

**CULTURAL HERITAGE DESK BASED  
ASSESSMENT**

**Little London PFI Regeneration Area, Leeds**

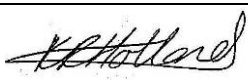


**For**

**Lovell / FHM / Regenter**

**September 2008**

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Lovell/FHM/Regenter, Little London PFI Regeneration Area, Leeds  
Cultural Heritage Assessment, September 2008

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**EXECUTIVE SUMMARY**

An archaeological desk-based assessment was undertaken in advance of redevelopment of four sites within the Little London PFI Regeneration Area.

Data was collected from the National Monuments Record, West Yorkshire Historic Environment Record, English Heritage, Leeds City Council, documentary sources, historic mapping, geoenvironmental surveys and a site visit. A study area of approximately 1km radius around the proposed development sites was examined.

There are no recorded sites within the proposed development site. The sites were used for some residential development and open ground, probably in agricultural use in the mid 19<sup>th</sup> century. By the late 19<sup>th</sup> century, all four sites were heavily developed. The sites were redeveloped in the 1960s and 1970s with rebuilding occurring on Carlton gate and the Central Hub, whilst Leicester Place and Cambridge Road were converted to amenity open space.

Although there may be buried demolition layers of the late post-medieval buildings and St Michael's Church these are considered to be of negligible value. The previous development on the site is anticipated to have removed all of the archaeological evidence prior to the late post-medieval period.

Consultation was undertaken with West Yorkshire Archaeology Advisory Service and it was agreed that further archaeological survey or mitigation strategies would not be required on these sites.

## 1.0 **INTRODUCTION**

This desk-based assessment report was commissioned by Lovell / FHM / Regenter to support the development of proposals and planning applications for the regeneration of the Little London area, Leeds.

The report was prepared by Kirsten Holland, Senior Archaeologist at WYG Environment Planning Transport Ltd, Arndale Court, Headingley, Leeds, LS6 2UJ.

### 1.1 **Aims and Objectives**

This study examines the cultural heritage potential of the proposed development site and the surrounding area. The aim of the study is to:

- Identify recorded cultural heritage sites within the site boundary
- Identify the potential for previously unrecorded sites to be present within the site
- Identify potential impacts and mitigation strategies where appropriate
- Make recommendations for further work where required.

Cultural heritage within this context includes all buried and upstanding archaeological remains, built heritage sites, historic landscapes and any other features that contribute to the archaeological and historic interest of the area.

In accordance with the IFA *Standard* definition of a Desk-Based Assessment (IFA 1994 rev 2001), this report seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely nature and extent of previous impacts on the site, in order to identify the likely character, extent, quantity and worth of that resource in a regional and national context as appropriate.

The purpose of the desk-based assessment is to enable the archaeological resource to be assessed within its context and allow the formulation of one or more of the following:

- Formulation of a strategy to ensure the recording, preservation or management of the resource.
- Formulation of a strategy for further investigation to permit a mitigation strategy or other response to be devised, where existing evidence is insufficient
- Formulation of proposals for further archaeological work within a framework of research.

This desk-based assessment considers the archaeological potential within the site itself and the surrounding area. This assessment does not attempt to plot and review every archaeological find and monument; rather it aims to examine the distribution of evidence and to use this to predict the archaeological potential of the study area and the likely significance of the development proposals on those remains.

## 2.0 **METHODOLOGY**

### 2.1 **Assessment Methodology**

Impact assessment has been carried out through the consideration of baseline conditions in relation to the elements of the scheme that could cause cultural heritage impacts. Baseline conditions are defined as the existing environmental conditions and in applicable cases, the conditions that would develop in the future without the scheme. In accordance with best practice this report assumes that the scheme will be constructed, although the use of the word 'will' in the text should not be taken to mean that implementation of the scheme is certain.

No standard method of evaluation and assessment is provided for the assessment of impact significance upon cultural heritage, therefore a set of evaluation and assessment criteria have

been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (PPG16, Annex 3), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment. The full assessment methodology can be seen in Appendix A.

The principles of the impact assessment methodology rest upon independently evaluating the value of the cultural heritage resource and the predicted magnitude of impact (both positive and negative) upon the resource. By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the impact can be determined. The impact significance can be beneficial or adverse. The evaluation of magnitude of impact and impact significance is undertaken both before and after mitigation measures are proposed.

## **2.2 Sources Consulted**

A study area of approximately 1km radius around the proposed development site has been examined to assess the nature of the surrounding cultural heritage sites and place the recorded sites within their context.

This study has been undertaken taking into consideration the historical and archaeological background of the proposed development area. The sources consulted were:

- West Yorkshire Historic Environment Record (HER) (West Yorkshire Archaeology Advisory Service)
- National Monuments Record (NMR) (English Heritage)
- English Heritage for designated sites
- Leeds City Council for Conservation Areas
- West Yorkshire Archives Service
- Geological maps
- Geotechnical site investigation logs
- Historic mapping including relevant Ordnance Survey Maps
- Appropriate documentary sources and archaeological journals, where available.

A site walkover survey was undertaken on 7<sup>th</sup> August 2008.

## **3.0 SITE DESCRIPTION**

This report is considering the redevelopment of four sites within the Little London Regeneration Area. The Little London regeneration area is centered on NGR SE 3025 3485 (E: 430250 N: 434850) and is between 90m and 110m AOD. The area is currently in use for residential housing and contains associated amenities such as shops and open space. The general location of the regeneration area can be seen in Appendix B.

The four development sites are located in different areas of the regeneration area. A figure showing the extent of the regeneration area and location of the four development sites can be seen in Appendix B.

Carlton Gate is located to the south of the regeneration area and is occupied by a two large tower blocks, three rows of low rise flats, garages and open space. Leicester Place and Cambridge Road are located to the west and north-east of the regeneration area respectively and are currently in use as amenity grassland and open space. The Central Hub area is centrally located within the regeneration area and is currently in mixed use comprising shops, community centre, housing office, car parking, childrens playground and amenity grassland.

It is understood that the proposed developments are to comprise residential housing, forming part of the Leeds PFI project. At the time of writing the precise details of the proposed development are unknown, but it is anticipated that it will comprise lightly loaded structures with associated areas of gardens, landscaping and external hardstanding.

#### **4.0 GEOLOGY**

The site is underlain by Lower Coal Measures strata of Westphalian, Carboniferous period, comprising mudstone with interbedded siltstone, sandstone and coal. Within the proposed development sites this is manifested as mudstones and siltstone within the Leicester Place, Cambridge Road and east and west of The Central Hub. The remainder of the Central Hub site comprises sandstone and the Carlton gate site is underlain by Thick Stone. The geological maps show that the site is not overlain by superficial deposits. It anticipated that the bedrock will be overlain by varying thicknesses of made ground associated with the development of the site and development of the existing building (WYGE, 2008a-d).

#### **5.0 LEGISLATION AND PLANNING POLICY CONTEXT**

##### **5.1 Ancient Monuments and Archaeological Areas Act 1979**

Scheduled Monuments are designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage as selective examples of nationally important archaeological remains. Under the terms of Part 1 Section 2 of the Ancient Monuments and Archaeological Areas Act 1979 it is an offence to damage, disturb or alter a Scheduled Monument either above or below ground without first obtaining permission from the Secretary of State. This Act does not allow for the protection of the setting of Scheduled Monuments.

##### **5.2 Planning (Listed Buildings and Conservation Areas) Act 1990**

The Act outlines the provisions for designation, control of works and enforcement measures relating to Listed Buildings and Conservation Areas. Section 66 of the Act states that the planning authority must have special regard to the desirability of preserving the setting of any Listed Building that may be affected by the grant of planning permission. Section 72 states that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

##### **5.3 Planning Policy Guidance 16: Planning and Archaeology - 1990**

PPG16 sets out the government's policy with respect to archaeology and planning. If development is likely to impact upon archaeological remains the guidance stresses the need for early consultation between developers and planning authorities plus the need for an archaeological assessment to be carried out early on in the process. Where nationally important remains, whether scheduled or not, and their setting are adversely affected by proposed development there should be a presumption in favour of their preservation. Where important archaeological remains may exist, field evaluation can help to define the character and extent of the remains and so assist in identifying potential options for minimising or avoiding damage. In cases involving archaeological remains of lesser importance the planning authority will need to weigh the relative importance of the archaeology against other factors, including the need for the proposed development. Where it is not feasible to preserve remains, an acceptable alternative may be to arrange prior excavation and recording of archaeological remains and the publication of the results by means of granting planning permission subject to a negative condition.

##### **5.4 Planning Policy Guidance 15: Planning and the Historic Environment - 1994**

PPG15 emphasises the importance that the Government gives to preserving and enhancing Conservation Areas, Listed Buildings and their settings and other aspects of the historic environment including Registered Parks and Gardens, World Heritage Sites and the wider historic landscape.

##### **5.5 Local Policy and Guidance**

The Yorkshire and the Humber Plan (2008) contains one policy relevant to cultural heritage. Policy ENV9 states the commitment to safeguarding and enhancing the historic environment and ensuring that development decisions conserve distinctive areas. The industrial landscapes,



housing areas and civic buildings within West Yorkshire are mentioned specifically. The text of the policy can be seen in Appendix D

The Leeds Unitary Development Plan Review (adopted July 2006) contains numerous policies relating to heritage that have been 'saved' under the provisions of the Planning and Compulsory Purchase Act 2004. The full text of these policies can be seen in Appendix D and they include:

- N9 Archaeological Sites of Importance
- N14 to N17 Listed Buildings
- N18A to N20 and N22 Conservation Areas
- N28 Historic Parks and Gardens
- ARC01 Scheduled Ancient Monuments
- ARC 04-08 Archaeological Sites, Development Control and Access.

## **6.0 CONSULTATION**

Consultation was undertaken with the West Yorkshire Historic Environment Record, English Heritage and West Yorkshire Archives Service for the provision of data for this report. Further consultation was undertaken with West Yorkshire Archaeology Advisory Service (Rebecca Mann, 04/09/08) regarding the proposed development, its impact upon cultural heritage and mitigation strategies in their role as Archaeological Advisor to the local planning authority.

## **7.0 BASELINE DATA**

### **7.1 Designated Sites**

There are no World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Registered Common Land or ancient woodland within the study area

There are 165 Listed Buildings within the 1km radius study area. These have not been assessed within this report as they would be screened by the intervening topography and built environment. Within a 500m radius of the centre of the regeneration area there are eighteen Listed Buildings. With the exception of the Church of All Souls which is Grade II\*, all the buildings are Grade II Listed. Details of these buildings can be seen in Appendix E and are shown on Figure 02.

There are four Conservation Areas in the study area. These are focused to the west and south of the proposed development areas and are the Blenheim Square and University precincts Conservation Areas of Woodhouse and Queens Square and City centre Conservation Areas of Central Leeds. The extent of the Conservation Areas can be seen on Figure 02.

