedestrian links across the ring road are limited. One of the buildings at Exchange Court on Duncombe Street is to be converted to residential through permitted development rights.

COMMERCIAL FRINGE

Building Types: Offices, commercial.

Building Height and Scale: Between 4-7 storeys, the buildings have large footprints and are orientated in relation to the road network.

Building Set Back: The buildings follow the form of the strategic road network and are located on the edge of their plots.

Materials: A combination of red brick, cladding, glazing,

Roofscape: Flat roofs and pitched roofs. Unlike the PBSA, the roofs are not stepped.

Parking: Extensive surface level and undercroft car parking.

Boundary Treatment: Amenity green space, trees and hedgerow, and also security control measures. Low fencing, brick walls and railings.

Details and Features: A varied interpretation of office and commercial building style is exhibited.

Positive aspects of the Commercial Fringe

- There is a considerable amount of green space (amenity and formal parks) in this area, which counters the scale and dominance of the surrounding highways infrastructure.

Negative aspects of the Commercial Fringe

- Whilst the buildings have focussed on the strategic road network, there is a limited relationship to the rest of the neighbourhood.

- Pedestrian and cycle bridges are extensive and somewhat isolated places with long staircase and ramps in dispiritingly brutal and functional materials and designs.

Opportunities for the Commercial Fringe

- To create a more defined edge to Little Woodhouse, and improve connections with the rest of the neighbourhood area.

- Improve pedestrian and cycle crossing and experience of the inner ring road.

- Improve pedestrian and cycle facilities along main roads, slow traffic speeds and reduce hostile features (e.g. guard rails)

Rosebank Millennium Green

This area includes no buildings, but the green space, on the escarpment east and south of Belle Vue Road, has a particular significance in terms of its history, having replaced rows of houses on the hillside demolished following the destruction of some during the second World War. This significance is supplemented by the fact that it was created through local community initiative and is still managed locally by a Trust. The area is mainly grass and accessed via steep steps and paths which provide access between the levels. Since its clearing, it has been planted with trees, creating a woodland area in the south-western corner.

There are distant views from its slopes, particularly to the west and the south. The topography is challenging for enjoyment as an accessible public space but it is nonetheless an important green link.

Steep steps and pathways allow pedestrians to navigate the slopes of the Rosebank Millennium Green.

Attractive views out can be seen from the top of the Rosebank Millennium Green, with areas of planting and seating.

Seating areas allow for pause within the woodland area.

AECOM

Woodhouse Moor Edge / Moorland Road

Moorland Road forms the northern boundary of Little Woodhouse. Fronting onto Woodhouse Moor, a significant green space which serves the city, Moorland Road is a key edge which marks the transition into and out of the Neighbourhood Area. A strong frontage is established with some prime examples of heritage architecture; the former Leeds Grammar School Buildings (east) and row of Victorian Terraces (west) front onto the park. Boundary treatments vary, from ornate railings, stone walls, hedgerow and mature trees.

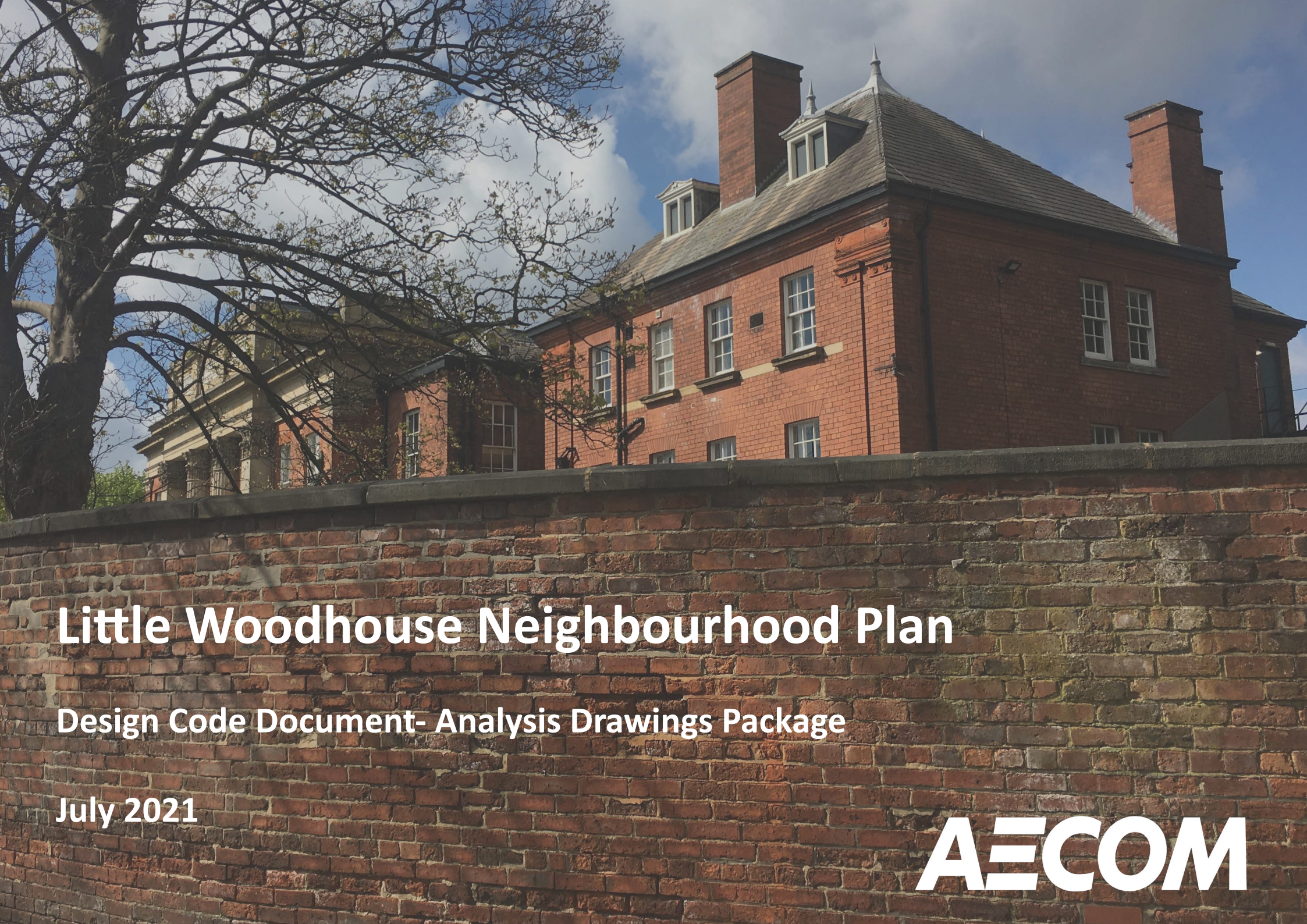
Whilst diverse, the boundary line is strong and needs to be maintained; erosion of this edge would undermine the strength and impact of the neighbourhood boundary at these northern extents.

Maximising the legibility and accessibility to Woodhouse Moor from Moorlands Road and its connecting streets whilst maintaining historic boundary treatments (low stone / brick walls) facing the park within Little Woodhouse, and provision of green infrastructure, particularly on plot tree planting are key to the character.

Hedges and green infrastructure are key to the character of this edge, and provide a soft transition to Woodhouse Moor.

The strong building lines, bay windows and articulated roofscape help to express a formal building frontage.

Woodhouse Moor is a vast green space which serves the city, as well as the Neighbourhood Area.



Little Woodhouse Neighbourhood Plan

Design Code Document- Analysis Drawings Package

July 2021

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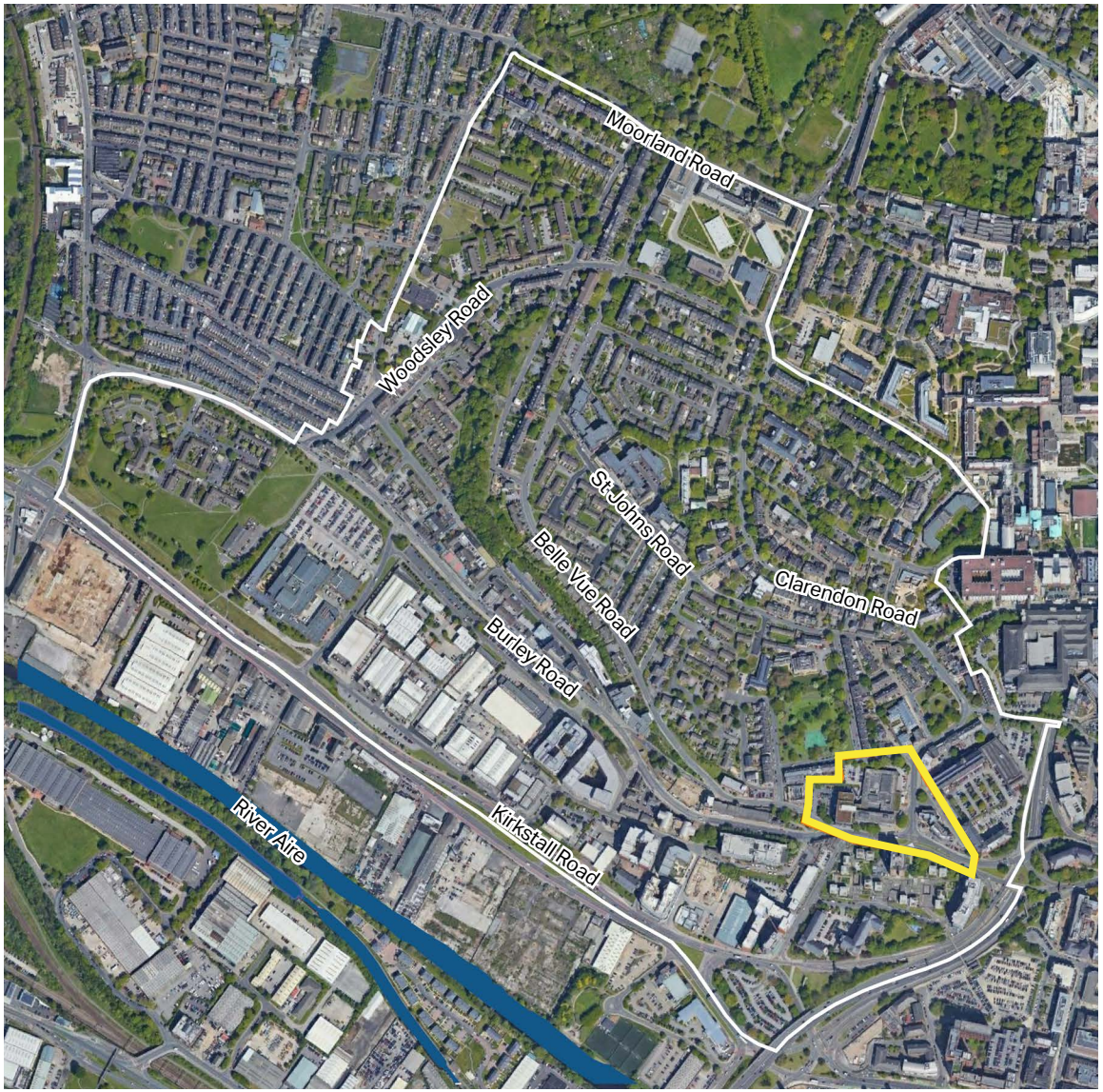
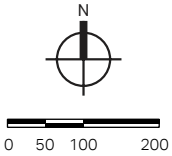




