



AIRE VALLEY LEEDS AREA ACTION PLAN

Leeds Local Development Framework

Development Plan Document

Local Undesignated Heritage Assets Background Paper

September 2016

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1.0 Context

- 1.1 The NPPF supports the sensible reuse and retention of historic buildings and structures and the guidance for the NPPF should be consulted for further guidance regarding the policy context for non-designated heritage assets.

“While there is no requirement to do so, local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public.

In this context, the inclusion of information about non-designated assets in Local Plans can be helpful, as can the identification of areas of potential for the discovery of non-designated heritage assets with archaeological interest.”

2.0 National Planning Policy Framework (NPPF)

- 2.1 Supporting information and context from the NPPF is as follows:

NPPF: Core Principle 1.7

“Support the transition to a low carbon future in a changing climate...and encourage the reuse of existing resources, including conversion of existing buildings...”

“Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

S6 Para 51. *“Local Planning authorities should identify and bring back into residential use empty housing and buildings.”*

S12. Para 126 Local Planning Authorities should... *“recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.”*

Para 135. *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

3.0 Leeds Core Strategy

- 3.1 The Leeds Core Strategy at Policy P11 states that the council will identify locally significant undesignated assets and their settings to allow the

conservation and enhancement, particularly those which help to give Leeds its distinct identity.

- 3.2 The reason for identifying, encouraging maintenance and protecting non-designated heritage assets is outlined below:

Improving quality of place, World Class Places, CLG (2009), recognises the essential role of the historic environment in providing character and a sense of identity to an area. Heritage assets can inform and inspire place-making. Recognising how the design, materials and pattern of land use of the built environment provide character and definition to a locality can enable local planning authorities to better understand the appropriateness of proposed development.

Heritage assets can play a key role in regeneration. English Heritage's Constructive Conservation in Practice (2008) gives many examples of schemes where the creative redevelopment of brown-field sites has generated economic prosperity, provided new homes and public spaces, and ensured the long term conservation of heritage assets.

- 3.3 High quality places bring wider community benefits, such as better health and education outcomes, reduced levels of crime, and improvements in community cohesion and social inclusion. Heritage assets play a key role in defining place and in building local pride. They can have a totemic value to a community, provide local focal points and can offer spaces for recreation or for people to meet.
- 3.4 Some non-designated assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation. Such assets can, singularly and collectively, make an important, positive contribution to the local environment.

4.0 Aire Valley Leeds (AVL) regeneration & growth area

- 4.1 The Aire Valley Leeds Area Action Plan (AVL AAP) includes many historic areas, buildings and structures, including former wharf buildings, mills and factories, docks, churches and other religious buildings, which are important in defining local character and identity and bringing people to visit the area. This includes part of two conservation areas in the South Bank and East Bank, Grade I, II* and II listed building and two registered parks and gardens which adjoin the plan area; Temple Newsam estate and Hunslet Cemetery.
- 4.2 An initial urban design assessment of the area has identified other buildings of local importance which are not formally designated as heritage assets. Core Strategy Policy P11 sets out an approach to allow such assets to be

conserved where they are considered to be locally significant. Policy AVL11 and Appendix 2 (in the AVL AAP identifies the locally significant heritage assets in AVL. The location of the local undesignated assets is shown on area maps. Policy AVL11 and the schedule are replicated below:

POLICY AVL11 – LOCALLY SIGNIFICANT UNDESIGNATED HERITAGE ASSETS

In accordance with Core Strategy Policy P11, the local significant undesignated heritage assets shown on area maps and listed in Appendix 2 and their setting will be conserved.