### **7.2 Archaeological and Historic Background**

The National Monuments Record holds details of 36 recorded cultural heritage sites within the study area. The West Yorkshire historic Environment Record holds details for a further 8 sites within the study area. Further details of these sites can be seen in Appendix E and on Figure 02.

#### **7.2.1 Prehistoric (up to 43AD)**

The Palaeolithic period yields little evidence for occupation within West Yorkshire. Most finds from the region have an uncertain context (Faull and Moorhouse, 1981). It is probable that the retreat of the ice sheets at the end of the last glaciation 10,000 to 11,000BC meant that only at this time did the environment become hospitable enough to allow hunter-gatherers to move north hunting herds of animals such as woolly rhinoceros, mammoth and reindeer. The landscape is likely to have been similar to tundra with scattered pine and birch trees (Thornton, 2002). There are no recorded sites of Palaeolithic date within the study area.

Evidence for archaeological occupation in the Mesolithic period within West Yorkshire is concentrated in the upland areas and the slopes of the Aire and Wharfe valleys (Faull and Moorhouse, 1981). Mesolithic tools have been found at Thorpe Stapleton to the east of Leeds (Thornton, 2002). From 10,900 to 10,300BC the climate warmed and the environment began to

change. The Aire valley became heavily forested with oak, birch, hazel, alder and pine. Large tracts of land also became carrs (boggy, wet ground) which is commemorated within place names of the area such as Sheepscarr, Hunslet Carr and Carr Croft (Thornton, 2002). There are no recorded sites of Mesolithic date within the study area.

The Neolithic period has a relative scarcity of evidence compared to the Mesolithic period. Those artefacts which have been recorded are typologically of forms which had long and sustained useage which does not allow accurate dating of sites (Faull and Moorhouse, 1981). A Neolithic axe was found embedded within clay at Rawdon, however there are very few other recorded sites within the Leeds district.

The Bronze Age demonstrates an increased density of sites across West Yorkshire and the region. Most of the Bronze Age settlement appears to be concentrated on Ilkley, Baildon and Rombalds Moors and Ferry Fryston (Faull and Moorhouse, 1981), however this may be part be due to the potential removal of prehistoric features by later development in urban areas. The Aire valley is likely to have become a trade route in this period and Leeds is a good crossing point for the river. There is evidence that woodland clearance was starting to occur in this period (Thornton, 2002). Within the urban area of Leeds the majority of sites are the findspots of metal artefacts and occasional hoards of metal artefacts (Faull and Moorhouse, 1981). Also within the urban area there are Bronze Age hut circles within enclosures with associated field boundaries near Cookridge and a cup and ring marked stone approximately 1km to the south within the grounds of Kirkstall Abbey.

Within the study area the only recorded site of prehistoric date is the findspot of an a Bronze Age axe hammer or macehead (Site 37). Just to the north of the study area two possible Bronze Age barrows were identified on Woodhouse Moor in the 19<sup>th</sup> century. These barrows were probably leveled when Woodhouse Moor was converted to a public park in the latter half of the 19<sup>th</sup> century and there are no visible traces of them.

During the Iron Age the Leeds area would have fallen within the domain of the Brigante tribe. There is evidence for defensive enclosures at Gipton, Temple Newsam and Chapel Allerton and a settlement including grain storage pits has been recorded at Ledston (Thornton, 2002). Environmental evidence in the region has indicated that woodland clearance continued throughout this period and there is evidence that crops including wheat, barley, oats, rye and flax were being grown (Thornton, 2002). Potential further enclosures have also been recorded at Battyes Wood and Woodhouse Moor to the north of the study area (Faull and Woodhouse, 1981), however the evidence for these is uncertain. The Woodhouse Moor enclosure has also been attributed to the Roman period and Civil War defences (HER) whilst the only currently visible earthwork remains within Battyes Wood are modern paths and the woodland boundary.

#### 7.2.2 Roman/Romano British (43AD to c.450AD)

Within the Leeds area the Roman period is one with a significant number of uncertainties regarding occupation and settlement. Much of the evidence is circumstantial and based upon conjecture from documentary sources. There are lots of stray finds from within the Leeds area which does indicate a strong Roman presence. The only recorded site of Roman date in the study area is the Roman road from Manchester to Thormer (Site 34), however the route indicated may be indicative and has not been confirmed through investigation.

The Brigantian revolt against Roman rule was quashed in AD74 and after this the Romans increased their presence within the former tribal holdings, including Yorkshire. A major Roman road was built between York and Manchester passing through Tadcaster, Adel (to the north of Leeds) and Ilkley. A fort and vicus has been recorded through geophysical survey close to Adel. In addition to this a substantial non-military settlement or villa also appears to have been present given the quantity of artefacts found in the 19<sup>th</sup> century close to Adel (Faull and Moorhouse, 1981; Thornton, 2002).

The Roman town of Cambodunum is recorded on the York to Manchester road and from written descriptions it was probably situated in the vicinity of Leeds. Strategically this would make sense

as there was a ford across the River Aire near the present day Leeds Bridge with a road continuing up to Briggate. A fort would have allowed this strategic crossing to be monitored and defended. Quarry Hill (the site of the present WY Playhouse) is one location that has been suggested, however there is no substantiated evidence to confirm or refute this assumption (Thornton, 2002).

### 7.2.3 The Early Medieval Period (c.450AD to 1066AD)

The first half of the early medieval period is another period when much of the evidence for settlement is based upon conjecture. After the decline of Roman control within Britain much of the country split into smaller kingdoms. The kingdom of Elmet covered from the marshy ground in the Humber to the Pennine foothills. It remained a Christian kingdom until it was conquered in AD617 by Edwin of Northumbria. Anglian remains dating to the 9<sup>th</sup> century have been recorded within several Leeds churches including an Anglian cross from Leeds Parish Church (Thornton, 2002).

Grim's Ditch to the east of Leeds has been dated to the early medieval period and it is possible that it formed part of the fortifications or a defensive line to a substantial settlement in the Leeds region. In addition to this Bede documents that a royal residence, built near Cambodunum, was burnt when Edwin was killed and another one was built in the vicinity of Loidis (Thornton, 2002). This supports the assumption that Cambodunum was close to modern Leeds.

From the late 9<sup>th</sup> century Danelaw was established within this area of Yorkshire. The wapentakes of this period are well documented. North of the River Aire was included within the Skyrack wapentake which met under an Oak Tree at Headingley. This oak tree is supposed to have stood until 1941 when it was removed due to disease. South of the River Aire was part of the Morley wapentake which met at Tingley.

Within the study area there are no recorded sites from the early medieval period. The focus of early medieval settlement is likely to have been in area of the present Leeds city centre due to the river crossing and possible previous settlement at Cambodunum. It is probable that any archaeological remains have either been removed by later development, or a lack of archaeologically monitored work has meant that potential remains have not been recorded.

### 7.2.4 Medieval Period (1066 AD to c.1540AD)

After the Norman Conquest the harrying of the north devastated much of West Yorkshire. The Domesday Survey documented the changes in land value in the area. Whilst the areas surrounding Leeds such as Headingley, Newsam, Seacroft and Hunslet demonstrate that there was a significant drop in the value of the land, Leeds itself showed a rise in value (Thornton, 2002). This may have been due to several factors. It is possible that Leeds was missed by those undertaking the harrying due to its location within the valley (Thornton, 2002). It is also possible that subsequent migration of people to Leeds after the devastation of the surrounding areas stimulated the towns growth and prosperity whilst the surrounding villages moved into a period of decline.

In this period Leeds was focussed on the area around Kirkgate and was surrounded by manorial woodlands and the common land of Woodhouse Moor. A number of moated manor houses were built throughout the district in this period. The areas surrounding Leeds were organised on a typical feudal system with open fields and common pasture and the study area was within the Woodhouse Moor region. The establishment of the wool industry in the 12<sup>th</sup> to 13<sup>th</sup> centuries led to a growth in population and associated industry such as coal mining and forges. Bell pits from mining have been recorded in the town centre of Leeds (Burt and Grady, 2002). Like most towns of this period it suffered hiatus's due to plagues but continued a trend in growth.

The religious aspects of the medieval period are reflected in the establishment of Kirkstall Abbey in 1147 as a Cistercian daughter house of Fountains Abbey. By the time it was dissolved in 1539 it was a very wealthy abbey with extensive land holdings throughout Yorkshire, a large share of the local wool trade and footholds in other industries such as corn mills. There was also a Knights

Templar monastery established at Newsam in the early 12<sup>th</sup> century although the order was dissolved in 1307. The name Temple Newsam persists to the present day.

Within the study area the only recorded sites of medieval date are possible medieval pottery kilns at Potternewton (Site 38). These have been recorded from documentary sources and the place name association with 'potter' which was first recorded in 1285AD.

#### 7.2.5 Post Medieval (c.1540AD to 1900AD) and Modern (1900AD to present)

The post-medieval and modern periods are ones of sustained growth in the Leeds area. The growth of the town in the post-medieval period continued to be focussed around the wool and textile industry and many of the industrial sites around the town were either directly or indirectly involved in the industry. Towards the end of the post-medieval period and the early modern period there was a decline in the dominance of the textile industry and a diversification into other areas. The manufacturing and engineering base of the economy remained strong until the mid 20<sup>th</sup> century when manufacturing saw a general decline.

The population of Leeds and the surrounding area grew during the post-medieval period to supply the textile trade with sufficient labour. There was also a growth in the surrounding area of population providing food and other services to the town of Leeds. Much of the housing on the outskirts of Leeds town were of poorly built timber construction and it was only in the 19<sup>th</sup> century with growing movements to improve public health that these were replaced. Leeds itself grew substantially in the late post-medieval period and began to subsume previously separate villages. This has continued into the modern period making Leeds one of the country's largest cities.

Within the study area the recorded sites of post-medieval and modern date can be broadly grouped into the categories of industrial sites and built heritage sites. The industrial sites are mainly associated with the textile industry of the area and include mills (Sites 4-22). A dyeworks (Site 32), brickworks (Site 44) and tanneries (Sites 39-42) are also recorded. The built heritage of the area is largely dominated by buildings that are typical of an expanding urban area such as libraries (Site 23, 30), churches (Site 3), hospital buildings (Sites 27-29) and large residential properties (Sites 1, 2 and 26).

### 8.0 SITE WALKOVER SURVEY

A site walkover survey was undertaken on 7<sup>th</sup> August 2008. The weather was clear and sunny. The exterior areas of the four redevelopment sites were examined. The interiors of any extant buildings on site were not inspected. Site photographs can be seen in Appendix C.

The Carlton Gate development site is occupied by mixed residential housing and amenity grassland. Carlton towers are two extant tower blocks in the centre and north-east of the site. There are several small blocks of garages associated with these towers. The remaining residential housing is composed of 3-4 storey linear blocks of flats with balconies. The buildings are all of modern date and are not considered to be historically significant. The surrounding amenity grassland has an undulating topography which is partially due to ground level changes due to the construction of the A58(M) adjacent to the site.