Drawing 001- Aerial

Little Woodhouse is located to the north west of Leeds city centre. The city's inner ring road A58(M) and Kirkstall Road (A65) form strong borders to the south-west and the south-east. Moorland Road borders the north and Hyde Park Road along the north west. It is a varied area, with an array of different block structures, land uses, built forms and characters within its boundaries. The land rises to the north, allowing long views south and adding to the varied sense of place in the Neighbourhood Area. The aerial image shows that, despite its urban setting, green infrastructure is an important and present characteristic of Little Woodhouse. The green foliage of tree planting and green spaces is predominantly within the residential areas to the north of Burley Road, and within the far western area of the Willows.

Neighbourhood Plan Area

Park Lane Campus Area

Key Issue:
Green Infrastructure (GI) connectivity breaks down significantly to the south of the Neighbourhood Plan area, between Burley Road and Kirkstall Road particularly, and beyond to the River Aire.

Opportunity:
Increase GI to the south; schemes that improve GI coverage and connectivity to the south will be favored over schemes that do not. GI must be maintained in the north of the Neighbourhood Plan area.

Justification:
Improving GI connectivity for wildlife and biodiversity by connecting natural assets such as the River Aire and Woodhouse Moor is important, especially in an urban setting. These measures can also reduce the urban heat island effect and help to moderate the micro-climate locally.

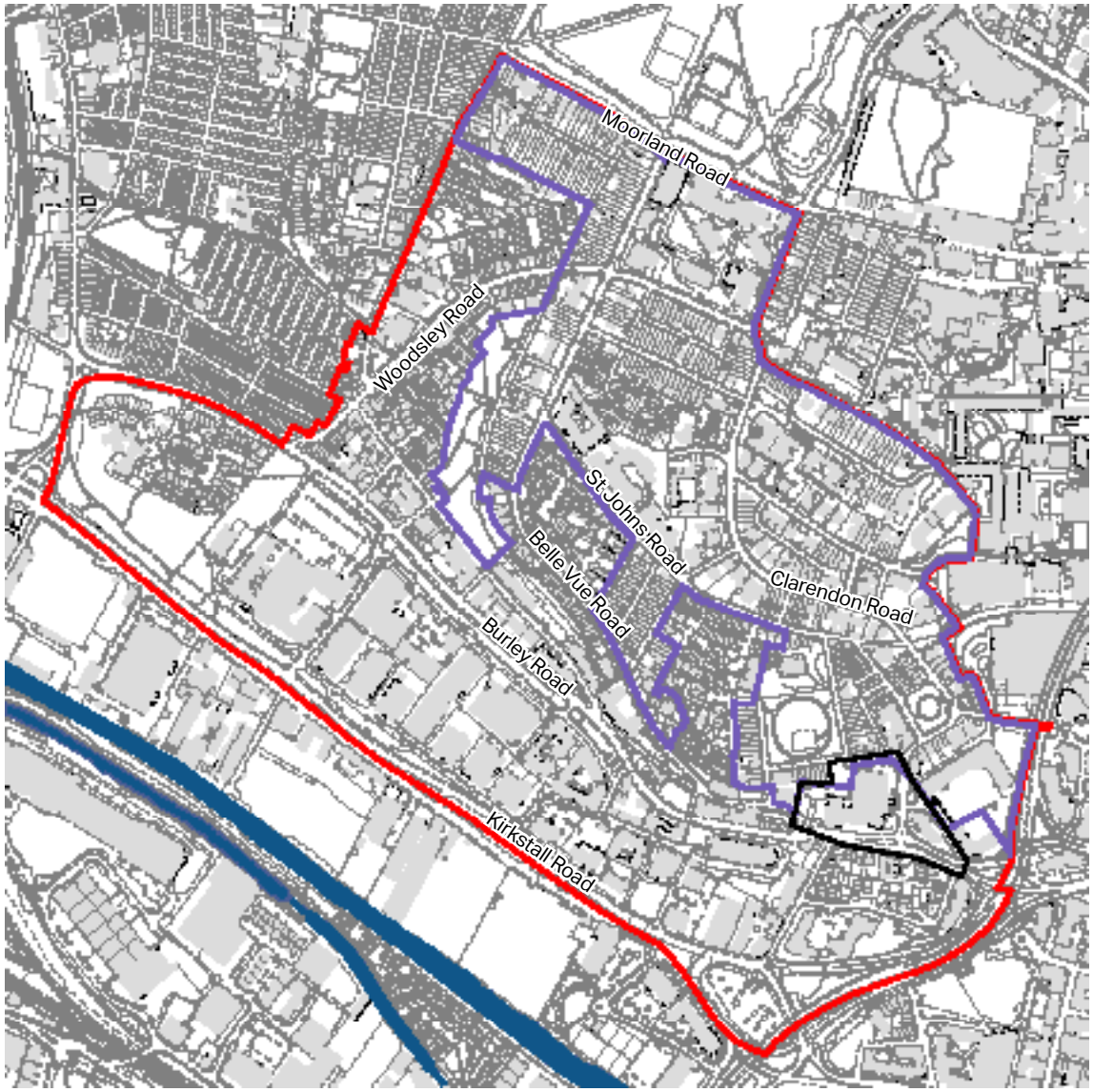
Design ideas:
Street tree planting; Green roofs; Sustainable Drainage System (SuDS) schemes; new parks and gardens; native planting for increasing biodiversity in green verges.

Examples: Green Infrastructure

Roadside GI helps to make streets more attractive.

GI has a positive impact on maintaining local biodiversity.

Tree planting softens streetscapes.



Drawing 002- OS Basemap

The OS Basemap shows the building footprint along with plot lines, boundaries and defining features of the built environment. The plan shows the variety of spaces and arrangements within Little Woodhouse, along with the extents of non-built land. It also allows comparison of land holdings and public or private spaces, for example the generous, formal plot arrangement of the terraces along Belle Vue Road can be contrasted with the smaller plots of the 20th Century estates.

There is a mixed relationship between built and unbuilt space, and variety in terms of grain and structure throughout Little Woodhouse. Coarse grain development defines the south, between Kirkstall Road and Burley Road. To the north of Burley Road, the majority of the area presents an irregular arrangement of finer grain development, albeit interspersed with areas of open space such as the Rosebank Millennium Green and Hanover Square.

Key Issue:
Plot sizes & newer developments
The mapping indicates that the most recently developed housing estates often have the smallest plot sizes whilst also delivering more road infrastructure for parking courts and access streets. These developments often represent a planning approach away from the traditional street layout towards a cluster arrangement creating semi-private areas intended to encourage social spaces – though this has not always been successful.

Opportunity:
Establish and reinforce the pattern of fronts and backs of homes within estates through boundary features, gating rear paths and lanes; and re-balance street space with trimmer carriageways and more space given over to usable communal open space and landscaping.