Local Undesignated heritage Assets Schedule (AVL AAP Appendix 2):

	Name	Address	Location
1.		54 Cross Green Lane	Cross Green
2.		20 Crown Point Road	Hunslet
3.	The Small Mill	Chadwick Street	Hunslet
4.	The Malthouse	Chadwick Street	Hunslet
5.	The Sun PH	134 Church Street	Hunslet
6.	Crown Hotel	Crown Point Road	Hunslet
7.	Ellerby House	1 - 2 Ellerby Lane	Cross Green
8.	Goodman House	Goodman Street	Hunslet
9.	T F And J H Braime Holdings Plc	Hunslet Road	Hunslet
10.	The Tetley	17 - 33 Hunslet Road	Hunslet
11.		315 – 329 Hunslet Road	Hunslet
12.		331 - 333 Hunslet Road	Hunslet
13.	St Josephs Convent	5 Joseph Street	Hunslet
14.		51 Low Road	Hunslet
15.		34 Lupton Street	Hunslet
16.		3 Sheaf Street	Hunslet
17.	St Saviours Church Hall And Parish Building	9 Upper Accommodation Road	Cross Green
18.		21 Upper Accommodation Road	Cross Green
19.	Hunslet Branch Library	Waterloo Road	Hunslet
20.		13 Brookfield Street	Hunslet
21.	The Brewery	Hunslet Road	Hunslet
22.	Old offices	Crown Point Road	Hunslet
23.		79 Cross Green lane	Cross Green

5.0 Scoring Criteria

5.1 The reasons (as set out in paragraphs 1-3 above) can be used to create key criteria for the identification of undesignated heritage assets. The key criteria used in the assessment of heritage assets in Aire Valley Leeds are:

- 1) Contribution to sense of place and local distinctiveness of the area action plan area.**
- 2) Have social or historic associations (including links to important local figures).**
- 3) Ability to contribute to regeneration of the area.**
- 4) Affect the setting of designated heritage assets such as listed buildings or structures.**
- 5) Potential to positively contribute to places and spaces that have some strategic importance to contribute to new development potential.**
- 6) Age – recognition of local building characteristics and traditions especially pre-1939 construction.**

