



Report of the Chief Planning Officer

PLANS PANEL SOUTH & WEST

Date: 1st May 2014

Subject: The Former Royal Park School Site

APPLICANT	DATE VALID	TARGET DATE
N/A	N/A	N/A

<p>Electoral Wards Affected:</p> <p>Hyde Park and Woodhouse</p> <table border="1"><tr><td>Yes</td><td>Ward Members consulted (referred to in report)</td></tr></table>	Yes	Ward Members consulted (referred to in report)	<p>Specific Implications For:</p> <p>Equality and Diversity <input type="checkbox"/></p> <p>Community Cohesion <input type="checkbox"/></p> <p>Narrowing the Gap <input type="checkbox"/></p>
Yes	Ward Members consulted (referred to in report)		

RECOMMENDATION:

Plans Panel are asked to note the contents of the report.

1.0 INTRODUCTION

- 1.1 During the presentation and discussion of application 13/00868/OT for the redevelopment of part of the former Leeds Girls High School site at Victoria Road, Headingley at South and West Plans Panel on the 3rd April 2014, reference was made to proposals for the redevelopment of the former Royal Park Primary School site for Greenspace. This Panel report is brought to Panel for information at the request of Councillor J McKenna, Chairman of the South and West Panel, to provide Panel Members with an update on progress to redevelop the former Royal Park School site for Greenspace.
- 1.2 Members of Panel will be aware that the Royal Park Primary School closed in 2004. Since closure there have been numerous attempts to bring the building back into use, ranging from community ownership and management through to sale on the open market. However, none of the schemes proposed proved acceptable and due

to its deteriorating condition the main school building was demolished, with works completing on 25th April 2014.

- 1.3 The decision to demolish the building was taken by Executive Board in July 2013. Members discussed and highlighted the value of providing additional Greenspace in the area and approved demolition on the basis that the site be temporarily grassed over until a deliverable primarily public sector, affordable housing or community use is brought forward. Since that time further discussions have taken place and a revised proposal is being progressed to provide permanent Greenspace.

2.0 PROPOSAL:

- 2.1 The proposal now is for a new area of high quality, permanent Greenspace to be created on the site of the former Royal Park Primary School and to enhance the existing area of public open space to the rear of the school site. Various concepts are currently being designed by NPS (Leeds) Ltd and these will be used as a starting point for consultation with the local community. The views of local people will be especially important on this site, as they have continuously shown to have an interest in its future since the school closed.
- 2.2 The land is the site of a former Victorian built school in the Hyde Park area of Leeds 6. It is surrounded by roads on three sides, these being Royal Park Road to the North, Queens Road to the West and King's Road to the East. To the South lies a small park incorporating a multi-use games area, open green space and a small hard standing play area. A pathway separates the subject site from the existing park.
- 2.3 Royal Park Road and the adjacent park slope significantly, although the subject site is relatively flat. This results in a significant drop from King's Road onto the subject site.
- 2.4 The site's boundary is mainly high Victorian railings and walls. Along the Northern border a temporary palisade fence is in place. It is proposed that the features from the existing railings and pillars from the existing boundary be retained where possible, but the walls be demolished and replaced with railings to open up the site visually.
- 2.5 The former caretaker's house remains in the South West of the site. Discussions are ongoing with West Yorkshire Police regarding the potential for them to use the property to provide a presence in the area. Alternatively the house will be used to complement the Greenspace.

3.0 HISTORY OF NEGOTIATIONS:

- 3.1 Discussions have been held with Ward Councillors for both Hyde Park and Woodhouse and Headingley Wards to discuss the creation of a new area of public open space on the former site.

4.0 PUBLIC/LOCAL RESPONSE:

- 4.1 Given the strength of local feeling for the former school clearly demonstrated over the past decade or so, local consultation will be especially important for this proposal. A consultation event will be arranged for a date in May or early June and local people will be invited to contribute their views and preferences for the site.