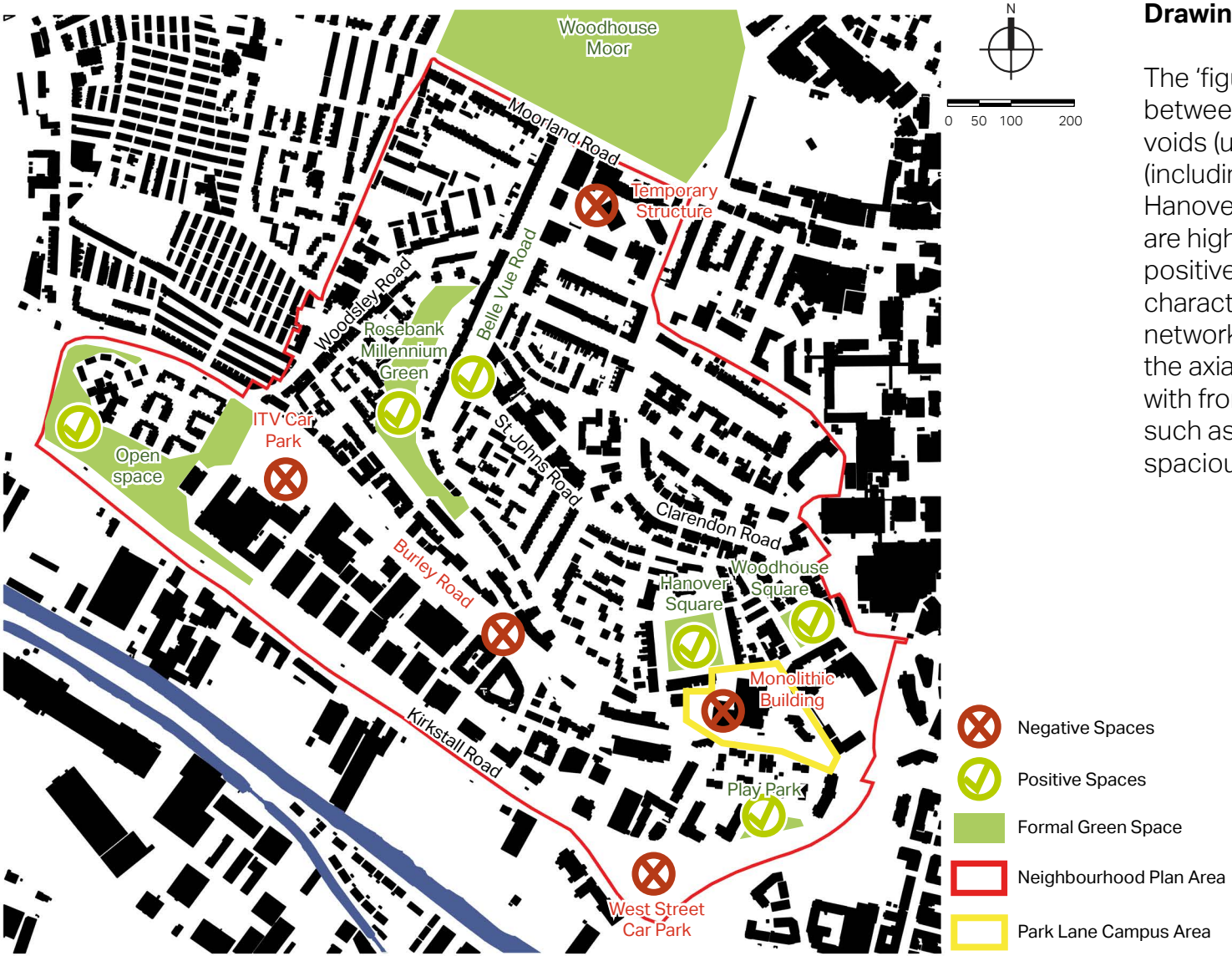
Justification:
Providing a clear sense of ownership and social facilities to all public spaces, together with a proper maintenance regime and clearly defined private boundaries can improve pride and sense of community.

Design ideas:
Front of plot boundary improvement schemes; Back of plot boundary and security improvement schemes; Screened waste collection bays where appropriate. Communal gardens; orchards; native planting; planting beds and spaces with a social focus (e.g. play areas, cycle parking and benches, outdoors pizza ovens and footpaths / benches).

Examples: Enhancing marginal spaces

Community seating and planting - flowers / herb gardens

Additional cycle parking



Drawing 003- Figure-Ground plan

The 'figure-ground' shows the relationship between the solid (built) spaces and the voids (unbuilt) spaces. Parks and squares (including the Rosebank Millenium Green, Hanover Square and Woodhouse Square) are highlighted in green and are examples of positive spaces with a green and spacious character providing relief to the urban street network. Other types of positive space include the axial street network, which when combined with front gardens and strong building lines such as at Belle Vue Road, create a pleasant spacious but well-defined linear space.

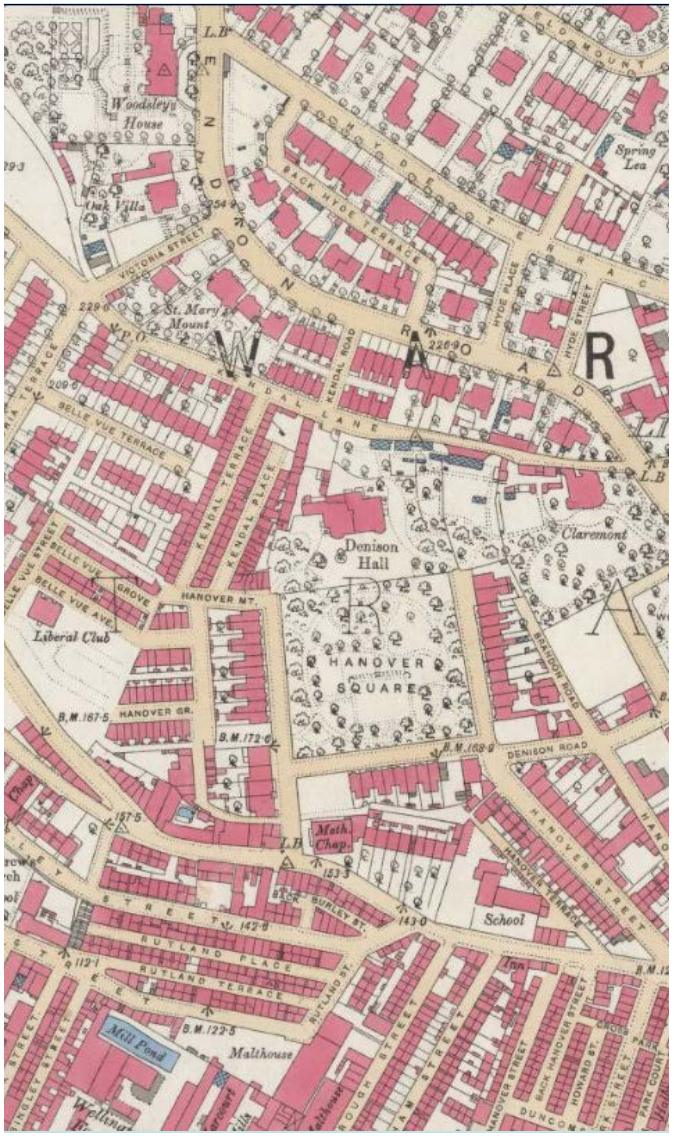
Negative spaces can also be identified, which may represent an underutilisation or misuse of space, or other infrastructures. These areas of negative space largely accommodate car parking or extensive strategic road infrastructure, such as the A58M/A65 junction and the ITV Yorkshire Car Park or West Street Car Park.

The figure ground allows the identification of over-scaled buildings. For example, the temporary structure placed within the central green space at the University Western Campus disrupts the relationship of this green square to the varied and defining architecture around it. The solid form representing the college buildings on the Park Lane Campus also appear monolithic in scale in comparison to the surrounding built-form of the adjacent built-form, reducing permeabiltiy and altering the perceived scale of the urban environment. The city college development has indeed overbuilt the historic street pattern in this area to meet its expansion needs over time.

The spatial arrangement within the whole Neighbourhood Area is more diverse and less homogenous than seen in surrounding areas, such as the fine grain terraced street arrangements of Hyde Park to the north west and the coarse grain geometric arrangement of buildings within the University and Hospital buildings to the east. Little Woodhouse shows significant variation, from the large block forms in the south to the fine granularity of buildings around Kendal Lane and the Claremonts.

Positive spaces include Rosebank Park Millennium Green

The openness of Hanover Square presents another positive space.



Historic street patterns of the area have been overbuilt in many cases. Ordnance Survey map extract 1888-89.

The spacious nature of Belle Vue Road- a positive space.

The Park Lane Campus can appear monolithic in scale when compared to surrounding buildings.

The temporary structure interrupts an important positive space.

Key Issue:
Breakdown of traditional street structure and urban scale through modern interventions such as highways infrastructure or monolithic institutional buildings (e.g. education / hospitals).

Opportunity:
Look to reinstate traditional urban patterns and scales of development that result in comfortable attractive street spaces.

Justification:
Break down in form, scale and character due to large scale highways infrastructure or large scale buildings (e.g. PBSA) creates a less locally distinctive place within the NP area.