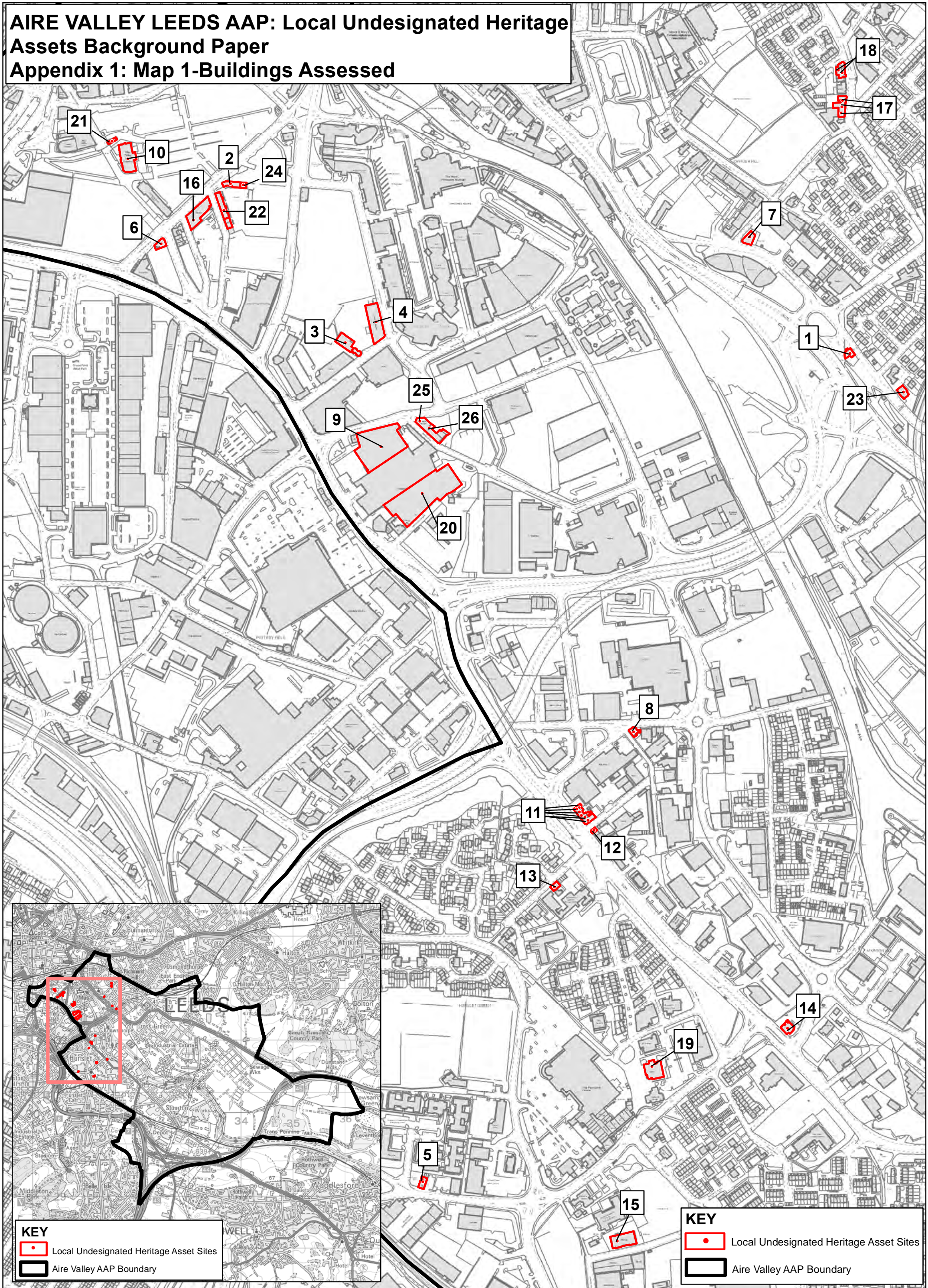
5.2 The application of the above criteria to the potential undesignated heritage assets appears in Appendix A, key criteria selection matrix and are shown on Plan 1, undesignated historic buildings and structures within Aire Valley Leeds Area Action Plan. Nearly all identified undesignated heritage assets within the area contribute to sense of place and provide the potential to assist in and enhance local regeneration initiatives. Many have the ability to encourage inward investment and generate other economic benefits through their contribution to the local and historic distinctiveness of the Hunslet and Richmond Hill areas, both now and into the future. Many act as the only reminders of the area's rich industrial past and are important historic and psychological features for present and future generations. Their contribution and locations at several key strategic points within the area not only provide valuable inspiration for new development, but can lead to healthier and more sustainable existing and new communities who view these assets with a strong sense of identity and pride.

5.3 Some new developments have responded positively to the existence of these undesignated assets. For instance, the conversion of the former Wellington Pub on the corner of Old Mill Lane and Low Road contributed significantly to the sense of place of this important junction. Moreover, the new nursing home development opposite responded to the distinctiveness of this former pub and has further reinforced the sense of arrival into this part of Hunslet by using the locally characteristic materials of red brick and simple forms. This relationship between the buildings has also given an informal sense of enclosure that reinforces the strategic importance of this junction. The perception is now less related to light industrial warehouses and the visitor feels that they have arrived in a 'place'.

- 5.4 Similarly, the Sun Inn pub on Beza Street forms an important setting to the Listed Hunslet St Mary's church steeple and frames the views on arrival over the railway line that separates Hunslet from Hunslet Moor and Beeston. The pub is also a fine local example of its type, a Victorian Tetley House.
- 5.5 The group of buildings on Upper Accommodation Road in Richmond Hill contains numerous structures that are some of the few remnants of this area's history. As a collection, and in light of their use, they form a holistic element of townscape that has a strong sense of place. Architecturally number 19 to 22 Upper Accommodation Road is a fine Edwardian building from 1913 that would easily grace one of Leeds' grand city centre streets.
- 5.6 The sites that meet the criteria in Appendix A have been carried through and identified in the Aire Valley Area Action Plan under Policy AVL 11 and are shown on the area maps.