The Leicester Place and Cambridge Road development sites are both currently in use as areas of amenity grassland. Leicester Place slopes steeply from the south-west to the north-east and also contains a small area of hard standing used for car parking. Cambridge Road is level and bisected by a paved footpath.

The Central Hub development site is currently in mixed use. The north of the site is occupied by a car park, scrubland brick built community centre and parade of shops. The central area of the site is occupied by amenity grassland and a children's playground. The southern area of the site is occupied by the estate housing office and associated car parking. The buildings are all of modern date and are not considered to be historically significant.

The area surrounding the proposed development sites is largely in use for residential housing with associated community facilities such as schools, shops and recreation areas. The buildings in the Little London area predominantly date from the mid 20<sup>th</sup> century and the substantial clearance of the back-to-back terraces of the area.

## 9.0 **HISTORIC MAPPING SURVEY**

Not all the historic maps examined could be reproduced and some editions of the Ordnance Survey mapping show few changes. Extracts of selected historic maps can be seen in Appendix F with the location of each of the proposed development sites indicated.

John Warburton's Map of Yorkshire dated 1720 has insufficient detail to depict the sites or their immediate environs. Jeffery's Map of Yorkshire is dated to 1775, however it also has insufficient detail to precisely locate the proposed development site. The area of Woodhouse is shown as an open area surrounded by a number of buildings. The area just to the north of Woodhouse is ascribed to Woodhouse Carr which may indicate that this area was either still, or had formerly been a moor or of a marshy nature.

Several Leeds city maps were examined at the Historic Environment Record offices. Fowler's map of 1831 depicts the area as largely undeveloped. There were isolated streets of denser development in the south and centre of the site indicating that the area was on the verge of sustained development. A number of areas of land were described as for 'pious use' indicating that they may have been church land. The Baines and Newsome map of 1834 is not of a scale which depicts detail and therefore little additional information could be identified. The area appeared to be similar in form to the 1831 map.

The first Ordnance Survey mapping for the area dates to 1847. The area was beginning to become more densely developed, particularly in the south of the regeneration area. The area had a greater density of housing and a regularised street layout. The housing appeared to be mixed with some larger detached houses with associated gardens and terraced housing. The north-east of the regeneration area was occupied by a brick field and tenter fields, which were likely to have been associated with the textile mills to the east by Sheepscar Beck. The mapping also records that General Wade's Army was encamped there in 1745. The north-west of the regeneration was still in agricultural use.

The Leeds tithe map also dates to 1847. The layout of fields and houses differs little from the first edition OS map, with those differences visible being most likely due to transcription errors by the cartographers. The apportionment describes the area shown as a brickfield on the first edition mapping as a 'building ground' indicating that redevelopment had started between the surveying of the two maps. The area shown as tenter fields on the OS map is described as 'Tenter Garth' in the apportionment indicating that it may still have been in use and the majority of the fields are under pasture.

By the time of the 1893 OS mapping the area was given over to residential development. The area was largely occupied by back to back terraced housing which was typical of Leeds during this period. All four development sites were occupied by terraced housing although this appeared to have been less dense within the vicinity of Carlton Gate and Leicester Place development sites. Within the boundary of The Central Hub development site St Matthews Church was depicted to the south of the site with an associated vicarage to the west. The location of the church is approximately where the existing children's playground is located.

Within the wider area the majority of the surrounding area was given over to residential development. The gas works and cavalry barracks were located to the east and Carlton Barracks to the west of the regeneration area. Quarries and mills were clustered to the north of the study area in the area around Woodhouse Ridge.

There are very few alterations depicted on the 1908, 1921 and 1933 Ordnance Survey maps. The area remained in residential use and few alterations were recorded to the layout or form of buildings. The 1908 map depicted a Colour Works within the centre of the regeneration area,

however as this was not labelled on the 1890 mapping it is unclear if this is a new building, change of use or had continued from an earlier period.

By 1950 partial clearance of the back to back terraces had started to occur in the west of the regeneration area although the road layout remained the same. By 1962 clearance of the back to back terraced housing had occurred on a large scale and the road layout had started to be altered in a number of locations. Within the Carlton Gate development site the Carlton Tower tower blocks had been built and blocks for the low rise flat were indicated but not completed. Terraced housing remained to the south of the site until the construction of the inner ring road.

The Leicester Place development site remained occupied by terraced housing until after 1962 and was not shown as cleared until the 1979 OS mapping. Whilst much of the Central Hub development site was cleared by 1962 the church and vicarage remained, but were demolished prior to the publication of the 1979 OS mapping. By 1979 the majority of the regeneration area and proposed development sites had taken on their current form.

## 10.0 **GEOENVIRONMENTAL INVESTIGATION RESULTS**

Geoenvironmental site investigations were undertaken by White Young Green in May and June 2008 (WYG, 2008a-d) and the results are summarised here. Across the regeneration area the results generally indicate the presence of made ground from depths below ground level of 0.35m extending up to over 5m in depth. Whilst the investigations were not archaeologically monitored and therefore 'made ground' can not automatically be ascribed a modern interpretation, the descriptions often mention inclusions of metal, glass, plastic and wood indicating that the made ground is of modern or late post-medieval origin and is likely to be the remains of foundations or infilled cellars from the buildings on the site until the 1950s and 60s.

The made ground is underlain by superficial geological deposits which are generally gravelly clays of varying depth depending upon the underlying depth of natural geology and extent of truncation by made ground. The underlying solid geology of the site is the siltstones, sandstones and mudstones of the Lower Coal Measures indicated by geological mapping.

Site	Type of investigation	Depth of made ground below ground level
Carlton Gate	12 window samples, 12 trial pits, 2 rotary open boreholes	0.35m - 5.45m
Leicester Place	3 window samples, 2 trial pits, 1 cable percussion borehole, 1 rotary open borehole	0.5m – 4.85m
Cambridge Road	2 window samples, 1 trial pit and 1 cable percussion borehole.	1.2m – 3.25m
Central Hub	7 window samples, 2 trial pits, 2 rotary open boreholes	0.9m - 3m

## 11.0 **ARCHAEOLOGICAL POTENTIAL AND IMPACT ASSESSMENT**

There are no recorded cultural heritage sites within the proposed development site boundaries therefore there will be no impact upon recorded cultural heritage sites as a result of the proposed developments.

Carlton Gate was occupied by lower density housing in the early 19<sup>th</sup> century with associated gardens, however these were replaced by higher density terraced houses in the late 19<sup>th</sup> century which is anticipated to have removed any archaeological remains associated with these sites. Leicester Place and Cambridge Road remained as open space, or agricultural land, until terraced housing of late 19<sup>th</sup> century date was constructed on the site.

The Central Hub had a number of houses within the boundary in the mid 19<sup>th</sup> century, however the majority of the site was open space or agricultural land. There is the potential that the far

eastern side of the site just encroaches onto the site of a brickfield, however it is anticipated that any archaeological remains associated with this would have been removed by the late 19<sup>th</sup> century constructed in this area. St Michaels Church in the vicinity of the existing children's playground was also constructed at this time.

With the exception of the land occupied by St Michaels Church and vicarage in the Central Hub development site all the proposed development sites were occupied with late 19<sup>th</sup> century terraced housing. This housing was demolished prior to the creation of the areas of open space at Cambridge Road and Leicester Place and the existing buildings at Carlton gate and the Central Hub. The geotechnical investigations on the sites have indicated that there is a significant depth of modern made ground across each of the sites resulting from this demolition.

It is probable that partial remains of the housing such as fragments of wall, foundations or cellar floors may be present along with late 19<sup>th</sup> century and 20<sup>th</sup> century artefactual material. The value of these remains are considered to be of negligible cultural heritage value as their locations are well documented on mapping and large numbers of similar houses are still extant within the study area and Leeds. The artefactual material is anticipated to be domestic refuse.

The foundations and layout of St Michaels Church may still be present beneath the children's playground as this area was not overbuilt with housing or other structures after the church's demolition. There may also be late 19<sup>th</sup> and 20<sup>th</sup> century artefactual material such as tiles or other building materials associated with the church. The value of these remains is considered to be of low to negligible cultural heritage value as the location of the church is well documented on mapping and many churches of this period survive within the surrounding Leeds area.

It is anticipated that the made ground will be removed during the construction phase to provide a suitable founding stratum as the made ground is too variable to be suitable for foundations.

There is a negligible potential that previously unrecorded archaeological features may be found within the boundaries of the proposed development sites. It is anticipated that the previous buildings on the site will have removed any prehistoric, Roman, medieval or early post-medieval remains that may have been present on the site.

## **12.0 EVALUATION AND MITIGATION**

It is not proposed that any evaluation surveys are undertaken on any of the sites prior to the start of construction. Geophysical survey and fieldwalking are not suitable on these sites due to the existing ground cover and depth of made ground. The low potential to discover remains of archaeological importance mean that evaluation excavations are unlikely to yield information that would aid the planning permission decision making process.

Although the made ground and remains of previous buildings will be partially removed during the construction phase to provide a suitable founding stratum, the negligible value of the remains and their anticipated poor condition means that a mitigation strategy is not recommended.

The proposals not to provide an evaluation and mitigation strategy for the proposed development site have been agreed with Rebecca Mann of West Yorkshire Archaeology Advisory Service.

## **13.0 RESIDUAL IMPACTS AND CONCLUSIONS**

The residual impacts of the development upon key aspects of cultural heritage are summarised in the table below.

Cultural Heritage Feature	Value	Initial Magnitude of Impact	Mitigation	Residual Magnitude of Impact	Residual Significance of Effect	Confidence
Demolition layers from previous buildings	Negligible	Substantial negative	None proposed	Substantial negative	Neutral	High
Foundations of St Michael's Church and vicarage	Low - Negligible	Substantial negative	None proposed	Substantial negative	Minor adverse-neutral	High
Previously unrecorded archaeological sites	Negligible	No change	None proposed	No change	Neutral	High

The proposed development will not directly physically impact, or impact upon the setting of any recorded cultural heritage sites. There is a negligible potential to discover previously unrecorded, archaeological remains. The remains of 19<sup>th</sup> century demolition layers will be removed by the development, but they are considered to be of negligible value and no mitigation strategy is recommended. The overall residual significance of effect of the proposed development is considered to be **minor adverse - neutral**.



## 14.0 REFERENCES

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- White Young Green (2008b) *Geo-Environmental Site Investigation Report. 02- Leicester Place*. Unpublished Report.
- White Young Green (2008c) *Geo-Environmental Site Investigation Report. 03- Cambridge Road*. Unpublished Report.
- White Young Green (2008d) *Geo-Environmental Site Investigation Report. 04- Central Hub*. Unpublished Report.