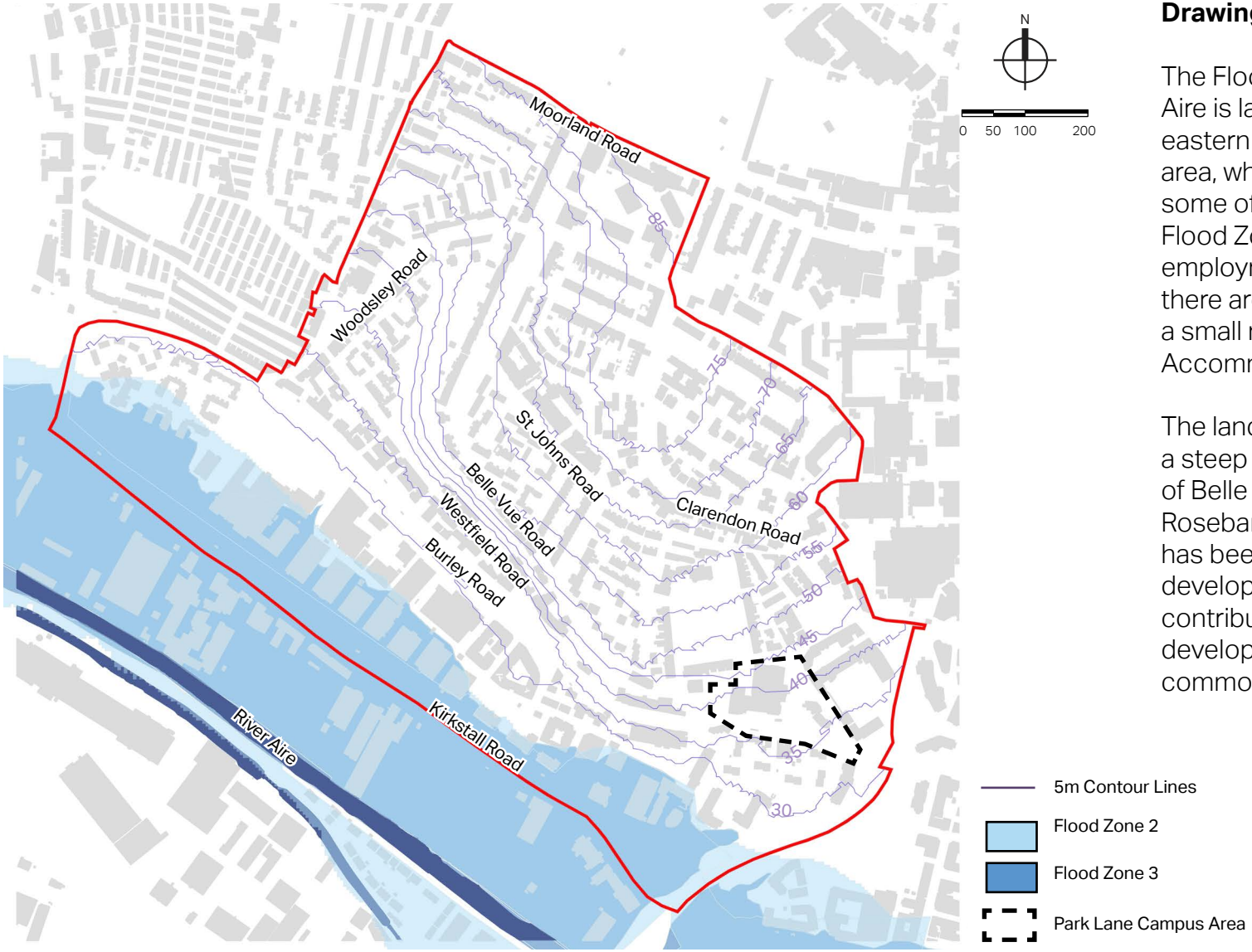
Design Ideas:
Create active street frontage with a human scale of interest and enclosure at street level on surface level parking sites. Creating traditional urban blocks, with new buildings facing all streets. Reflect historic routes on larger sites to maintain a link to the past and recognisable scale of building within the NP area.

Examples: Creating a Human Scale.

Traditional streets and human scale horizontal rhythm at street level

Active mixed-use frontage

Active residential frontage



Drawing 004- Flood Risk and Topography

The Flood Zone associated with the River Aire is largely contained within the south-eastern extents of the Neighbourhood Plan area, where the land is relatively flat. Here, some of the developments are located within Flood Zone 2 and Flood Zone 3. This is largely employment or industrial land use, although there are some residential buildings (including a small number of Purpose Built Student Accommodation buildings).

The land slopes up to the north and there is a steep escarpment to the west and south of Belle Vue Road, largely captured within the Rosebank Millennium Green. The topography has been an important inflluence in the development of the area, and has strongly contributed to the local identity, such as the development of stepped terraces which are common.

Key Issue:
In some cases, the built-form aligns well with the local topography. This is apparent where buildings follow contour lines, as there is less of a requirement for 'cut and fill' earthworks to support development. But there are also examples where buildings cut across the contours. The stepped terraces provide positive examples where topography has been well-considered, however more recent estate development does not always have as much regard for elevation change. Likewise, building heights can be exacerbated by ill-considered siting on contour lines.

Whilst largely non-residential, there is still an associated risk to development within Flood Zone 2 and Flood Zone 3.

Opportunity:
To ensure development responds appropriately to topography, reducing the potential for awkward relationships between land-form and built-form, and reducing the visual impact of inappropriate development on views and vistas.

To ensure due consideration is given to development within the flood plain, and that all opportunities to mitigate flood risk and/ or flood impact have been considered through well-considered design.

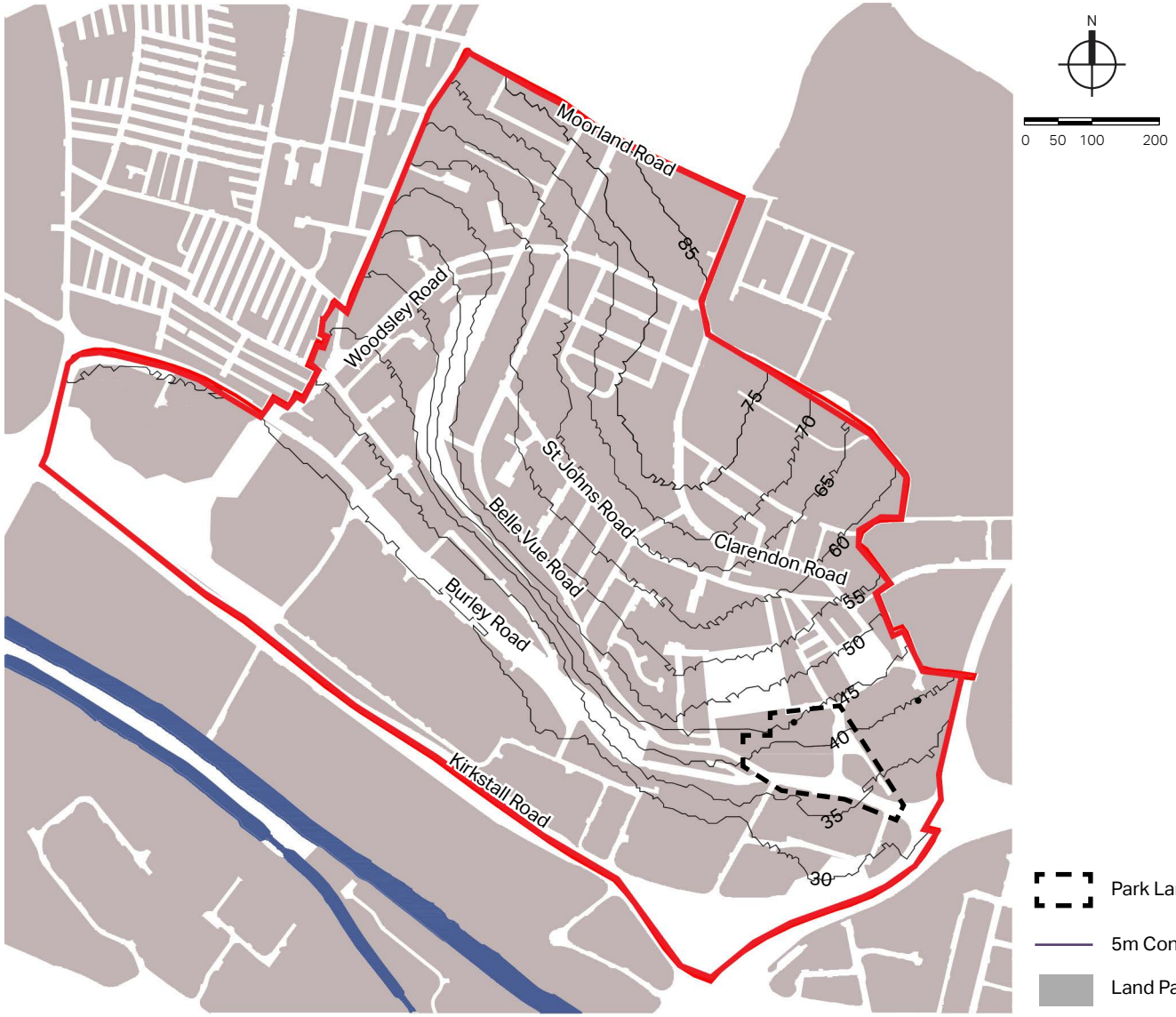
Justification:
Respecting the contours of the land allows buildings to sit more organically within the Neighbourhood Plan area. This helps to address relationships between buildings, privacy between dwellings and also protect views. Additional drainage and mitigation measures for buildings within the flood plain helps to reduce the risk of flood events and supports sustainable longevity of the building.

Design Ideas:
Building height restrictions, SuDS, floodable parks, swales (a shallow, vegetated channel used to reduce surface water run-off), green roofs and GI.

Precedents: SuDS and Green Roofs

Green roofs soften roofscapes.

Rain gardens assist drainage.



Park Lane Campus Area

5m Contour Lines

Land Parcels

Drawing 005 Land Parcels

Irregular sized land parcels provide the block structure of the Neighbourhood Area. Some of the terraced streets have retained their grid structure and occupy smaller parcels of land. In other cases, development has amalgamated into larger parcels, with fewer through roads. These tend to accommodate the following uses; employment, university facilities, and Purpose Built Student Accommodation.

This drawing shows the irregularity of parcel arrangement in comparison to the formal, gridded structure of the Hyde Park area to the north west. It also shows the linear streets and convex spaces (squares / unbuilt spaces) which exist between land parcels and represent parking, infrastructure or open spaces.

Key Issue:
Large, impermeable parcels of land to the south and the south west (between Kirkstall Road and Burley Road) inhibit connectivity.