Appendices

AIRE VALLEY LEEDS AAP: Local Undesignated Heritage Assets Background Paper
Appendix 1: Map 1-Buildings Assessed



APPENDIX 2: Selection Matrix

Map No. ID	BUILDING NAME/NUMBER	STREET NAME	LOCALITY	Contribution to local distinctiveness of the area	Social or historic associations with notable people	Ability to contribute to regeneration of the area.	Affect the setting of designated heritage assets such as listed buildings or structures.	Potential to positively contribute to places and spaces that have strategically important new development potential.	Pre 1939 construction	Decision	Comments
1	54	Cross Green Lane	Cross Green	x	x	x	x	x	✓	Pass	The former pub is a marker of the old Cross Green Lane that was superseded by the East Leeds Link Road. The building is the last remaining building to the south site of Cross Green Lane of pre 1950 construction and as such its contribution to marking this historic route, as well as illustrating the history of this important linkage should be recognised. Possible contribution to setting of St Hilda's Church.
2	20	Crown Point Rd	Hunslet	✓	x	✓	x	✓	✓	Pass	Identified in early South bank mapping. Important for sense of place and marking of distinctive quality of the area.
3	The Small Mill	Chadwick Street	Hunslet	✓	x	✓	x	✓	✓	Pass	Non Listed Building but positive in its contribution to distinctiveness and contribution to sense of place. Provide important reminders of the area's industrial past.

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4	The Malthouse	Chadwick Street	Hunslet	✓	✗	✓	✗	✓	✓	Pass	Non Listed Building but positive in its contribution to distinctiveness and contribution to sense of place. Provide important reminders of the area's industrial past.
5	The Sun PH, 134	Church Street	Hunslet	✓	✗	✓	✗	✓	✓	Pass	The Sun Inn. Important reminder of the history of Hunslet and providing a valuable 'gateway' contribution from Beza Street to the south. The building is of distinctive architectural style and is important for social as well as physical history of the area.
6	Crown Hotel	Crown Point Road	Hunslet	✓	✗	✓	✓	✓	✓	Pass	Former public house. Highly distinctive and important visual and physical linkage and marker of the historic Hunslet Lane. Important for the setting of Listed Buildings adjacent.
7	Ellerby House	Ellerby Lane	Cross Green	✓	✗	✓	✗	✗	✓	Pass	Former public house. Distinctive and important visual and physical linkage and marker of the historic Cross Green Lane as well as marking this important corner location.
8	Goodman House	Goodman Street	Hunslet	✓	✗	✗	✗	✗	✓	Pass	Former public house. Distinctive and important visual and physical linkage and marker of the historic route from Hunslet Riverside to Hunslet.

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											Important place making contributor.
9	T F And J H Braime Holdings Plc	Hunslet Road	Hunslet	✓	✓	✓	✓	✓	✓	Pass	Curtilage building to the Grade II Listed Building of Braimes Works. Important contributor to local character. Identified in South Bank mapping. Social and historic connections and regeneration opportunities.
10	The Tetley, 17-33	Hunslet Road	Hunslet	✓	✓	✓	✗	✓	✓	Pass	Highly distinctive and important landmark building marking historic Hunslet Lane. Important for social and historic connections and regeneration opportunities.
11	315 -329	Hunslet Road	Hunslet	✓	✗	✓	✗	✓	✓	Pass	Highly distinctive former bank building and collection of early 19th century three storey shops marking important collection of activity on Hunslet Road. Quality materials and architectural details make this very important for future regeneration initiatives.
12	331 - 333	Hunslet Road	Hunslet	✓	✗	✓	✗	✓	✓	Pass	Shop still in use. Quality, distinctive architecture that is a powerful reminder of the historic