### *Historic Mapping*

- John Warburton's Map of Yorkshire 1720
- Jeffery's Map of Yorkshire 1775
- Fowlers Map of Leeds and Environs 1831
- Leeds City tithe map and apportionment 1847 WYL 333/65 and RDP 68/28/1
- Rapkin's Map of Leeds 1850
- Brierley's Map of Leeds 1866
- McCorquadale's Map of Leeds 1890
- Bacon's Plan of Leeds 1900
- Ordnance Survey Mapping 6" to 1mile 1847
- Ordnance Survey Mapping 5ft to 1mile 1847
- Ordnance Survey Mapping 25" to 1mile/1:2500 1893, 1908, 1921, 1934, 1950
- Ordnance Survey Mapping 1:1250 1953, 1955, 1967, 1979, 1985, 1991

**APPENDIX A**

**Cultural Heritage Impact Assessment Methodology**

### **Cultural Heritage Impact Assessment Methodology**

No standard method of evaluation and assessment is provided for the assessment of significance of effects upon cultural heritage, therefore a set of evaluation and assessment criteria have been developed using a combination of the Secretary of State's criteria for Scheduling Monuments (PPG16, Annex 3), Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07 and Transport Analysis Guidance (TAG Unit 3.3.9, Heritage of Historic Resources Sub-Objective). Professional judgement is used in conjunction with these criteria to undertake the impact assessment.

#### *Value*

The table below provides guidance on the assessment of cultural heritage value on all archaeological sites and monuments, historic buildings, historic landscapes and other types of historical site such as battlefields, parks and gardens, not just those that are statutorily designated.

<b>Value</b>	<b>Examples</b>
Very High	<ul style="list-style-type: none"> <li>World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives</li> <li>Grade I Listed Buildings and built heritage of exceptional quality</li> <li>Grade I Registered Parks and Gardens and historic landscapes and townscapes of international sensitivity, or extremely well preserved historic landscapes and townscapes with exceptional coherence, integrity, time-depth, or other critical factor(s)</li> </ul>
High	<ul style="list-style-type: none"> <li>Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives</li> <li>Grade II* and Grade II Listed Buildings, Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association.</li> <li>Grade II* and II Registered Parks and Gardens, Registered Battlefields and historic landscapes and townscapes of outstanding interest, quality and importance, or well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)</li> </ul>
Medium	<ul style="list-style-type: none"> <li>Designated or undesignated assets of regional quality and importance that contribute to regional research objectives</li> <li>Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association</li> <li>Designated or undesignated special historic landscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)</li> <li>Assets that form an important resource within the community, for educational or recreational purposes.</li> </ul>
Low	<ul style="list-style-type: none"> <li>Undesignated assets of local importance</li> <li>Assets compromised by poor preservation and/or poor survival of contextual associations but with potential to contribute to local research objectives.</li> <li>Historic (unlisted) buildings of modest quality in their fabric or historical association</li> <li>Historic landscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations.</li> <li>Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.</li> </ul>
Negligible	<ul style="list-style-type: none"> <li>Assets with very little or no surviving cultural heritage interest.</li> <li>Buildings of no architectural or historical note.</li> <li>Landscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.</li> </ul>

### Magnitude

The magnitude of the potential impact is assessed for each site or feature independently of its archaeological or historical value. Magnitude is determined by considering the predicted deviation from baseline conditions. The magnitude of impact categories are adapted from the Transport Assessment Guidance (TAG Unit 3.3.9) and Design Manual for Roads and Bridges, Volume 11, Part 3, Section 2, HA 208/07.

Magnitude of Impact	Typical criteria descriptors
Substantial	<p>Impacts will damage or destroy cultural heritage assets; result in the loss of the asset and/or quality and integrity; cause severe damage to key characteristic features or elements; almost complete loss of setting and/or context of the asset. The assets integrity or setting is almost wholly destroyed or is severely compromised, such that the resource can no longer be appreciated or understood. (Negative)</p> <p>The proposals would remove or successfully mitigate existing damaging and discordant impacts on assets; allow for the restoration or enhancement of characteristic features; allow the substantial re-establishment of the integrity, understanding and setting for an area or group of features; halt rapid degradation and/or erosion of the heritage resource, safeguarding substantial elements of the heritage resource. (Positive)</p>
Moderate	<p>Substantial impact on the asset, but only partially affecting the integrity; partial loss of, or damage to, key characteristics, features or elements; substantially intrusive into the setting and/or would adversely impact upon the context of the asset; loss of the asset for community appreciation. The assets integrity or setting is damaged but not destroyed so understanding and appreciation is compromised. (Negative)</p> <p>Benefit to, or restoration of, key characteristics, features or elements; improvement of asset quality; degradation of the asset would be halted; the setting and/or context of the asset would be enhanced and understanding and appreciation is substantially improved; the asset would be brought into community use. (Positive)</p>
Slight	<p>Some measurable change in assets quality or vulnerability; minor loss of or alteration to, one (or maybe more) key characteristics, features or elements; change to the setting would not be overly intrusive or overly diminish the context; community use or understanding would be reduced. The assets integrity or setting is damaged but understanding and appreciation would only be diminished not compromised. (Negative)</p> <p>Minor benefit to, or partial restoration of, one (maybe more) key characteristics, features or elements; some beneficial impact on asset or a stabilisation of negative impacts; slight improvements to the context or setting of the site; community use or understanding and appreciation would be enhanced. (Positive)</p>
Negligible / No Change	<p>Very minor loss or detrimental alteration to one or more characteristics, features or elements. Minor changes to the setting or context of the site. No discernible change in baseline conditions. (Negative).</p> <p>Very minor benefit to or positive addition of one or more characteristics, features or elements. Minor changes to the setting or context of the site No discernible change in baseline conditions. (Positive).</p>

Magnitude (scale of change) is determined by considering the predicted deviation from baseline conditions. Quantifiable assessment of magnitude has been undertaken where possible. In cases where only qualitative assessment is possible, magnitude has been defined as fully as possible.

During the assessment any *embedded mitigation* has been considered in the impact assessment and this is clearly described in this section (cross referring the development description). Therefore, the magnitude of the impacts described herein will be stated before and after *additional mitigation* has been taken into consideration.

Impacts may be of the following nature and will be identified as such where relevant:

- Negative or Positive.
- Direct or indirect.
- Temporary or permanent.
- Short, medium or long term.
- Reversible or irreversible.
- Cumulative.

### Significance

By combining the value of the cultural heritage resource with the predicted magnitude of impact, the significance of the effect can be determined. This is undertaken following the table below. The significance of effects can be beneficial or adverse.

Significance of Effects	Magnitude of Impact			
Cultural Heritage Value	<i>Substantial impact</i>	<i>Moderate impact</i>	<i>Slight impact</i>	<i>Negligible /No impact</i>
<i>Very High</i>	Major	Major - Intermediate	Intermediate	Minor
<i>High</i>	Major - Intermediate	Intermediate	Intermediate - Minor	Neutral
<i>Medium</i>	Intermediate	Intermediate -	Minor	Neutral
<i>Low/Negligible</i>	Intermediate – Minor Or Minor - Neutral	Minor Or Minor - Neutral	Minor – Neutral Or Neutral	Neutral

Significance should always be qualified as in certain cases an effect of minor significance could be considered to be of great importance by local residents and deserves further consideration. To aid in the assignment of significance the following significance criteria have been developed to enable effective and transparent discrimination between categories.

The significance of effect is considered both before and after additional mitigation measures proposed have been taken into account.

Significance of Effect	Criteria
Major	These effects are considered to be very important in the decision making process. These effects are important at a national level and to statutory bodies.
Intermediate	These effects are likely to be important to considerations, but not key factors, in the decision making process, unless cumulative effects combine to raise the overall significance. These impacts are likely to be important at a regional and local level and to statutory bodies.
Minor	These effects are unlikely to be critical factors in the decision making process, but are likely to be important factors in the design of a project. These effects are important at a local level. There may be some contribution to, or variance with local heritage policies.
Neutral	No effects upon cultural heritage or the effects are negligible. There is no conflict with, or contribution to, policies for protection of heritage resources.

*Level of Confidence*

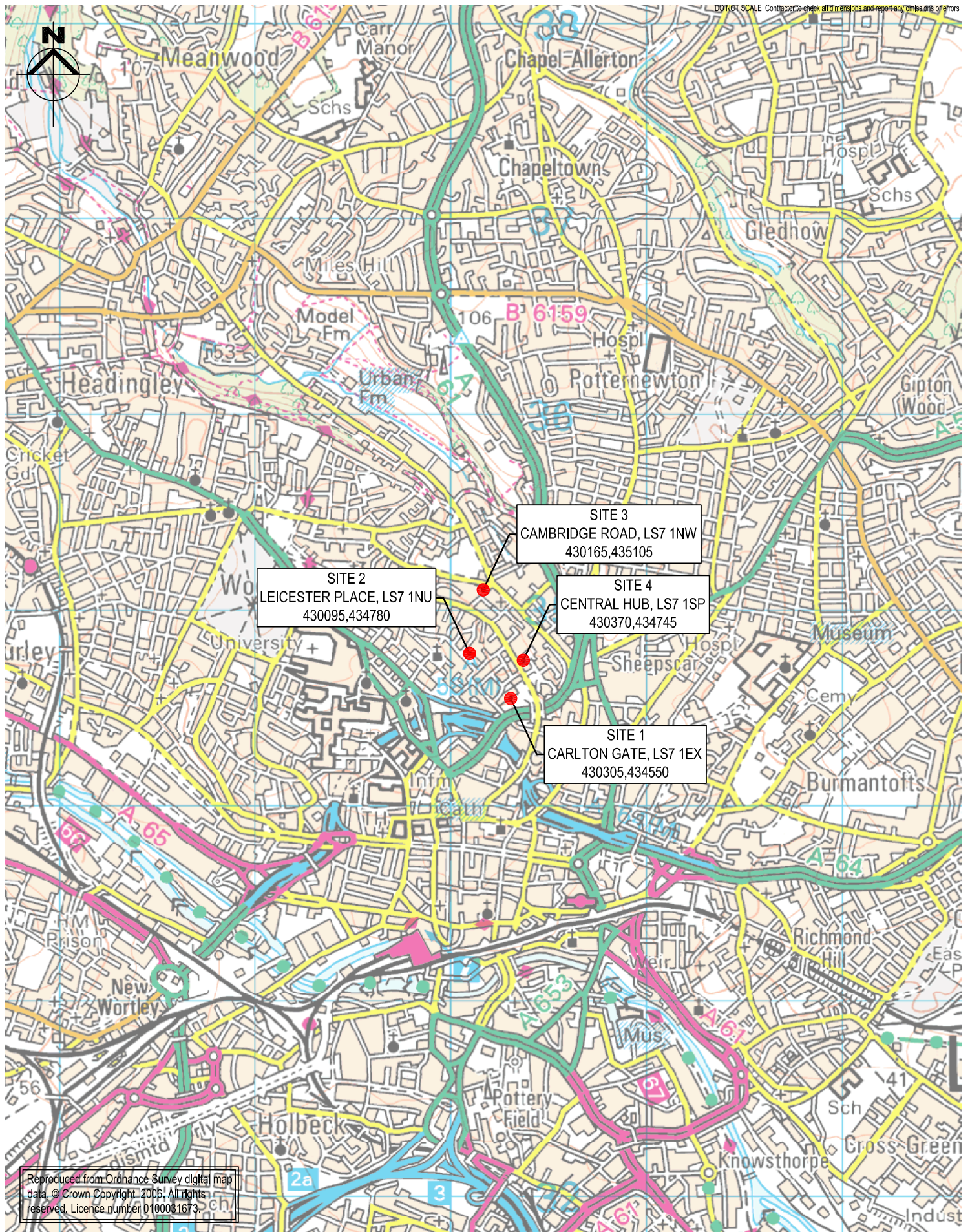
Given that predictions can only be as accurate as the data they are based on it is important to attribute a level of confidence to which the significance of cultural heritage effects has been assessed. The table below defines the confidence levels referred to in this report.