Opportunity:
There is opportunity to increase open spaces, and to increase connections across some of the larger land parcels, where appropriate.

Justification:
Increasing public open space within Little Woodhouse increases the opportunities for dwell time and for public interaction. It also helps to improve permeability and connectivity, helping to reduce barriers to movement.

Design Ideas:
Punching through some larger blocks to increase permeability and create pedestrian friendly routes and 'spill out' spaces; high quality public realm; attractive walkways and connections; seating areas and bespoke street furniture; soft edges and planting, especially in areas of PBSAs which have been built without amenity and/or green spaces.

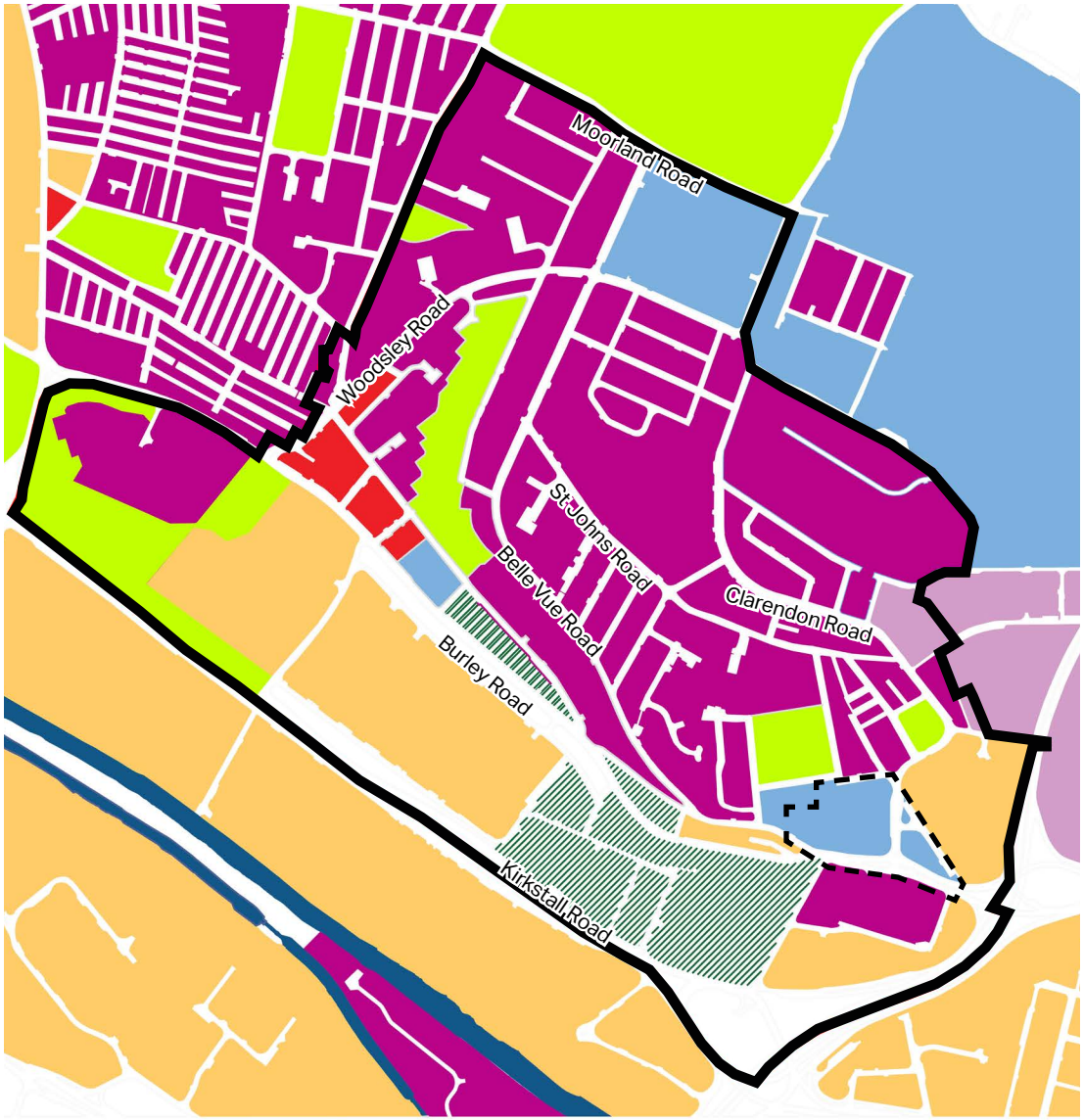
Examples: Enhancing the public realm

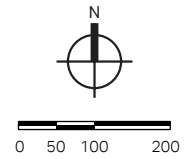
A lively public realm attracts activity.

Street furniture increases dwell time.

Utilising space to the front of buildings for public use.

Attractive seating solutions.





Drawing 006- Land Use

The plan shows the predominant land use of each parcel, although there will be some exceptions within each parcel. Little Woodhouse has a mix of uses. Parcels of residential development (purple) of varying sizes form the majority of the area; it is a neighbourhood which has residential uses at its core.

Significant areas of employment occupy large parcels of land to the south. A stretch of shops exists along Burley Road and at the junction with Woodsley Road, forming a mixed-use frontage and a key corner of services and facilities. This area also serves the Hyde Park area, adjacent to the west. Rosebank Millennium Green is a steep, wooded area of green space which provides an important green corridor. Land to the east is dedicated to educational and health services, supporting the University of Leeds and the Hospital services. Many former houses close to the city centre have been used by the University, and have now returned to residential use, mainly houses of multiple occupancy. A mixed land use such as this is representative of a city centre fringe neighbourhood.

Key Issue:
Little Woodhouse has various mixed and different land uses which often exist alongside each other. There needs to be consideration about how these land-uses exist and integrate with one another. As a whole, the balance of land-uses within the neighbourhood requires careful consideration and mono-use areas which lack residential use and supervision outside of working hours should be avoided. Mixed-use development is to be encouraged.

Opportunity:
To extend the mixed-use area along Burley Road, and to balance out the Burley Road/ Woodsley Road corner in the west with facilities in the east, helping to create a corridor of activity. Improving the Burley Street commercial units (the shops and the pub) and encouraging mixed uses on the Park Lane site. There is also opportunity to design for positive frontages between different land-use areas; for example, the employment area to the south could benefit from better integration with the remainder of the neighbourhood.

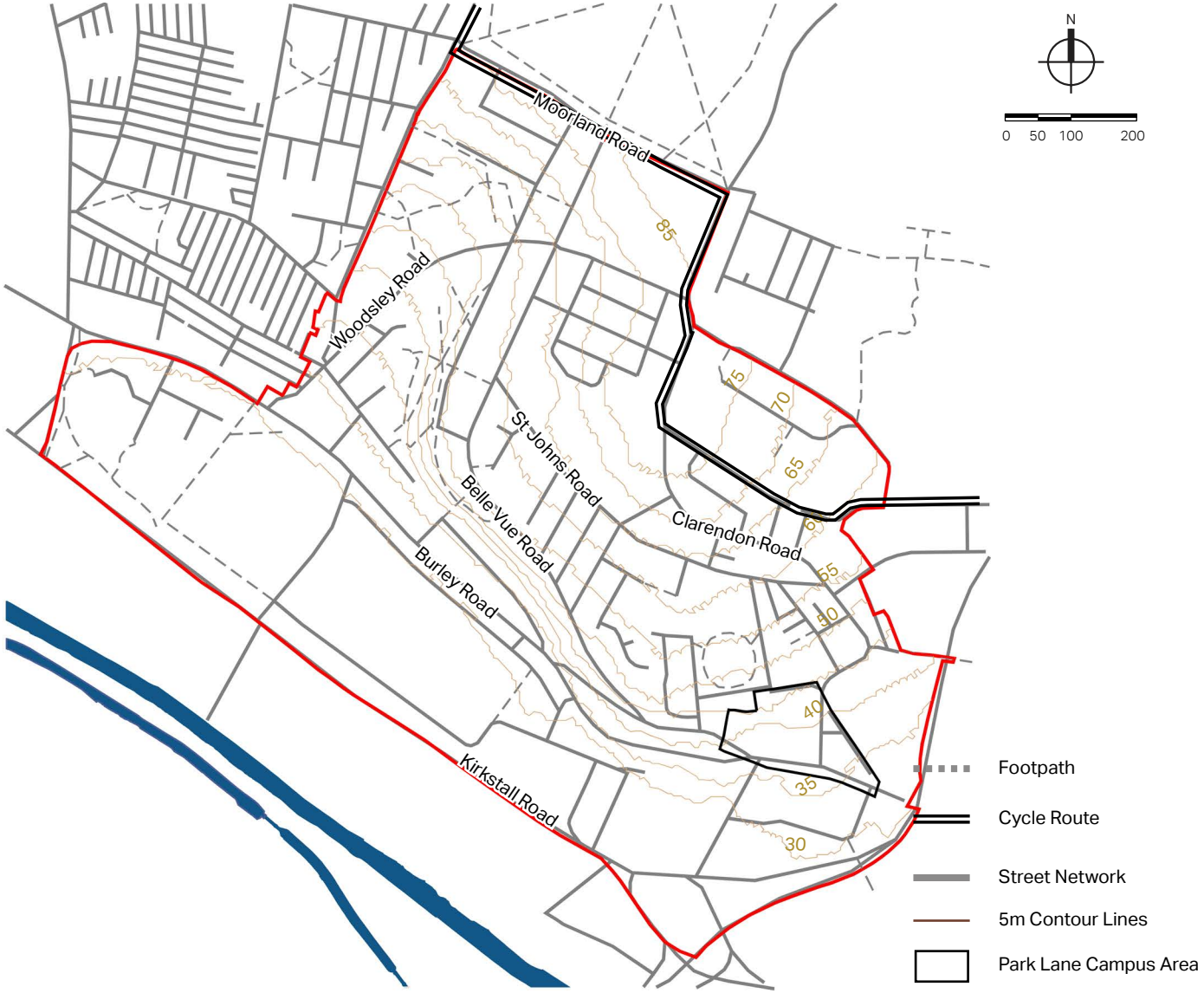
Justification:
Positive boundaries between different land-uses helps to reduce potential conflicts between activities, and brings a cohesion to the neighbourhood. Extending the mixed use area along Burley Road will create a more dynamic corridor and extend services to the east. Mixed-use areas should be supported to enable communities to come together for their different daily needs.