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											importance of Hunslet Road.
13	St Josephs Convert	Joseph Street	Hunslet	✓	✗	✗	✗	✗	✓	Pass	School building, one of the few remaining buildings of old Hunslet. Quality architecture, details and scale and important record of social and physical history of Hunslet.
14	51	Low Road	Hunslet	✓	✗	✓	✗	✓	✓	Pass	The building, now dentist surgery, is important for the sense of place around this major junction into Hunslet. The building has been identified through urban Design Analysis and Masterplanning work as a key 'stepping stone' from Yarn Street to Hunslet. Although not architecturally significant, it does contribute in place making terms. Its loss should only be considered subject to a contextual proposal that reinforces the sense of arrival and distinctiveness into Hunslet

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15	34	Lupton Street	Hunslet	✓	✗	✗	✗	✗	✓	Pass	Non listed building. Built between 1913 and 1914 as the offices of Scott Walter Ltd, who at the time owned the adjoining Leeds Steel Works . Fine architectural details and one of few remaining historic buildings in Hunslet. Highly important for the sense of place, social and physical history of Hunslet and setting to Listed Hunslet church steeple.
16	3	Sheaf Street	Hunslet	✓	✗	✓	✓	✓	✓	Pass	Industrial building of small scale. Important contributor to local character. Identified in South Bank mapping.
17	9	Upper Accommodation Road	Cross Green	✓	✗	✓	✗	✗	✓	Pass	Parade of shops marking historic local centre of Richmond Hill. Some fair detailing but the group value, use and sense of place are very important to maintain quality and sense of place within this area. Exceptionally important for place making and future regeneration initiatives.
18	21	Upper Accommodation Road	Cross Green	✓	✗	✓	✗	✗	✓	Pass	Architectural important and quality Edwardian building of significant standing marking the importance once attached to this part of Richmond Hill. The building has fine architectural

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											details and contributes in a p[positive manner to the group value marking the centre of Richmond Hill. Exceptionally important for place making and future regeneration initiatives.
19	Hunslet Branch Library	Waterloo Road	Hunslet	✓	x	✓	x	✓	✓	Pass	Extremely important early 20th century library building and one of the few remaining historic buildings within Hunslet. Importance for sense of place and regeneration initiatives and setting of Listed Garden Gate ph. V fine quality art deco features and detailing and of a high quality throughout. Great potential for future regeneration through sensitive restoration.
20	13	Brookfield street	Hunslet	✓	✓	✓	✓	✓	✓	Pass	Curtilage building to the Grade II Listed Building of Braimes Works. Important contributor to local character. Identified in South Bank mapping. Social and historic connections and regeneration opportunities.

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21	The Brewery	Hunslet Road	Hunslet	✓	✓	✓	✗	✓	✓	Pass	Gateway building marking entrance to former Tetley's headquarters building. Distinctive gates and gatehouse of good architectural quality and strong sense of place. Unique remnant of physical and social history of the area.
22	Old Offices	Crown Point Road/ Cudbear St	Hunslet	✗	✗	✓	✗	✗	✓	Pass	Small scale industrial buildings of pre-1950 construction. Important contributor to local character. Identified in South Bank mapping.
23	79	Cross Green Lane	Cross Green	✗	✗	✗	✗	✗	✓	Need more evidence	Pre 1950's construction of local brick. Marks the route of Cross Green Lane and potential setting contribution to St Hilda's Church.
24	20 (rear building)	Crown Point Road	Hunslet	✗	✗	✗	✗	✗	✗	Fail	Pre 1950's building. Identified in early south bank drawings. Taking a balanced assessment of the building it offers little contribution to defined criteria.
25	Warehouses	Sayner Lane	Hunslet	✗	✗	✗	✗	✗	✓	Fail	Taking a balanced assessment of the building it offers little contribution to defined criteria.
26	3	Sayner lane	Hunslet	✗	✗	✗	✗	✗	✗	Fail	Taking a balanced assessment of the building it offers little contribution to defined criteria.