<b>Confidence Level</b>	<b>Description</b>
High	The significance of the cultural heritage effect is an informed estimate likely to be based on reliable data or subjective judgement with reference to similar schemes. Further information would not result in any change to assessment of significance.
Low	The significance of the cultural heritage effect is a best estimate likely to be based on subjective judgement without reference to similar schemes. Further information would be needed to confirm assessment of significance.

**APPENDIX B**

**Site Location and Site Boundary Plans**





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Young  
Green**

Project: A043851

LITTLE LONDON PFI REGENERATION AREA, LEEDS  
CULTURAL HERITAGE ASSESSMENT

Client:

LOVELL / FHM / REGENER

Rev	Description	By	Chk	App	Date
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Drawing Title:  
SITE LOCATION PLAN - LITTLE LONDON SITES

Scale at A4 1:25,000	Drawn By PMC	Date 19/08/08	Checked By KPH	Date 19/08/08	Approved By GK	Date 19/08/08
Project No. A043851	Office 4104	Type 597	Drawing No. Fig. 1	Revision		

APPROVAL ☐ INFORMATION ☒ TENDER ☐ CONTRACT ☐ CONSTRUCTION ☐



**APPENDIX C**

**Site Photographs**



**Photograph 1: Carlton Gate development site, Carlton Towers, southern portion**



**Photograph 2: Carlton Gate development site, residential flats, northern portion**



**Photograph 3: Carlton Gate development site, residential flats, northern portion**



**Photograph 4: Carlton Gate development area, Carlton Towers, southern area of site**





**Photograph 5: Leicester Place development site, northern portion**



**Photograph 6: Leicester Place development site, southern portion**





**Photograph 7: Cambridge Road development site**



**Photograph 8: The Central Hub, southern portion**





**Photograph 9: The Central Hub, northern portion**



**Photograph 10: The Central Hub, central area**

**APPENDIX D**

**Planning Policies**



## **The Yorkshire and Humber Plan (Regional Spatial Strategy)– 2008**

### **Policy ENV9**

*A The Region will safeguard and enhance the historic environment, and ensure that historical context informs decisions about development and regeneration.*

*B Plans, strategies, investment decisions and programmes should conserve the following regionally-distinctive elements of the historic environment, enhance their character and reinforce their distinctiveness:*

- 1. World Heritage Sites and their settings at Saltaire, and Fountains Abbey and Studley Royal;*
- 2. Prehistoric landscapes, especially the Wolds, the Southern Magnesian Limestone Ridge, the Vale of Pickering, and Ilkley and Rombalds Moors;*
- 3. Medieval settlements and landscapes, especially the Lincolnshire Coversands, the waterlogged landscapes of the Humber and the relict industrial landscapes of the North York Moors and Yorkshire Dales;*
- 4. Former industrial landscapes, housing areas and civic buildings of note, especially in West and South Yorkshire;*
- 5. Roman military and civil settlements and communications, especially in North Yorkshire;*
- 6. The street patterns, sky lines, views and setting of the historic City of York;*
- 7. Maritime archaeological assets, seaside resorts, and the purpose built historic ports, docks and infrastructure of the East Coast and the Humber;*
- 8. Historic landscapes including registered battlefields, parks and gardens; and*
- 9. The unique record of historic urban development present as archaeological deposits in large areas of the region's cities and towns.*

## **Leeds Unitary Development Plan – 2006**

### **Archaeological Sites of Importance**

*N29: Sites and Monuments of Archaeological Importance will be preserved and appropriate investigation will be required in accordance with the policies for archaeology in Appendix 4 of Volume 2 of the UDP.*

*Appendix 4, Volume 2*

*ARC1: The city council will seek to ensure that Scheduled Ancient Monuments and their settings (Class I areas) are preserved intact.*

*ARC4: There will be a presumption in favour of the physical preservation of Class I and Class II areas and their settings. Where other planning considerations outweigh this established principle, policies ARC5 and ARC6 apply.*

*ARC5: The city council will seek to ensure that informed planning decisions are made where development may adversely affect a Class I, Class II or Class II area or their settings, and may require the applicant to provide an archaeological evaluation of the area.*

*ARC6: Where preservation by record is required, the city council will seek to conclude a planning obligation with the developer or will impose conditions to the planning permission to secure the implementation of an appropriate programme of archaeological investigation before the development commences.*

*ARC7: The city council will endeavour to encourage and develop the educational or visitor potential of historic landscapes, settlements and archaeological monuments by promotion and interpretation as appropriate.*

*ARC8: The city council will endeavour to resolve conflicts between the preservation of archaeological remains and other land uses by means of management agreements, as appropriate.*

### **Listed Buildings**

*N14: There will be a presumption in favour of the preservation of Listed Buildings. Consent for the demolition or substantial demolition of a Listed Building will be permitted only in exceptional circumstances and with the strongest justification.*

*N15: Where the original use of a Listed Building is no longer required, proposals for a change of use will be favourably considered providing that the new and adapted use does not diminish the special architectural or historic value of the building and its setting. The implications of the works necessary to comply with the other statutory requirements will be taken into account in determining applications for change of use.*

*N16: Extensions to Listed Buildings will be accepted only where they relate sensitively to the original buildings. In all aspects of their design, location, mass and materials, they should be subservient to the original building.*

*N17: Wherever possible, existing detailing and all features, including internal features, which contribute to the character of the Listed Building should be preserved, repaired or if missing replaced. To the extent that the original plan form is intact, that plan should be preserved where it contributes to the special character and appearance of the building.*

### **Conservation Areas**

*N18A: There will be a presumption against any demolition of a building or parts of a building which makes a positive contribution to the character and appearance of a Conservation Area.*

*N19: All new buildings and extensions within or adjacent to Conservation Areas should preserve or enhance the character or appearance of the area by ensuring that:*

- i. The siting and scale of the building is in harmony with the adjoining buildings and the area as a whole;*
- ii. Detailed design of the buildings, including the roofscape is such that the proportions of the parts relate to each other and to adjoining buildings;*
- iii. The materials used are appropriate to the area and sympathetic to adjoining buildings. Where a local materials policy exists, this should be complied with;*
- iv. Careful attention is given to the design and quality of boundary and landscape treatment.*

*N20: Demolition or removal of other features which contribute to the character of the Conservation Area and which are subject to planning control, such as trees, boundary walls or railings, will be resisted.*

*N22: The special architectural or historic interest of each conservation area will be assessed, defined and recorded as resources permit. This statement will inform both development control decisions and any proposals for the preservation or enhancement of a Conservation Area. The public will be fully consulted on any such proposals.*

### **Historic Parks and Gardens**

*N28: Historic parks and gardens on the English Heritage register will be afforded protection from any development which would materially harm their historic interest.*

*A list of historic parks and gardens of regional and local interest within Leeds district will be established and maintained in consultation with expert bodies. The historic interest of historic*

*parks and gardens on this list will be taken fully into account when assessing development proposals affecting such sites.*

*Where appropriate, protection, restoration and enhancement of historic parks and gardens will be encouraged through relevant planning means, including Conservation Area designations, tree preservation orders and Article 4 directions.*

**APPENDIX E**

**Recorded Cultural Heritage Sites**

**Recorded Cultural Heritage Sites (HER and NMR)**

Site No.	Identifier	Grid Reference	Period	Description
1	UID 518578; HER 7844	SE 3043 3398	Post-Medieval	Bischoff House: Merchants house built by Nicholas Denison in 1720-5. A fine three storey five bay double pile plan house, demolished circa 1968.
2	UID 518772	SE 3014 3387	Post-Medieval	St Johns Court: A courtyard house built in the early 19th century.
3	UID 530426	SE 308 354	Post-Medieval	St Clements Church: Anglican parish church designed by George Corson in 1868. The church was damaged by a fire and demolished circa 1976.
4	UID 945950	SE 2998 3570	Post-Medieval	Ridge Mill: Late nineteenth century woollen mill with extensive weaving sheds. An office range was added between 1945 and 1970. In use as a tile warehouse in the late twentieth century.
5	UID 945951	SE 2996 3538	Post-Medieval	Perseverance Mills: Textile mill built in the late 19th-early 20th century.
6	UID 945952	SE 2935 3389	Post-Medieval	Clothing factory on Hanover Lane, built in the late 19th-early 20th century.
7	UID 945963	SE 3032 3530	Post-Medieval	Sheepscar Works: Textile mill built in the mid-late 19th century.
8	UID 945964; HER 6057; HER 6071	SE 3035 3525	Post-Medieval	Buslingthorpe Mills and Hill Top Tannery, formerly Spring Hill Dye Works. Textile mill built in the mid-late 19th century.
9	UID 945965	SE 3010 3430	Post-Medieval	Providence Works: Clothing factory build circa 1900.
10	UID 945966	SE 3033 3440	Post-Medieval	Grove Works: Textile mill built in the late 19th-early 20th century.
11	UID 945967	SE 3041 3439	Modern	Elmwood Mill: Textile mill built in the early 20th century.
12	UID 945968	SE 3069 3421	Modern	Factory, Concord Street. Clothing factory built in the early 20th century.
13	UID 945969	SE 3075 3421	Modern	Virginia Mills: Clothing factory built in the early 20th century.
14	UID 945970	SE 3090 3405	Post Medieval	Byron Street Mills: Textile mill built in the mid 19th century, with late 19th-early 20th century alterations.
15	UID 945971	SE 3051 3401	Modern	Clothing Factory in North Street, built in the early 20th century.
16	UID 945972	SE 3050 3397	Modern	Factory, North Street. Clothing factory built in the early 20th century.
17	UID 945987	SE 3125 3474	Modern	Late C19 clothing factory, Roseville Road
18	UID 945988	SE 3100 3435	Post Medieval	Empire Shoe Works: Textile mill built in the late 19th-early 20th century.
19	UID 945989	SE 3115 3410	Post Medieval	London Works: Textile mill built in the late 19th-early 20th century.
20	UID 946031	SE 3110 3417	Post Medieval	Mabgate Mills: Textile mill built in the mid-late 19th century.
21	UID 946032	SE 3095 3411	Post Medieval	Hope Foundry: Textile mill built in 1861.
22	UID 946055	SE 301 346	Post Medieval	Carlton Cross Mills: Textile mill built in the 19th century.