Design Ideas:
An improved green infrastructure link to the south of Burley Road; mixed-uses at the east end of Burley Road; planted walkways and soft edges; mixed-use developments on main streets; active ground floor uses with a social focus; consistent building lines and active commercial frontages in key locations.

Examples: Mixed-use frontages

Activating the ground floor uses.

Mixed-use residential and shop frontage.



Drawing 007- Connectivity

The arrangement of the routes within Little Woodhouse is irregular; some routes follow the organic curvature of the land (such as Woodsley Road and Belle Vue Road), whilst others hit the contours at angles, creating awkward relationships. The steep topography of the escarpment limits vehicle movement from the west of Belle Vue Road, although footpaths do allow for some pedestrian permeability along its steep side.

Kirkstall Road is a key strategic route, with several vehicle lanes and of a significant scale. There is a notable lack of access from Kirkstall Road to the canal or the River Aire, both important blue infrastructure assets to the south. Burley Road is a well established movement channel, as is Moorland Road which is a key route to the University. Clarendon Road is also an important route, connecting to the University and the hospital. It also provides access to the motorway whilst avoiding the city centre. Other routes within the area tend to act as local connections and are generally free from traffic but have significant levels of on-street parking. There is considerable contrast between the irregularity of the street arrangement in comparison to the fomal grids of Hyde Park to the west.

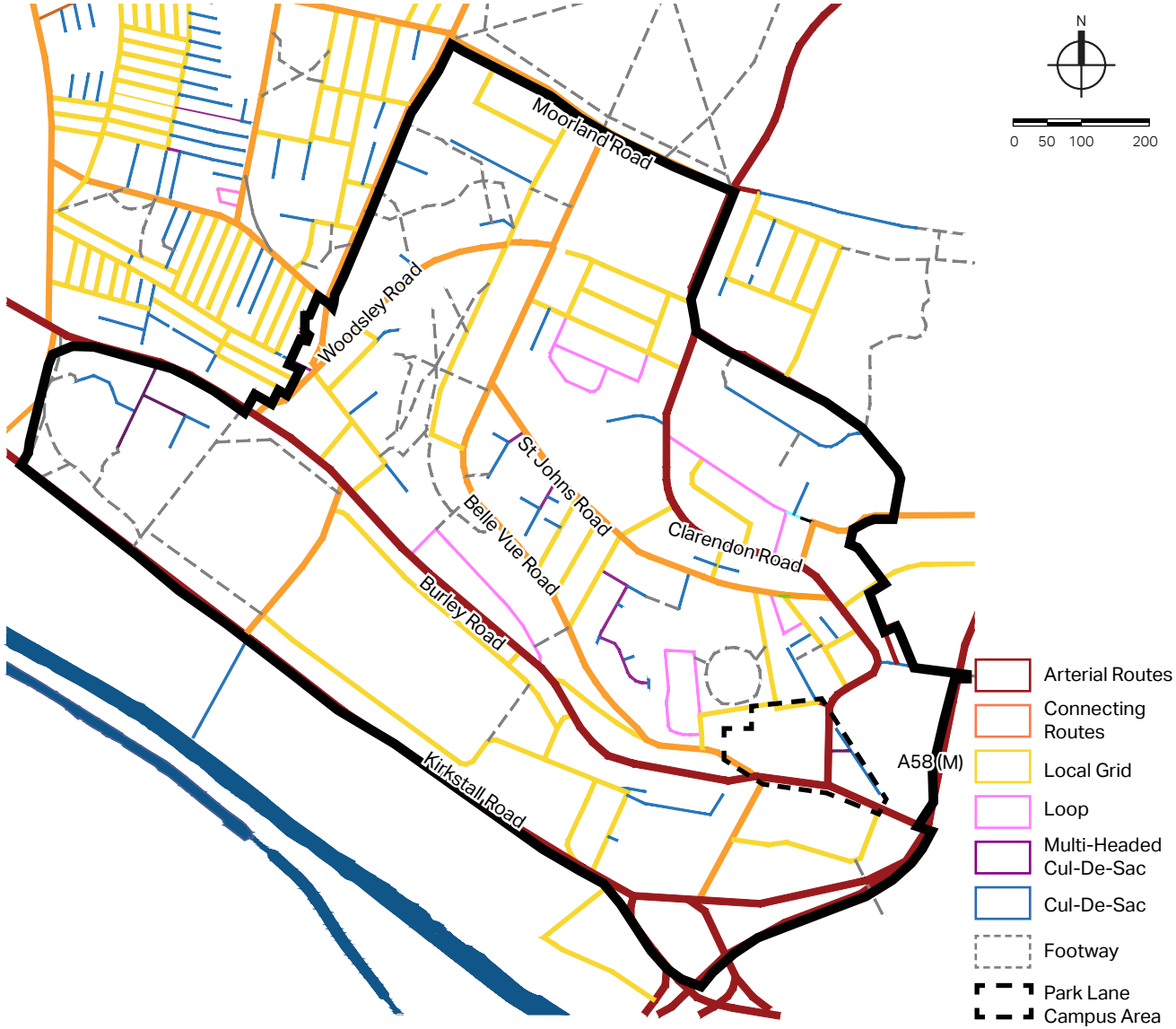
A high quality pedestrian link up the slopes of the land.

Some roads follow the curvature of the landform.

Woodsley Road, curving down to the south-east.

Steps provide access across Rosebank Park Millennium Green.

Burley Road is a key movement channel for pedestrians and vehicles.



Drawing 008- Street Hierarchy

Burley Road and Kirkstall Road are the strategic movement channels through Little Woodhouse. They connect to the A58(M) which forms part of the Leeds inner ring road. Burley Road is an arterial route and is also a popular pedestrian route which carries students from the Purpose Built Student Accommodation to the University. Belle Vue Road, St Johns Road, Clarendon Road and Woodsley Road are important connecting routes which provide local access. A traditional grid pattern remains in part, whilst more recent developments are arranged around a cul-de-sac layout. Footpaths help to permeate some of the larger parcels and provide access between the street; steps help pedestrians to overcome some of the steep level changes. There is contrast between the high connectivity of Hyde Park to the west compared to the more limited connectivity within Little Woodhouse, taking in to account the different topographies.

This analysis helps us to recognise street character and the likely hierarchy of vehicular movement. The footways are shown in addition, and will generate a different hierarchy for pedestrians based on the additional connecting routes.

Key Issue:
Many of the cul-de-sacs in Little Woodhouse are continued or connected by footpaths helping to ensure permeability for pedestrians/ cyclists, however there are also some instances of 'dead ends' which limit connectivity and are uncharacteristic of the historic street pattern.

Opportunity:
Connecting the grid by increasing routes between streets. If not possible to connect streets for vehicles, ensure that pedestrian and cyclist movement is supported and opened up where possible.

Justification:
Direct, convenient routes must be provided where possible. The separation of streets and footpaths can increase potential for crime in urban areas and in some cases infringes on the privacy of dwellings.