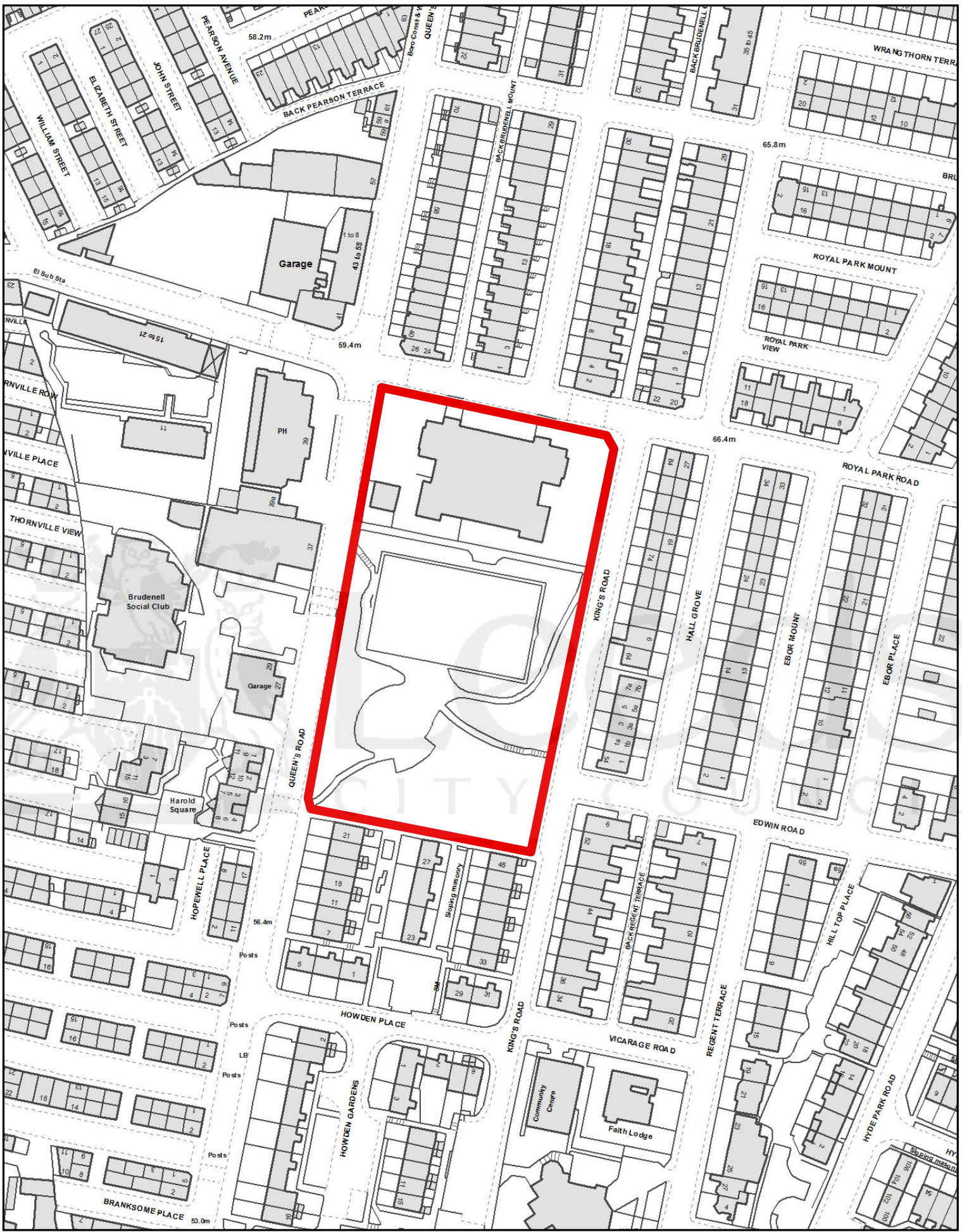
Three concept designs will be developed for the consultation to give a starting point for discussions and these will set out a community garden option, a sports use option and a children's play area. These ideas are not 'set in stone'. They are there for the purpose of providing a starting point for consultation on potential uses and to help generate ideas from the community.

5.0 CONSULTATION RESPONSES:

- 5.1 Although Ward Members are disappointed that a viable scheme could not be delivered in the former school building, they are committed to the site being used for community purpose and supportive of the Greenspace proposals.

6 CONCLUSION:

- 6.1 Following the consultation event a preferred option will be chosen and that will progress to full feasibility stage, to ascertain the technical issues and provide an overall cost estimate for the project. At the time of drafting this report it is too early to give an indication on the overall timeframe. It may however be possible to give a verbal indication at the meeting. At this time Panel Members are asked to note the content of this report and raise any questions as appropriate.



SOUTH AND WEST PLANS PANEL

© Crown copyright and database rights 2014 Ordnance Survey 100019567

PRODUCED BY CITY DEVELOPMENT, GIS MAPPING & DATA TEAM, LEEDS CITY COUNCIL

SCALE : 1/1500