Site No.	Identifier	Grid Reference	Period	Description
23	UID 1007330	SE 29823 33861	Post Medieval	Leeds City Library and Museum: Offices altered to the city library and museum in 1945. Built 1878-1884 to the designs of George Corson. A large Italianate building with an elaborate Byzantine and Romanesque interior. Altered in the 1960s.
24	UID 1024955	SE 29824 33907	Post Medieval	Leeds School Board Offices: Office building and examination hall designed by George Corson, and built between 1879 and 1881. Mass air raid shelter in basement dating from World War Two. The building was remodelled after a period of dereliction in 1994-1995. Built of stone with slate and lead roofs.
25	UID 1038942	SE 3042 3410	Post Medieval	Corporation Hotel: Late Georgian stone villa set in its own grounds, converted into a hotel in the nineteenth century. The house contained fine neo classical plasterwork. Demolished for inner ring road. Grounds remain as public park.
26	UID 1038945	SE 3043 3412	Post Medieval	6-8A Camp Road. Late nineteenth century commercial building of three-storeys. Built of brick with stone dressings. Now demolished.
27	UID 1067894	SE 2940 3415	Post Medieval	Hospital for Women: Established in 1853 and opened on Coventry Place in 1860-1 in Springfield Lodge. This mid 19th century 3-storey villa became the administrative block when a new hospital designed by Chorley, Connon and Chorley opened in 1902. Now demolished.
28	UID 1068034	SE 3090 3524	Post Medieval	Jewish Herzl Moser Hospital: Jewish nursing home of 1905, established in an existing 19th century house. As the hospital expanded the two adjacent houses were purchased in 1922 and 1932. The hospital closed in 1970 and the buildings are used as private houses again.
29	UID 1075465	SE 305 340	Post Medieval	Leeds Dispensary: Public dispensary built between 1902-3 to designs by Bedford and Kitson of Leeds, altered in 1925. Replaced old dispensary. Built of small Accrington brick with dressings of Portland stone.
30	UID 1146321	SE 2941 3448	Modern	Edward Boyle Library: Student library built in the early 1970s for the University of Leeds, designed by Chamberlin, Powell and Bon. A good example of the concrete Brutalist campus architecture of the period.
31	UID 1149580	SE 3002 3398	Post Medieval	City of Leeds Boarding School: A large three storey building built circa 1860 in the Italianate style, with later alterations and additions. Restored in 1994.
32	UID 1152056	SE 2980 3582	Post Medieval	Valley Mills: Textile dye works rebuilt circa 1890 for E Wilson and Son. Steam powered. Later altered to a textile mill. Converted into industrial units in the mid to late 20th century.

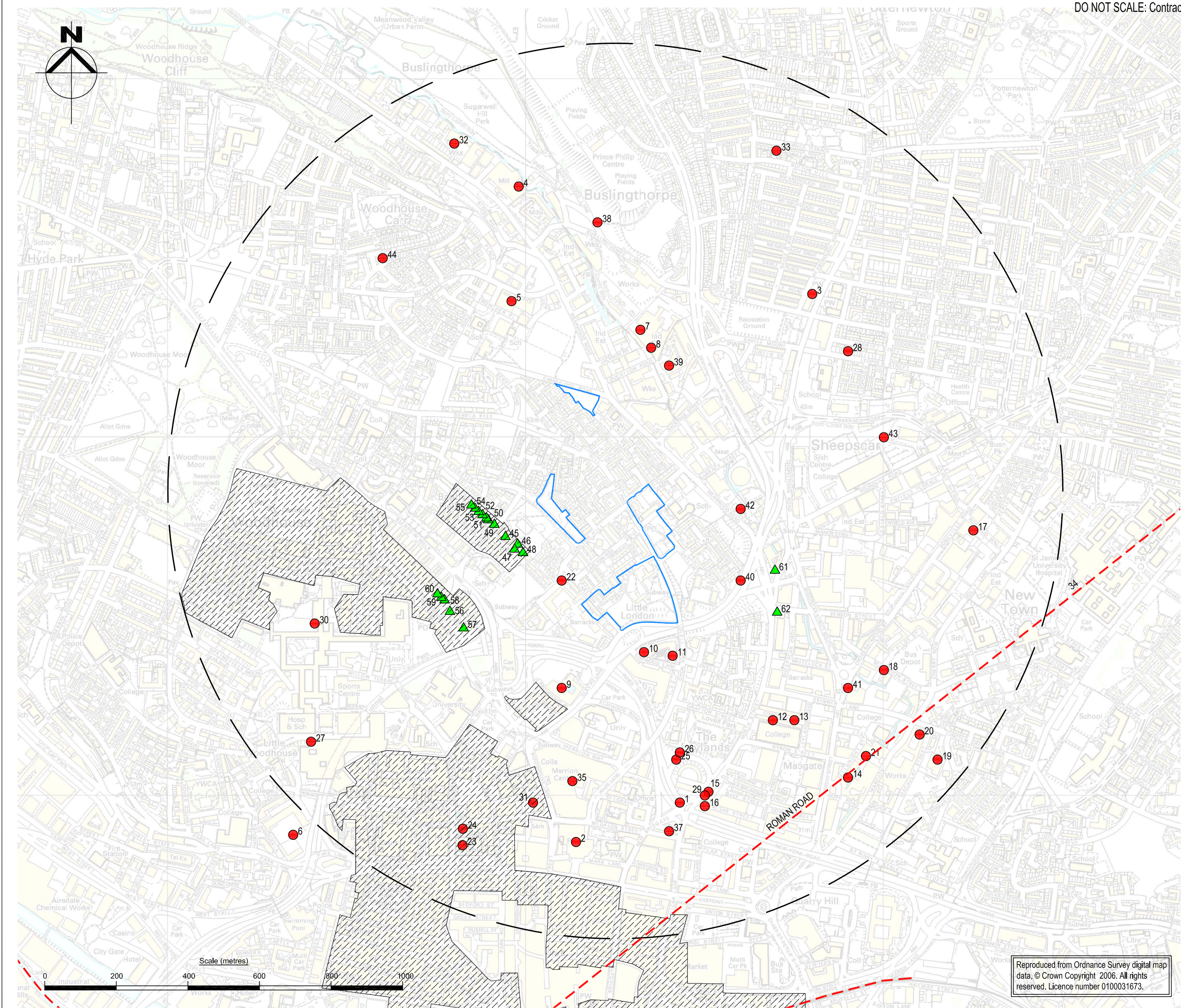
Site No.	Identifier	Grid Reference	Period	Description
33	UID 1240929	SE 307 358	Medieval	Possible Medieval pottery kilns identified at Potternewton from documentary sources. The place name prefix of 'Potter' was documented in 1285. Potternewton maybe the production site of East Pennine Gritty Ware, finds of which were recorded at Otley.
34	UID 1326352	SE 09338 18171	Roman	Roman road running from Manchester to Thorner.
35	UID 136119	SE 3013 3404	Modern	The Merrion Centre was built as a shopping precinct between 1962-1964 but has been greatly altered since. Much of the complex was built from concrete and a variety of facings were used. In 1963 the market hall was added and in 1965 a red-brick 7-storey hotel and a public house. Further additions were made in 1973.
36	Number not used			
37	HER 2145	SE 304 339	Bronze Age	A Bronze Age axe-hammer or macehead. Made from dark greenstone
38	HER 4301	SE 302 356	Post-Medieval	Windmill on 1804 mapping and in field named Windmill Field on tithe map.
39	HER 6072	SE 304 352	Post-Medieval	Sheepscar Tannery. Established in the 1830s and extended in 1857. In use as a tannery until the second half of the 20th century.
40	HER 6121	SE 306 346	Post-Medieval	Tan yard from the 1830s/40s probably for leather dressing rather than tanning. Still in use in 2006.
41	HER 6132	SE 309 343	Post-Medieval	Tannery with six open pits. Demolished and overbuilt by 1995.
42	HER 6180	SE 306 348	Post-Medieval	Tannery, currying and boot making works established in the 1870s. Demolished and overbuilt by the 1980s.
43	HER 6265	SE 310 350	Post-Medieval	Former cavalry army barracks shown on the 1847 mapping. Demolished in the 1980s.
44	HER 6597	SE 296 355	Post-Medieval	Clay extraction and brick production site. Extant in the 1840s and overbuilt by 1984.

**Listed Buildings (English Heritage)**

Site Number	Identifier	Grid Reference	Description	Grade
45	465491	SE 29943 34722	Church of All Souls with boundary wall and war memorial, Blackman Lane.	II*
46	465498	SE 29977 34701	All Souls House, Blenheim Grove.	II
47	465499	SE 29968 34687	Cross approximately 10 metres south west of All Souls House, Blenheim Grove.	II
48	465500	SE 29992 34677	Tennant Hall, Blenheim Grove.	II
49	465501	SE 29912 34756	1 and 3, Leicester Grove.	II
50	465505	SE 29895 34769	5 and 7, Leicester Grove.	II
51	465509	SE 29890 34774	9 and 11, Leicester Grove.	II
52	465512	SE 29879 34783	13 and 15, Leicester Grove.	II
53	465516	SE 29868 34792	17 and 19, Leicester Grove.	II
54	465517	SE 29858 34801	21 and 23, Leicester Grove.	II
55	465518	SE 29848 34810	25 and 27, Leicester Grove.	II
56	465774	SE 29788 34513	Blenheim Baptist Church, Woodhouse Lane.	II
57	465775	SE 29826 34467	Broadcasting House, Woodhouse Lane.	II
58	465790	SE 29773 34545	Blenheim Terrace number 2 with boundary wall 2, Woodhouse Lane.	II
59	465791	SE 29764 34552	Blenheim Terrace numbers 3 and 4 with gate piers and boundary walls 3 and 4, Woodhouse Lane.	II
60	465792	SE 29753 34562	Blenheim Terrace numbers 5 and 6 with gate piers and boundary walls 5 and 6, Woodhouse Lane.	II
61	466160	SE 30696 34628	Northwood House, North Street.	II
62	466163	SE 30702 34511	The Eagle Tavern, North Street.	II



DO NOT SCALE: Contractor to check all dimensions and report any omissions or errors