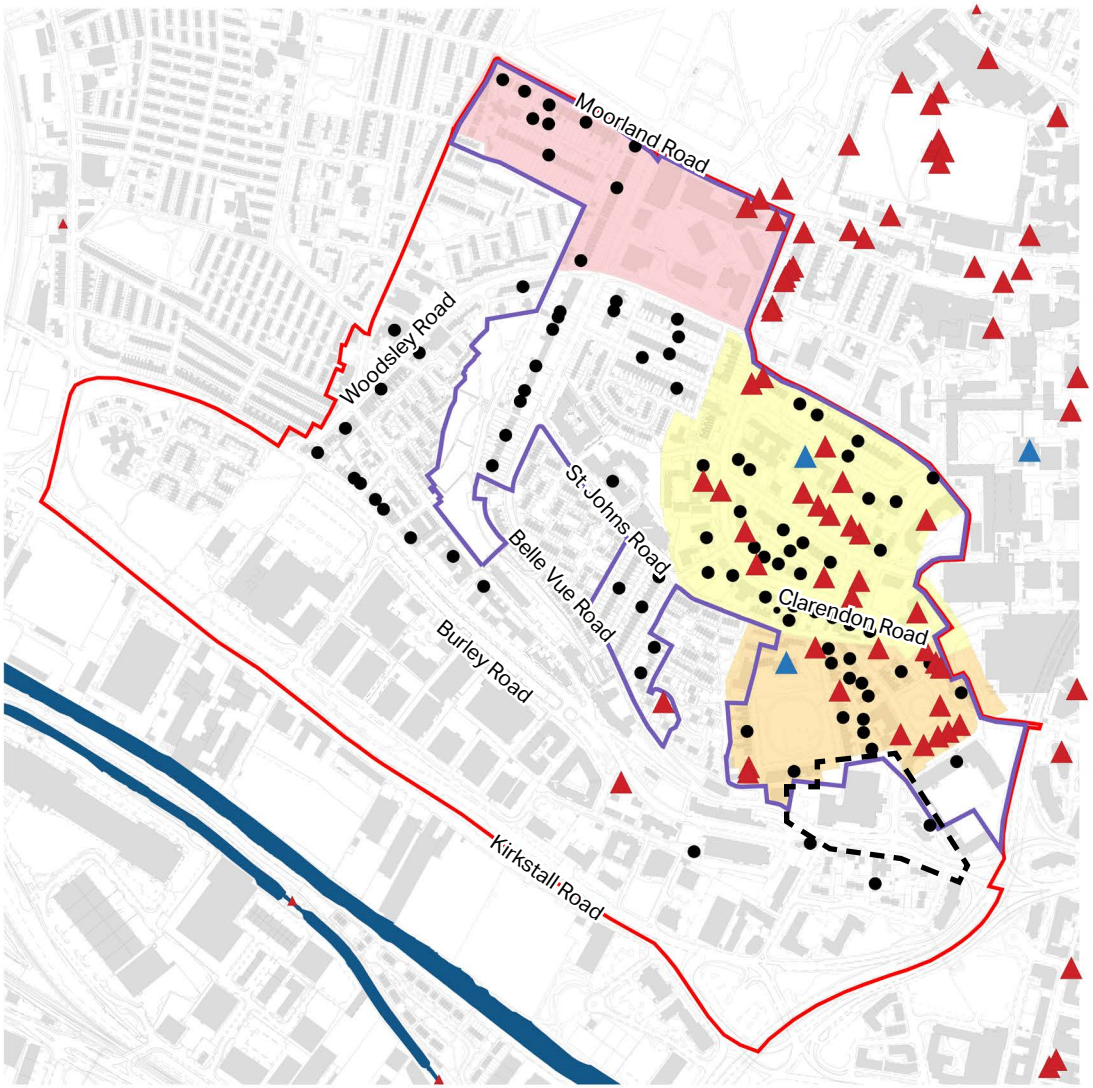
Design ideas:
Short straight cul-de-sacs where sites and topography dictates are acceptable but try to reinforce the traditional grid layout of the area by punching through and connecting where cul-de-sacs (or their equivalents for non-residential development) exist. Creating private drives (not gating); clear design indicators that these go nowhere unless a footpath goes through in which case make these more legible through planting and clear lines of sight and overlooking from neighbouring buildings.

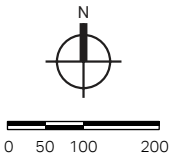
Good enclosure helps to reinforce the form of the street,

Examples: Reinforcing street layouts

Planting can reinforce street layouts

Strong building lines help to assimilate development with the traditional grid layout.





Drawing 009- Heritage Assets

Three Conservation Areas are present within Little Woodhouse; Clarendon Road, Moorlands, and Hanover/ Woodhouse Squares. A locally designated Heritage Area has been identified which largely captures these Conservation Areas, but also with the added inclusion of traditional building stock and the perimeters of Rosebank Millennium Green. Two Grade II* and numerous Grade II Listed Buildings are located within the Heritage Area, with only one located outside the boundary (67 and 67A, Burley Street).

Non-Designated Heritage Assets (NDHAs) have been identified by the Neighbourhood group, using criteria established by Historic England. These include buildings which add to the tapestry of local character and identity of the area. These are either collections of buildings, areas of public realm, or individual units.

- Heritage Area
- Clarendon Road Conservation Area
- Moorlands Conservation Area
- Hanover/ Woodhouse Square
- Grade II/ Grade II* Listed Building
- Non- Designated Heritage Asset
- Park Lane Campus Area

Denison Hall, overlooking Hanover Square.

Terraces within the Clarendon Road Conservation Area.

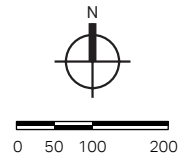
Key Issue:
The Heritage Area is important in terms of conserving heritage deemed of value and well-designed period buildings deemed of value, maintaining the good character and quality of this area is a priority or it may be irrepairably tarnished. However the areas around it are no less important in the day to day liveability of the neighbourhood and city.

Opportunity:
The inherent quality and good character suggests there is more to lose but it also stands to reason that there is much greater capacity for improvement outside of this area and that good design outside of this area could impact more on residents across the neighbourhood plan area and the quality of their environment and onward benefits to health and lives.

Justification:
Capacity for improvement through good design in less protected areas must be of equal importance to the Heritage Area to not create an enclave of urban attraction on the hill surrounded by less valuable / attractive areas below it.

Design ideas:
Character assessments identifying opportunities in modern residential estates, student living quarters and in employment areas and commercial areas where the residents of Little Woodhouse go about their day to day lives (which is (increasingly local since the pandemic) must be prioritised alongside heritage.

See the Character Study document for further descriptions of both the heritage area and other character areas.



Drawing 010- Residential Typology

There is considerable diversity with regards to the residential building types present in Little Woodhouse. Traditional terraces make up much of the stock, with only one terrace of back to back houses on Claremont Grove/ Claremont View (such back to back terraces are more common in the adjoining neighbourhood of Hyde Park). Linked developments/ duplexes refer to more recent estate developments, which are often of a high density and consist of several units 'linked' side by side or situated above each other in a duplex arrangement. These units share the same style of those within their development parcel.

- Terrace
- Back to back Terrace
- Apartment
- PBSA
- Conversion/ Villa
- Semi-Detached
- Linked Dwelling/ Duplex
- Mixed Use
- Bungalow
- Non Residential
- Park Lane Campus Area

Purpose Built Student Accommodation (PBSA) represents a significant typology within the area, perhaps noticeable because of its scale. These units are present along Burley Street although there are single PBSAs adjacent to residential housing on St Johns Road, Woodhouse Square and Moorland Avenue. The eastern end of Little Woodhouse also accommodates high residential numbers in the form of converted villas, which now serve as houses of multiple occupancy (HMOs). Apartments of different varieties have been delivered across the rest of the area.

Mixed use housing, or that above commercial units, is catered for along Woodsley Road in the commercial core of the neighbourhood. Semi-detached and bungalows are uncommon but several units are present.

Key issue:
The diverse building types present their own design issues and opportunities, and understanding these differences will help to achieve better design across the wider neighbourhood area. Whilst a tapestry of residential types makes for a varied and attractive neighbourhood, there may be reason to contain certain residential typologies in certain areas. This may be particularly true of the PBSA, which has a built form which is more appropriate to some locations than others due to its scale/ visual impact.

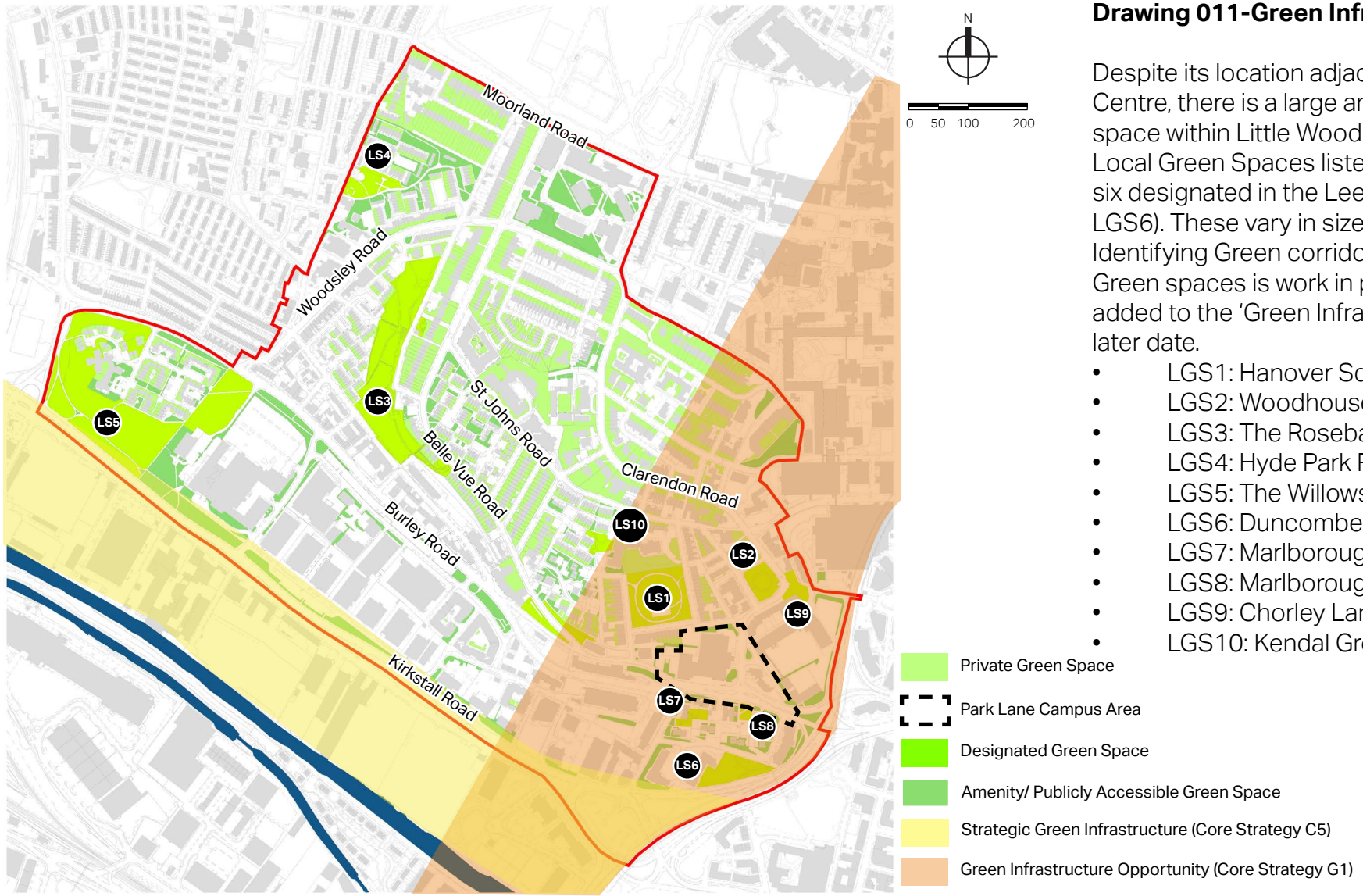
Opportunity:
To understand the design of the different residential forms and respond to these appropriately.

