



Leeds City Council
Development Department
www.leeds.gov.uk

Next Steps

Results of the consultation with local residents will be made available and further consultation will take place in developing plans for improving the riverside walk and the surrounding area.

A separate Planning and Development brief (for the Abbey Mills site only) will be available shortly for public consultation. It will provide more detailed information and guidelines for developers. The consultation period will last for three months. For details of where the document will be available for you to view and how you can comment on the plans for the Abbey Mills site please contact the Development Enquiry Centre on 0113 247 8000.

Where can I find out more?

We have placed a copy of the report explaining these proposals in more detail on the Leeds City Council website. You can view the report by visiting www.leeds.gov.uk

Alternatively, if you would like us to send you a copy of the report please telephone us on **0113 247 7811**

If you would like to comment on the proposals outlined in this leaflet please write to us at:

Abbey Mills and St Ann's Mills consultation

Development Department
The Leonardo Building
2 Rossington Street
Leeds
LS2 8HD



Leeds City Council
Development Department
www.leeds.gov.uk

The future of St Ann's Mills and Abbey Mills, Kirkstall

Leeds City Council values your opinion and is keen to consult with local residents on proposals to redevelop St Ann's Mill and Abbey Mills. Please read the enclosed information and complete the attached survey form.

We will enter all returned survey forms into a draw for a £50 gift voucher



Abbey Mills and St Ann's Mills in Kirkstall are two important historic buildings which are both owned by Leeds City Council. Significant investment is now needed to restore the buildings and secure their long term future. Because the council has prioritised services like Education and Social Services it is unlikely that there will be enough money to pay for the refurbishment of these buildings.

Abbey Mills Abbey Road, Kirkstall

Abbey Mills is a former mill and a grade II listed building. It is the oldest and best preserved of the three mills which once stood on the Kirkstall mill race. The buildings on the site date back to the 1800s, although it is thought that parts of the buildings are even older. It is an extremely important historic site, and the design and fabric of the building must be protected for conservation reasons. There are six small industrial businesses currently operating from Abbey Mills. To provide modern industrial accommodation the buildings would require significant alteration at a substantial cost.

St Ann's Mills Commercial Road, Kirkstall

St Ann's Mills is also a former mill building, with surrounding units and land, and is also used for industrial purposes. However, it is not a listed building and the site is not completely owned by Leeds City Council. About a third of the site is privately owned by a number of industrial businesses based there. Three small businesses currently operate from the part of the site owned by the council. Some time ago we were informed that one of these remaining tenants was considering vacating their premises, this presents an opportunity to consider the future of the site.

The proposal

- Leeds City Council is proposing to sell Abbey Mills for refurbishment. This should ensure that it is restored to a high standard and that this listed building is preserved.
- Secondly it is proposed that St Ann's Mills is retained by the council and refurbished to provide high quality managed workspace for start up and small businesses. The scheme at St Ann's might also include the demolition of old dilapidated units. The displaced tenants from Abbey Mills would be rehoused in the refurbished St Ann's Mills complex.
- Thirdly as a part of any scheme it is proposed to improve the immediate area and riverside walk at both sites. The views of the community in Kirkstall will play an important part in deciding the nature of these improvements.

The council's proposal would seek to ensure that both of the original mill buildings are refurbished to a high standard. The refurbishment of St Ann's Mills would also mean that the site continues to provide affordable workspace for small local businesses.



Key

- Abbey Villas
- Abbey Mills
- St Ann's Mills
- Kirkstall Leisure Centre
- Morrisons Supermarket

A few questions and answers...

...about the proposals

What about the impact on traffic on the A65, Kirkstall Road?

Consideration will have to be given to any impact the development may have on traffic flows along Kirkstall Road. Improved access to the site and highway improvements may be required as part of the development scheme.

Do you intend to build bridges across the river?

One possibility, depending on consultation with ward councillors and the local community, is to provide footbridges across the river in order to extend the riverside walk. There are no proposals to build a vehicular bridge across the river.

Are there any alternative proposals for these sites?

Although other ideas have been put forward the plans for St Ann's and Abbey Mills are currently the only firm proposals that meet the council's objectives for employment, regeneration and fundability.

...about Abbey Mills

If the site is already in industrial use, why can't this continue?

For Abbey Mills to continue to meet the requirements of modern industrial businesses the building would need substantial alteration. Alterations would be difficult to carry out because the building is listed. Even if it were to be altered, because the building has a complex multi-storey layout, access would remain far from ideal.

What future uses are there for Abbey Mills?

The site could continue to be used for industrial use, offices, or a mix of uses (part housing, part industrial/office). Conservation experts advise that housing offers the best opportunity of converting and preserving the listed building and securing its long-term future. A non-commercial use is also more in keeping with the nearby residential area and leisure and recreational uses associated with the adjoining Kirkstall Abbey.

Do you propose to build in the adjoining Kirkstall Abbey park?

No. The proposal for Abbey Mills is contained within the legal boundaries of the Abbey Mills site and does not encroach upon Kirkstall Abbey park.

Do you propose to build in the garden of the adjoining Abbey Villas?

No. There are no proposals to build in the garden area. However, if a new access is required to Abbey Mills it may pass through the bottom of the Abbey Villas site.

Would Abbey Villas House be sold as part of the scheme?

No. The council has no proposals to sell Abbey Villas.

What will happen to all the trees?

A detailed tree survey has been undertaken to make sure that as many trees as possible will be preserved. Although some trees may be lost this would be kept to a minimum and lost trees would be replaced elsewhere on the site, by a tree-planting scheme.

...about St Ann's Mills

Why does the council provide business accommodation?

Small businesses can find it very difficult to find suitable premises. Around 80% of businesses in Leeds employ fewer than 10 people and they make an important contribution to the city's economy, providing around 62,000 jobs. We want to upgrade the units at St Ann's Mills to benefit new and small businesses because it is important that these facilities are provided in all areas of the city.

Do you intend to build on the land to the rear of St Ann's Mills building?

No. The council does not intend to build on this land as part of this proposal.