**KEY**

- PFI DEVELOPMENT SITE
- LISTED BUILDING
- CULTURAL HERITAGE FEATURE
- CONSERVATION AREA

Rev	Description	By	Chk	App	Date
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Client:  
LOVELL / FHM / REGENER

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HEADINGLEY  
LEEDS  
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Project: A043851  
LITTLE LONDON PFI REGENERATION AREA, LEEDS  
CULTURAL HERITAGE ASSESSMENT

Drawing Title:  
RECORDED CULTURAL HERITAGE FEATURES

Scale at A3 1:10,000	Drawn By PMC	Date 18.08.08	Checked By	Date	Approved By	Date
Project No. A043851	Office 4104	Type 597	Drawing No.	Fig. 2	Revision	
APPROVAL <input type="checkbox"/>	INFORMATION <input checked="" type="checkbox"/>	TENDER <input type="checkbox"/>	CONTRACT <input type="checkbox"/>	CONSTRUCTION <input type="checkbox"/>		

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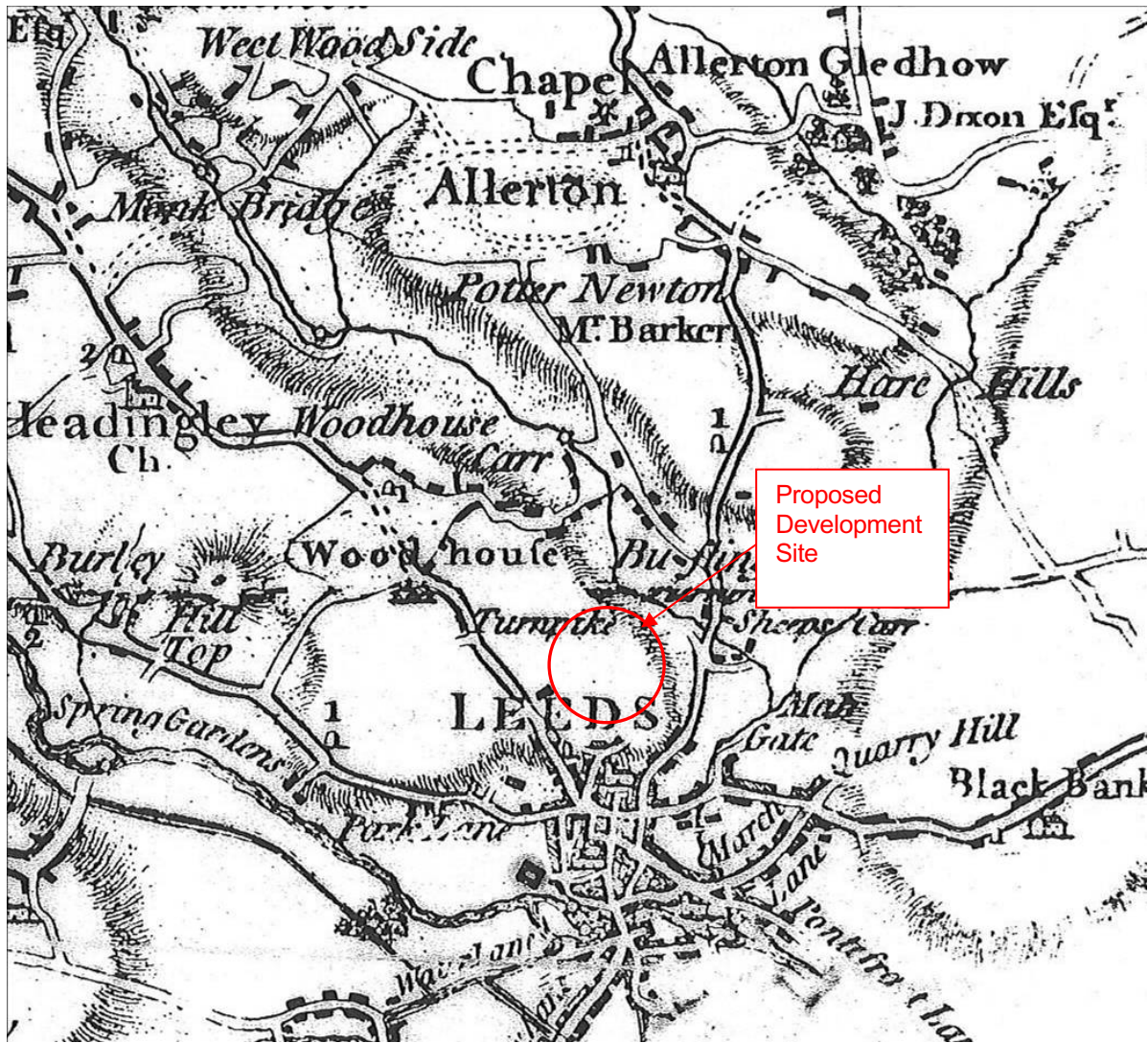


**APPENDIX F**

**Historic Mapping**

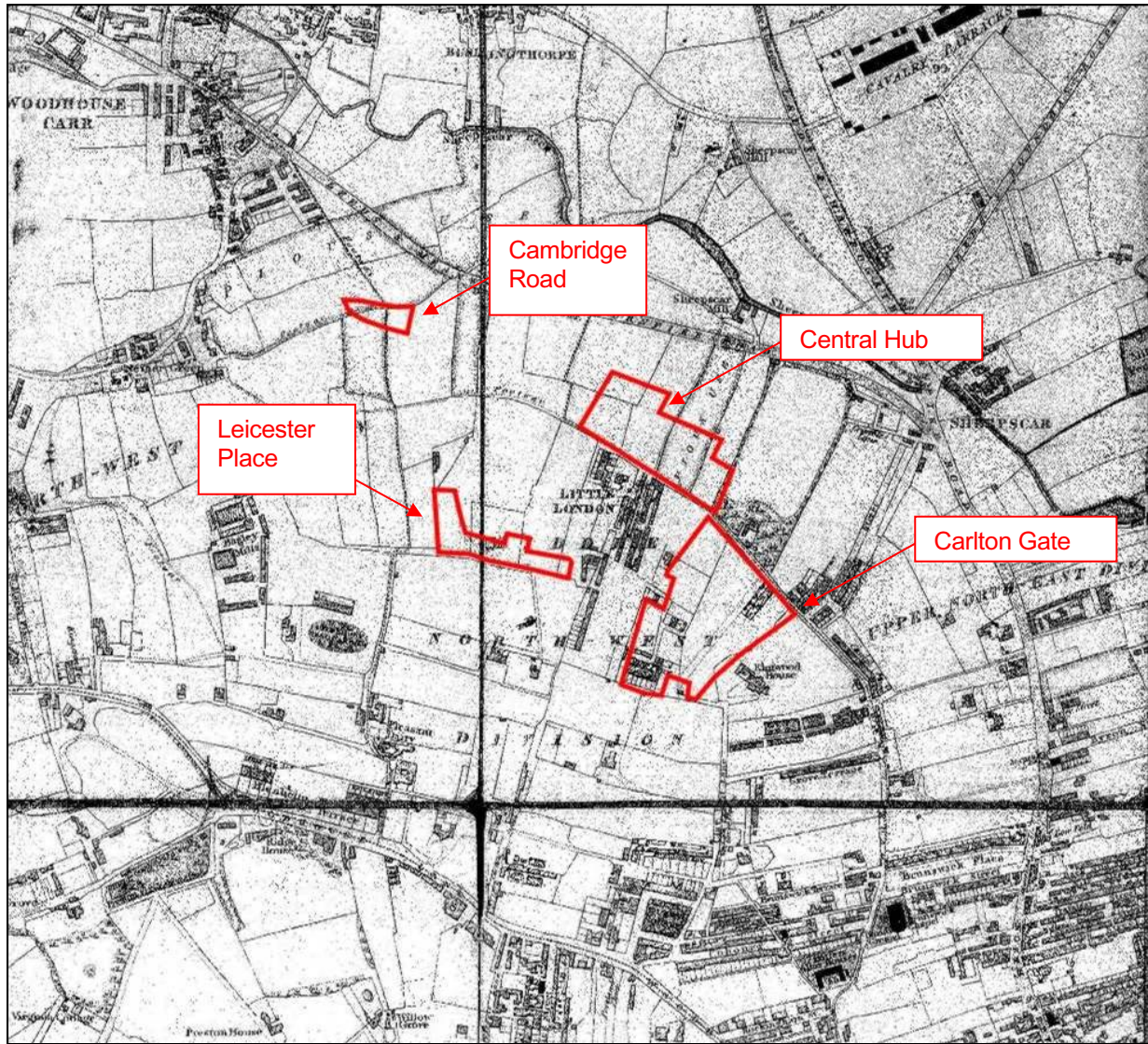
**1775-1908**

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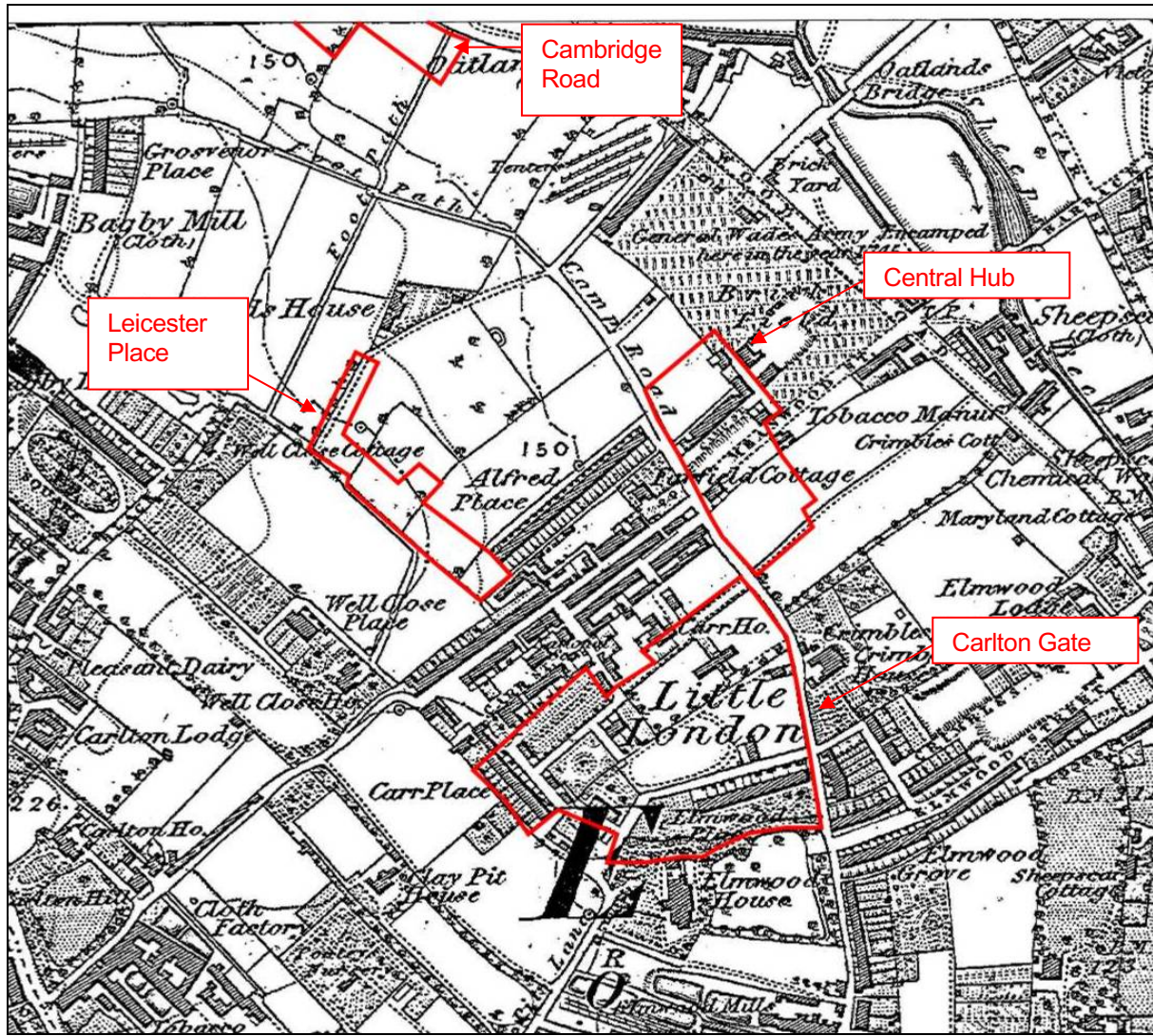
Jeffery's Map of Yorkshire 1775