Justification:
Adopting a more considered response to residential building form will help to address potential structural issues which arise from the nature of those buildings and their arrangement.

Design Ideas:
Ideas could include increasing active frontages in areas where this is otherwise lacking (e.g. PBSA), increasing passive surveillance in areas which suffer from anti-social behaviour, or increasing mixed-use buildings to integrate fringes and corridors (e.g. along Burley Road).

Examples: Active frontages/ mixed-uses

Combining residential uses with active ground floor uses creates a more active safe and engaging streetscene



Drawing 011-Green Infrastructure

Despite its location adjacent to Leeds City Centre, there is a large amount of public green space within Little Woodhouse. There are 10 Local Green Spaces listed below (this includes six designated in the Leeds Local Plan LGS1-LGS6). These vary in size and character. Identifying Green corridors which will link these Green spaces is work in progress and will be added to the 'Green Infrastructure' map at a later date.

- LGS1: Hanover Square
- LGS2: Woodhouse Square
- LGS3: The Rosebank Millennium Green
- LGS4: Hyde Park Road (Benson Court)
- LGS5: The Willows
- LGS6: Duncombe Street
- LGS7: Marlborough Street
- LGS8: Marlborough Tower
- LGS9: Chorley Lane
- LGS10: Kendal Grove

Private greenspace and gardens are identified within the plan. Gardens themselves vary in size and quality, and front gardens make different contributions to the streetscene. Landscaping, hedges and trees, where present, strongly add to the environmental quality and identity of Little Woodhouse, and are important assets to preserve. Amenity green space is also prevalent, although this lacks clear usage is often underused.

Although outside the neighbourhood area, the land to the south of Kirkstall Road has been identified as a Strategic Green Infrastructure Corridor (Core Strategy C5), and has the potential to become an important asset running alongside the River Aire. It will be important to create connections to this and weave this GI into the neighbourhood.

Key Issue:
Identification of SLOAP (space left over after planning) and new green space opportunites that enhance green corridors along individual streets or more strategically across the NP area.

Opportunity:
Creative small scale repurposing of marginal land and underused space (e.g. surrounding tower blocks, on roadsides and on sloping sites or in flood risk areas. Inserting green margins in oversized infrastructures or places bereft of green (e.g. commercial streets).

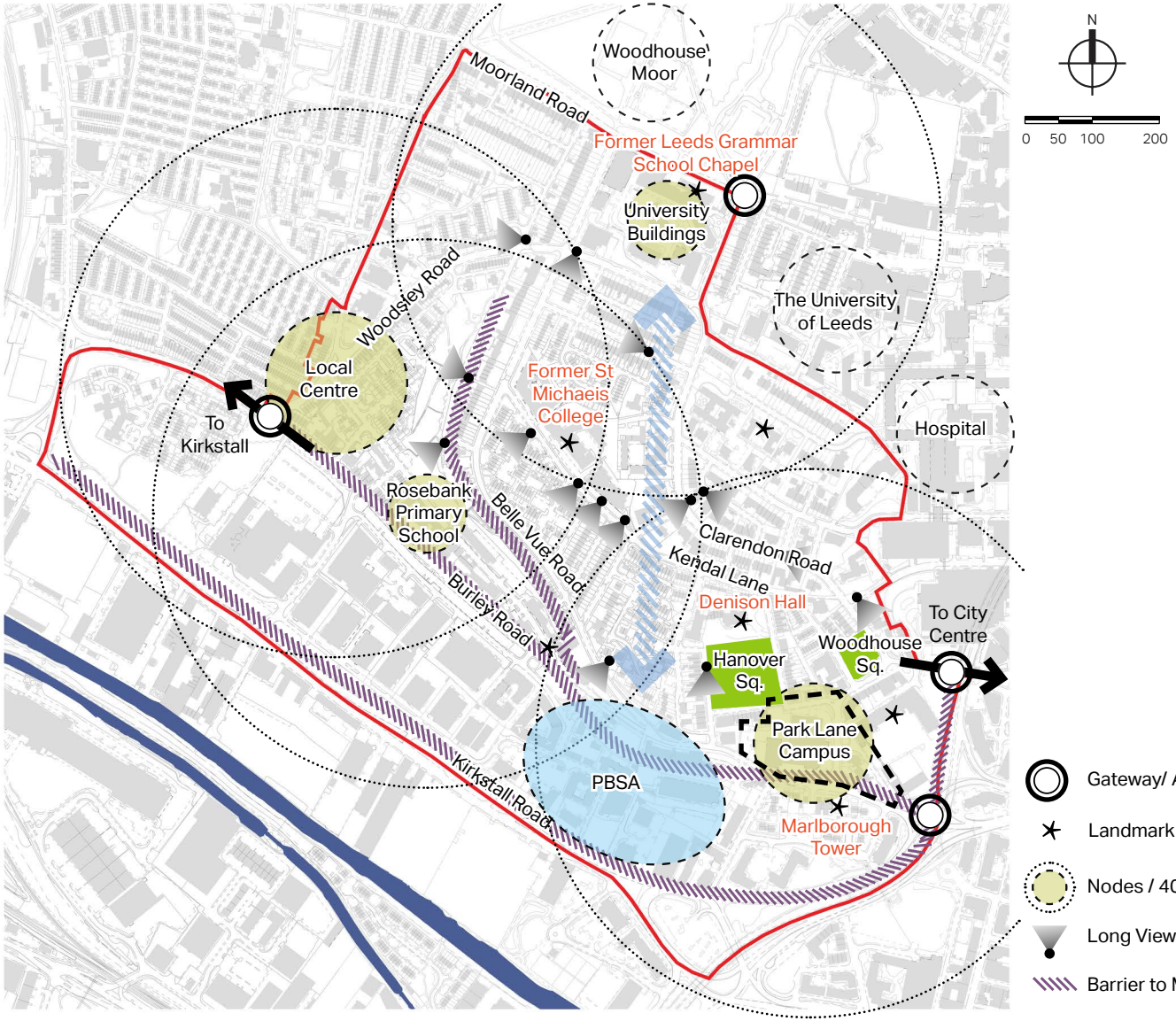
Justification:
Efficient use of land,. increase habitat and bio-diversity, moderating micro-climate and reducing anti-social behaviour.

Design ideas:
Guerrilla gardening; urban allotments; biodiversity drives and beehives; flower displays, street tree planting and SuDS.

Examples: Building ownership of spaces

Urban allotments.

Guerilla gardening.



Drawing 012- Neighbourhood Structure

A node is a point of function or service which attracts activity within an area. Various can be identified within Little Woodhouse (the commercial core along Woodlsey Road, the University buildings at Moorland Road, Rosebank Primary School and Park Lane Campus) which dictate much of the movement pattern and pedestrian activity within the neighbourhood. Access to these nodes from the south requires some navigation of barriers; the scale of Kirkstall Road and Burley Road require the use of crossings, and the steep escarpment limits users to pedestrian footpaths.

Gateways represent noticeable entry points into the Neighbourhood Area (either pedestrian or vehicle). Its important to note the view points, which are found to the north or north east of the escarpment. The views help with navigation and orientation within Little Woodhouse, and support the legibility (known as the understanding and coherence) of the space.

Denison Hall and the former Leeds Grammar School Building and Chapel (now University Western Campus) are landmark buildings, along with the former St Michaels College (now Clarendon Quarter) complex on St Johns Road, which can be seen from across the Aire Valley. Perhaps the most visible landmark building is Marlborough Towers, which is marks a significantly high point on the skyline. The other towers, whilst tall, tend to merge into a collection of buildings and do not have the same landmark impact.

Views out are compromised in part by the tall buildings to the south and also the terraced nature of much of the housing stock, which hinders visual permeability. However, where the road network slopes accordingly and where gaps between buildings allow there are many attractive vistas and long views out.

Key Issue:
There is a risk to the views within Little Woodhouse, especially given the fall of the land. Development which blocks these views risks undermining the understanding and orientation of place. Inappropriate building heights or a lack of breaks between units are potential threats to these views. Burley Road and the escarpment form barriers to movement, which can limit connectivity across the area.

Opportunity:
To ensure that development does not undermine the role of landmarks and views, and that its form and design helps to improve legibility and the sense of place, rather than undermine it. To improve connections across the barriers. To reinforce the nodes as poles of attraction, and improve the connections across them.

Justification:
Understanding the neighbourhood structure ensures the identity and focal points of Little Woodhouse remain.

Design ideas:
Limiting building heights; protecting view lines; strong building frontages; enhanced public realm and connections; themed wayfinding signage; designated routes; heritage trails.

Woodhouse Square is a key node

AECOM