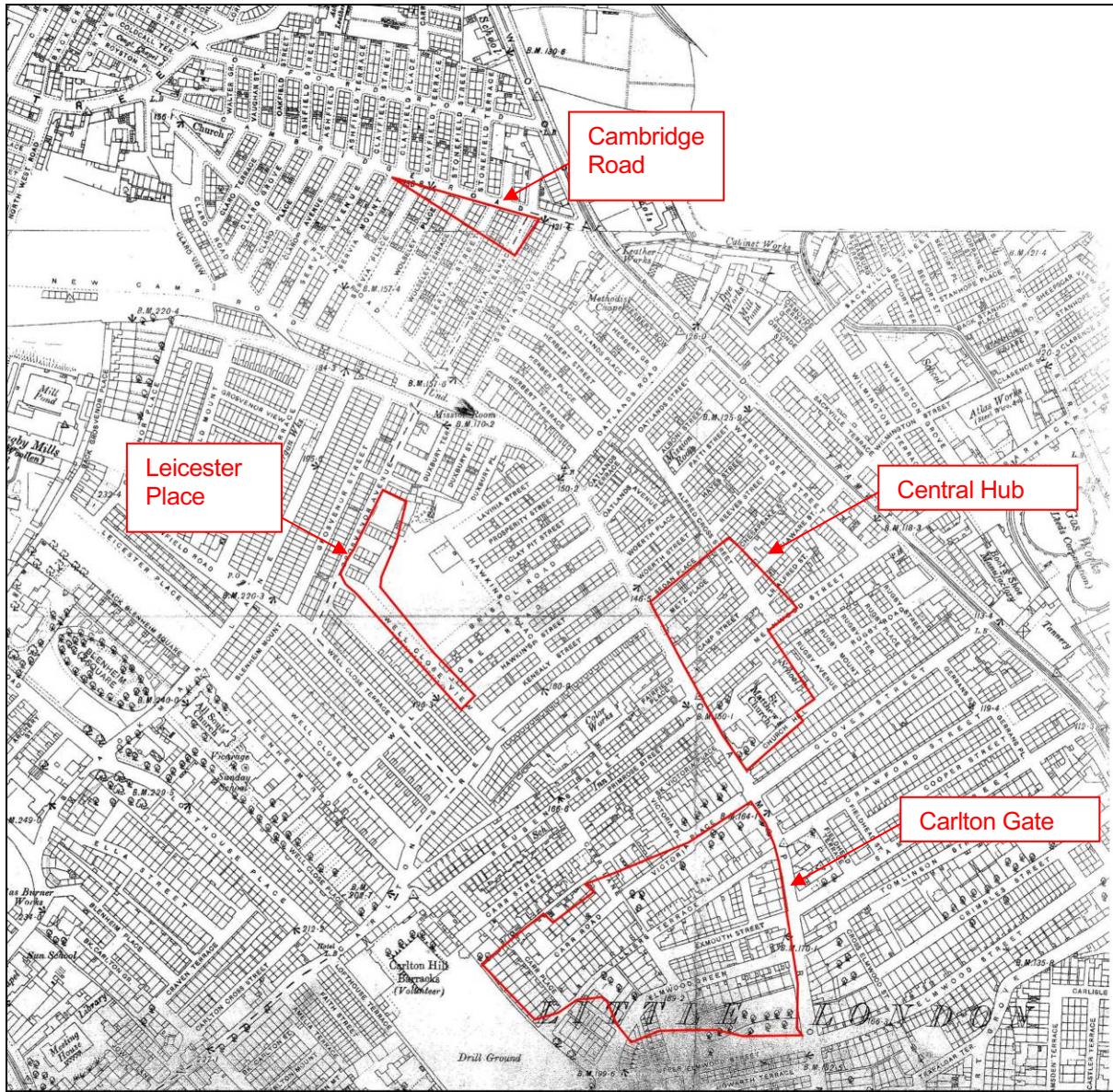
**Fowler's Map of Leeds, 1831**





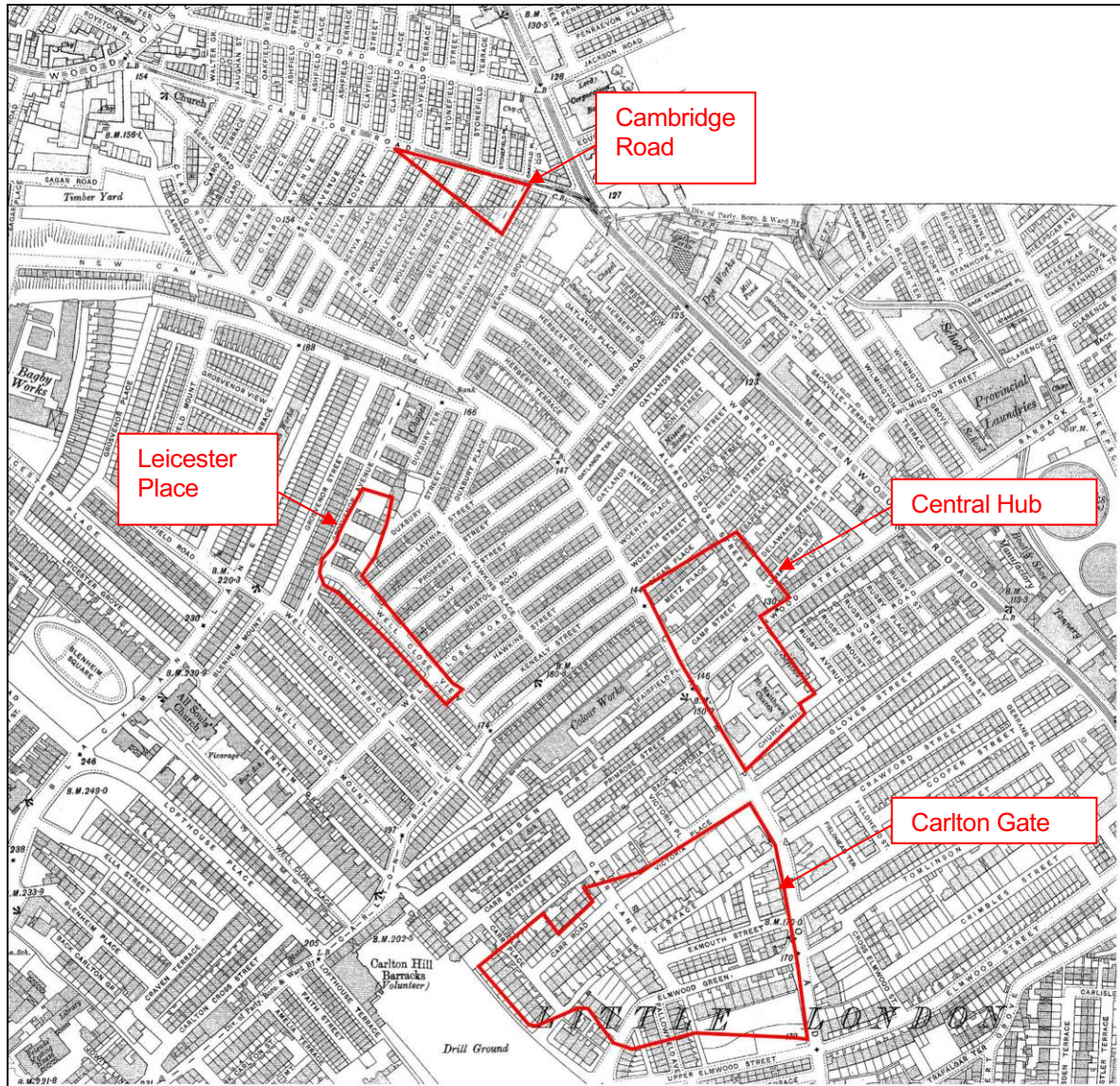
Ordnance Survey Mapping, 1847





**Ordnance Survey mapping, 1893**





**Ordnance Survey Mapping, 1908**

**APPENDIX G**  
**Report Conditions**



# WYG ENVIRONMENT PLANNING TRANSPORT LTD

## Little London PFI Regeneration Area, Cultural Heritage Assessment

*This report is produced solely for the benefit of Lovell/FHM/Regenter and no liability is accepted for any reliance placed on it by any other party unless specifically agreed in writing otherwise.*

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*This report refers, within the limitations stated, to the environment of the site in the context of the surrounding area at the time of the inspections. Environmental conditions can vary and no warranty is given as to the possibility of changes in the environment of the site and surrounding area at differing times.*

*This report is limited to those aspects reported on, within the scope and limits agreed with the client under our appointment. It is necessarily restricted and no liability is accepted for any other aspect. It is based on the information sources indicated in the report. Some of the opinions are based on unconfirmed data and information and are presented as the best obtained within the scope for this report.*

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*The potential influence of our assessment and report on other aspects of any development or future planning requires evaluation by other involved parties.*

*The performance of environmental protection measures and of buildings and other structures in relation to acoustics, vibration, noise mitigation and other environmental issues is influenced to a large extent by the degree to which the relevant environmental considerations are incorporated into the final design and specifications and the quality of workmanship and compliance with the specifications on site during construction. WYG accept no liability for issues with performance arising from such factors*

August 2008  
WYG Environment Planning Transport Ltd